

Areas for further investigation

GBA AREA FOR FURTHER INVESTIGATION NO: 010

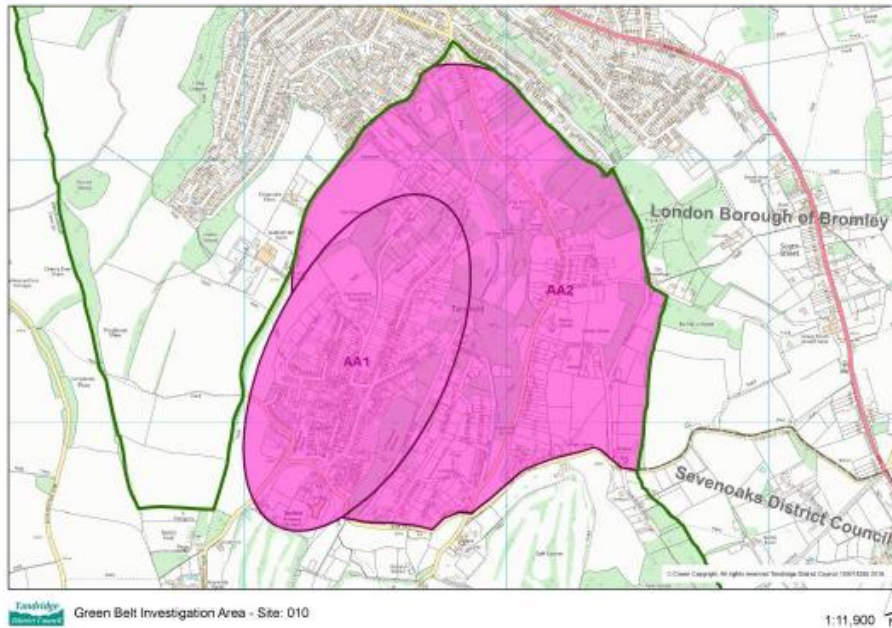
Description of Area for Further Investigation:

This Area for Further Investigation has been broken down into 2 analysis areas.

AA 1 comprises the Defined Village of **Tatsfield**, which is sited to the south-west of this Area for Further Investigation. It comprises a mixture of residential and non-residential uses, including a public house. It also includes a village green with a pond.

AA 2 is the land surrounding the Defined Village of Tatsfield. It abuts the administrative boundary of the London Borough of Bromley and immediately to its north is Biggin Hill, which extends up to the administrative boundary. Beyond the boundaries of the Defined Village are residential dwellings, with a cluster to the east of the village that are separated by a wooded hillside. One of the key characteristics of this Area for Further Investigation are the changes in topography, with valleys and slopes including expanses of wooded hillsides interspersed throughout the wider area and at the outer edges with fields.

A: Map of Area for Further Investigation





B: Why was this selected as an Area for Further Investigation?

The Area's location on the boundary with Bromley puts it adjacent to the urban area of Biggin Hill. It was noted within the GBA Part 1 that the number of dwellings within this District which are located in the area immediately adjacent to Biggin Hill has not changed since its designation as Green Belt, and it was concluded that the parcel plays a strong role in checking the unrestricted sprawl of this large built-up area. The woodland and the topography surrounding Tatsfield and Biggin Hill were also considered to give a partial containment effect and further helped to check sprawl. Overall it was concluded that the parcel played an important role in preventing urban sprawl, with much of the area directly adjacent to Biggin Hill fundamental in serving this purpose. This importance is also picked up in the role this area plays set out in the Strategic Assessment Area A.

Tatsfield existed before the designation of the Green Belt and this area is built-up. Although rural in character, it does not constitute countryside. The area is not considered to be effective at safeguarding the countryside further due to the considerable amount of built form already present in the Green Belt, and as such has been identified as an Area for Further Investigation.

C: Summary of Consultation Comments applicable to Area for Further Investigation

The Green Belt boundary should be redefined between St. Elmo and Pine Lodge, Maesmaur Road. This part of the road is now built-up on each side with residential properties and is not open or rural land. It serves no purpose as Green Belt.

Boundary between GBA008 and 009 cuts off section of Tatsfield village. 30 or so dwellings uncharacteristic of GBA008, but do match form of GBA009. Dwellings in Figure D.10.4 are in Old Lane and Barnfield Road. Figure 10.5 states homes are of substantial size but this does not match their council tax banding evaluations. The 'educational development is outside the Defined Village. The new school is outside the Defined Village. Eagles Drive is in the London Borough of Bromley and outside Tatsfield's Green Belt. D.10.15 should read "The north of the parcel contains a large amount of residential development and therefore – apart from Gorsey Down Farm to the west of Ricketts Hill Road - is not considered countryside. The south of the parcel is generally free from development and

consists of a golf course, fields and woodland. This part of the parcel is considered countryside". GBA009 is effective at safeguarding the countryside from encroachment. Penultimate sentence in D.10.22 should read "The considerable amount of development in the parcel means the area does not contain countryside to the north with the exception of Gorse Down Farm on the western side of Ricketts Hill Road".

Green Belt should remain as area serves 2 important purposes

D: Is there built form in the Area for Further Investigation and what is the nature, age and relationship with the setting of the built form?

AA 1 contains a notable level of development comprising a concentration within the Defined Village boundaries, primarily comprising residential dwellings but with some limited commercial uses, such as a public house and restaurant. It is bounded in part by fields and wooded hillsides.

AA 2 contains residential dwellings which are lower in density than within the Defined Village and more sporadic. Ribbon-style development extends along many of the roads, including those leading out of Biggin Hill., Beyond the Defined Village boundaries there is the village school as well as some stabling.

In both areas the majority of the built form appears to pre-date the Green Belt; however some clusters in particular at the western edge of the village appear to have been constructed recently, as well as the school.

E: How much undeveloped land lies within the Area for Further Investigation and describe the undeveloped land?

AA 1: The majority of land within the Defined Village is developed. Within the village but not within the Defined Village boundaries is Westmore Green, an area of common land which is used for outdoor sport and recreation and includes a formal play area.

AA 2: The majority of the land beyond the Defined Village comprises undeveloped land, including fields and some wooded hillsides, although some parts of this area are developed.

F: Are there any definitive boundaries within the Area for Further Investigation? Would the boundary prevent sprawl and / or does the boundary contain existing development? Is there opportunity to create a permanent boundary? Please consider this even when the definitive boundary is across the administrative boundary.

AA 1: The boundaries around the Defined Village primarily follow the boundaries of the properties within it and this has mainly served to contain development, with the exception of a rural exception scheme to its south-west.

AA 2: The boundaries of this area include the administrative boundaries with Bromley. To the west it runs parallel to the highway (Lusted Hall Lane). To the east it follows the boundaries of properties within that Borough, and is partially tree lined whilst to the south it extends through a wooded area and follows tree lined field boundaries.

Built form within Biggin Hill has a high density. A cluster of approximately 20 dwellings located within Tandridge's boundary abut Biggin Hill, extending along Lusted Hall Lane and Ricketts Hill Road. Beyond this, built form within Tandridge extends in a ribbon-style along Ricketts Hill Road. There is a clear and distinctive change in character as the density of development becomes higher within Biggin Hill. It is therefore considered that the boundary has served to prevent further sprawl of built form into this District.

G: Does the Area for Further Investigation prevent settlements from merging; partially or fully? What would be the implications if this area merged? Consider where this may be two built up areas merging. Does the area provide separation, or could it provide separation?

AA 1: This relates to the Defined Village and therefore within this analysis area it is not considered to serve the purpose of preventing settlements or built-up areas from merging.

AA 2: The northernmost section of the Area for Further Investigation serves to separate Biggin Hill from Tatsfield and whilst there is built form in a ribbon-style leading out of Biggin Hill, the character clearly changes between Biggin Hill, the cluster of approximately 20 dwellings immediately adjacent to Biggin Hill but located within this District's boundary and the ribbon-style development to the south and it is considered that this section of the Area for Further Investigation plays an important role in preventing these two built-up areas from merging and has effectively resisted pressure from the Biggin Hill area. It is also considered that the Green Belt has served to prevent the higher density development found within the Defined Village boundary from merging with the lower density development to its east.

H: What is the current use of the land and how does this relate to the purposes of the Green Belt?

AA 1: The predominant use within the Defined Village is residential with other limited non-residential uses, such as a public house, which do not relate well to the Green Belt purposes.

AA 2: Beyond the Defined Village are clusters of residential dwellings and areas where dwellings are more sporadic, and these do not relate well to the purposes of including land within the Green Belt. In addition beyond the Defined Village boundary is a new village school, a golf course and a number of fields which either do not have a clear active use, or are used for grazing/stabling of horses or for agricultural uses. The school is not considered to relate well to the purposes of Green Belt whilst the other uses do relate well to the purposes.

I: Is there a Conservation Area within the Area for Further Investigation? Please set out the details of the Conservation Area; including the size of the Conservation Area, the boundaries, the setting of it within the Green Belt, the reason why it is a Conservation Area. Also provide information and consider any adjacent Conservation Areas.

AA 1 and AA 2: There are no Conservation Areas within this Area for Further Investigation.

J: Has this area been subject to development pressure? Refer to planning applications / appeals and identify the key Green Belt considerations mentioned in the report.

AA 1 was previously defined as Green Belt Settlement and is now a Defined Village in the Green Belt within which infilling and small scale redevelopment has been permitted. It has therefore been subject to development pressure.

AA 2 covers the land beyond the Defined Village boundaries and has been subject to some Green Belt pressure. A dwelling has been permitted outside of the Defined Village boundaries based on very special circumstances relating to the commencement of a planning application permitted in the 1980s for a replacement dwelling and garage. It was considered that the latest scheme would result in a reduced spread of built-form and as such constituted an improvement. Furthermore, it was concluded that this latest proposal would not result in a materially larger building and would include the removal of stabling (TA/2014/980).

A clear example of development pressure has been the erection of the new school building (TA/2006/740) on land which was previously undeveloped. This was determined by Surrey County Council under very special circumstances grounds relating to the outdated facilities which were not fit for purpose and which were poorly located and unsustainable with no objections being raised by Tandridge District Council. In comparison to the existing site, the proposal site was considered to be in a more sustainable and central location, providing an appropriate standard of accommodation. In addition the existing site was considered unacceptable due to its proximity to a high pressure gas pipeline, its change in levels and its cramped nature. Weight was also given to the lack of more suitable

alternative sites were available within or on the edge of the built-up area of Tatsfield.

In addition a rural exception scheme, comprising 10 dwellings, was permitted (TA/2011/434) on the very special circumstances grounds that it met the criteria contained within the rural exceptions policy in the Core Strategy (CSP5).

K: In line with paragraph 81 of the National Planning Policy Framework, what opportunities does the Green Belt offer?

Both analysis areas are crossed by public rights of way leading out to the open countryside beyond and as such provide public benefits in line with paragraph 81. No further opportunities are identified.

L: Using all the above information, what is the final conclusion?

The conclusions for this Area for Further Investigation are two-fold.

AA 1: The northernmost section of this Area for Further Investigation plays a strong role in preventing sprawl from Biggin Hill and maintaining the open, rural character of the District at its boundary with Bromley. As such, it serves purpose 1 of including land within the Green Belt particularly effectively. It has also successfully contained the higher density development within the Defined Village boundaries of Tatsfield. Whilst development extends in ribbon style along the roads, which link Tatsfield and Biggin Hill, much of it is sporadic, low density and pre-dates designation of the Green Belt as such this part of the Area also serves to separate the more built-up area of Tatsfield from Biggin Hill. It is considered that without the Green Belt in this location these two areas would merge and that the Green Belt effectively serves purpose 2 of including land within it. Furthermore, beyond the Defined Village boundaries, it is concluded that the Green Belt has served to prevent further encroachment over and above that already present at the time of its designation. Additional protection has been considered in relation to AA1 but it has been concluded that no stronger protection is either necessary or possible.

AA 2: However, within the Defined Village, the amount, extent and density of development/built-form are such that it does not have an open character. It is therefore not considered to contribute to the openness of the wider Green Belt and does not meet the policy tests in paragraph 86 of the NPPF for inclusion in the Green Belt. Whilst interspersed with development, outside the Defined Village boundary the Area for Further Investigation makes a greater contribution to this essential characteristic of the Green Belt. It is therefore concluded that the Defined Village of Tatsfield should be considered further as part of the Green Belt Assessment in terms of whether or not it should be inset.