

D.14 GBA 013

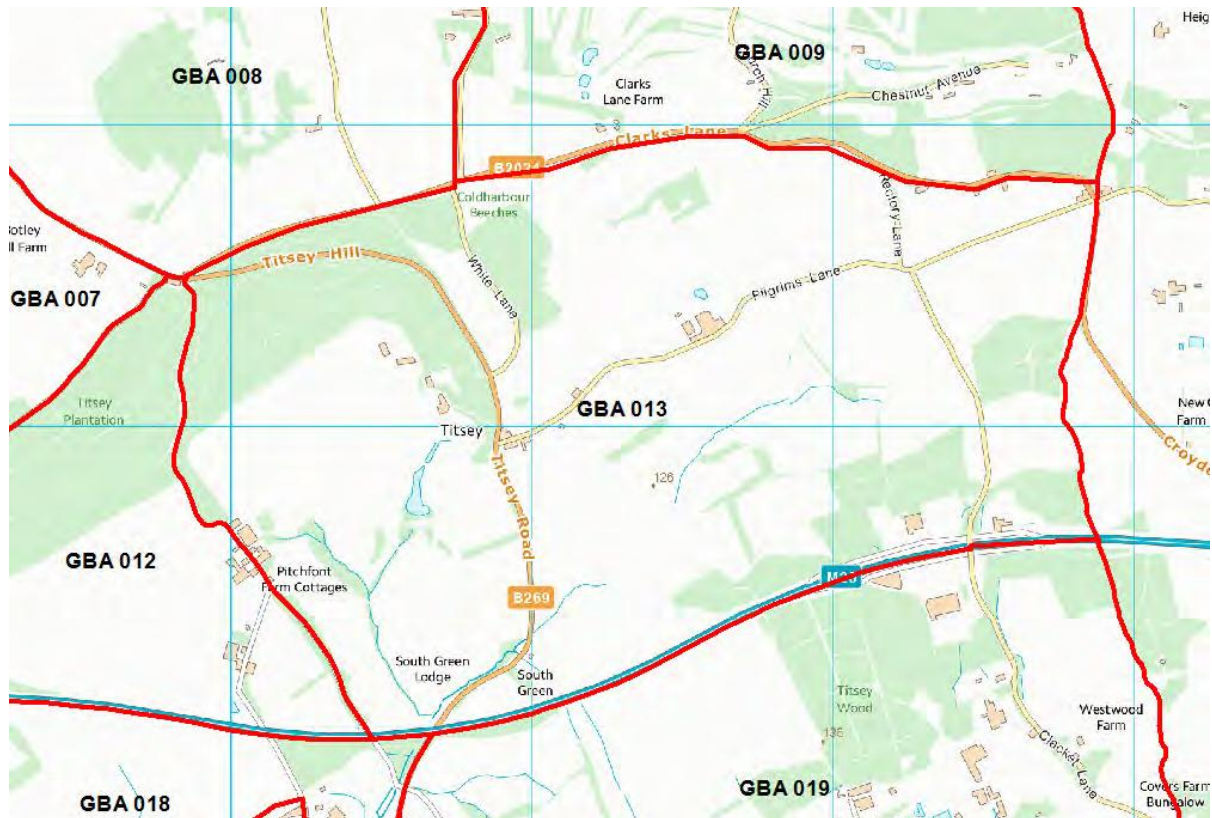


Figure D.14.1 – Map of GBA 013

D.14.1 Parcel 013 located in the north west of the District. The parcel is bounded by the district boundary with Sevenoaks to the east, the M25 to its south, Pitchfont Lane to its west and Clarks Lane is its northern boundary.

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D.14.2 The parcel is largely free from development, being heavily wooded and containing large amounts of open/agricultural fields. The River Eden begins in this parcel. Common features in this area are tree and hedge lined roads and lanes. The steep hills, falling south from the North Downs Ridge down to the M25, are a major feature of this parcel. What little development that does exist is generally sympathetic to the rural nature including agricultural buildings and small groupings of houses. The eastbound part of Clacket Lane Motorway Service Station is located in the parcel although is well screened by surrounding woodland.

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.14.3 Clacket Lane Motorway Service Station is located in the parcel to the south east. In the centre of the parcel area a number of buildings consisting mainly of Titsey Court and Titsey Place, along with the St James Church. There are also a few agricultural buildings within the parcel.

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

D.14.4 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 or isolated dwellings that are detached from the settlement.

D.14.5 The only element of interest is the M25, which was constructed during the 1970's and completed in 1986. Clacket Lane services were completed in 1993. The reason for this is not documented in Appendix A as it focused on settlements, as such this has been identified as an area for further investigation (this area is labelled 013 on the map in Appendix F).

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

D.14.6 There are no settlements physically connected to the parcel, although Oxted/Limpsfield is slightly further to the parcel's south west.

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.14.7 The M25 provides a strong defensible boundary between the parcel and Oxted. However, it is not directly relevant to this parcel assessment. For this parcel, there are no built up areas within it.

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Conclusion on Purpose 1

D.14.8 The built up area is not immediately adjacent to the parcel and thus this parcel does not prevent sprawl. Even if the built up boundary of Oxted/Limpsfield did immediately border this parcel, it is considered that the M25 would present a physical boundary to limit sprawl and thus the threat of sprawl occurring in this parcel is negligible. The parcel is therefore not considered to serve this purpose.

Purpose 2: to prevent neighbouring towns merging into one another

What settlements/towns are within the parcel?

D.14.9 There are no settlements within the parcel.

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

D.14.10 As there are no settlements within or adjacent to the area, 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.14.11 Whilst the parcel in connection with GBA 009 and GBA018 / GBA 019 separates Tatsfield and Oxted, the settlements are a considerable distance apart and unlikely to merge. This is further emphasised by the topography and tree cover in the area.

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.14.12 Woodland and tree belts sited alongside roads and lanes limit views from the elevated northern boundary at a number of points, but when southern glimpses are possible long distance views are afforded. Parts of Oxted and Limpsfield can be seen, although most of what can be viewed is open countryside and woodland (both within the parcel and of the wider Green Belt).

Conclusion on Purpose 2

D.14.13 Whilst the parcel lies between Oxted/Limpsfield to the south west and Tatsfield to the north east, the distance is so considerable that the merging of these settlements is not considered a realistic prospect, particularly with the M25 and steep slopes of the Surrey Hills lying in this gap. As a result, it is not considered that this parcel serves this purpose.

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Purpose 3: to assist in safeguarding the countryside from encroachment

What are the characteristics and features of the area?

D.14.14 The only part of the parcel that can be considered urbanised is the Clacket Lane Motorway Service Station. There is large woodland surrounding the isolated dwellings and buildings related to Titsey Place and Court. The views from this location span across a considerable distance to the south.

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

D.14.15 The development in the area consists of isolated dwellings, agricultural buildings, Clacket Lane Service Station along the M25.

Does the parcel contain countryside?

D.14.16 The parcel has very little development contained within it and is mostly open countryside featuring open/agricultural fields and woodland.

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

D.14.17 The Clacket Lane Service Station is quite a large site with a number of car parks and associated buildings and highly visible along the M25 but not from within the parcel due to the woodland screening surrounding the service station and the topography of the land. St James Church and the other buildings associated with Titsey Place are also quite large. Most of the development in Titsey Place is well screened by the surrounding woodland.

Conclusion on Purpose 3

D.14.18 The built form in the parcel is generally small scale and sympathetic to the rural environment such as Titsey Place or scattered agricultural buildings and dwellings. However, the area around the Service Station is heavily wooded; screening views from most angles (within and outside of the parcel) and therefore the encroaching effect is limited to the immediate vicinity.

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

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

D.14.20 There are no Conservation Areas within the parcel.

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

D.14.21 There are no Conservation Areas within the parcel.

Conclusion on Purpose 4

D.14.22 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 013 serve the purposes of the Green Belt?

D.14.23 The parcel does not serve most of the Green Belt purposes. However, the parcel has been successful in safeguarding the countryside from encroachment and has remained largely undeveloped since the Green Belt was designated.

D.14.24 Whilst the Motorway Service Station at Clacket Lane is not a use normally considered appropriate in the countryside, it is well screened and therefore does not have an encroaching effect. However, the site was developed in 1993 following the designation of the Green Belt and the reasons or very special circumstances have not been identified. As such, this area has been identified as an area for further investigation (this is labelled 013 on the map in Appendix F).

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D.20 GBA 019

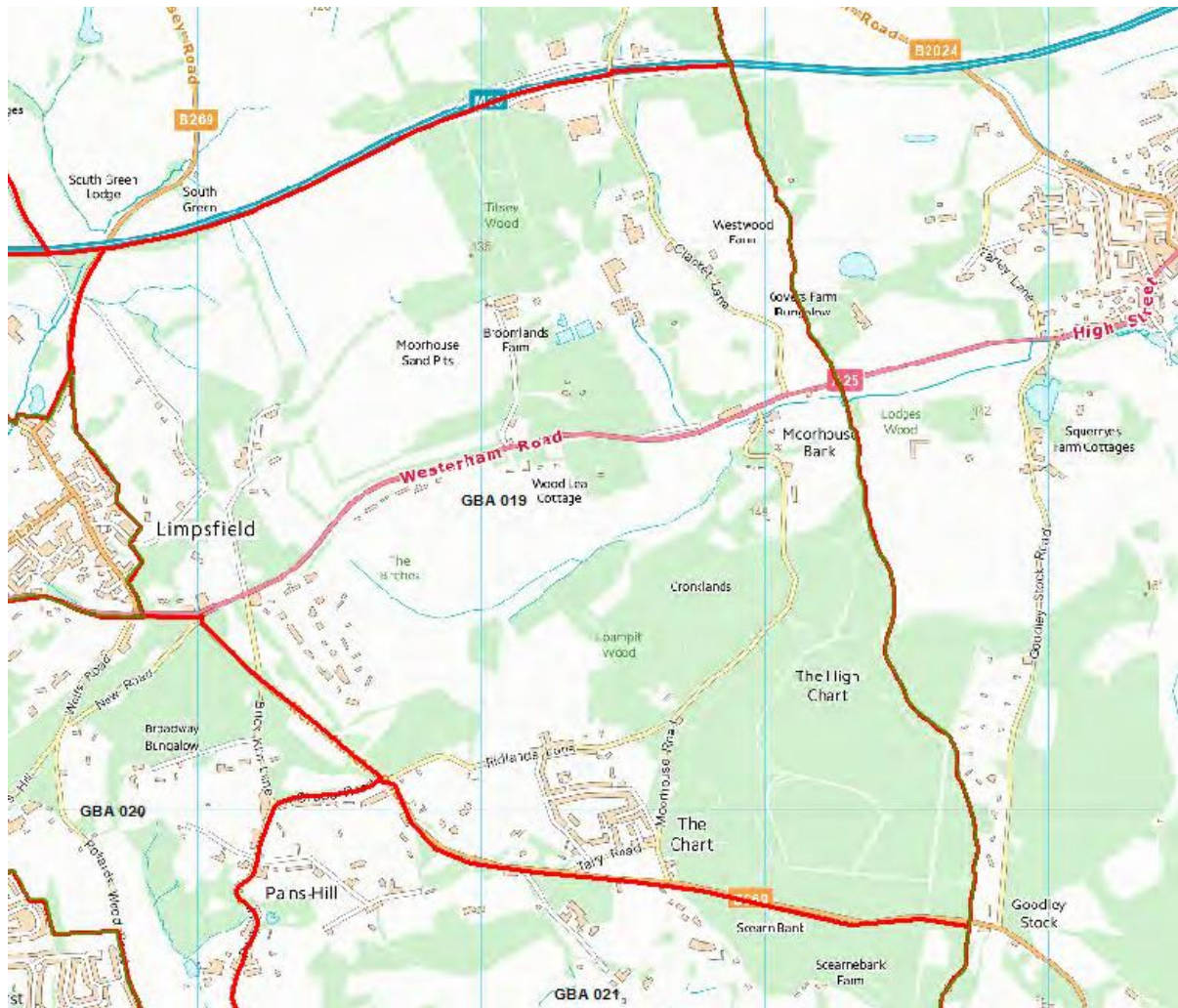


Figure D.20.1 – Map of GBA 019
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D.20.1 GBA 019 is located in the north east of Tandridge District. The parcel is bounded by the District boundary with Sevenoaks to the east and the M25 to its north. The B269 and the built up boundary of Limpsfield acts as its southern and western boundary.

D.20.2 The parcel contains woodland and open agricultural fields but also contains a number of differing land uses. This includes residential areas, a large sand extraction site and adjoining industrial area, a motorway service station and a golf course. The A25 (Westerham Road) runs through the centre. The topography is undulating, broadly rising from the north of the parcel to the south. However, this rise is not uniform and there are a number of peaks and troughs throughout the area, with land rises and falls not limited to those on a north-south axis.

Figure D.20.2 - High fences and gates along Sandy Lane screen views from the large residential properties into the surrounding area.

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.20.3 Along the western corner of the parcel surrounding Limpsfield (the boundary line with parcel 018) is some sporadic development, mostly around Sandy Lane and adjacent to the A25. Typically this is in the form of large residential dwellings, with sizeable gardens, enclosed in high fences and gates, but it is well screened by the woodland in the adjacent

parcel. Limpsfield Chart is to the south of the area and is very well contained. Moorhouse sandpit and Tileworks are also located within this parcel.

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

D.20.4 Oxted and Limpsfield joined together (coalesced) but this is believed to be within the confines of the existing urban areas and not in the Green Belt. The Moorhouse sandpits and Tileworks have grown substantially over the years since the Green Belt was designated. Limpsfield Chart has remained very similar.

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

D.20.5 The parcel is adjacent to the settlement of Limpsfield. The small settlement of Limpsfield Chart is also within the parcel. The settlement of Westerham is over the District boundary in Sevenoaks.

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.20.6 The settlement of Limpsfield is mostly bounded by residential dwellings with Titsey Road, woodland and high fences helping to define the settlement boundary elsewhere. The settlement of Limpsfield Chart does not have a settlement boundary, but is well contained due to the dense woodland that covers and screens it.

Conclusion on Purpose 1

D.20.7 There is some substantial built form within the parcel but it is generally of low density and generously spaced apart, and so is not considered to constitute urban sprawl. Furthermore, dense woodland in the adjacent parcel provides a natural screening effect around Sandy Lane, before the road leads into the open fields along Titsey Road. The woodland in the area helps to screen the settlement of Limpsfield Chart, which has remained the same over the years. However, the Tileworks have grown substantially since the Green Belt was designated, and as such, has been identified as an area for further investigation (this area is labelled 020 on the map in Appendix F).

Purpose 2: to prevent neighbouring towns merging into one another

What settlements/towns are within the parcel?

D.20.8 The parcel is adjacent to the settlement of Limpsfield and also contains the settlement of Limpsfield Chart. The settlement of Westerham is slightly further along the A25 outside the District boundary in Sevenoaks.

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

D.20.9. Although Limpsfield and Limpsfield Chart are in close proximity, the wooded character of the area forms a clear separation between the two settlements, and even a reduction in this gap would not cause the settlements to merge. Limpsfield and Westerham are a reasonable distance apart and therefore a reduction in the gap between these settlements would not cause them to merge.

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

D.20.10 The parcel acts a buffer to Limpsfield and Limpsfield Chart. However, the wooded character of the area and the distance between the two would not cause the settlements to merge. The parcel also acts a buffer between Westerham and Limpsfield, but Westerham is a considerable distance away to prevent the settlements from merging.

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.20.11 Due to the woodland and the topography between Limpsfield Chart and Limpsfield, you cannot view the settlements from one another. The topography and the distance

between Westerham and Limpsfield mean you also cannot see the settlements from each other.

Conclusion on Purpose 2

D.20.12 Although the parcel borders Oxted/Limpsfield in the north western corner, and Limpsfield Chart is situated in the parcel, the wooded character and the topography of the area means that the settlements would not merge. Limpsfield would also not merge with Westerham as they are a considerable distance away. This is further aided by the topography of the area.

Purpose 3: to assist in safeguarding the countryside from encroachment

What are the characteristics and features of the area?

D.20.13 The parcel contains a lot of development; this is unusual given that it does not contain a defined village in the Green Belt.

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

D.20.14 There is a range of different uses within the parcel, from the Moorhouse Tileworks and sand pit to scattered residential development and farm buildings.

Does the parcel contain countryside?

D.20.15 The parcel has a lot of development within it and some of which is of a substantial size. There are some wooded areas and open fields as well as a golf course, which provide some countryside in a predominantly urban parcel.

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

D.20.16 In particular, this includes the settlement of Limpsfield Chart, and a further collection of around 20 large detached homes that lie on Ballards Lane. Both areas are screened by heavy woodland that lessen the impact from long and medium distance views but can be viewed from some of the fields that surround the area. However the settlement was there prior to the Green Belt. Although Ballards Lane contains a number of sizeable dwellings, they are set in generous plots and built form is screened by tree cover. The same cannot be said for the Moorhouse sandpit and Tileworks (minerals extraction) and adjoining industrial site (some of which lies vacant) as it takes up a large proportion of the parcel, and as such has been identified as an area for further investigation (this area is labelled as 020 on the map in Appendix F).

Conclusion on Purpose 3

D.20.17 There is a considerable amount of development within this area; although most of it is well screened from the surrounding countryside due to the topography and woodland within the parcel. Nevertheless, there is a concentration of built form at Moorhouse Tileworks that has an impact on the countryside and as such has been identified as areas for further investigation (these areas are labelled as 020 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.20.18 The western flank of the parcel is adjacent to, and contains a small part of, the Limpsfield Conservation Area.

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

D.20.19 The bulk of the Conservation Area is centred along the High Street and the southern part of the village is largely self-contained, with only occasional views into the surrounding countryside possible due the layout of the buildings and surrounding topography. Heading north along the High Street, the Conservation Area begins to open up more, particularly around St Peter's Church and the far northern part of the Conservation Area, with views into the surrounding open fields (although this is also into adjacent parcel GBA 018).

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

D.20.20 The parcel partly assists in complementing the Conservation Area, as it has views to the open fields and countryside in the adjacent parcel GBA 018.

Conclusion on Purpose 4

D.20.21 The Green Belt in this parcel is considered to have a role in preserving the setting of this part of the Conservation Area, and so makes a moderate contribution to this purpose: however, it is recognised that the Conservation Area is predominantly within the urban area and so its setting is not solely within the Green Belt.

Conclusion: How effectively does Parcel 019 serve the purposes of the Green Belt?

D.20.22 The Green Belt in this parcel helps to play a part in preserving the setting of the Limpsfield Conservation Area and containing urban sprawl from Oxted. However, the Moorhouse Tileworks has grown substantially since the designation of the Green Belt. Furthermore, the Tileworks is now of such a substantial size to have an impact on the countryside. As such, this is identified as an area for further investigation (this area is labelled as 020 on the map in Appendix F).