

D.9 GBA 008

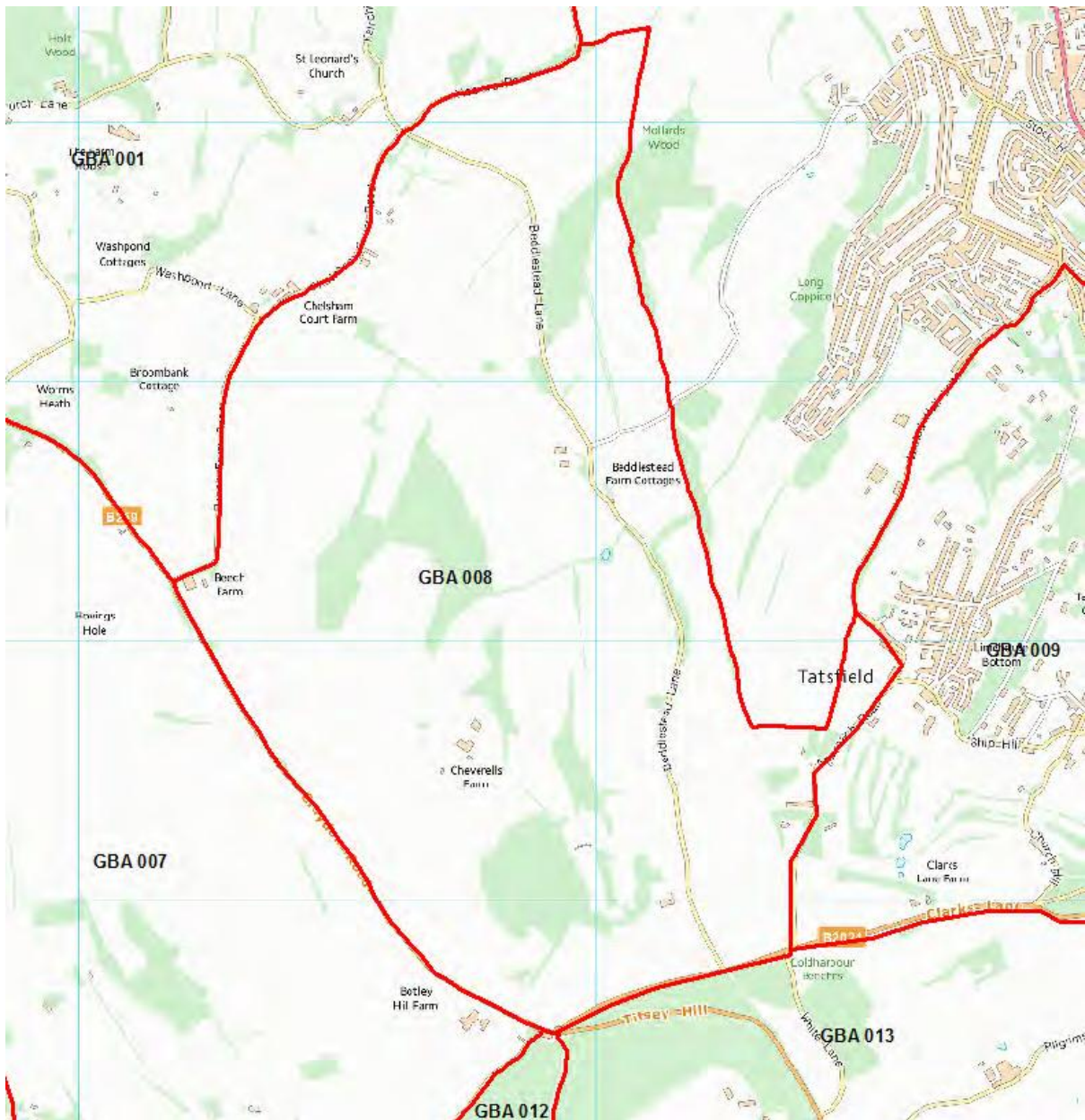


Figure D.9.1 – Map of GBA 008

D.9.1 Parcel 008 is located in the north east of the district, and is almost entirely free from development, containing only open fields and woodland. There is a small number of dwellings and agricultural buildings, but these are spaced apart over a substantial distance. The area is predominantly open countryside, with substantial views possible from the raised areas for miles around, even as far as central London.



Figure D.9.2 -Looking north from Beddlestead Lane, across surrounding fields. London and Canary Wharf is just visible left of centre in the distance.



Figure D.9.3 -The view looking north from Beddlestead Lane next to Owls Wood. Agriculture is the predominate use of the countryside in this area.



Figure D.9.4 -Further down the road, looking north east. Mollards Wood is visible on the left. Travelling in a straight line from this point would lead you across open fields then into Biggin Hill in the neighbouring borough.



Figure D.9.5 -The far corner of the parcel borders parcel 009 and the Village of Tatsfield. Visible on the left are a number of dwellings in the Green Belt constructed under a rural exception scheme.

Purpose 1: to check the unrestricted sprawl of large built-up areas

What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?

D.9.2 The parcel is mostly free from development apart from a few farms and associated buildings scattered through. There are also a small number of dwellings but these are spaced apart over a substantial distance.

Has this changed significantly since the Green Belt was first designated?

D.9.3 The historic assessment (detailed in Appendix A) does not identify any changes within this parcel. However, the historic assessment focused on settlements and therefore did not consider changes to individual farm buildings that were detached from the settlement.

Is any area of the parcel physically connected to a built up area/settlement?

D.9.4 There is a small part of the parcel in the east attached to the settlement of Tatsfield. The rest of the area is attached to fields and open countryside.

Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?

D.9.5 The eastern edge of the parcel is bounded by the district boundary; which does not follow any definitive line. However, there are some areas of dense woodland within the London Borough of Bromley that create a more distinct boundary. The back gardens of residential dwellings from Tatsfield border the area, but there is no development sprawling into the area beyond this.

Conclusion on Purpose 1

D.9.6 The area has experienced little change, if any, since the Green Belt was designated. Although the boundary of the Green Belt and the parcel is the district boundary, which is not particularly definitive, the dense woodland within Bromley strengthens the border. Overall, the area is relatively free from development and therefore the parcel serves this purpose effectively.

Purpose 2: to prevent neighbouring towns merging into one another

What settlements/towns are within the parcel?

D.9.7 The parcel is located on the boundary with Bromley, near to the large built up area of Biggin Hill. The settlement that is joined to this parcel is Tatsfield, however this is only a small part of the parcel.

and the overall openness of the parcel visually or physically?

D.9.8 As the only settlement adjacent to the parcel is Tatsfield, there are no gaps to consider.

Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?

D.9.9 As the only settlement adjacent to the parcel is Tatsfield, the merging of settlements does not need to be considered.

Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?

D.9.10 As the only settlement adjacent to the parcel is Tatsfield, this is the only settlement you can see on the ground.

Conclusion on Purpose 2

D.9.11 As Tatsfield is the only settlement adjacent to the parcel, the parcel is not considered to play any role in preventing neighbouring towns from merging.

Purpose 3: to assist in safeguarding the countryside from encroachment

What are the characteristics and features of the area?

D.9.12 The parcel is mainly countryside made up of agricultural buildings and large areas of dense woodland.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

D.9.13 The area is scattered with agricultural buildings and a few isolated dwellings.

Does the parcel contain countryside?

D.9.14 Virtually all of Parcel 008 is open countryside, free from built form. Aside from a scattering of agricultural buildings, there are very few buildings present across the whole parcel.

What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.

D.9.15 The farms have clusters of buildings on them, which range from farmhouses to agricultural sheds. The few dwellings in the area are large. Most of the development is screened or well contained due to the dense woodland and rural nature of the area.

Conclusion on Purpose 3

D.9.16 The parcel is therefore considered to make a strong contribution to safeguarding the countryside from encroachment due to the lack of built form present and its consistent open character.

Purpose 4: to preserve the setting and special character of historic towns

Are there any designated historic conservation areas within or visible from the parcel?

D.9.17 There are no Conservation Areas within or visible from the parcel.

How would you describe the view from, within, into and out of the conservation area?

D.9.18 There are no Conservation Areas within the parcel.

How does the parcel complement the setting of the conservation area?

D.9.19 There are no Conservation Areas within the parcel.

Conclusion on Purpose 4

D.9.20 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

Conclusion: How effectively does Parcel 008 serve the purposes of the Green Belt?

D.9.21 Parcel 008's defining characteristic is its openness and almost total absence of development. It has rolling hills, valleys, fields and farms stretching for miles, broken up only by the occasional patch of woodland. However, the Green Belt has a number of purposes beyond just preventing encroachment from development, which this area is very strong in meeting, and this parcel's contribution to these is less effective.

D.9.22 There are also no Conservation Areas, and the parcel's location puts it a considerable distance from any large built up areas or neighbouring towns at risk from merging. Whilst its contribution to assisting in safeguarding the countryside from encroachment is strong, its contribution to other Green Belt purposes is negligible. Despite this, it has a strong open character and therefore is not recommended for any further investigation.

D.10 GBA 009

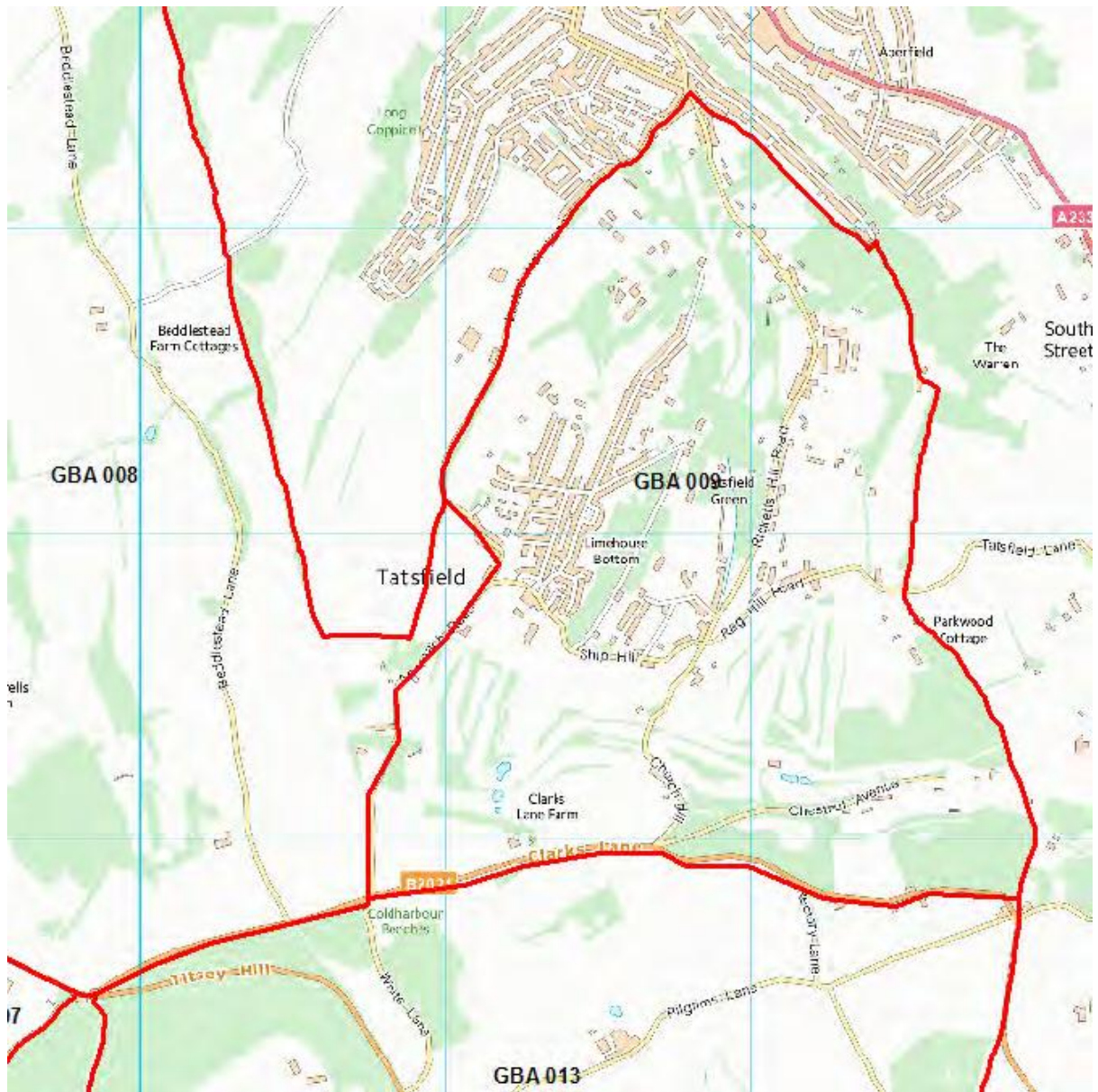


Figure D.10.1 – Map of GBA 009

D.10.1 Parcel 009 is located in the east on the District, and covers the village of Tatsfield. It shares a boundary with Bromley and is in close proximity to the town of Biggin Hill located just beyond the parcel and District boundary to the north, and also has a short boundary to the east with Sevenoaks. The village takes up most of the central area of the parcel, with the remainder containing fields, woodland and a golf course that runs along the south of the parcel from east to west. The area is hilly, sloping down east of the village to a shallow valley surrounded by woodland, before rising up again further east along Ricketts Hill Road. The woodland along the side of the village screens it from view from the eastern half of the parcel, and provides natural cover that breaks up intermittent patterns of ribbon development found in this area.



Figure D.10.2 -Dense woodland to the east of Tatsfield. The edge of the village is just visible through the tree line.



Figure D.10.3 -Dwellings along Paynesfield Road in the village of Tatsfield.



Figure D.10.4 -Dwellings along Ricketts Hill Road and Old Lane, within the Green Belt. Behind, screened by woodland, is Tatsfield.



Figure D.10.5 -Dwellings along Old Lane are substantial in size and impact upon openness in the immediate vicinity.



Figure D.10.6 -Dwellings in the south west of Tatsfield, constructed under a rural exception scheme.

Purpose 1: to check the unrestricted sprawl of large built-up areas

What are the characteristics of development, if any? i.e. is the development which exists; planned, ad-hoc or sporadic?

D.10.2 The parcel contains the settlement of Tatsfield, which has residential, commercial and educational development within it. Whilst the settlement of Tatsfield is washed over by the Green Belt, it does have settlement boundaries. Further from the settlement, along Ricketts Hill, are larger dwellings which are more sporadically placed leading to the urban settlement of Biggin Hill. The area also has some open fields and woodlands scattered throughout.

Has this changed significantly since the Green Belt was first designated?

D.10.3 The settlement of Tatsfield has been infilled over time and there have been a few rural exceptions sites on the land at Lusted Hall Lane. Further, a new school was built next to the village hall in the centre of the settlement.

Is any area of the parcel physically connected to a built up area/settlement?

D.10.4 The parcel is physically connected to Biggin Hill within the London Borough of Bromley to the north. The area contains the settlement of Tatsfield within it.

Is there a strong, defensible boundary between the existing built up area and the Green Belt, for example: main roads, built form, watercourses, etc.? Or is there another notable feature which is more effective in preventing urban sprawl i.e. a hilltop or ridgeline, or drainage ditch, etc.?

D.10.5 The parcel boundary to the north is the district boundary with Bromley; this is strengthened by the residential properties within Biggin Hill that abut the boundary. The settlement boundary of Tatsfield is made up of residential properties. The woodland that surrounds the eastern side of Tatsfield and the south of Biggin Hill also assists in creating an effective boundary.

Conclusion on Purpose 1

D.10.6 The parcel's location on the boundary with Bromley puts it adjacent to the urban area of Biggin Hill. Development from Biggin Hill mostly stops at the Tandridge District / Green Belt boundary, although in the far corner of Ricketts Hill Road, development has spread into the Green Belt, and this could be considered urban sprawl as the advancement of development beyond an urban boundary in the Green Belt.

D.10.7 However this is only in the form of around 20 or so dwellings and also took place prior to the Green Belt being designated. As the area adjacent to Biggin Hill has not changed, the parcel therefore 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 gives a partial containment effect and further helps to check sprawl. Overall, the parcel is considered to play 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 which is set out in the Strategic Assessment Area A, and as such this area has been identified as an area for further investigation (this area has been labelled 010 on the map in Appendix F).

Purpose 2: to prevent neighbouring towns merging into one another

What settlements/towns are within the parcel?

D.10.8 The parcel washes over the village of Tatsfield, and is also within close proximity to Biggin Hill.

Would the reduction in the gap notably compromise the separation of settlements and the overall openness of the parcel visually or physically?

D.10.9. The gap between Biggin Hill and Tatsfield contains sporadic development and these settlements have already physically merged. However, the woodland cover and raised elevation of Tatsfield prevents the settlements from visually merging.

Does this parcel, either in part or in its entirety, act as a buffer to the merging/coalescence of 2 or more settlements?

D.10.10 This parcel acts as a buffer between Tatsfield and Biggin Hill and without the Green Belt land that lies between the two settlements and over Tatsfield they would have merged. It can already be seen that dwellings have sprawled from Biggin Hill towards Tatsfield but this has been limited further by the Green Belt in this location.

Can you see any neighbouring settlement 'on the ground'? If not, what prevents this? i.e. too far away, visual obstruction from topography, buildings or woodlands, etc.?

D.10.11 The elevation and natural screening around Tatsfield make it very difficult to see Biggin Hill from the settlement and vice versa. However, as you leave Tatsfield there are a number of large dwellings along Ricketts Hill Road that intensify the entrance into Biggin Hill.

Conclusion on Purpose 2

D.10.12 The part of the Green belt to the north of this parcel prevents Biggin Hill and Tatsfield from merging due to the comparatively narrow distance between these two settlements. In this sense the natural landscape features play a supporting role in maintaining this separation in conjunction with the Green Belt. The parcel is therefore considered to play a strong role in preventing neighbouring towns from merging, although this has been weakened by the presence of development between the two settlements.

Purpose 3: to assist in safeguarding the countryside from encroachment

What are the characteristics and features of the area?

D.10.13 The parcel contains a significant amount of development. The village itself contains substantial built form, as well as sporadic ribbon development along Ricketts Hill Lane. The area is heavily wooded which screens a lot of the development in the area.

What type of development exists within the area? For example: agricultural buildings, industrial uses, etc.

D.10.14 The area has dwellings, commercial, educational and community development within it, as it covers the settlement of Tatsfield. The area also has dwellings that extend along and off Ricketts Hill Road. The area is also scattered with woodland.

Does the parcel contain countryside?

D.10.15 The parcel contains a large amount of residential development and therefore is generally not considered countryside. The south of the parcel is generally free

from development and consists of fields and woodland. This part of the parcel is considered countryside.

What is the size and scale of the development and/or visual obstructions within the parcel? i.e. woodlands, topography etc.

D.10.16 The size and scale of the development within the parcel ranges due to the nature of the development, For example, the school is larger in its built form than some of the individual dwellings. There are scattered woodland and trees throughout the parcel surrounding the built form and also some larger woodland to the south of the parcel. The area contains rolling hillsides, which hide some of the built form in Tatsfield and in the adjacent Biggin Hill.

Conclusion on Purpose 3

D.10.17 Development exists within the parcel, mainly in relation to the settlement of Tatsfield. As this existed before the designation of the Green Belt and this area is built up (although noted it has a rural feel), it does not contain countryside. There is less development present in the southern areas, and it is spread over a greater distance and generally screened again by surrounding woodland. Overall the parcel is considered to effective at safeguarding the countryside from encroachment in the south but not effective in the north 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 (this area is labelled 010 on the map in Appendix F).

Purpose 4: to preserve the setting and special character of historic towns

Are there any designated historic conservation areas within or visible from the parcel?

D.10.18 There are no Conservation Areas within or visible from the parcel.

How would you describe the view from, within, into and out of the conservation area?

D.10.19 There are no Conservation Areas within the parcel.

How does the parcel complement the setting of the conservation area?

D.10.20 There are no Conservation Areas within the parcel.

Conclusion on Purpose 4

D.10.21 There are no Conservation Areas within or adjacent to this parcel so it is not considered to serve this purpose.

Conclusion: How effectively does Parcel 009 serve the purposes of the Green Belt?

D.10.22 GBA 009's contribution to Green Belt purposes is mixed. Despite its close proximity to a large built up area, parts of the parcel contain ribbon development that has advanced beyond the boundary of the urban area into the Green Belt. However, this occurred prior to the Green Belt designation. It is important to understand further the strategic Green Belt role this parcel plays and therefore this area has been identified as an area for further investigation (this area is labelled as 010 on the map in Appendix F). The parcel also washes over the village of Tatsfield, giving it an important role in maintaining the separation from Biggin Hill although again, the presence of development in the gap between the two settlements reduces the visual perception of separation in places. The considerable amount of development in the parcel means the area does not contain countryside to the north. However, the south is countryside and has not been encroached upon. The lack of historic or Conservation Areas also means the parcel plays no role in meeting this purpose.