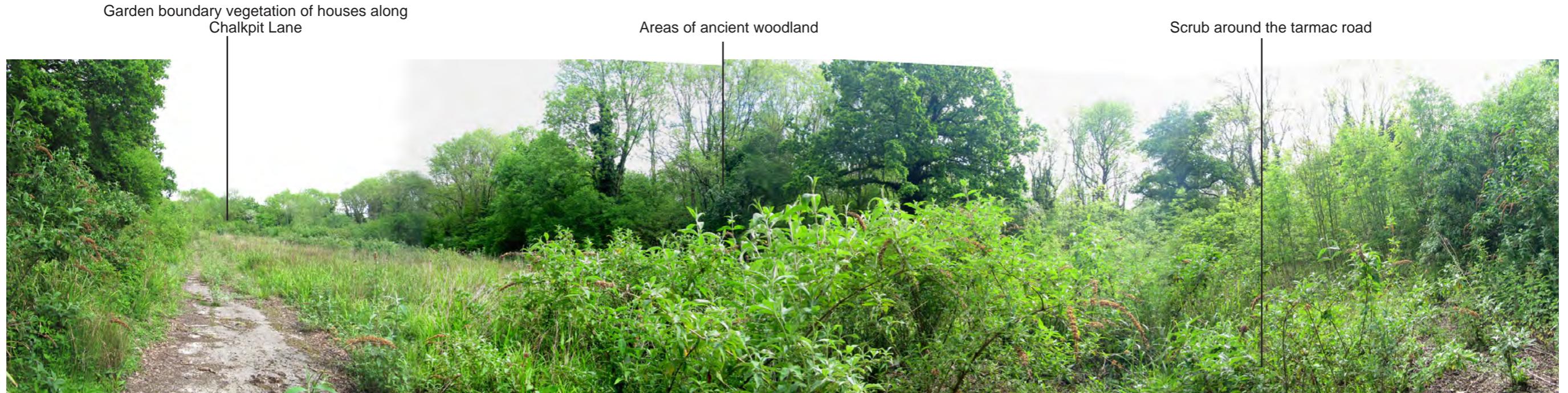


Oxted North Settlement Analysis

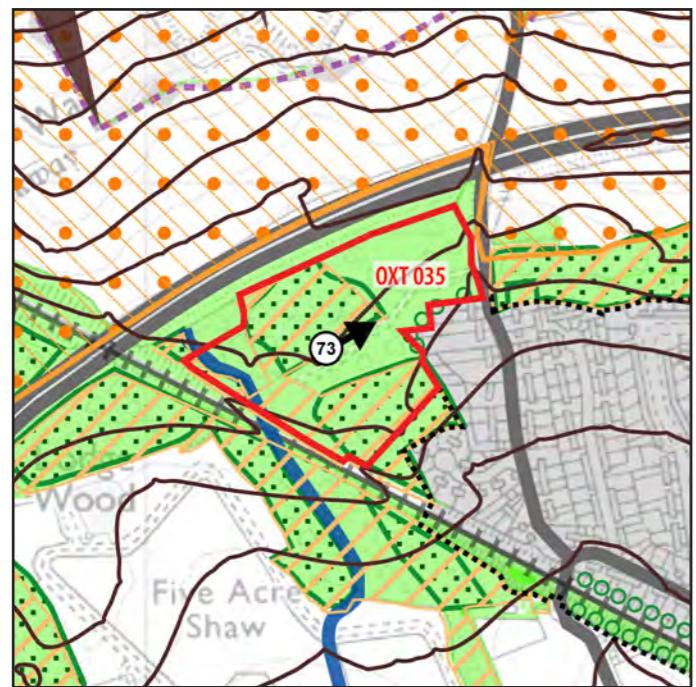
- 1.1 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the Wooded Greensand Hills which stretch east to west across the centre of the District. The northern part of Oxted, slopes down from the Greensand Hills to the River Eden and on into the greensand valley, which forms another east-west band through the District between the greensand hills to the south and the chalk ridge of the North Downs to the north.
- 1.2 The irregular northern edge of Oxted abuts the Surrey Hills AONB towards the foot of the North Downs ridge scarp, and is underlain by a combination of sandstone, mudstone and limestone.
- 1.3 The north-west extent of Oxted, following the line of the railway to the south, rises up towards the North Downs, but its edges are well defined by tree cover, including ancient woodland. Adjacent to the existing settlement and set within this pattern of woodland and settlement are sites **OXT035**, **OXT006**, **OXT007**, and **OXT034**.
- 1.4 To the south of the River Eden, sites **OXT024**, **OXT055**, **OXT056**, **OXT022**, and **OXT054** form a group located on north facing slopes between the eastern settlement edge and the wooded top of the greensand hills to the south.
- 1.5 Detached from Oxted, and near the Clacket Lane motorway service area is site **ENA08/OXT043**.

Please note the following sites are located in Limpsfield:

OXT020
OXT022
OXT024
OXT054
OXT055
OXT056



Photograph 73: View east towards Chalkpit Lane



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photograph above):

- 1.1 Site **OXT035** is a large area of deciduous woodland, on slopes adjacent to the AONB. It includes two large blocks of ancient woodland to the north and south of a tarmac access road through the centre of the site. A large part of the site is designated as a Site of Nature Conservation Interest. Views out are contained by woodland which forms an important setting to the surrounding landscape.
- 1.2 To the east of the site is Chalkpit Lane and Hamfield Close which form the northern extents of Oxted. Long gardens back onto the site and allow views in for these properties. There are views of the site from Chalkpit Lane. The north of the site is bounded by the M25 and beyond that is the AONB and AGLV. These are on steep slopes and have views into the site, including from the Greensand Way. This national trail and the AONB are particularly sensitive to change. To the west the site is bounded by the railway line, which has views of the edges of the site.
- 1.3 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Substantial sensitivity x **Moderate** value =
Low landscape capacity
- 2.2 Site **OXT035** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and the separation between settlements.

Landscape Sensitivity:

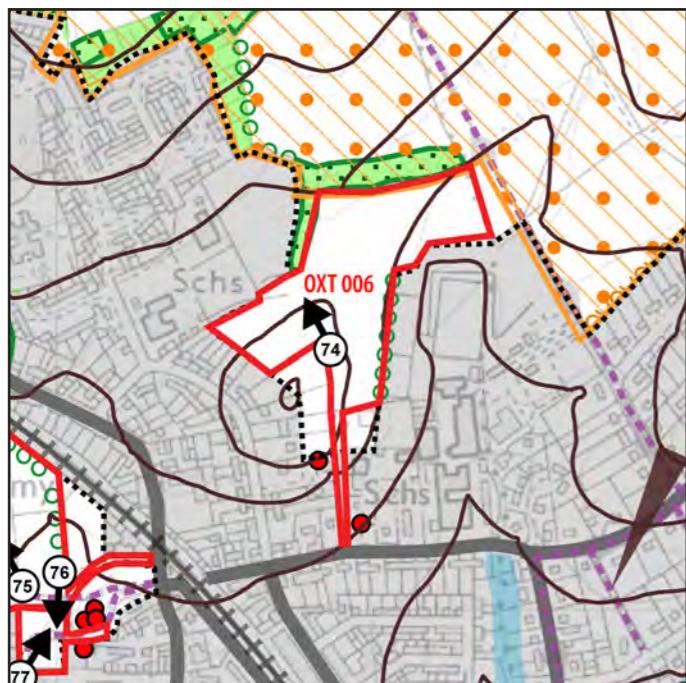
Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement				
			4		5			5	1			3		4		5		27
The site is an area of ancient and deciduous woodland in a triangle between the M25 to the north, the railway line to the west and Chalkpit Lane to the east. There is an unused Tarmac road through the centre of the site with bramble and scrub in the open areas around it. Some areas are in poor condition with rubble, and self seeded trees evident. Some housing backs onto the site along Chalkpit Lane. The site is within an area identified as Grade 3 Agricultural Land Classification.	The site incorporates two large blocks of ancient woodland, with many good quality trees including oak and beech. There is a stream/ ditch within site, and parts of the site are covered by an SNCI.	Although the site is partially attached to the settlement boundary of Oxted, development on ancient woodland would not be consistent with the settlement pattern. The edge of Oxted is formed by ancient woodland along the northern edges.	The site has no contribution to the separation between settlements.	The site contributes to the woodland setting of north Oxted, and is part of the wooded continuum. The site is visible from the AONB to the north.	There are localised views of the site from housing around the perimeter. There is intervisibility with the AONB, North Downs Way and Greensand Way, and views from Chalkpit Lane.	It is not possible to mitigate for the loss of ancient woodland.	SUBSTANTIAL											

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement						
			4		5			3		1			4		1		3		21	
The site is adjacent to the AONB, and the current extent of the AGLV.	There is ancient woodland and an SNCI within the site.	The site is part of a distinctive swathe of woodland, which includes ancient woodland, to the north of Oxted.	Surrey Historic Landscape Characterisation: 4. WOODLAND 415. Regenerated secondary woodland on farmland - not plantations 401. Assarted pre-1811 woodland	The site forms part of the setting to the AONB/ current AGLV though continuous woodland which is characteristic of the Surrey Hills.	There is no formal or informal access into the site, and there is no public rights of way within the site. The site forms part of the amenity to the Greensand Way and North Downs Way.	There is an adverse impact on the site from the M25. The woodland setting and sense of enclosure mean that there is a scenic quality.	MODERATE													



Photograph 74: View looking north east across the site



Plan not to scale

See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photograph above)

- 1.1 Site **OXT006** is two irregular shaped fields to the east and north of Oxted settlement. To the north this site is bounded by ancient woodland, and there is boundary vegetation around the site. The sloping nature of the site however means that there is intervisibility with the AONB and views in from surrounding buildings.
- 1.2 To the south and west housing along Chichele Road, properties on Bluehouse Lane, Oxted School and Downs School, especially their playing fields, have views onto the site (see photograph).
- 1.3 There is intervisibility with the AONB to the north of the site. The AONB is particularly sensitive to change.
- 1.4 The Greensand Way passes the site to the east, however this does not have views into the site due to boundary vegetation.
- 1.5 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x **Moderate** value =
Medium landscape capacity

2.2 With moderate sensitivity and value, site **OXT006** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the sites contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

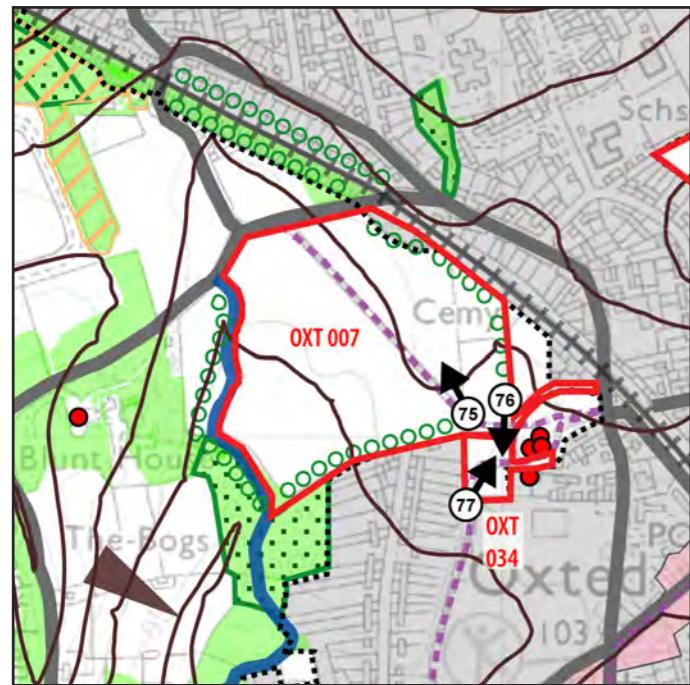
Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement		
					3				2							
The site is two irregular fields bounded by ancient woodland to the north and including part of a woodland to the west. To the west is an outgrown hedge with good sized native trees. To the north and east is ancient woodland boundary. There is also a boundary with the school site of a single species. To the west there are various boundary treatments to gardens. To the south the site includes an access route. There is no tree cover within site. The site is within an area identified as Grade 3 Agricultural Land Classification.	The site is adjacent to ancient woodland to the north of the site which includes good condition mature oaks.	Development to the north and east would not be consistent with historic development at Oxted. The eastern half is more rural and is not related to Oxted. The surrounding settlement is post war and includes a school site and associated playing fields. The southern and western areas are more strongly related to the existing settlement pattern.	There is no contribution to separation between settlements	The north sloping nature of the site forms a part of the setting to surrounding AONB.	There is intervisibility with the AONB throughout site. There are views in the distance of the Greensand Hills. There are views in/out to school and houses in east Oxted. There are views in/out to houses to the west which back onto the site.	There is intervisibility with the AONB throughout site. There are views in the distance of the Greensand Hills. There are views in/out to school and houses in east Oxted. There are views in/out to houses to the west which back onto the site.	It would not be possible to mitigate for a development pattern which is inconsistent with the existing settlement. It may not be possible to mitigate the impact on views from Oxted, the AONB. Mitigation could include extending woodland blocks within any development to mitigate impacts. The western areas may be more suitable for development.	MODERATE								

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement		
					3				2							
The site is adjacent to the AONB which is along its northern boundary.	There is ancient woodland adjacent to the site to the north.	These fields are characteristic of the local area. The ancient woodland is also characteristic in this locality.	Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 103. Large irregular assarts with wavy or mixed boundaries These larger assarts are likely to be evidence of later woodland clearance perhaps in the late medieval or Tudor period or where significant boundary loss has occurred to create much larger fields. They are not very common in the Weald. Church close to the southern part of the site listed.	The site forms part of the setting to the AONB which is to the north of the site. The fields contribute to the rural setting of the Greensand Way and from the south is part of the rural continuum of the slopes from AONB.	The Greensand Way national trail runs nearby but separated by mature hedgerows and hedgerow trees. There are informal paths within the site and walkers seen and the site is clearly used on an informal basis.	The noise of the M25 at times impacts adversely on the rural character of the site. The AONB which is adjacent to the site has a high scenic quality. There are urban influences from Oxted including views of the school and adjacent housing.	MODERATE									



Photograph 75: View north west across the site



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photograph above):

- 1.1 Site **OXT007** is a large sloping field on the western edge of Oxted settlement. Although boundary vegetation is present there are views onto the site due to its sloping nature, including intervisibility from the AONB to the north. A well used public right of way crosses through the site.
- 1.2 The cemetery to the east, has open views onto the site. Wheeler Drive to the south is well contained by garden vegetation but end houses have views onto the site.
- 1.3 There is intervisibility with the AONB especially to the south east.
- 1.4 Bridleway 97 crosses the site and is well used. Other informal paths are used within the site to access Barrow Green Road, from which there are views across the site over low boundary hedges.
- 1.5 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Moderate value = Medium landscape capacity
- 2.2 With moderate sensitivity and value, site **OXT007** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the sites contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.

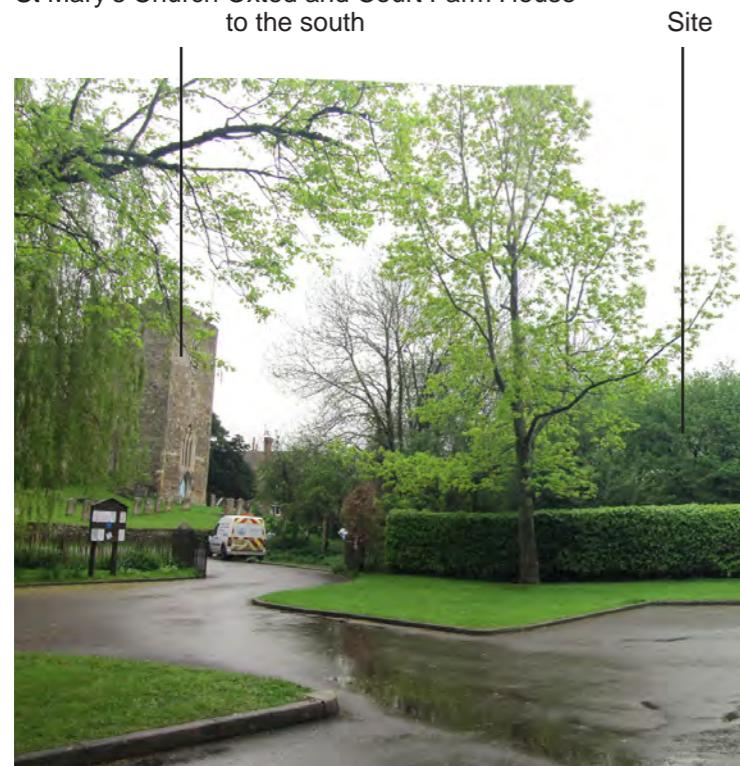
Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement	
1	3	1		4		1		4		4		3		20	
The site is a medium sized field with a public right of way running through the centre. There are two isolated trees within the field. A dense belt of woodland follows the railway to the north-east of the site. There is a boundary hedge to the north. Along the boundary with the cemetery is a mix of trees including non natives. To the south and west there is ancient woodland. The boundary to properties along Wheeler Drive is fenced and treed. To east is an outgrown hedgerow, forming the boundary to the stream. Urban Agricultural Land Classification.	There are Oaks within the field and woodland.	The railway and associated woodland forms a robust boundary to the north-west edge of the town. Soft boundaries to the northern town edges.	There is no contribution to separation between settlements	From the south this site has open views across to the AONB and is linked to the wider rural landscape. From the south on lower slopes the site is well contained by vegetation and topography.	There is intervisibility with the AONB – especially to the south east of the site – although there are also glimpses from the north. There are localised views to/from housing along Wheeler Drive. There are views from the public right of way within the site. There are views from the cemetery and from Blunt House. There are glimpses from church which is at the southern corner and in/ from the community centre.	It would be difficult to mitigate the impacts on the public right of way on the views of the AONB. The local landscape pattern of woodland and hedgerows could be replicated within or around the site in order to reduce visual impacts.	MODERATE								

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement	
1		2		1		2		3		4		3		16	
None.	The site is adjacent to PSNCI.	The site is not particularly distinctive, large ploughed/arable agricultural field. Visual links to church and AONB.	Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type) These are fields which occur on the dip slope of the Downs, on the more level grounds. Examples also lie in the Weald close to areas of large commons or heathlands. They represent early possibly medieval enclosure of the chalk and of waste lands	The site forms a part of the setting to the AONB especially from the south east corner. The view is linked through to wooded slopes.	The site is connected to the AONB from the south east corner which creates a scenic quality. There are glimpses of the church and surrounding green spaces which add to the rural character. The train line impacts slightly but road noises are low or imperceptible.	MODERATE									

St Mary's Church Oxted and Court Farm House to the south



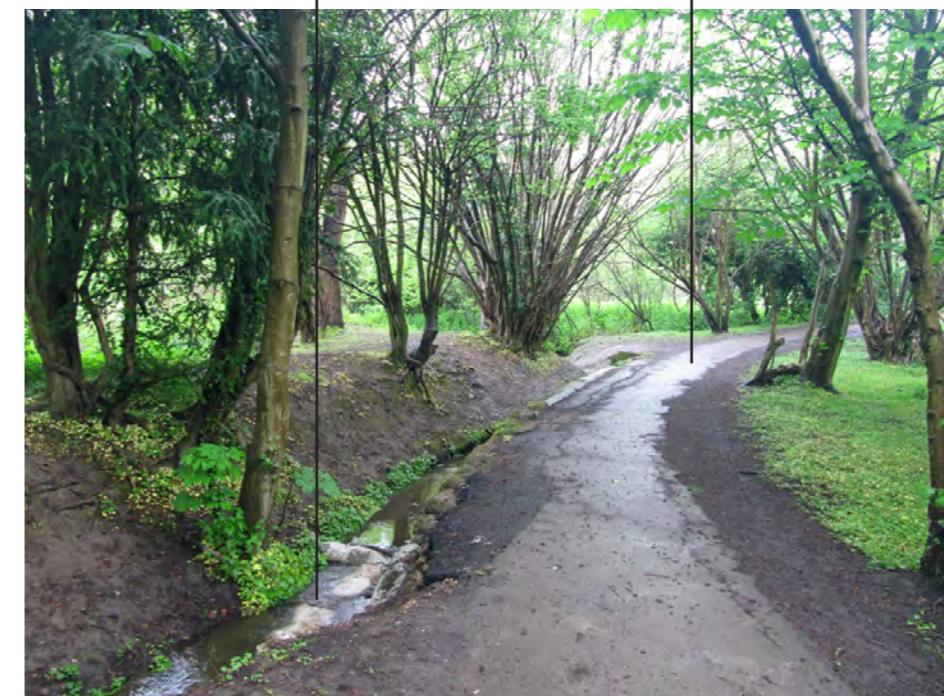
Photograph 76: View south from the cemetery

Bridleway 97 behind hedge



Drain

Footpath 98



Photograph 77: View east along public right of way



Plan not to scale

See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site OXT034 is an area of deciduous woodland to the east of St Mary's Church in Oxted. It is situated within areas of green space to the north and south which are linked by public rights of way though the site, with areas of development to the east and west. The visual envelope is localised but views are sensitive.
- 1.2 To the east of the site is St Mary's Church and Court Farm House, Grade I and Grade II listed. These both have open views onto the site. Any changes to this site would have impacts on the historic setting of these buildings.
- 1.3 To the north is Oxted cemetery. A low maintained hedge forms the boundary, but there are open views onto the site, see photograph 76, above. To the south of the site is the recreation ground. Mature trees along the boundary currently prevent views in and should be maintained.
- 1.4 Footpaths 98 and 98a run through the site and Bridleway 97 runs along the north of the site. These are well used historic routes linking

the church, recreation ground to the west and south of Oxted and are sensitive to change.

- 1.5 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Substantial sensitivity x **Moderate** value =
Low landscape capacity

- 2.2 With substantial sensitivity and moderate value, site **OXT034** is judged to have a low landscape capacity for housing development. The site would not be suitable in landscape terms for housing proposals.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement		
			3				3				3		4			22
The site is a small area of mostly small scrubby woodland to the west/ south west of St Mary's Church. To the north the boundary is formed by a neat beech hedge along the cemetery. To the west boundary is formed by backs of houses along Wheeler Drive. To south there is a boundary with the recreation area. To the east boundary is formed by the public right of way around the church. Urban Agricultural Land Classification.	There is a water course running through site, and large mature and good condition oak on west boundary. Coppice stools adjacent to the public footpath. The trees in site are mostly small including small yew, hawthorn, beech and sorbus.	The site is located adjacent to Oxted Court and St Mary's Church. This is some distance to the north of Old Oxted village centre. The church retains its rural setting.	The site has no contribution to separation between settlements.	This site forms part of a green open space around the church and the edge of Oxted settlement boundary which includes the recreation ground, cemetery and the fields which make up OXT 007. It is therefore part of the rural aspect and setting of the church and the settlement.	The site has Intervisibility with the AONB to the north – this is currently screened by woodland from most of the site but glimpses are possible. There is visible from recreation ground and from public right of way network through and around the site. The site is also visible from the Grade I listed church and church grounds.	The effects on the public right of way network would be difficult to mitigate especially for such a small site. The effects of the setting of the church and Oxted Court which are both listed would be difficult to mitigate. Mitigation would need to include retention of surrounding boundary trees.	SUBSTANTIAL									

Landscape Value:

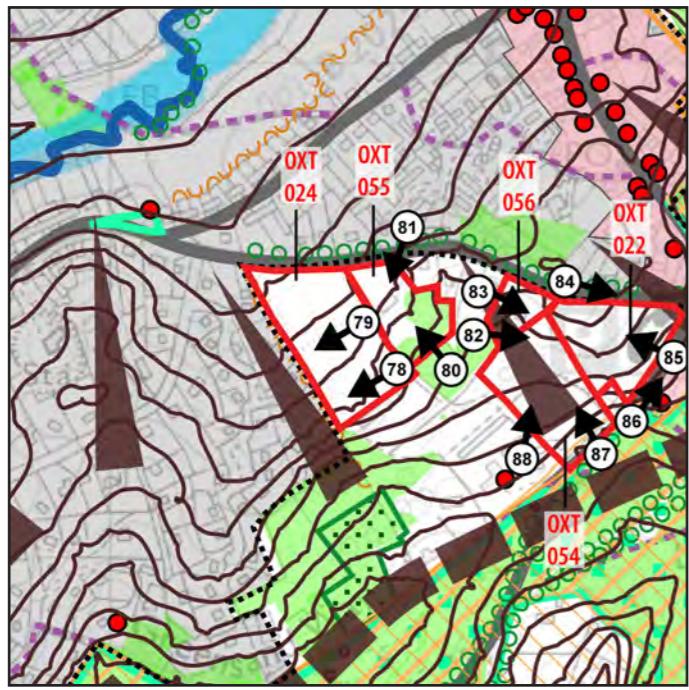
Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/ literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/ locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement	
1		1		2		3		4		4		3		18	
None.	None.	The site is part of a distinctive setting to the church, Oxted Court and cemetery of a wooded backdrop.	The site is adjacent to Grade I listed St Mary's Oxted and Grade II listed Oxted Court Surrey Historic Landscape Characterisation: 9. PARKLAND AND DESIGNED LANDSCAPES 905. Smaller designed gardens	The site is a very minor part of the setting to the AONB due to Intervisibility from parts of the site but plays a larger role in being part of the setting to heritage assets – the Court and Church. Contributes to the characteristic wooded quality of this area.	There are public rights of way which cross through the site and run to the north of the site. These link to the recreation ground to the south, to the west and north and are well used routes for dog walkers. The site provides visual amenity for people who use the church and cemetery.	The adjoining fields, cemetery, churchyard and recreation ground give this area a village edge/ rural edge character. Road noises do not overly intrude on this area. There is occasional noise from the trainline to the north. Views out to AONB contribute to a scenic quality.	MODERATE								



Photograph 78: View west from the driveway to 'Thornhill'



Photograph 79: View west from the driveway to 'Thornhill'



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site **OXT024** is a terraced garden site with two terraces and an area of scrub along the northern edge. The visual envelope extends to the AONB to the north.
- 1.2 To the north of the site a low hedge and open driveway entrance allow views into the site from the A25 and housing opposite. This road is the approach to Oxted and is sensitive to change to the wooded character of this approach.
- 1.3 There are limited views in through dense boundary vegetation from neighbouring properties to the east and west. To the south St Michael's school which is elevated above the site has views into parts of it. There is intervisibility with the AONB to the north (see photograph 79).
- 1.4 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

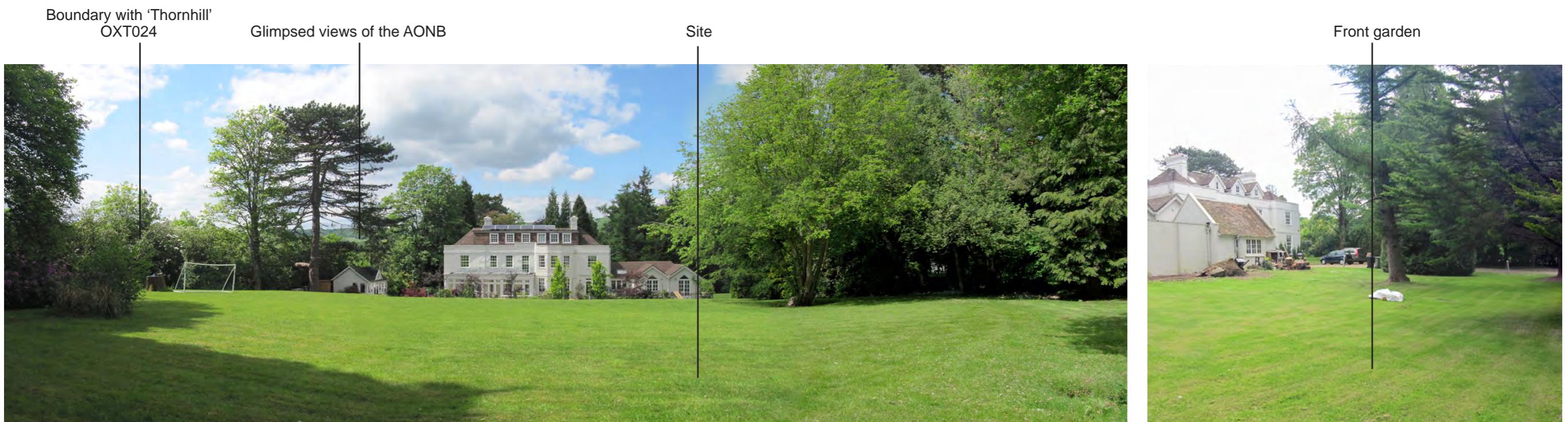
Moderate sensitivity x **Slight** value =
Medium/High landscape capacity
- 2.2 Site **OXT024** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such as views and the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement	
	2	1		2		1		3		3		3		15	
The site is a terraced garden site divided into two areas with trees along each embankment, to the north of a detached property 'Thornhill'. There is a low native hedge boundary along Westerham Road to the north. Hedge boundary and trees to the western boundary. Urban Agricultural Land Classification.	No ecological features of significant sensitivity identified.	The site is attached to the settlement boundary on two sides. It is surrounded by development on all sides and so would not be entirely inconsistent with the settlement pattern. However the settlement pattern to the east is of large detached properties in large garden plots.	The site has no contribution to separation between settlements.	This site is a garden site which contributes to green spaces which include the school site to the south. This forms part of the treed / green approach to Oxted from the east.	There is intervisibility between the site and the AONB. There are localised views of the site from the school building (which is listed) and limited views from neighbouring properties. There are also views from the approach into Oxted.	It would be necessary to retain internal woodland and additional planting, however levels could make it difficult to retain sufficient landscape and planting to mitigate visual effects. It may be difficult to mitigate views from the AONB entirely, although these are distant views.	MODERATE								

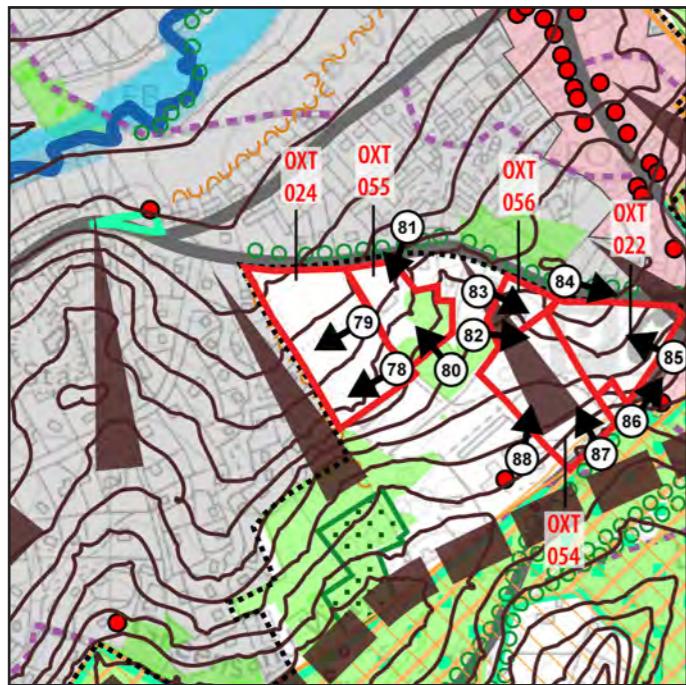
Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement	
	1	1		2		1		2		1		2		10	
None, although there the AGLV currently extends to Limpsfield Common.	None.	The site is a terraced garden site which is characteristic of the area and part of the treed approach to Oxted.	Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes Primarily this is a 20th century feature associated with schools, colleges, institutions and large areas of settlement. Most complexes are laid out in former fields and comprise cricket pitches, football and rugby pitches. Many have allotments adjacent and these have been included with this group.	The site contributes to setting of the school and the approach to Oxted.	There is no formal or informal access into the site, and there are no public rights of way nearby.	The site is a gardenesque landscape with rough grass along the northern edge. The A25 has an adverse impact on the tranquillity of the site.	SLIGHT								



Photograph 80: View north from the south of the property

Photograph 81: View south



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site **OXT055** is a terraced garden site, which is well contained by boundary vegetation, although the visual envelope extends to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are no views into the site from the A25 to the north as this is well contained by the wooded boundaries along the road.
- 1.3 There are localised views into the site from neighbouring houses to the east. However Thornhill to the south west and St Michael's School to the south have no views into the site due to the wooded boundaries.
- 1.4 There are limited glimpses of the AONB to the north. This is visible from the higher slopes, see photograph 80.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Slight value = Medium/High landscape capacity
- 2.2 Site **OXT055** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement		
	2		2		2		1		3		2		3		15	
The site is a terraced garden plot around a detached house 'Court Langley'. The southern part of the site is sloping down to the road. There are a variety of plants and trees on site and around the perimeter including natives and non natives. Trees include pine, rowan, fir and lime. Urban Agricultural Land Classification.	There is a pond on site and coniferous trees to the boundaries.	The site is attached to the settlement boundary on one side. It is surrounded by development on all sides and so would not be entirely inconsistent with the settlement pattern. However the settlement pattern around the site is dispersed detached houses on large garden plots.	There is no contribution to separation between settlements, however the site represents some of the garden spaces between Limpsfield and Oxted.	The site is a garden site which forms part of the settlement pattern of dispersed detached housing.	There is localised visibility with neighbouring housing to the east. There is intervisibility with the AONB to the north. There is no view from the road or the school.	It would be necessary to retain boundary vegetation including tree/planted road frontage, however levels could make it difficult to retain enough landscape and planting to mitigate visual effects.	MODERATE									

Landscape Value:

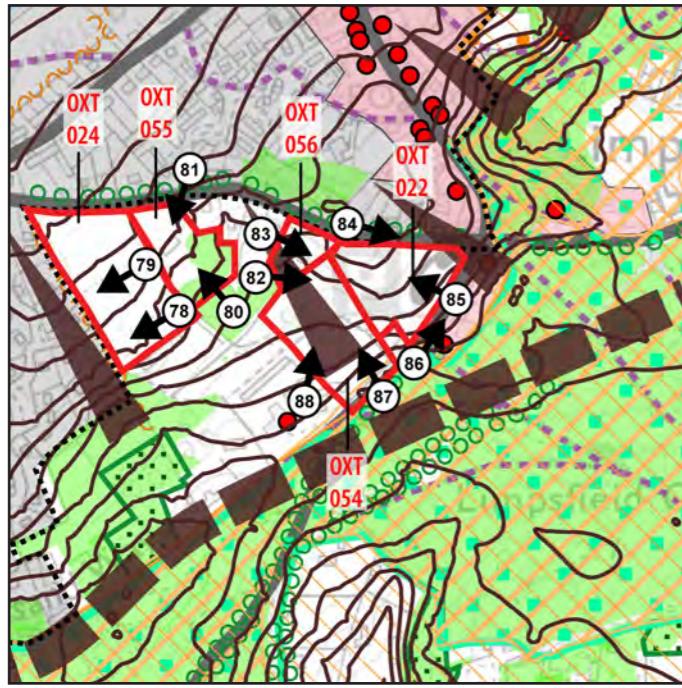
Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement		
	2		2		2		1		2		1		3		12	
None although the site is near the current extent of the AGLV to the south.	The site is close to the conservation area.	The site is a garden plot which is part of the distinctive green spaces south of Westerham. Road	Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 815. Luxury estates (post-1940) This settlement type comprises modern development within a park landscape or grounds of an institution. They provide more expensive residences which appear to be in the country with all the seclusion and privacy but offer the security of the housing estate.	The site has only a minor contribution to the AONB, however there is a contribution to the Limpsfield Conservation Area.	There is no formal or informal access into the site, and no public rights of way adjacent to or through the site.	The site is gardenesque landscape and enclosed by wooded boundaries. The A25 has an adverse impact on the tranquillity of the site. There are some views out to the AONB.	SLIGHT									



Photograph 82: View east from upper tier of garden



Photograph 83: View south east from middle tier of garden



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site **OXT056** is a terraced garden site, which is well contained by boundary vegetation, although the visual envelope extends to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are localised glimpses into the site from the A25 to the north as there are three entrances to the house which break the wooded boundary along the road.
- 1.3 The site borders sites OXT022 and OXT054 to the south. These have densely wooded boundaries (See photograph 83) although there are glimpses through to OXT054.
- 1.4 There are limited glimpses of the AONB to the north. This is visible from the higher slopes, see photograph 82.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Slight value = Medium/High landscape capacity
- 2.2 Site **OXT056** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

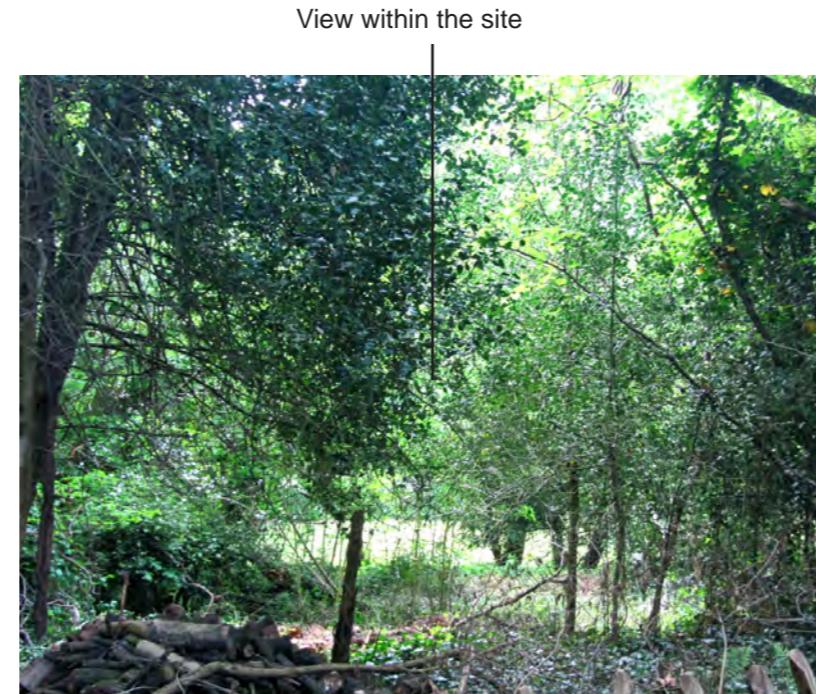
Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
3		1				3		1			3		2	3	16
<p>The site is three tiers of terraced garden space around a detached house - 'Rowlands', and slopes down to Site OXT054.</p> <p>There is a wooded boundary with the allotments to the south east, and a wooden fence around the site and three entrances along the A25. There is a coniferous boundary to the road.</p> <p>Urban Agricultural Land Classification.</p>	<p>There are various trees to the site boundaries and a large yew in the front garden.</p>	<p>The site is attached to the settlement boundary on one side.</p> <p>It is surrounded by development on all sides and so would not be entirely inconsistent with the overall extent of settlement.</p> <p>However the settlement pattern around the site is dispersed detached houses on large garden plots.</p>	<p>The site has no contribution to separation between settlements, however the site represents some of the garden spaces between Limpsfield and Oxted.</p>	<p>The boundary vegetation contributes to the character of green garden spaces to the south of the A25 and the green approach to Oxted.</p>	<p>There are distant views of the AONB, and localised views from houses to the north west.</p> <p>There are also views of the site from the allotment site to the south.</p>	<p>It would be necessary to retain boundary vegetation including treed/planted road frontage, however levels could make it difficult to retain enough landscape and planting to mitigate visual effects.</p>	<p>Moderate</p>								

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
None although the site is near the current extent of the AGLV to the south.	The site is close to the conservation area and an SNCI.	The site is a garden plot which is part of the distinctive green spaces south of Westerham Road.	Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 815. Luxury estates (post-1940) This settlement type comprises modern development within a park landscape or grounds of an institution. They provide more expensive residences which appear to be in the country with all the seclusion and privacy but offer the security of the housing estate	The site has only a minor contribution to the AONB, however there is a contribution to the Limpsfield Conservation Area through wooded boundaries.	There is no formal or informal access into the site, and there are no public rights of way adjacent to or through the site.	The road to the north has an adverse impact on the site.	<p>Slight</p>								



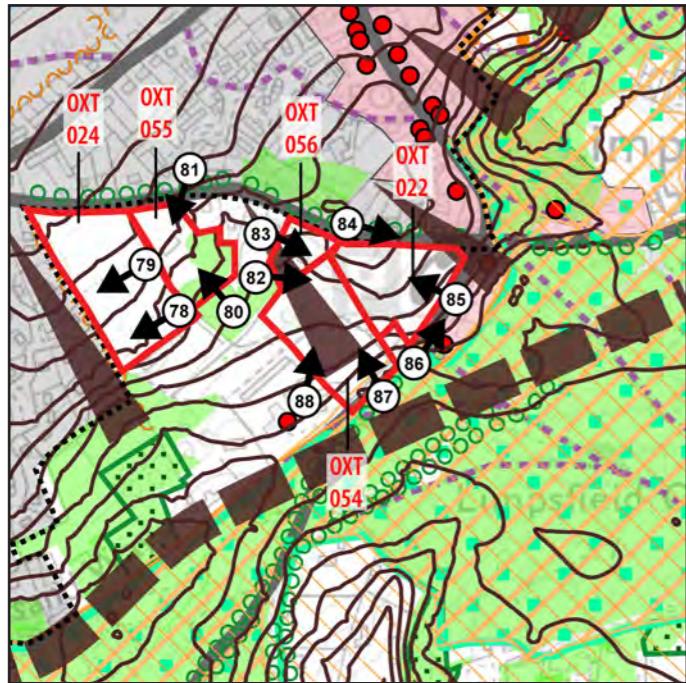
Photograph 84: View east along the A25, from Rowlands' entrance.



Photograph 85: View east within the site



Photograph 86: View north along Wolfs Row



Plan not to scale
See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site OXT022 is a steeply sloping abandoned allotment site, now covered with regenerated trees and shrubs. Although the site is well contained by vegetation, views are sensitive from the adjacent Conservation Area along Wolfs Row.
- 1.2 There are views of the site from the A25 to the north of the site, see photograph above. This includes views from two houses which front onto the road in this location. The house 'Rowlands' to the west of the site (OXT056) also has a view into the site from the garden and entrance.
- 1.3 There are views of the site from the houses along Wolfs Row. These are particularly sensitive to change as two are listed and they are within the Limpsfield Conservation Area.
- 1.4 There are very limited glimpses of the AONB to the north.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Slight value = Medium/High landscape capacity
- 2.2 Site OXT022 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such as views and the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement			
	2						2			1			3			2	
This site is an old allotment site with evidence of old signs and sheds. It is abandoned and overgrown with brambles, nettles and small trees. The site is steeply sloping with an open area to western slopes. Trees to boundaries with roads prevent views in. Thick hedge and tree boundary along road. Care home to the western boundary. Urban Agricultural Land Classification.	Overgrown scrub provides habitat opportunities. Trees seen include oak and laurel.	The site is adjacent to the Oxted /Limsfield settlement boundary and attached on the northern edge. Development here would not be entirely consistent with the development pattern of Limsfield which developed to the north of Westerham Road and to the south of Wolfs Ro. The current settlement boundary is defined by the Wolfs Row and Westerham Road.	Limsfield has coalesced with Oxted with housing along the Westerham Road and along the northern slopes of the river Eden.	The treed boundaries contribute to the wooded character of the area. The site forms part of slopes to Limsfield common which is visible from the AONB.	The treed boundaries contribute to the wooded character of the area. The site forms part of slopes to Limsfield common which is visible from the AONB.	There is limited intervisibility with the AONB to the north. There are views from housing on the south of Wolfs Row. Views from road screened by vegetation. There are views in from care home. There are views from Rowlands Coach House. There is no public access or desire lines.	There is limited intervisibility with the AONB to the north. There are views from housing on the south of Wolfs Row. Views from road screened by vegetation. There are views in from care home. There are views from Rowlands Coach House. There is no public access or desire lines.	The site is a well contained site which should have boundary screening vegetation retained in order to mitigate local views in, although views from top floors of housing would be difficult to mitigate. Limited views from AONB maybe not possible to prevent. Maintain the green corridor leading into Oxted along the main road.	MODERATE								

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement		
1				3		1				1		3		1	2	
None.	Adjacent to SNCI at Limsfield Common, conservation area, and listed buildings.	Scrubby overgrown allotments not particularly distinctive or rare.	Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes Adjacent to Conservation Area	The site forms part of the setting to heritage assets – the Conservation area at Limsfield and listed buildings. It contributes a treed outlook to listed buildings adjacent to it.	There is no informal or formal public access into the site, and no public rights of way adjacent to the site. An old allotment access has been abandoned.	The site is located next to a busy crossroads which surrounds two sides of the triangular site. Although views out are rural the local housing and street lights along Westerham Road have an urbanising impact on the site. Motorway is audible. AONB is visible to the north west and this and surrounding green spaces contribute to its scenic quality.	SLIGHT									

Banked edges of the site form boundary with St Michaels School site

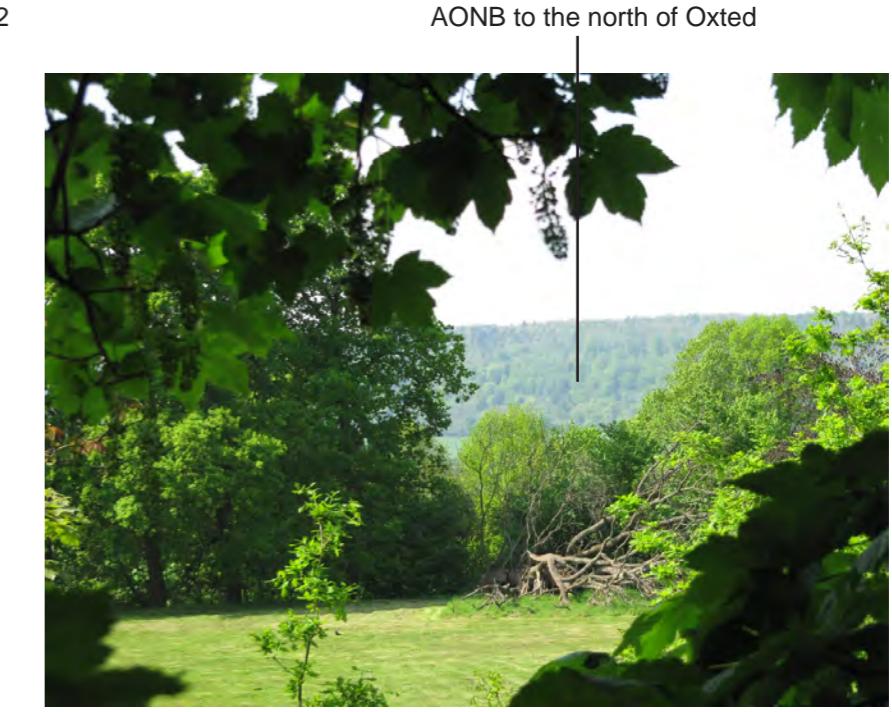


Photograph 87: View north west from Wolfs Row

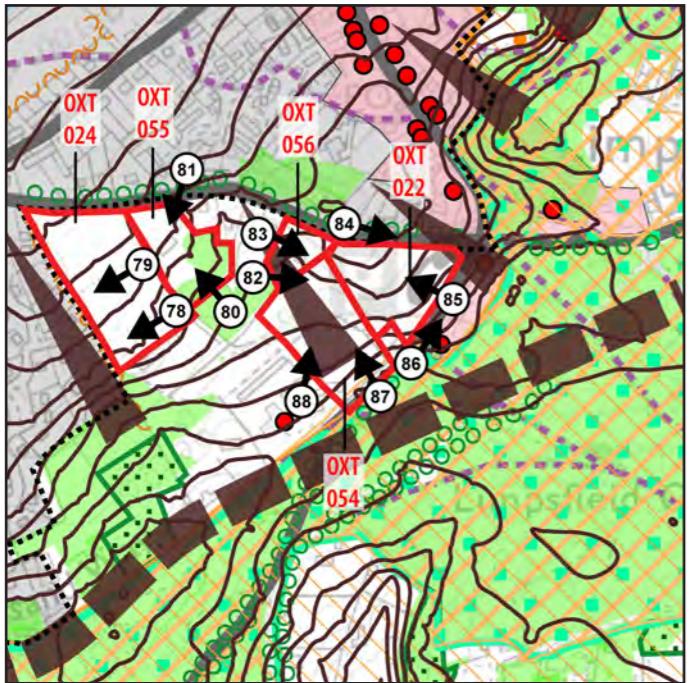
Part of site behind trees



Boundary with OXT022



Photograph 88: View north from driveway to St Michaels School



Plan not to scale

See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

- 1.1 Site **OXT054** is a terraced garden site, currently part of and adjacent to a listed school. The visual envelope extends to intervisibility with the AONB to the north, although this does not cover all of the site which is well contained by wooded boundaries.
- 1.2 Views into the site from Wolfs Row to the north are prevented by a block of woodland along the road. To the north east there are views of the site from the Care Home.
- 1.3 There are open views into the site from the Grade II listed school and its surroundings to the south west.
- 1.4 There are limited glimpses of the AONB to the north.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Slight value = Medium/High landscape capacity
- 2.2 Site **OXT054** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the sites contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)					Ecological sensitivity		Inconsistency with existing settlement form/ pattern			Contribution to separation between settlements			Contribution to the setting of surrounding landscape/settlement			Views (visual sensitivity)			Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)			Overall sensitivity judgement						
		3			1					3			2				3			2			2			16		
The site is two terraced fields/ lawns adjacent to a listed school. These have banks around them. Trees within the site include beech. The boundary to the south is a rectangular area of woodland along Wolfs Row which prevents views in. The boundary to the east is a number of large trees. The boundary to the school is a low hedge, trees and the banked edge of terraces. Urban Agricultural Land Classification.	There is deciduous woodland to south of the site and an SNCI.	Limpsfield village developed north –south along the High Street on a slope from the river almost to the ridge. Settlement here would be inconsistent with the historic settlement boundary of Limpsfield but more consistent with later development along Wolfs Row. The site is not connected to the settlement boundary of Oxted.	This would bring development to areas of previously scattered development with generous gardens between Oxted and Limpsfield village, however these two settlements have already coalesced in other areas for example along the B2025.	The site contributes to the green character of the steep slopes below Limpsfield common and forms part of them. There is visibility from the AONB. The treed boundaries form part of the wooded character around Limpsfield.	There is intervisibility with the AONB to the north. There are views from the school and school grounds which is Grade II listed. There are localised views from the care home to the east. There are no views in from Wolfs Row.	Retain existing landscape pattern which protects the site from views to the south and east. In particular the wooded edge to the road needs to be retained. Enhance the school's boundary vegetation in order to reduce impact on their setting. Timescale 15 years+	MODERATE																					

Landscape Value:

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness			Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'			Recreation and public access/locally valued spaces			Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)			Overall value judgement						
	2				2				2			1				2			1			2			12		
The site is adjacent to the current extent of the AGLV.	The site is adjacent to SNCI at Limpsfield Common, and adjacent to deciduous woodland.	The site is terraced land possibly once part of listed school building. Distinctive landform and garden setting with views out to the AONB to the north.	Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes Grade II listed School adjacent	The site makes a minor contribution to the setting of a listed building to the west.	There is no informal or formal public access into the site. The Greensand Way is located nearby although there are no views of the site from the public right of way.	There is slight sounds from the M25 to the north. The road to the south (Wolf's Row) is busy and used as a cut through between Limpsfield and Hurst Green. The woodland setting and surroundings influence on the rural character.	SLIGHT																				

Distant views of Thrift Wood

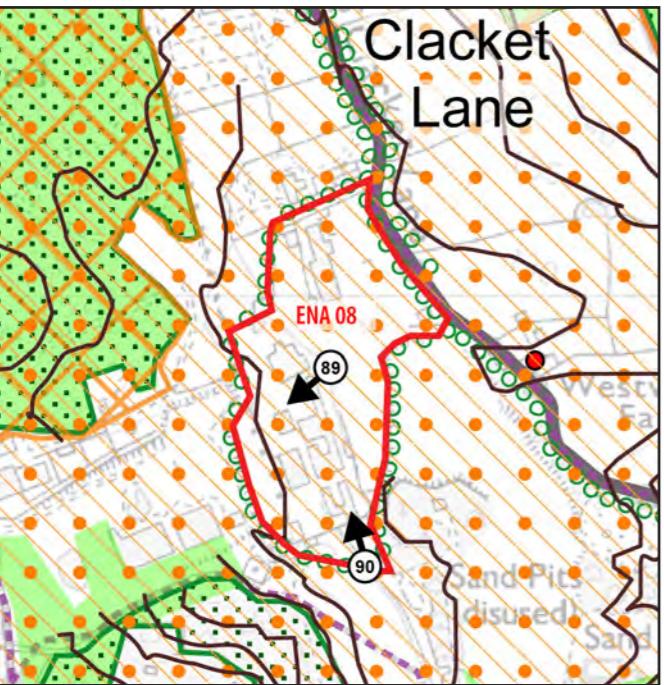


Photograph 89: View south west across the site

Views out to Titsey Wood



Photograph 90: View north from the entrance to site



Plan not to scale

See plan on page 120 for wider context and key to symbols

Site Visibility (see accompanying photograph/s above):

- 1.1 Site OXT043/ENA 008 is a current employment site which is within the AONB to the east of Oxted. Although the site is generally well contained the visual envelope extends to distant glimpses out to the AONB although these are mostly of the horizon line.
- 1.2 To the east no views are possible from Clacket Lane or the private road to the north which has robust boundary vegetation.
- 1.3 To the west there is intervisibility with the quarry site, and housing. Titsey and Thrift woods are visible as a backdrop to the site (see photograph 89).
- 1.4 There are no views in from the A25 to the south, however there are views from the public right of way, Footpath 32, to the south of the site. There are glimpsed views of the AONB to the north, see photograph 90.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

- 2.1 The landscape capacity for housing or employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x **Moderate** value =
Medium landscape capacity
- 2.2 With moderate sensitivity and value, site OXT043/ENA008 is judged to have a medium landscape capacity for housing or employment development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement and be in keeping with the existing site structures. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)		Ecological sensitivity		Inconsistency with existing settlement form/ pattern		Contribution to separation between settlements		Contribution to the setting of surrounding landscape/settlement		Views (visual sensitivity)		Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)		Overall sensitivity judgement			
1						1				2		3		2		15	
The site is on the old Moorhouse Tile Works which is located next to a quarry to the west. There is hardsurfacing throughout the site, lights, breeze block sheds and low corrugated buildings. Around the perimeter there is bramble and scrub, young birch and other regenerated trees are on site including coniferous. The boundary with Clacket Lane is densely wooded, and there is a block of deciduous woodland along the northern boundary. Boundary to the west with the quarry is a steep slope, metal fence with trees along including oak, cheery and birch. Trees within the site include ash and birch. Grade 3 Agricultural Land Classification.	There is a block of deciduous woodland along the private road to the north of the site.	The site is detached and distant from any settlement.	The site has no contribution to separation between settlements.	The site is part of the AONB and the wooded boundaries of the site add to the character of the AONB.	There are limited views of the site from Clacket Lane, only of roof tops, and localised views with the properties to the west of the site.	It is difficult to mitigate effects of development on the AONB. Buildings should remain at present height to ensure effects on landscape and views are mitigated.	MODERATE										

Landscape Value:

Landscape designations		Ecological and other designations (eg. heritage, flood zone etc)		Local distinctiveness		Any historic/cultural/literary associations		Contribution to setting of 'outstanding assets'		Recreation and public access/locally valued spaces		Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)		Overall value judgement		
5		2		1		3		1		1		2		15		
The site is within the AONB and the current extent of the AGLV.	There is a SSSI to the north west but not adjoining. There is an SNCI to the north east of the site but not adjoining.	The site is an old tile works with a quarry adjacent.	The site is part of the Titsey Estate and close to Grade II listed park and gardens to Squerryes Court.	Surrey Historic Landscape Characterisation: 11. EXTRACTIVE INDUSTRY 1104. Active and disused sand pits Archaeological find spots on site: Monument number 407420 - Iron Age find spot/ Roman Building/ Ditch and Kiln	\the site is within AGLV and AONB, rather than part of their setting.	There is a public right of way to the east and within the site to the south.	The M25, Redlands Yard and quarry have an adverse impact on the tranquillity of the site. There are distant views out to AONB.	MODERATE								