

Appendix 2 - Character Zones

<u>Zone Name</u>	<u>Key attributes</u>	<u>Examples (reference)</u>
1. Rural With Designations	Rural character, high value habitat and biodiversity hence designations such as SSSI/ AONB/ AGLV, little or no settlements, some roads or lanes, isolated buildings, mixed vegetation, natural boundaries.	Parts of west Chaldon and beyond, Harestone, Parts of Caterham Valley and Whyteleafe,
2. Rural & Pocket Rural	As above with no existing designations/ protections	Harestone, Parts of Whyteleafe
3. Semi-Rural	Open countryside, sparse low density housing evenly distributed across area, detached properties within large plots, mixed vegetation but typically less wooded areas than rural and may include horse paddocks, lanes and some main roads , no pavements, permeable boundaries or hedges and other soft materials or some low walls	Parts of Chaldon
4. Low Density Suburban	Typically bounded by semi-rural areas, flat or gentle sloping topography, large gardens, many mature trees, large residential plots, detached properties with driveways, garages and paved areas, quiet residential roads with few pavements, permeable boundaries or hedges and other soft materials or some low walls	Eastern parts of Chaldon, Harestone,
5. Medium Density Suburban	A variety of topography, large properties e.g. victorian villas and/or blocks, parking to front, main residential roads with pavements and parking controlled zones, more mature trees than Low Density Suburban,	Parts of Harestone, parts of Portley,
6. Semi-Urban Residential	Residential areas where housing is fairly regimented, repetitive with a limited amount of variety, Medium to small front and back gardens/ medium to small plots, built typically around WW2, semi-detached, terraced or some maisonettes (e.g. 2/3 semi-detached and 1/3 terraced)	Parts of Harestone,

7. Urban Residential Type 1	Same as Semi-Urban Residential except: some victorian properties, little off-street parking, small or no front gardens, built on valley sides with narrow roads (e.g. 1/3 semi-detached and 2/3 terraced)	Caterham Valley, Portley,
8. Urban Residential Type 2	Same as Semi-Urban Residential and Urban Residential Type 1 except: blocks of flats (up to 4 floors) with off-street parking, large plots, paved areas or 'municipal-style' maintained gardens/landscaped areas, typically on urban fringes	Caterham Valley (e.g. parts of Croydon Road),
9. Urban Mixed Use	Few trees and little open space with nearly all surfaces paved and built on ('a man-made landscape'), buildings up to 4 floors, some off-street parking with on-street parking control elsewhere, land-use includes medium to high density housing, commercial, community, retail, wholesale.	Parts of Harestone near Caterham Town Centre, Queens Park,
10. Urban Town Centre	As Urban Mixed Use except dominated by retail frontage with housing above or behind.	Harestone in Caterham Town Centre, Queens Park,
11. Mixed Use Parade	A small row of commercial sites along a road (typically in, or near, a residential area)	Caterham Valley, Whyteleafe, Westway,
12. Commercial	Single commercial use, secure boundary, along a transport corridor, may be a previous history of light industry, limited vegetation (recently planted), large areas of paving, few or no natural features	Whyteleafe (just north of Wapses Lodge), Queens Park (AON site), Westway,
13. Modern Village	Large residential developments created by a single/ syndicate of developers, uniform materials and styles from a limited palette, entirely man-made environment not necessarily contextual, mostly high density housing, limited selection of house styles and designs with some Town Houses (up to four floors), some open spaces, some communal parking otherwise a mix of parking arrangements, feels 'car dominated'.	Westway e.g. Barracks, Oak Grove, Hambleton, York Gate
14. Green Space with Designations	Green spaces alongside or within low to high density areas with protective designations applied (tba)	e.g. play areas, churches, community sites

[Type text]