

Surrey Hills AONB Boundary Review Boundary Considerations



Final Report
February 2023

Surrey Hills Area of Outstanding Natural Beauty Boundary Variation project

Boundary Considerations

Prepared for Natural England

By

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Figures referred to in this report are bound separately.

1.0 Introduction

1.1 Scope of Work

1.1.1 This report sets out the approach used to define boundaries for the proposed boundary variations to the Surrey Hills Area of Outstanding Natural Beauty. It provides an Index Map (Figure 12) and detailed boundary maps at 1:25,000 (Figures 13-29) for each proposed extension. These maps are accompanied by tables which provide a boundary description and justification for the proposed boundary. Due to large file sizes, the maps have not been included with the text of the report and are bound separately.

1.2 Format of the Report

1.2.1 The report is divided into four sections:

- Firstly, an outline of the method used to develop and define boundaries for statutory consultation (Section 2.0).
- Secondly, a summary of the practical application of boundary setting considerations in the Surrey Hills (Section 3.0)
- Thirdly, boundary description and justification tables for the proposed boundary variations (Section 4.0). These should be read in conjunction with the Index Map and relevant detailed boundary maps.
- Finally, boundary description and justification tables for minor boundary refinements (Section 5.0)

1.3 Recommendations

1.3.1 The proposed boundary, set out in this report, is an extension to the Surrey Hills AONB, constituting a total of 106.5 sq km. This amounts to a 25% increase in area, of the existing Surrey Hills AONB.

2.0 Method

2.1 Natural England Guidance on Assessing Landscapes for Designation

2.1.1 The boundary setting work was undertaken based on the Boundary Setting Considerations set out in Appendix 4 of the Natural England Guidance for Assessing Landscapes for Designation as National Park or AONB¹ (extract attached as Appendix One for convenience) and other principles set out within the body of the Guidance. It also took account of precedents set out in landscape designation decisions by the Secretary of State and Planning Inspectors' reports regarding past landscape designation projects, where relevant. In addition, boundary mapping conventions applied by both Ordnance Survey² and by Natural England during past landscape designation projects, were also taken into consideration.

2.2 Approach

2.2.1 Evidence collated during the natural beauty assessment for each of the Evaluation Areas and the results of the desirability assessment were re-considered. Further deskwork and fieldwork was undertaken, and boundary options were developed based on the proposed Candidate Area (Figure 10).

2.2.2 Information on development allocations from local plan documents, as well as information provided by relevant authorities on existing permissions for housing and industrial developments, or minerals and waste, were reviewed and taken into account. The considerable amount of data collected both in the GIS database and through a range of other sources during the natural beauty assessment phase of this project (such as the Google satellite imagery), was also used to inform decision making in relation to the proposed boundary. In particular, information on designations and other features of interest close to the proposed boundary lines, as well as information on landscape character were referred to.

2.2.3 A range of draft boundary options were plotted on 1:25,000 OS base maps. Various boundary options were then considered in the field, with a focus on areas where particular issues had been highlighted during the natural beauty evaluation. Judgement was used as part of an iterative process which led to a preferred boundary line.

2.2.4 Where visual and/or physical access to the boundary line was possible, it was checked in the field. Where this was not possible, aerial and satellite photography was used to assist decision making. Many places in the proposed extension areas were visited more than once.

¹ Guidance for Assessing Landscapes for Designation as National Park or Area of Outstanding Natural Beauty in England, Natural England, updated June 2021.

² An Illustrated Guide to Boundary Making, Ordnance Survey, 1986.

2.2.5 Additional boundary considerations were used in conjunction with the Natural England Guidance where applicable (as noted in para 2.1.1 above) and include:

- 1) Where the boundary follows a minor quiet rural lane or track, which may be used for recreation, it has been included and is usually mapped to the edge of the metalled highway. Where Rights of Way exist alongside a proposed boundary they are normally included. Where a boundary line follows a more major road it is excluded. Where boundaries follow a railway, they follow the railway property boundary fence and not the railway track itself. Embankments of road and railways are also excluded, except where they contribute to the natural beauty of an area.
- 2) Where rivers are in their latter stages and meandering/moving position as a result of natural process, the river itself is not used as a clear feature on the ground. Where the watercourse is small, such as a brook, it can be used as the boundary. There is a presumption in law that a boundary fixed to a watercourse, changes with the natural and gradual changes in the position of the watercourse unless there is a sudden change of course due to flooding, in which case the boundary remains as originally determined. The Ordnance Survey boundary making convention is that when such features are used as boundary features, they should be marked 'for the time being' on each occasion that they are used in the boundary description, in order to denote the fact that the boundary line will change with future changes in the position of the feature. This convention has not been followed in the boundary descriptions for this project, as it was felt to make them difficult to follow in places. For clarity, the presumption that they will move with any future change in their position is stated here instead.
- 3) Features which are not classed as ground features (such as viaducts, flyovers, piers or overhead gantries) are not considered suitable for use as boundary features by Ordnance Survey. Where these coincide with the line of a proposed boundary, a straight line between two alternative ground features or an administrative boundary should be used to determine the boundary line instead.
- 4) Where no clear features exist on the ground, (for example where a boundary crosses a road), it is acceptable to draw a boundary in a straight line from point to point where the end points are clearly identifiable features on the ground.

2.2.6 The initial proposed boundaries were tested through an informal consultation of the Management Advisory Group and Technical Advisory Group (comprising members of the SH AONB and Local Authority planning officers) in Autumn 2022. In relation to the initial boundary proposed, some members proposed the inclusion of additional land within the boundary variations, others the removal of land; and some queried the impact of existing development allocations on the proposed boundary. The feedback received was considered. Consequently, several minor changes were made to the proposed boundaries, both to include and to remove small areas of land.

3.0 Practical Application in the Surrey Hills

3.1 Rationale for Boundary Extensions

- 3.1.1 This section addresses the boundary rationale for variations to the Surrey Hills Area of Outstanding Natural Beauty. Based on the findings of the Natural Beauty assessment (which defined a Candidate Area) and the findings of the Desirability assessment, eighteen Extensions Areas are proposed, including:

Wey Valley, Farnham
 Hog's Back
 Binscombe Hills
 Enton Hills
 Wey Valley, Farley Hill
 Cranleigh Waters
 Hatchlands and East Clandon
 Headley Hills
 Chipstead
 Happy Valley
 Caterham Woods
 Woldingham Valleys
 Limpsfield
 Godstone Hills
 Betchworth Hills and River Mole
 Ockley Low Weald
 Dunsfold Low Weald
 Dockenfield Hills

- 3.1.2 As noted in the Natural Beauty Assessment, not all land which falls within the Candidate Area meets the natural beauty criterion to the same degree. Variations as a result of transitional landscape or fragmentation for example, are noted in the detailed natural beauty assessment tables and are also relevant when defining a boundary. Specific issues which have arisen during the boundary work within the Surrey Hills are summarised below:

- **M25/23 Effects.** This review of the Surrey Hills AONB boundary has not included an assessment of the Natural Beauty within the existing AONB nor any case for de-designation as a result of the effects of the M25 or M23. When defining a boundary extension in an area affected by these major routes, consideration has been given to the strength of the landscape i.e. intactness and scale/striking landform as well as prevailing winds and level of noise intrusion. Where land is considered to be significantly affected by the M25/M23, the boundary has been drawn back to exclude these areas.

- Transitional landscapes occur repeatedly along the boundary especially in the Low Weald and Chalk Dip Slope landscapes. Here, there is a gradual change in character and quality of the landscape. When defining a boundary in these locations, care has been taken to draw the boundary conservatively within the transition, taking account of visual associations between the transitional area and land that clearly merits inclusion, as well as the possibility of including features on the edge. Often a pragmatic decision needs to be reached to find a clearly distinguishable line on the ground.
- In a number of locations, the proposed Candidate Area abuts, or is close to, a settlement where various factors may come together and influence the definition of a boundary. These include the strength of landform and intactness of the landscape, fragmentation due to an increase in urban fringe land uses (including equestrian uses which may cause visual clutter and loss of traditional patterns) and the extent to which the settled edge is vegetated or abrupt. The density of development is also a consideration as in some instances the settlement is low density and sits within a strong landscape framework, where the landscape may penetrate the settlement and remain dominant. Natural England boundary considerations, which are relevant in these circumstances, include the need to: exclude a settlement on the edge; review the character and qualities of a smaller settlement which sits within an area of qualifying land and; review the effects of a transitional landscape where it extends towards the built edge. The need to define the boundary along a clear feature on the ground and to avoid a convoluted boundary wherever possible are also relevant considerations. In some instances, more than one boundary consideration will be in play, and a pragmatic decision needs to be reached as to which consideration should be given priority. In transitional landscapes, it is usual to draw the boundary back to only include land which is of highest quality. Where the landscape qualifies for designation, and abuts a well vegetated urban edge, the boundary may be drawn along property curtilages.

3.1.3 Justification Tables have been prepared in relation to each proposed boundary extension. The tables in Section 4 of this report describe the proposed boundary variations and appear in the order shown above (Para 3.1.1). The boundary Justification Tables should be read in association with the boundary maps (**bound separately**). The overall extent covered by the proposed boundary variations and the layout of the individual boundary maps can be found on the Index Map (Figure 12). The relevant map reference numbers can be found next to the name of each Extension Area in the Justification Table. The relevant Evaluation Area, as defined in the natural beauty assessment, is also provided for ease of cross reference to earlier evaluation work.

3.1.4 Each Justification Table starts with a description of the proposed boundary line. The description for each of the Extension Areas proceeds in a clockwise direction from the point at which the proposed boundary departs from the existing AONB boundary, to the point at which it re-joins it. To improve the legibility of the tables, the word

'proposed' has been omitted from the text in the Justification Tables other than in the titles. All mention of 'the boundary' in the tables should be read as 'the proposed boundary' at this stage.

- 3.1.5 The description of the proposed boundary is followed by a discussion of how issues identified in the natural beauty Evaluation Tables have been addressed. Comments are then provided on how the Boundary Setting Considerations set out in the Guidance and elsewhere, have been applied.

3.2 Rationale for Minor Boundary Refinements

- 3.2.1 In addition to defining the boundary of the extension areas, the boundary has also been reviewed where there are minor boundary anomalies. Some of these anomalies were highlighted in the Area of Search at the start of the project on the fringes of Haslemere/Grayshott³. A number of further anomalies were identified during the 'call for evidence' engagement, and some were noted during the natural beauty assessment. In some cases, these boundary anomalies include small parcels of land between the existing AONB and an urban area, where it may be appropriate to define an alternative boundary line closer to the built edge, and/or where the current AONB boundary does not follow a clear line on the ground. In instances where these anomalies can be addressed through the inclusion of additional land, this is proposed.

- 3.2.2 Following discussion with Natural England, a decision was reached not to undertake minor boundary refinements where they would result in small parcels of land beyond the Surrey County boundary potentially being included in the designation. This decision was based on the potential for increased administrative complexity, but also because, where the existing AONB followed the County Boundary, it generally followed a clear feature on the ground. On this basis, areas such as land west of Sandy Lane, Haslemere and Whitmore Vale, Grayshott were not considered further.

- 3.2.3 Importantly, the scope of this boundary review has not included consideration of the de-designation of land, nor a complete review of the boundary. Therefore, if a boundary anomaly cannot be resolved through the inclusion of additional land, then it has been left unresolved. This means that some parts of the AONB boundary fail to reflect best practice in terms of boundary setting and should not be taken as a justification for not following the Natural England Guidance in other areas of the boundary review.

- 3.2.4 The areas where small boundary anomalies have been reviewed include:

Guildford
Milford
Busbridge and Catteshall
Bookham

³ These areas were originally identified as EA14 in the 'Call for Evidence' and were subsequently removed from the natural beauty assessment and reviewed a part of the boundary setting process – refer to para 4.4.6 in the Natural Beauty Assessment Report.

Oxted
Dorking
Haslemere
Grayshott

3.2.5 The location of the parcels of land assessed in the field are shown on the maps in Section 5. Consideration was given to the following:

- Current planning permissions or allocations
- Land use and condition
- Relationship to the wider landscape and urban edge
- Existence of features on the edge of the existing designation
- Whether the current AONB boundary follows a clear feature on the ground

3.2.6 Proposed minor refinements to the boundary are shown in purple on the detailed boundary maps (Figures 13-29) to distinguish them from the larger boundary extensions. The relevant map reference numbers can be found next to each proposed refinement in the Minor Boundary Refinement Tables in Section 5 below.

4.0 Boundary Justification Tables

4.1 Proposed Extension at Wey Valley, Farnham

Wey Valley, Farnham (Figure 13 and Evaluation Area 1a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing SH AONB boundary at Red Hill (Grid Reference SU 85648 45334) and runs northwest along the northern side of Tilford Road. It turns northeast along the access road to Brocks Dene, and then the curtilage to Sylvans and rear of properties along Abbots Ride to reach the B3001 Waverley Lane. It turns west along the north side of the lane, and then northeast along the property boundary of No 55 and Woodside, and then northwest along the rear of properties off Uplands Road and Old Compton Lane. On reaching Old Compton Lane the boundary turns northwest along the southern side of the road for a short distance before crossing the road and adopting the northern side of Moor Park Way. It then follows the top of an embankment which defines the western side of a lane / public right of way, heading northwards before turning west along the rear of properties off Monkshanger and Broomleaf Road to reach the railway. It then adopts the railway security fencing heading northeast, crossing the River Wey and Moor Park Lane in a straight line. On reaching the embankments of the A31, it follows the foot of the embankment vegetation until parallel with the drive access to Rock House. Here it turns south, crossing the drive in a straight line, and then adopting the hedgerow southwest and then southeast. It then follows the outer edge of vegetation along a ditch and then the property boundary of Kinside Farm Cottage. It crosses the access tract to Moor Park Farm, adopting the eastern side of the access and heading north, then east and south around the woodland which defines the farm and separates it from the former sand pit to the north and east (now under restoration). South of the farm it follows a field boundary and woodland southwards to a track, turning west along the track and then south along the rear property boundary of Swifts and Temple Cottages. It continues along the property boundaries of No 8, and then the edge of woodland to reach the North Downs Way public right of way. Here it turns west on the south side of the track, as far as Compton Way. From here it adopts the southern side of Compton Way following it through Moor Park to Camp Hill. It crosses Camp Hill in a straight line to rejoin the existing SH AONB boundary at Grid Reference SU 85648 45334.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>During the assessment process, issues were raised concerning the definition of a boundary which enabled the inclusion of both the valley floor and valley sides. These issues were considered in detail, when defining the boundary, whilst also taking into account boundary consideration such as the exclusion of allocated sites, avoidance of splitting of settlements, identifying a clear boundary on the ground and defining a boundary which is not overly convoluted. These issues are discussed in turn below.</p> <p>Consideration was also given to the transitional nature of the landscape in the north of the area where there is noise and light intrusion from traffic on the A31. North of the railway line the valley floor is valued for its nature conservation forming the Snayleslynch Site of Nature Conservation Interest (SNCI), but here natural beauty is undermined by the influence of the</p>

Wey Valley, Farnham
(Figure 13 and Evaluation Area 1a)

A31 and railway. South of the railway, the landscape is more intact and is further away from the A31, such that its effects are less noticeable. The identification of the railway line was therefore considered to be a suitable clear feature within this transitional landscape.

Easily Distinguished Features

The boundary follows a mixture of lanes/roads, hedgerows and edges of woodland as well as property boundaries. Care has been taken to reduce the convoluted nature of the boundary, wherever possible balancing all boundary considerations as set out in Natural England Guidance.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

In accordance with Natural England Guidance, consideration was given to issues surrounding the splitting of settlement when defining the boundary. This was relevant to two areas, namely a) the cluster of development on the southern valley slopes at Compton and b) the loose development associated with Moor Park. In terms of the former, this area was considered to be different in character and quality to the denser development to the west. This difference is also reflected in the Farnham Neighbourhood Plan which defines an area of High Landscape Sensitivity and Historic Value (Policy FNP10) extending over the development at Compton. Here the landscape remains dominant, despite the loose arrangement of dwellings. This area has therefore been included in the proposed extension.

Similarly, in the second area at Moor Park (an area defined in the Farnham Neighbourhood Plan as South Farnham Arcadian Areas Policy FNP8), the boundary adopts the southern side of Compton Way through the development. It is acknowledged that this results in the splitting of the Arcadian development but, nevertheless, enables a clear boundary to be defined whilst including the northern valley slopes of the River Wey. This was considered most appropriate in terms of boundary clarity, whilst enabling the inclusion of the valley slopes which contribute to the natural beauty of the valley as a whole.

Consideration was given to the definition of a boundary which included all of the Arcadian Area. However, this would have resulted in a larger area of non-qualifying land and development on higher land beyond the valley, being brought into the designation. The boundary would also become more convoluted. On balance, therefore, taking into account settlement, convoluted boundaries, past mineral sites and future land uses, as well as those areas which qualify as meeting the natural beauty criterion, the proposed boundary was considered to be the most pragmatic.

Development

Land to the northeast of the proposed boundary comprises an area of former mineral extraction and is currently under restoration and landscape improvement. The Farnham Neighbourhood Plan identified this area as a site for Outdoor Sports Facilities (Policy FNP26). This area was not considered to meet the natural beauty criterion during assessment and a boundary was therefore drawn to exclude the area as far as possible, whilst also adopting clear features on the ground. In some locations in the Moor Park Farm area, the proposed

Wey Valley, Farnham
(Figure 13 and Evaluation Area 1a)

boundary adopts the outer edge of woodland on the former minerals site. Given the site is under restoration, its future use is likely to be recreational, and that some of the woodland extends onto the Wey Valley slopes, it was concluded the boundary should follow the outer edge of vegetation. The boundary therefore extends marginally into the minerals site and Policy FNP26 in the Moor Park Farm area, but this was considered to be reasonable in order to adopt a clear feature on the ground.

Features of Interest

The proposed boundary includes a number of cultural and natural heritage features associated with the Wey Valley. It is acknowledged that north of the railway the valley floor is an area of flood meadow designated an SNCI, and that the Wey River SNCI also continues northwest of the railway. The proposed boundary therefore excludes the former and splits the latter. NE Guidance states that features on the edge should be included where practical, provided they are situated within a tract that meets the statutory criterion. These features are not considered to sit within a tract of qualifying land north of the railway line and have therefore been excluded beyond the railway.

The proposed boundary enables the inclusion of 'Monk's Walk, Field to North' SNCI and areas of ancient woodland to be included within the tributary valley to the south. The whole of the Waverley Abbey Conservation Area has also been included in the proposed extension.

4.2 Proposed Extension at Hog's Back

Hog's Back (Figure 14 and Evaluation Area 2a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing SH AONB boundary at Ordnance Survey Grid Reference SU 90306 48697. It runs northwards along the eastern boundary of White Lane and, before reaching the edge of Ash Green, it turns east along the southern edge of woodland. On reaching a ditch and Parish boundary, it turns southeast along this boundary, which is marked by a mature hedge, crossing a farm track and then following the northern, western and then northern edge of Grubground Copse, excluding areas of development along Green Lane West, including Patch Farm. West of Patch Farm the boundary adopts the access track to the farm and then continues east along the southern side of Green Lane East. On reaching Christmas Pie House, the boundary turns south along the property boundary as far as a track. It then turns east along the northern side of the track to meet Westwood Lane. It crosses the lane in a straight line and continues northwards along the eastern side of the road, turning east along the southern side of Flexford Road. On reaching Stream House, the boundary turns north along a track and then east along a mature hedgerow/belt of trees. At Wanborough Camp House it turns south along the edge of woodland and a hedgerow to join West Flexford Lane, and then heads northeast along a field boundary around the edge of Homestead Farm. It then continues north and then east along the edge of woodland at The Folly, and then a hedgerow excluding Bushy Farm and outbuildings from the proposed extension. It crosses the farm track and then continues along field boundaries and the southern side of woodland at Backside Common, as far as another farm track south of Wildfields Farm. It then follows the eastern edge of a track and the edge of the Blackwell Farm allocation, southwards along the eastern edge of Wildfield Copse and then hedgerows to join a farm track west of Wellington House. It follows the eastern side of the track and rejoins the existing AONB boundary at Grid Reference SU 95919 48780.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>During the assessment process concerns were raised regarding allocated development in the vicinity of Blackwell Farm (see development below), and the transitional nature of the landscape extending northwards towards the railway. The evaluation of the area was revisited, and key issues influencing the boundary line were considered in detail and are discussed below.</p> <p>Transitional Landscape: The assessment identified that the qualities of the landscape were transitional moving away from the Hog's Back, in part due to weaker visual links to this topographic feature, but also due to influences from adjacent urban areas and land uses which have caused visual and physical fragmentation. In the west, the assessment identified non-qualifying land around Tongham and Ash Green. Here the boundary was pulled back to White Lane - a clear feature within the transition. Between Ash Green and Flexford, the boundary was drawn around the most intact areas of woodland/farmland that formed part of the sweep of lower slopes adjacent to the Hog's Back, excluding areas which had become fragmented by ad hoc development and urban fringe land uses. East of Flexford, the transitional nature of the landscape was given careful consideration, including the extension of the boundary as far as the railway line. However, the gently falling topography towards the railway and flatter areas of secondary woodland associated</p>

Hog's Back (Figure 14 and Evaluation Area 2a)

with Backside and Broadstreet Common were not considered to be outstanding. Consideration was also given to the adoption of West Flexford Lane as the boundary, however this was judged to cut across the sweep of land, especially east of Homestead Farm, where the land rises slightly at Wildfield Copse. On balance, the boundary was drawn within the transition, ensuring the inclusion of farmland which formed part of an uninterrupted sweep of land and areas of prominent woodland such as Wildfield Copse, whilst excluding land which was less visually or physically connected and of lesser quality.

Easily Distinguished Features

The boundary follows roads, tracks, hedgerows and the edge of woodland all of which form easily distinguished features. At Down Place, consideration was given to adopting the edge of the Blackwell Farm allocation. However, this was not marked by a clear feature on the ground. A decision was therefore made to take the boundary further west and along the track and public right of way, west of Down Place. This enabled the boundary to follow a clear line on the ground while also excluding the allocated site in its entirety.

Administrative Boundaries

Between Ash Green and Grubground Copse, the Parish boundary follows a mature hedgerow and has been adopted as the proposed boundary for this short section.

Settlements

The boundary line enables Tongham, Ash Green and Flexford, and associated allocated sites to be excluded, as determined in the natural beauty evaluation.

Development

Planning Allocations: Land at Blackwell Farm is allocated for development within the Guildford Borough Local Plan: strategy and sites (site allocation 26). It is also associated with a separate allocation for the proposed access route (site allocation 27) off the A31 to the south, which will cut across an area of existing AONB. Natural England Guidance on boundary considerations is clear that where land is allocated for development on the margins of an area of qualifying land it should be excluded. Whilst the land covered by the Blackwell Farm allocation/access is consistent with land further west, it nonetheless has been excluded due to the allocation.

Features of Interest

The proposed boundary enables the whole of the Wanborough Conservation Area and associated listed buildings to be included within the designation along with large areas of ancient woodland (SNCIs). This area is surrounded by qualifying land.

It is acknowledged that there are a number of SNCI woodlands associated with Backside/Broadstreet Common, however these have been excluded as they sit on the margins of the qualifying area and lack the qualities of ancient woodland further west, reflecting secondary woodland on former common land. The southern edge of these woodlands was considered to form a robust boundary.

The scheduled monument associated with the Romano-Celtic temple complex is split by the boundary. This feature is not visible above ground, and the track was considered a

Hog's Back (Figure 14 and Evaluation Area 2a)
more robust boundary.

4.3 Proposed Extension at Binscombe Hills

Binscombe Hills (Figure 15 and Evaluation Area 4a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Grid Reference SU 97022 46330, crossing the B3000 in a southwesterly direction to follow the northern boundary of the road leading to Binscombe. On reaching the junction with The Avenue, it turns northwest along the southern side of the lane, and then southwest and south along hedgerows which define the edge of properties including Rose Tree Cottage (excluding Binscombe settlement). It then turns southeast along property boundaries and a track/path (also the Waverley Borough Boundary) including the path within the proposed extension. Following the Borough boundary, it turns southwest, through woodland and along a mature hedgerow. It continues up the slopes and through woodland, to reach the property boundary of Endsleigh and then follows the edge of this property and then Gayfere, and properties off Marks Way. On reaching Squirrels Run, the boundary turns north, following the eastern side of a track along the property Foxhanger Down, and then the edge of woodland around Foxhanger Farm. From here it continues along the western side of a track heading north, and then the edge of woodland at Fox Hanger and Eastbury Copse, excluding Eastbury Barn and associated development from the extension. From here it continues northwest along the northern side of a track flanking Kiln Copse, to join the existing Surrey Hills AONB boundary at Grid Reference SU 95046 46720.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join with the existing AONB.</p> <p>During the assessment process, issues associated with defining a boundary included the extent to which wooded and arable slopes between built development at Binscombe/Farncombe and north of Charterhouse should be included. Here the landscape extends as a narrow finger into the urban area and becomes increasingly influenced by proximity to development. A boundary was drawn within this landscape to include arable slopes which form an uninterrupted sweep of landscape with the wider AONB, and which are unaffected by adjoining housing development. In order to ensure the boundary follows a clear line on the ground, it was brought northwards to adopt a mature hedgerow, which also defines the boundary of the Waverley Borough administrative area.</p> <p>Easily Distinguished Features</p> <p>The boundary follows the edge of roads, tracks and woodland. The existing AONB boundary follows the inner edge of the wooded scarp face at Eastbury Park and excludes the ancient woodland which forms the setting to the parkland. It is not clear why the AONB boundary was drawn in this way, but it may reflect the difficulty of defining a boundary on the outer edge of woodland where it abuts built development. A proposed boundary which brings the woodland into the AONB has been defined by following property boundaries. In some locations, it was not possible to gain access to check that the boundary followed a clear feature on the ground. In these locations, reliance has been placed on OS Mastermap to define the extent of property boundaries where they back onto woodland.</p>

Binscombe Hills

(Figure 15 and Evaluation Area 4a)

Administrative Boundaries

The boundary follows the Waverley Borough Boundary between Binscombe and Endsleigh. Where it crosses open farmland, this administrative boundary also follows a mature hedgerow.

Settlements

Detailed consideration was given to the inclusion of the village of Binscombe, which is a Conservation Area and, valued for its historic vernacular buildings. This village has become conjoined with Farncombe, such that it no longer forms a separate settlement. Furthermore, the Waverley Borough Local Plan includes Binscombe within the Farncombe settlement boundary. On this basis, and to avoid the splitting of a settlement, it was concluded that Binscombe should be excluded in its entirety and the boundary drawn around its outer edge.

Development

There are no known approved planning applications or allocations in this area which are material to defining the boundary.

Features of Interest

The ancient woodlands on the steep scarp slopes, including Glebe Wood SNCI and its former byway earthwork features, are included in the boundary.

Where the wooded slopes of the scarp, form part of a narrow finger of land extending into the urban area (including the nature reserve and ancient woodland at Farncombe Wood), they have not been included. Here scenic quality is undermined by adjacent areas of built development on lower lying land – from the open elevated slopes there are views out across areas of built development.

The proposed extension also includes Compton Conservation Area and woodland associated with Compton Common in their entirety.

4.4 Proposed Extension at Enton Hills

Enton Hills

(Figure 16 and Evaluation Area 4b)

Boundary Description:

The boundary variation leaves the existing SH AONB boundary at Ordnance Survey Grid Reference SU 94757 39432 crossing Petworth Road, and then following the southern boundary of the village hall and Witley Conservation Area. It then turns north along the vegetated boundary of the village hall, and then the southern/eastern side of the access track to Witley Manor. On reaching the gates it heads along a post and wire fence around Witley Manor, and then adopts the northern side of an access track as far as the corner of the brick walled garden. From here, it heads north along the brick wall as far as the footpath, where it crosses the path and turns east along the hedgerow north of the track, which is also the Conservation Area boundary. It then turns north along a tree line/hedgerow to the east of Enton Mill Farm, to intercept with the access track to the farm. It turns east along the track to Mill Lane where it heads south along the hedgerow, crossing the lane to continue along the backs of properties at Enton Mill and the edge of the Conservation Area Boundary. At Corbury Cottage, it changes direction heading north along the security fence of the railway as far as a footbridge. Here it crosses the railway at right angles, and then continues northwards along the security fencing on the eastern side of the railway. Just beyond Johnson's Lake it takes a minor ditch, and then the southern edge of the access track and car park area, before adopting a hedgerow. At the rear of properties at Enton Green, it turns north along the property boundaries to intersect with Station Road. Here it turns east along the southern side of the road as far as the intersection with Hambledon Road. It crosses the road to rejoin the existing AONB Boundary at SU 96857 40645.

Boundary Considerations:

Issues Influencing the Boundary Line

A boundary was sought which provided an appropriate join with the existing AONB, the boundary of which currently follows roads.

During the assessment process, concerns were raised regarding the inclusion or exclusion of Witley village (see settlement below), and the use of the railway line as a suitable boundary. In addition, the qualities of the fishing lakes and the influence of pony paddocks and sports pitches on the edge of Witley village, were identified as requiring particular scrutiny. The evaluation of the area was revisited and key issues influencing the boundary line were considered in detail.

In terms of urban fringe land uses on the edge of Witley, the cricket pitch and play area south of the village were considered to sit within a wider sweep of high-quality wooded landscape. They were therefore considered suitable for inclusion within the proposed extension. Similarly, the former designed landscape of Witley Manor forms a high-quality setting to Witley Ponds and a continuation of the landscape across the railway from Great Enton, connecting to the Enton Mill complex, further north. All of this area was considered suitable for inclusion. However, immediately to the south of Mill Lane, the landscape has been subdivided with post and rail fencing and is intensively used for horse grazing which has altered landscape patterns. These latter slopes are also more closely associated with the fringes of Witley Village. On this basis these areas were excluded.

Enton Hills

(Figure 16 and Evaluation Area 4b)

Further north, the fishing lakes associated with Upper and Lower Enton Lakes were excluded as they sit within a less distinctive landscape context and are separated from the hills to the east by the railway line. However, Johnson's Lake was included, as this open waterbody sits at the foot of rising land to the south and has a higher scenic quality.

Easily Distinguished Features

The boundary follows roads, hedges, and security fencing along the railway. Where it crosses the railway at the pedestrian bridge it crosses in a straight line between the security fencing. In places, the boundary follows the curtilages of properties which comprise fencing and boundary vegetation. Not all areas have been possible to access – where this is the case, reliance has been placed on OS Mastermap and aerial photographs. Where possible, the boundary adopts that of the established Witley Conservation Area around the edges of properties.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

Consideration was given to the inclusion of Witley, which was noted in the natural beauty assessment as a rural settlement comprising vernacular buildings with a strong visual unity. Witley settlement boundary is defined within the Waverley Borough Local Plan and includes not just the historic core, but also a considerable area of more recent development to the north. The boundary setting criteria, in the Natural England Guidance, is clear that settlement on the edge of a qualifying area should not be split in two. On balance, therefore, the whole of Witley was excluded.

At Enton Green, the natural beauty assessment highlighted the loss of rural character along the northern part of Water Lane, due to individual housing development, and this was reviewed. The area affected was considered to be relatively small and, given the high quality of the landscape to the south and southeast, it was concluded that the whole of the settlement of Enton Green should be included, enabling a robust boundary to be defined along Station Road to the north.

Development

There are no known approved planning applications or allocations in this area which are material to defining the boundary.

Features of Interest

Witley Conservation Area lies on the western fringes of this area. Where the Conservation area relates to the 17th century Enton Mill complex and former designed parkland of Witley Manor, the landscape has been included, and the boundary drawn around the edge of Witley village. The inclusion of the Enton Mill complex is not regarded as splitting the settlement, given that it lies remotely from the village and is not included within the settlement boundary in the Waverley Borough Local Plan.

4.5 Proposed Boundary Extension at Wey Valley, Farley Hill

Wey Valley, Farley Hill (Figure 15 and Evaluation Area 3a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Grid Reference SU 97778 44369 and follows the western side of a track in a northwest direction, down the slopes of Farley Hill. It continues along the track heading west across the floodplain towards Perry Bridge and then onto the bridge crossing the River Wey. Here it turns north along the western side of the tow path, and along the rear of properties, and then the edge of Tilthams Rough. It continues along the western edge of the tow path until it reaches Tilthams Corner Road where it turns east along the southern side of the road to the junction with Unstead Lane. Here it turns south along the eastern side of the lane to rejoin the existing Surrey Hills AONB boundary at Grid Reference SU 99349 45262.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join with the existing AONB. During the assessment process, the Wey Valley was identified as comprising areas of fragmented valley floor affected by adjacent infrastructure and development, which have impacted on the qualities of the valley as a whole and fragmented it from the wider AONB. Overall, the Wey Valley was not considered to have sufficient natural beauty to warrant designation as part of the AONB. However, the assessment did highlight an area of floodplain meadow adjacent to the AONB, at the foot of Farley Hill which remained contiguous with the AONB and benefited from strong visual links to Farley Hill.</p> <p>This was considered in detail at the boundary assessment stage, along with boundary anomalies relating to the existing AONB boundary west of Unsted Wood (here the boundary does not follow a feature on the ground). This area of valley floor was considered to be in good condition, to express high levels of scenic quality as well as areas and features of historic and natural interest.</p> <p>Consideration was given to the effect of noise intrusion from traffic on the A3100, and of development which backs onto the towpath to the west. Whilst these issues undermine the natural beauty of parts of this area, the intact character of the valley floor, and its seamless views towards the rising wooded slopes of Farley Hill, were considered to outweigh these issues.</p> <p>Easily Distinguished Features</p> <p>The boundary follows lanes, roads and the towpath and addresses boundary anomalies associated with the existing AONB boundary, west of Unsted Wood.</p> <p>Administrative Boundaries</p> <p>No administrative boundaries were utilised for the boundary in this proposed extension area.</p>

Wey Valley, Farley Hill
(Figure 15 and Evaluation Area 3a)

Settlements

The boundary line enables development along the A3100 to be excluded, along with more urban fringe land uses and pony paddocks along Trunley Heath Road.

Development

There are no known approved planning applications or allocations in this area which are material to defining the boundary.

Features of Interest

The proposed boundary enables the whole of the Unsted Wood and Bunker's Hill SNCI to be included in the AONB. This area of woodland sits on steep slopes and is currently split by the existing AONB boundary which does not follow a clear line on the ground.

The SNCI at Tilthams Rough sits on the northern edge of the proposed boundary extension. Consideration was given to including this area of woodland within the boundary. However, the woodland has a mixed character and condition and is influenced by adjacent development and road noise. On balance, it was excluded from the extension and the boundary drawn along the towpath.

The proposed boundary extension includes part of the Wey Valley Meadows Site of Special Scientific Interest (SSSI), where it lies adjacent to the wooded slopes of Farley Hill, but it excludes the remainder of the designation north of Tilthams Corner Road. This is not unusual where natural heritage designations cover significant areas. The natural beauty of the landscape for inclusion in the AONB designation is the primary consideration. In the valley to the north of Tilthams Corner Road, the natural beauty is undermined by adjacent development and infrastructure and is fragmented from the wider AONB.

4.6 Proposed Boundary Extension at Cranleigh Waters

Cranleigh Waters (Figure 17 and Evaluation Areas 3b and 5)
<p><u>Boundary Description:</u></p> <p>There are two sections of boundary within this extension area – one to the northwest and one to the south.</p> <p>Northwest Boundary:</p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 00020 45465. It travels east and then south along the Bramley settlement, as defined in the Bramley Neighborhood Plan (adopted Jan 2022) which comprises hedgerows and fencing. Where it meets the Snowdenham Lane, it follows the northern edge of the road to the existing AONB boundary at Grid Reference TQ 00585 44723.</p> <p>At Grid Reference TQ 00707 44621 it again departs from the AONB boundary, following the southern edge of Mill Lane, the curtilage of The Galleries, followed by the northern edge of Park Drive and edge of Home Barn. It continues around the curtilage of The Grain Store, and then southeast along a mature hedgerow south of Colt Way, to rejoin the existing AONB boundary at TQ 00932 44374.</p> <p>At Grid Reference TQ 01745 43550 it departs from the existing AONB boundary and crosses the A281 heading east along the northern side of the path, crossing the Wey-South Path to then meet the Wey & Arun Junction Canal. Here it turns north along the western edge of the canal as far as Tannery Lane where it turns east along the southern edge of the road. At the junction with Chinthurst Lane, it crosses the road and continues along the western side of the Downs Link track. North of Chinthurst Farm, it turns west along post and rail fencing to intersect with Chinthurst Lane. It then continues along the eastern edge of Chinthurst Lane. At Mayfold, it turns east and then north, along property boundaries defined by hedges and fencing. At Milkwood, it adopts the northern side of the access road heading west and then north, to intersect with the A248. It crosses the road and then follows the western side of Station Road followed by Pound Place and property boundaries, on the edge of Shalford, before meeting the railway. It crosses the railway at right angles to join the existing AONB boundary at Grid Reference TQ 00722 47143.</p> <p>Southern Boundary: The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 02694 40234. It crosses the A281 and follows the southern side of Pepperbox Lane. At Pepperbox Cottage it crosses the lane and follows the edge of woodland and hedgerows heading northeast to the north of Brooklands Farm. It then heads north along a mature hedgerow which is also the administrative boundary between the boroughs of Waverley and Guildford. It then turns east along another mature hedgerow to the edge of the Wey & Arun Canal, before changing direction south along the western edge of the canal. It then continues northeast along a farm track and footpath, crossing Cranleigh Waters at a footbridge, and continuing along the path as far as the western edge of a track along the former railway. Here it turns southeast, following the track and then turning north along a fence line to Rowly Farm. It crosses the access track to the farm (Wey-South Path) and follows hedgerows heading north. Where it meets a ditch, it turns west along the ditch, edge of woodland and ditch again before joining the western side of the track (Wey-South Path). It continues along this track to the south of East Whipley Farm, and then north along the eastern</p>

Cranleigh Waters

(Figure 17 and Evaluation Areas 3b and 5)

side of East Whitley Lane to intersect with Run Common Road. It crosses the road at right angles, following the northern side, around the roundabout junction with Guildford Road and continues to the existing AONB boundary at Grid Reference TQ 04186 41766.

Boundary Considerations:

Issues Influencing the Boundary Line

A particular issue in this area has been the inclusion/exclusion of settlement (Bramley and Chilworth) and the avoidance of a convoluted boundary. Given the size, extent and location of Bramley, it was judged preferable to exclude the settlement utilising the settlement boundary as defined in the Waverley Borough Local Plan. Where the settlement boundary did not follow a clear feature on the ground in the east of the village, the boundary was drawn out to the watercourse.

In the case of Chilworth, consideration was also given to defining a boundary which excluded the settlement. However, the narrowness of the village, its relatively small scale and the strong visual connection to the wider landscape which surrounds it (even from the sports grounds and allotments to the west), meant that on balance the settlement was considered to form part of a wider sweep of qualifying landscape. In this specific circumstance, a boundary was drawn further west to enable the sweep of qualifying land to extend up to the existing AONB boundary – this was judged to be preferable to a more convoluted boundary which created a narrow corridor between two qualifying areas.

The transitional nature of the landscape to the south was highlighted in the natural beauty assessment. Care was taken to draw the boundary conservatively within this transition. The boundary includes land which is of high quality and where the surrounding greensand hills, within the existing AONB, contribute to the scenic qualities of the area. Where the greensand hills recede, the landscape is less undulating and the fringes of Little Mead, Cranleigh and Rowly exert an influence, land has been excluded. The boundary has adopted lanes, hedgerows and tracks through this area.

The natural beauty evaluation noted some patches of lesser quality land in the area of Westland Farm. This was reviewed at the boundary setting stage and considered to form a discrete area within a wider sweep of qualifying land. Similarly, the extent to which the A281 and B2128 fragment the area of qualifying land from the existing AONB was also reviewed. Overall, the strength of natural beauty of the Cranleigh Waters area, and that of the existing AONB, outweighed the influence of the road corridors. Visual and physical links between the two areas were considered to remain strong, and the noise intrusion of traffic is localised.

Easily Distinguished Features

The boundary follows the edge of settlement along property curtilages, roads and tracks. Particular care was taken when defining the boundary east of Bramley – here the settlement boundary does not follow a clear feature on the ground and cuts across property boundaries. Furthermore, the edge of the settlement is hard to define due to the level of vegetation. A decision was taken to consider the use of Cranleigh Waters as the boundary. This feature is a meandering water course but is nonetheless only slowly changing. It is therefore considered suitable as the proposed boundary in this context and is considered more robust than the edge of properties or the settlement boundary.

Cranleigh Waters

(Figure 17 and Evaluation Areas 3b and 5)

Administrative Boundaries

The administrative boundary between Guildford and Waverley runs down the middle of Cranleigh Waters. This was not used as the boundary, as it was considered that the edge of the western bank of the watercourse itself provided a clear feature on the ground.

Settlements

The boundary line has been drawn to exclude the settlement of Bramley, given its location on the edge of the qualifying area and its more recent development. Similarly, the settlement of Shalford has been excluded in accordance with the natural beauty assessment.

The settlement of Chilworth was given particular consideration during the boundary definition stage. Given its relatively small size, narrow form and that it is surrounded by high quality qualifying land, it was concluded that drawing a boundary to exclude it would be overly convoluted. On balance therefore, a decision was made to include this settlement even though the natural beauty assessment had identified that the settlement itself did not meet the natural beauty criterion. In this instance, the settlement was considered to form part of a sweep of qualifying landscape and a boundary was therefore drawn further to the west.

Development

There are no known approved planning applications or allocations in this area which are material to defining the boundary.

Features of Interest

The natural beauty assessment identified Smithwood Common, east of Rowly, as a feature on the edge which is currently split by the existing AONB Boundary. This landscape retains some of its 'common' characteristics and is not readily distinguished from land further north between Smithwood Common Road and the edge of Rowly. Whilst the Common is not associated with any natural or cultural designation, it nonetheless is valued for its wildflowers in spring. However, the current boundary along the northern side of Smithwood Common Road is considered to be a robust boundary line. On balance, no change to the existing AONB boundary is proposed.

4.7 Proposed Boundary Extension at Hatchlands and East Clandon

Hatchlands and East Clandon

(Figure 18 and Evaluation Area 6a)

Boundary Description:

The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 04792 50530. It heads in a northerly direction along the eastern edge of a track, and then turns east along a hedgerow north of a covered reservoir. It turns north and then east, following the edge of property boundaries, and then northwest along the southwest edge of a track as far as the A246. It turns east along the southern edge of the A246 as far as housing on Old Epsom Road. It crosses the A246 and Old Road at right angles to join the western boundary of Snelgate Cottages. It continues along the hedgerow at the rear of properties heading east, and then along hedgerows which define the edge of the Clandon Regis Golf Course. On reaching a track, it turns along a hedgerow north of Orchard Cottage to join a hedgerow west of Back Lane. It continues north along this hedgerow and then hedgerows around the rear of properties at Holmhurst Cottage, continuing northwards until it meets a farm track. Here it turns east to join the Ripley Road. It crosses the road at right angles and continues northwards along the western edge of the road as far as a public right of way/track. It leaves the road and continues along the northern edge of the track and then the security fencing of the railway heading in a northeasterly direction as far as Ripley Lane. On reaching the lane, it turns south along the western edge of the road to just beyond the gatehouse to Hatchlands Park. Here it turns west and north along hedgerows which define the curtilage of the gatehouse and then continues west along the southern side of the driveway. On reaching the edge of the parkland it follows the parkland boundary along the outer edge of Little Wix Wood and along hedgerows to join the A246. Here it crosses the road at right angles and continues eastwards along the southern side of the road turning south, and east around a property boundary to intersect with Wix Hill. Here it turns south along the western side of the lane to join the existing AONB boundary at TQ 07650 51631.

Boundary Considerations:

Issues Influencing the Boundary Line

The key issue affecting this section of boundary has been the existing AONB boundary which cuts across the open farmed slopes of the dip slope, and does not follow a clear feature on the ground. In addressing this boundary anomaly, consideration was given to the use of Blake's Lane and the A246 as a proposed boundary. A number of properties, including some new development, was noted along Blake's Lane. Consideration was given to the exclusion of this development, but the rear boundaries to properties were often poorly defined. Furthermore, the small pasture fields and woodland between Blake's Lane and the A246 were considered to be of high quality and part of the sweep of landscape from the edge of the existing AONB. It was concluded therefore that the boundary should be extended as far as the A246. However, it was noted that the natural beauty assessment identified land within Hatchlands Park and East Clandon village as meeting the natural beauty criterion. In defining a boundary to include these features of interest on the edge, attention was given to the effect of the A246 corridor in fragmenting the landscape and the extent to which land north of the road qualified in terms of natural beauty. It was concluded that the extent of qualifying land north of the road was greater than the immediate features of interest and was of considerable extent. Furthermore, the A246 corridor in this section was noted as being single carriageway, and less influenced by urbanising

Hatchlands and East Clandon

(Figure 18 and Evaluation Area 6a)

elements such as duelling, lighting, signage and junctions which are seen further west and east. Taking all factors into account, it was concluded that the land north of the A246 is of sufficient scale and quality to extend the AONB designation across the A246 corridor, and that the corridor itself has minimal impact on the sweep of landscape as a whole. The boundary has therefore been drawn to include the lower dip slopes, East Clandon village, Hatchlands parkland and ancient woodland north of the park.

Easily Distinguished Features

The boundary follows the A246 and security fencing of the railway for significant sections. It also follows tracks and lanes, hedgerows and the edge of woodland.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The boundary line enables East Clandon village to be included and the settlement of West Clandon and West Horsley to be excluded, as determined in the natural beauty assessment.

Development

There are no known approved planning applications or allocations in this area which are material to defining the boundary.

Features of Interest

The proposed boundary enables the historic settlement of East Clandon and the Registered Park and Garden of Hatchlands to be included within the proposed boundary.

4.8 Proposed Boundary Extension at Headley

Headley Hills (Figure 19 and Evaluation Area 7a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 18114 54174. It runs north along the western hedgerow of Stane Street, crossing Reigate Road (B2033) and continuing in a northeasterly direction. It then turns sharply east and southeast along a track and edge of woodland as far as The Drive. On crossing The Drive, it continues along a track in an easterly direction to reach Headley Road which it crosses to adopt the southern side of Lee Green Lane, and then hedgerows around the edge of properties at Cunliffe Close, rejoining Lee Green Lane to its intersection with Tilley Lane. It continues north along the eastern edge of Tilley Lane as far as the embankments of the M25. Here it turns sharply southeast and follows the top of the motorway embankment to rejoin the existing AONB boundary at Grid Reference TQ 22674 53235.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>The key issues which influenced the boundary in this area included those raised in the natural beauty and desirability assessment of land north of the M25. This highlighted particular scrutiny was required in relation to:</p> <ul style="list-style-type: none"> • Transitional quality towards the urban edge of Walton on the Hill and equestrian land uses • Issues relating to noise intrusion from the M25 and other A Roads • Overall scenic quality of Langley Vale and Banstead Common in the context of nationally important landscapes • Future management of Langley Vale and Banstead Heath by Woodland Trust and Banstead Heath Conservators, respectively. <p>These issues were reviewed during the boundary assessment.</p> <p>In relation to Langley Vale, the natural beauty of the area was considered to be borderline, in part due to lack of strongly defined scenic qualities, and the significant impact of noise intrusion from the M25. This latter influence is particularly felt in this area as a result of prevailing wind conditions and topography, such that the traffic noise tends to reverberate within the vale. More detailed assessment during the boundary setting stage confirmed that the level of noise intrusion was considered to be sufficiently high across the area as a whole, and to impact on perceived tranquility and relative wildness, as well as perceptions of scenic quality, which relies on the stimulation of the senses. In close proximity to the M25, these effects were found to be particularly pronounced, and coupled with other land uses such as motor racing and subdivision of fields for equestrian use, signage, lighting, masts and pylons, resulted in a cumulative effect of incongruous features which detract from natural beauty. Further north, the landscape is transitional and build development at Walton on the Hill as well as the infrastructure associated with Epsom Racecourse, visually intrudes on the area. In accordance with Natural England Guidance, the definition of a boundary in a transitional landscape should be drawn conservatively within the transition, including land at the higher quality end of the transition. Application of this consideration in the Langley Vale landscape raised concerns regarding the definition of a boundary which was likely to become overly complex and convoluted following field boundaries and edges of woodland. Furthermore, the qualities of the</p>

Headley Hills

(Figure 19 and Evaluation Area 7a)

area, which were articulated in detail in the natural beauty assessment, were noted as under active management by the Woodland Trust as part of the establishment of a Commemorative Woodland. The qualities of this landscape are likely to be conserved and enhanced through this initiative. On balance therefore, taking all the above issues into account, it was concluded that the merits of this area were not sufficiently high to warrant inclusion within the AONB boundary and that a suitable boundary should be defined to the south of the M25.

In relation to **Banstead Heath** the natural beauty of the area was considered to be marginal, in part due to the homogenous character of the area and lack of strongly defined scenic qualities. In addition, noise intrusion from the M25 (due to prevailing wind conditions and topography), as well as traffic noise from other surrounding A roads, was found to extend across the area. Detailed assessment during the boundary setting stage confirmed that traffic noise impacted on perceived tranquility and relative wildness, as well as perceptions of scenic quality, which relies on the stimulation of the senses. Close to the M25, around Mogador, these effects were found to be particularly pronounced and coupled with adjoining land uses such as the Walton Heath golf course and open farmland towards Lower Kingston (areas not considered to meet the natural beauty criterion), gave rise to a more tenuous link to the existing AONB. Consideration was given to the possibility of the application of the 'wash-over' principle in order to widen the connection between Banstead Heath and the existing AONB. However, areas to be 'washed over', be they Walton Heath or Lower Kingswood farmland, are not surrounded by qualifying land. Furthermore, the qualities of Banstead Common, which were articulated in detail in the natural beauty assessment, were noted in the desirability assessment as under active management by the Banstead Common Conservators. The qualities of this landscape are likely to be conserved and enhanced through this active management. On balance therefore, taking all the above issues into account, it was concluded that the merits of this area were not sufficiently high to warrant inclusion within the AONB boundary and that a suitable boundary should be defined to the south of the M25.

In defining a boundary south of the M25, consideration was given to the current planning position at Headley Court (see section on development below) as well as the influence of some equestrian uses and pylons northwest of Headley Village. In the case of the latter, the landscape shows declining quality and some fragmentation. Consideration was given to drawing the boundary back, to exclude land around Frith Park, however on reflection the scenic qualities of the landscape (whilst declining) were considered to remain sufficiently strong given the undulating topography and blocks of ancient woodland. On this basis a pragmatic decision was made to draw the boundary along the top of the M25 embankments.

Particular scrutiny was also given to the boundary at Cherkley Court where the existing AONB boundary does not follow a clear feature on the ground. Whilst the wooded grounds and designed gardens of Cherkley Court were regarded as high quality and visually connected to the AONB, the associated commercial development of the area, in terms of additional buildings, car parking and golf club house, presented difficulties in identifying a suitable alternative clear boundary on the ground. On balance this area was not included within the boundary.

Easily Distinguished Features

The boundary follows the edge of roads and tracks as well as the edge of woodland and hedgerows around individual properties. Along the M25 it follows the top of the motorway embankment, excluding the embankments themselves which face onto the road corridor.

Headley Hills

(Figure 19 and Evaluation Area 7a)

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The boundary line enables the village of Headley to be included, as determined in the natural beauty evaluation.

Development

The boundary lies adjacent to Headley Court, an area with an approved outline planning permission (MO/2020/0185) for 70 homes on the side of the former MOD rehabilitation unit. In accordance with Natural England Guidance this approved development on the edge of the boundary has been excluded. More broadly, the natural beauty assessment highlighted the current level of development associated with past MOD use, and that here the natural beauty was lower. Furthermore, the emerging Mole Valley Local Plan identifies this site and wider area, as a housing allocation (Policy DS40) for up to 120 homes, and the listed building of Headley Court is proposed for redevelopment as Senior Living Homes (MO/2020/2263) and is currently at appeal. A planning application for 59 homes on the site was refused at Committee in October 2022. The whole of this area, comprising the former MOD site, is therefore likely to experience change and development in the future. Taking these factors together, (the existing development on the site, current approved development and likely future development), a judgment was made to exclude the whole of the area from the proposed boundary. The boundary therefore follows rural lanes and property boundaries excluding Headley Manor House and associated grounds and setting.

Features of Interest

The Mole Gap to Reigate Escarpment Site of Special Scientific Interest (SSSI), is included in its entirety (currently split by the AONB boundary) and the Nower Wood and Cherkley Court SNCIs and ancient woodlands are included within the boundary. Remnants of Great Hurst Wood (ancient woodland) where it lies south of the M25 is also included.

The boundary excludes heritage assets associated with Headley Court for the reasons given above, although it is acknowledged that views of the main house make a particular contribution to the natural beauty of the landscape to the south, which is included within the boundary.

4.9 Proposed Boundary Extension at Chipstead

Chipstead (Figure 20 and Evaluation Area 7d)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 26720 54034. It crosses High Road and travels west along a hedgerow and edge of woodland at Colts Bushes and then along the southern side of a track before adopting the southern edge of Gatwick Wood. At Gatwick Farm it adopts the southern edge of the farm track and public right of way continuing west, then north and then west again, proceeding south of Grub Wood to join Green Lane. It crosses the road and continues along the western side of the lane in a northerly direction, following the lane round to the east.</p> <p>On reaching Millfield Wood it turns northwards along the outer edge of the woodland and then continues north along the western side of Monkswell Lane. On reaching the edge of development it crosses the road and follows the outer edge of properties, first to the east and then north to join Chipstead Lane. Here it crosses the road and turns east as far as a hedgerow and public right of way where it changes direction heading north along the hedgerow to the edge of woodland at Smugglers Pit Plantation. Here it turns east along the edge of the woodland on the upper slopes of the valley continuing along the southern edge of Longcroft Shaw and then a hedgerow. Where the hedgerow stops the boundary cuts across the break in slope in a straight line to join the western edge of The Long Plantation. It continues along the outer western edge of The Long Plantation. Where the land starts to drop into Chipstead Bottom the boundary again cuts across the break in slope in a straight line between The Long Plantation and Outwood Shaw before continuing around the outer edge of Outward Shaw to the south and then along the western edge of a track heading north.</p> <p>On reaching Outwood Lane it crosses it at right angles and turns southwest along the edge of the road until reaching a hedgerow. Here it turns northwest along the hedgerow and then the edge of woodland and property boundaries, descending into the valley. On intersecting with the railway, it crosses the tracks and then turns west along the northern security fencing until the edge of woodland where it extends to the railway. The boundary turns north follows the outer western edge of the woodland northwards towards Perrotts Farm. Here it turns northeast along the southern edge of the farm access track, and then northwest along the edge of woodland at the rear of the farm to reach a rural track and bridleway. Here it crosses the track and continues in a northerly direction along the edge of the woodland, until it reaches Holly Lane (B2219). It crosses the road at right angles and continues along a hedgerow up the valley slopes and then along the edge of woodland. It then turns east along a fence line and hedge, at the edge of the woodland, which form the boundaries to properties to the north. At Little Flints it follows the property boundary access track to join Park Road.</p> <p>At Park Road it turns southeast along the southern edge of the road for a short distance before crossing the road at right angles and following the fence line marking the property boundary to Walwood House, Cramond House, Soloms Court and properties off Highfield and Court Hill. The boundary then intersects with Lower Park Road, crossing it at right angles, before continuing around the property boundary of Stagbury Cottage and following in a southwesterly direction the western side of Outwood Lane.</p> <p>At Green Linnets it continues south a little and then crosses Outwood Lane to follow the</p>

Chipstead

(Figure 20 and Evaluation Area 7d)

southern edge of woodland/scrub rising up the valley sides to the railway. It crosses the railway at right angles and then turns north along the security fencing to the railway, and then a field boundary marking the property boundary of No 5 Longridge View and Hadlow. From here it continues along the southern edge of Hazelwood Lane to the junction with High Road where it continues south along the western side of the road to the access into the car park. Here it follows the western side of the access road and then the rear of the pond and then property boundaries (hedges and fencing) in an eastern and then southerly direction to join the northern edge of Elmore Road. It continues southeast along the edge of the road and hedgerows around the edge of Court Lodge to Maple Way. It heads south on the western side of the road to join Star Lane. It crosses the lane and continues on the southern side of the lane then the outer edges of Church Shaw, first south, then west and northwest. At Lacre, it adopts the property boundary heading southwest to join Church Lane. It crosses the lane to rejoin the existing AONB boundary at TQ 28398 56303.

Boundary Considerations:

Issues Influencing the Boundary Line

A boundary was sought which provided an appropriate join with the existing AONB, the boundary of which currently follows High Road and Hogscross Lane to the east.

During the natural beauty assessment, concerns were raised regarding the transitional landscape to the south and west where it abuts Lower Kingswood and the A217 and M25 junction. Here the combination of gentler topography, built development along lanes, urban fringe land uses such as pony paddocks, fly tipping and noise intrusion from the road corridors results in a decline in natural beauty. The proposed boundary has therefore been drawn within this transition including areas of land where topographic variation is more pronounced and, combined with rural lanes, vernacular buildings and patchwork of pasture fields and woodland, gives rise to higher levels of natural beauty. Consideration was given to drawing the boundary back as far as Rectory Road where the landform is clearly dropping into Hogden Bottom and where the network of narrow lanes and vernacular buildings is most concentrated. However, this would have resulted in the exclusion of significant blocks of ancient woodland to the south (Grub Wood, Gatwick Wood and Colts Bushes). The boundary was therefore extended further south to include these features of interest on the edge which contribute to the natural beauty of the area, whilst still ensuring the boundary falls within the area of transition.

Consideration was also given to land which extends down towards the A23 corridor in the area between High Road and Hogscross Lane, which was noted in the natural beauty assessment as transitional. Consideration was given to defining the boundary along High Road, but this would have resulted in the exclusion of a number of important listed buildings which form part of the Elmore Road and High Road Conservation Areas, and which contribute to the natural beauty of the area. On balance the boundary was drawn further to the east in order to include historic buildings of interest and a small valley between High Road, Elmore Road and Hogscross Lane.

At Chipstead Bottom particular scrutiny was given to the relatively recent suburban housing which has occurred along Outwood Lane south of the railway. This development was noted in the natural beauty assessment as not contributing to natural beauty. A boundary was sought which excluded this development, however this would have resulted in a narrow corridor of excluded land and a convoluted boundary. Given that the housing is relatively limited in extent, lies on lower land within the valley and is dominated by surrounding rolling landform, it was

Chipstead

(Figure 20 and Evaluation Area 7d)

concluded that the housing sits within a sweep of qualifying land and has only a localised impact. A boundary was therefore drawn to the west, thereby including the housing within the proposed extension.

Easily Distinguished Features

The boundary follows lanes, tracks, hedgerows and the edges of woodland for much of its length through this area. It does not follow any feature on the ground in two locations. The first is on the edge of the Kingswood Golf and Country Club where hedgerows have been removed as part of the extension of the golf course. In this location the boundary cuts across the break in slope in a straight line between Longcroft Shaw and The Long Plantation. The second is at the northeast edge of Surrey Downs Golf Club where field boundaries have been removed. Here the boundary cuts across the break in slope in a straight line between Outwood Shaw and The Long Plantation.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The boundary line enables Lower Kingswood and development along Babylon Lane to be excluded, as determined in the natural beauty evaluation.

Development

The boundary lies adjacent to Chipstead, Kingswood and Lower Kingswood. There are no known major planning applications or allocations which have affected the boundary in this area. Consideration was given to planning application 22/01461/F, off Outwood Lane, which includes proposals for 4 new semi-detached houses. Here the most suitable boundary was the outer edge of scrub/woodland, which lies to the south of this proposed development, thus excluding it from the extension.

Features of Interest

The proposed boundary has been extended to include features on the edge including the ancient woodlands of Grub Wood, Gatwick Wood and Colts Bushes as noted above, and the historic church and The Green at Hooley which forms part of the Elmore Road Conservation Area and ancient woodland at Embers Shaw and The Grove.

4.10 Proposed Boundary Extension at Happy Valley

Happy Valley (Figure 21 and Evaluation Area 8a)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 29066 55738. It crosses Dean Lane and runs along the southeastern edge of Netherne Lane as far as the northern edge of woodland at Grasscuts Shaw. Here it turns east along the edge of the woodland, excluding the bowling green and sport facilities. On reaching the corner of the field, the boundary heads northeast along a hedgerow and then edge of woodland, turning northwest to intersect with a minor road. It follows the eastern edge of the road heading northwards. On reaching Bowen Way it follows the eastern side of the road continuing in a northerly direction, as far as Tugswood Close. From here it turns west along the northern edge of the road and then heads north adopting the western edge of Boxers Wood, before turning west and then north along hedgerows east of Woodplace Farm, as far as Drive Road. On reaching the bridleway and track, it assumes the northern side of the track turning east up the valley slopes to Farthing Downs.</p> <p>On reaching the common land, it turns north along hedgerow boundaries and then the hedgerow along the eastern side of Downs Road. Where Downs Road connects across to Ditches Lane, the boundary turns east crossing Ditches Road to follow the western edge of woodland southwards once more until it reaches Drive Road. Here the boundary turns east along the northern side of Drive Road once again. West of the telecommunication mast it turns south along the western side of a mature hedgerow/tree belt. Prior to reaching a play area it cuts across the field at right angles to join the corner of a woodland following the northern edge of the woodland and then a fence line along the backs of properties at Weston, Middle and Goodenough Close. It turns south along a fence line, excluding another mast and then follows the northern edge of a path and then turns north along a hedgerow to exclude a playing field. South of Parson's Pightle it adopts a metal fence and other property boundaries to reach Coulsdon Road. The boundary continues along the southern edge of the road and then south along the western edge of a track as far as Fox Lane. Here the boundary crosses the lane and continues in a southerly direction along the western side of track before adopting a fence line which demarcates the Joliffe Playing Ground (excluding it from the extension).</p> <p>To the south of the playing field, it continues along the western edge of a track before turning west along the northern edge of woodland on Dean Hill. It then follows the County Boundary across Happy Valley and at the northern corner of Broad Wood it adopts the eastern side of a track through the woodland and then a post and rail fence followed by the eastern edge of The Bridlepath track. At the southeast corner of Piles Wood, the boundary turns west along the edge of the woodland before crossing the path at right angles and continuing west along a fence and hedge at the backs of properties to reach Doctors Lane turning west to the junction with Church Lane. It crosses Church Lane at right angles and continues southwards along the backs of properties and then the southern edge of a linear tree belt to reach Rook Lane. It crosses the road at right angles and then adopts a hedgerow along the backs of properties and then Uplands Farm to rejoin the existing AONB at Grid Reference TQ 31062 54499.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p>

Happy Valley

(Figure 21 and Evaluation Area 8a)

A boundary was sought which provided an appropriate join with the existing AONB, the boundary of which currently follows Dean Lane and then cuts across fields towards Chaldon and does not follow clear features on the ground.

During the natural beauty assessment, concerns were raised regarding the transitional nature of the landscape to the south of this extension area where it abuts the AONB. The areas of ancient woodland, steep undulating slopes along Dean Lane and north of Furze Field Wood and extending into Happy Valley, were considered to meet the natural beauty criterion. However, to the south between Lord's Wood, Court Farm and Rook Lane, a less undulating and intensive arable landscape, with evidence of boundary loss and caravan development within Furze Field Wood, was considered to be of lower landscape quality. In the context of the wider extension area, these lower quality areas fall between qualifying land within the AONB to the south and the Happy Valley to the north. They were considered to be localised. On balance, these areas were regarded as sufficiently small in extent, that they could be considered part of the wider tract of qualifying land.

Further issues influencing the boundary, include the extent of urban fringe land uses such as playing fields and play parks, the extent to which urban areas exert an influence on the qualities of the landscape and therefore natural beauty, and the extent to which incongruous features such as masts, fragment the area. Wherever possible the boundary has been drawn to exclude incongruous elements on the fringes of the area and as a result the boundary is convoluted in places. The strong topography and high levels of vegetation on the fringes of Happy Valley and along urban edges has enabled the boundary to be defined close to the built edge and as a result it often follows fence lines along the perimeter of properties.

Easily Distinguished Features

The boundary follows lanes, tracks, hedgerows, the edge of woodland and fence lines at the rear of properties. Given this proposed extension abuts areas of built development, the boundary is often convoluted. Care has been taken to identify features the boundary can follow on the ground.

Administrative Boundaries

The County boundary across the southern section of Happy Valley has been used as the proposed boundary. Although Natural England Guidance stresses that administrative boundaries should not normally be used, in this instance it was considered to be the most appropriate boundary due to the wooded nature of the valley and myriad of public rights of way which are not formally defined. Land to the south of this was not considered to meet the natural beauty criterion due to the influence of the Surrey National golf course which has altered the downland character of the landscape, and coupled with the increasingly urban context, undermines natural beauty.

Settlements

The boundary line enables the settlements of Netherne-on-the-Hill, Coulston and Old Coulston as well as Chaldon to be excluded, as determined in the natural beauty evaluation. The church at Chaldon lies in a relatively isolated location on the northwest fringes of Chaldon settlement. Although it forms part of the Conservation Area, it nonetheless is experienced and perceived as separate from development, relating strongly to the wider surrounding landscape. It contributes to the natural beauty of the area and the boundary was therefore defined to include it. This was

Happy Valley

(Figure 21 and Evaluation Area 8a)

not considered to constitute the splitting of the settlement.

Development

There are no known approved planning applications or allocations in this area which have affected the definition of the boundary.

Features of Interest

The Farthing Downs and Happy Valley Site of Special Scientific Interest (SSSI), and South London Downs National Nature Reserve Ramsar cover a significant part of the chalk valley system south of Coulston. The proposed boundary includes only part of these designations. This is not unusual where natural heritage designations cover significant areas. The natural beauty of the landscape for inclusion in the AONB designation is the primary consideration. In the case of Farthing Down and sloping land to the east and west, the landscape is increasingly influenced by the adjacent urban context which is visible in elevated views and on lower lying land where it abuts the urban edge. A boundary was sought at the higher end of this transition but there were no clear features on the ground for the boundary to follow and this would have resulted in the boundary being drawn to the south to adopt the first clear feature on the ground – the route of the Drove Road and fence line across Farthing Down. Although this was considered to be a robust boundary line, it is noted that Farthing Down is a feature on the edge of qualifying land, valued for its open downland character, scenic views into Happy Valley, natural heritage (SSSI) and cultural heritage (Scheduled Monument) interest. It is also an elevated feature which sits above urbanising influences for much of its length. On balance, and in this particular location it was considered pragmatic to extend the boundary northwards towards the urban edge including the whole of the feature within the proposed extension. This did not include areas to the east and west, which are lower lying and more influenced by surrounding development, and where the case for features of natural and cultural heritage do not exist in the same way.

4.11 Proposed Boundary Extension at Caterham Woods

Caterham Woods

(Figure 21 and Evaluation Area 8c)

Boundary Description:

The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 31491 54356. It heads north and then east along the edge of Ridgebushes Wood. On joining the Downlands Circular Walk, the boundary crosses the track and follows its eastern edge southwards a short distance, before heading east along a field boundary. It then heads south along another hedgerow, to rejoin the existing AONB boundary at Grid Reference TQ 31888 54304.

At Grid Reference TQ 32209 54220 the boundary leaves the existing SH AONB again to follow the southern side of Pilgrims Lane and then the northeast side of the North Downs Way track heading in a southeast direction. On reaching the edge of Grubs Wood, the boundary turns north along the edge of the woodland bending round to the east to join Roffles Lane. It crosses the lane and heads south along its eastern edge. At the junction with Stanstead Road, it crosses the road, and heads north along the eastern side of the road as far as Beech Grove. Here it turns southeast along the northern/eastern side of the road and then the track. At the hairpin bend, south of No 16 Aldercombe Lane, the boundary crosses the track and follows the edge of woodland and then rear garden boundaries for properties off Dome Hill, south and then east and north to intersect with Weald Way. Here it crosses the road at right angles and continues northwards along the eastern side of the road and then woodland which defines the playing field (excluding the latter from the proposed extension).

On reaching Harestone Valley Road it follows the southern boundary of the road for a short distance before crossing the road at right angles and adopting a hedgerow and edge of woodland up the valley slopes to join Harestone Hill. It crosses the road at right angles and continues northwards along a fence line at the rear of Tinnivelli Lodge before adopting the southern boundary of a path heading east. When the boundary reaches Upwood Gorse it heads south along the property boundary and then driveway to intersect with Tupwood Lane. The boundary turns north along the western side of the road for a short distance before crossing the road at right angles and heading east and north along property boundaries to include the wooded slopes between Tupwood Lane and Newstead Rise. It rejoins the existing AONB boundary at Grid Reference TQ 34705 54220.

Boundary Considerations:

Issues Influencing the Boundary Line

The natural beauty assessment highlighted the need for particular scrutiny when defining the boundary in the area around Chaldon due to fragmentation and declining natural beauty towards the urban edge and the potential for the proposed boundary to become overly convoluted, where it interfaces with the urban edge of Caterham.

In terms of the boundary at Chaldon, the landscape was considered to be in transition, becoming influenced by the presence of the urban edge and pony paddocks south of the village. Whilst the pattern of development is relatively low density and loose, the urbanising effects of built form, property boundaries, combined with post and rail fencing, horse shelters and storage, has created visual clutter. The natural beauty assessment concluded that this area did not meet the natural beauty criterion. Consequently, where the existing AONB boundary does not follow a clear feature on the ground, it has not been possible to bring additional qualifying land in, and existing anomalies

Caterham Woods

(Figure 21 and Evaluation Area 8c)

have not been resolved. When it is possible to include additional land a minor boundary change is proposed.

Further east, where the landscape drops northwards towards the settlement of Caterham, care has been taken to include the steepest wooded or open slopes where the folded nature of the topography is strongly expressed and there are features of interest including ancient woodland, whilst at the same time, avoiding the splitting of settlement.

Easily Distinguished Features

The boundary follows lanes, tracks and the edge of properties and woodland. Given the heavily wooded and settled character of this area, not all sections of the boundary have been possible to verify in the field. Where access has not been possible, aerial photographs and OS MasterMap have been used to assist with identifying a suitable boundary feature to follow. The use of property boundaries means that the boundary is complex in some locations. This is judged to be acceptable in order to be able to include an extensive area of dramatic chalk topography and areas of ancient woodland within the proposed extension.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The proposed boundary seeks to exclude the settlement of Caterham from the proposed extension. Tandridge Local Plan was consulted to determine the extent of urban areas and of the Caterham Conservation Area. The proposed boundary does not include any of these built-up areas. Nevertheless, the proposed boundary extension does include some areas of built-up development associated with the Arts and Crafts housing along Weald Way and Woodland Way (part of the War Coppice Garden Village). These areas have been included due to their low density and local distinctiveness which contributes to the area's natural beauty. It also includes the Mottrams/Caterham Preparatory School and loose development along Harestone Hill, as this built form is set within established grounds and wooded hillsides and is subservient to the surrounding landscape.

Development

There are no known approved planning applications or allocations in this area which have affected the definition of the boundary.

Features of Interest

The boundary includes areas of ancient woodland and Sites of Nature Conservation Importance (including Foxburrow Fields and The Valley) on the margins of the area. It also enables the inclusion of Whitehill Tower, a local landmark and the whole of the large multivallate hillfort at War Coppice Camp (scheduled monument) to be included within the AONB in its entirety.

4.12 Proposed Boundary Extension at Woldingham Valleys

Woldingham Valleys (Figure 22 and Evaluation Area 9a)
<p><u>Boundary Description:</u></p> <p>The boundary leaves the existing Surrey Hills AONB boundary at Grid Reference TQ 34609 56371 and follows the edge of property boundaries at Waltham Road, Tillingdown Hill and Greenhill Lane to reach the A22. It crosses the road at right angles and then follows the eastern edge of the road northwards as far as a field boundary. It cuts through the wooded embankments eastwards along the hedgerow, and then southern side of a farm track to intersect with Woldingham Road. It follows the south side of the road in an easterly direction. Having passed under the railway, it crosses the road at right angles and heads west along a field boundary, and then north along property boundaries and the southeastern edge of woodland. At Butterfly Walk it heads west along the northern edge of woodland, and then crosses the footpath to follow a fence line, and then the northern edge of a linear woodland belt and the rear of property boundaries. At Bug Hill it crosses the road at right angles and continues along the southern side of the road before adopting fence line boundaries to Halliloo House and the rear of properties and edge of woodland at Halliloo Plantation. On reaching High Lane it adopts the western side of the lane and heads north to Limpsfield Road. Here it turns east along the southern side of the road, including the woodland to the south. It continues along the southern side of Limpsfield Road for some distance to join the existing AONB boundary at Grid Reference TQ 39625 55568.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join with the existing AONB.</p> <p>The definition of the boundary in relation to Woldingham has been a key issue. Initially consideration was given to defining a boundary which excluded the settlement. The Tandridge Local Plan was referenced to determine the extent of the settlement, however this was found to exclude other similar built-up areas along The Ridge and on the edges of the Halliloo Valley. Defining a boundary to exclude settlement was therefore found to be problematic, given the leafy character of the area and permeable edges to development, and further compounded by the desire to include the Halliloo Valley in any proposed extension. The merits of including Woldingham within the extension was therefore considered further. The natural beauty assessment highlighted that the settlement does not detract from the surrounding landscape, as a result of its mature wooded context – this means that only glimpses of individual housing can be seen from the wider valley sides. Furthermore, within the village the individual rural character of the narrow privately maintained and unlit streets, loose arrangement of dwellings (many of which are of architectural merit) set within generous leafy grounds, and the Conservation Area, all contribute to its distinctive sense of place. From within the village there are frequent elevated views out towards the surrounding high-quality landscape such that the surrounding landscape is perceived to extend into and through the settlement. These qualities are reflected in the village design guide and Conservation Area Appraisal.</p> <p>On balance, and for the reasons given above, it has been concluded that the settlement of</p>

Woldingham Valleys

(Figure 22 and Evaluation Area 9a)

Woldingham should be included within the proposed boundary. This enables a less convoluted boundary to be defined which includes the Halliloo Valley, Nore Hill and Woldingham Valley up to Botley Hill Farm. On the southern and eastern sides of the village, it enables the inclusion of the north downs undulating chalk landscape, which extends seamlessly from the existing AONB.

Within the Halliloo Valley, particular attention has been given to the transitional nature of the valley and influence of equestrian uses and fragmentation as a result of roads and railway in its western reaches. A boundary was drawn within this transition including the higher quality areas.

Easily Distinguished Features

The boundary follows a long section of road (Limpsfield Road) on the eastern side of this area which forms a robust and easily identifiable boundary. To the north the boundary follows the edge of woodland and property boundaries, lanes and tracks.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The proposed boundary enables the whole of Woldingham to be included within the designation.

Development

There are no known approved planning applications or allocations in this area which have affected the definition of the boundary.

Features of Interest

The boundary includes the Woldingham Conservation Area and area of Special Residential Character, both of which contribute to the natural beauty of the area. It also enables the whole of the Woldingham and Oxted Downs SSSI to be included in its entirety.

4.13 Proposed Boundary Extension at Limpsfield

Limpsfield (Figure 23 and Evaluation Area 10c)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Kent Downs AONB boundary at Ordnance Survey Grid Reference TQ 42986 50242, running northwest along the southern edge of Swaynesland Road, as far as woodland associated with Itchingwood Common. Here it turns southwest along the edge of woodland and continues along the eastern side of a track heading south and then west past Stockdenden Farm. At the intersection with Grants Lane, it turns north along the eastern edge of the lane. Before reaching the Crooked River, it turns west along a hedgerow and then the northern edge of Parishcroft Wood as far as the security fence of the railway. At this location, it turns northwest along the security fencing, as far as Red Lane, where it adopts the eastern edge of the lane heading north. It continues past Short Lane and along the eastern side of Pollard Wood Road. Beyond Orchard Cottage, and on reaching a public right of way, it crosses the road at right angles and follows the edge of the path and then the property boundary to The Orchard, Beech Cottage and the eastern side of the access drive to intersect with Wolf's Hill. It then turns southwest along the southern side of the road as far as the driveway to Little Hayes. Here it turns northwest along the rear property boundaries surrounding West Heath. At Chartway, it adopts the southern side of the road access and heads northeast to reach Wolf's Row. It continues along the northern side of the road, and then crosses the road at right angles to follow the southern side of a track leading to the rear of properties on Wolf's Row. At the end of the track, it continues straight to adopt a public right of way and then joins Westerham Road at the end of the pavement. Here it turns east following the southern edge of the road, as far as the junction with Grub Street. Here it crosses Westerham Road at right angles and joins the existing Surrey Hills AONB boundary at Grid Reference TQ 41175 52769.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join with the existing Surrey Hills and Kent Downs AONBs.</p> <p>During the natural beauty assessment, two key issues were identified. The first related to the fragmentation of the landscape in the north of the area as a result of development and land use such as the Limpsfield Chart golf course. As a result, Limpsfield Common area was not included in the Candidate Area although the assessment highlighted a need for particular scrutiny when defining the boundary to any extension. The second issue related to the transitional quality of the landscape in the south, as the landscape progresses from the steep, and sometimes convoluted, slopes of the greensand hills, to the lower lying (although still undulating) slopes of the Low Weald. This transition is reflected in a gradual reduction in elevated views, less frequent ancient woodland and an increase in arable cultivation, such that landscape qualities are declining. The natural beauty assessment highlighted the need for particular scrutiny at the boundary setting stage, to define the boundary within the transition.</p> <p>The fragmentation of land in the north of the area was revisited. Initially, a boundary was sought which excluded this area by defining a boundary along Kent Hatch Road and rural tracks including Pastens Road. However, this boundary made little sense on the ground,</p>

Limpsfield

(Figure 23 and Evaluation Area 10c)

including some areas of development set within woodland and heathland while excluding similar areas to the north. It also left the woodland and heathland habitats associated with Limpsfield Common and The Chart, outside of the designation. When considered in the context of the existing AONB boundary, the land to the north comprises an area which is all but surrounded by qualifying land. The factors causing fragmentation, noted in the natural beauty assessment, included the golf course and development and these were revisited. The Limpsfield Chart golf course was considered to be limited in extent and influence, and built development was either relatively loose in arrangement, nested within woodland, and/or also limited in extent. Throughout the majority of this area, the natural habitat of the common woodland and remnant heath, remain dominant. The desirability assessment highlighted the benefits of working alongside the National Trust in terms of habitat management/enhancement as well as access management and the conservation of rural lanes through appropriate development control. On balance, a decision was reached to include the area of Limpsfield Common and small-scale development at Ballards lane and The Chart. This was because the qualities of the landscape remained dominant, and the pockets of lesser quality/non-qualifying land were considered to be sufficiently small in extent, such that they formed part of a wider tract of qualifying land (comprising the proposed extension and existing AONB).

In terms of defining the southern boundary to this area, consideration was given to the transitional nature of the landscape. A boundary was identified within the transition, enabling the steepest slopes and historic settlement, to be included along with wooded shaws and Itchingwood Common. The boundary adopts rural lanes within the transition wherever possible.

Easily Distinguished Features

The boundary follows roads, railway, lanes and tracks as well as rear property boundaries.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

This boundary extension includes areas of built development. These include low density housing at Ballards Lane, isolated development at The Chart and clustered development at Pains Hill. The latter development includes a number of vernacular and listed buildings, which together with the steep and winding character of the lane, contribute to natural beauty. The former two areas of development do not contribute to the natural beauty of the area but are relatively small in extent and have only a localised influence. They sit within a wider sweep of qualifying landscape and do not significantly detract. On balance a decision was made to include the whole area for its mosaic of woodland, heathland and common as well as mixed farmland.

Development

There are no known approved planning applications or allocations in this area which have affected the definition of the boundary.

Features of Interest

The proposed boundary extension includes the whole of Limpsfield Common SNCI and The Chart and Searn Bank SNCI, enabling a mosaic of woodland, scrub woodland and unimproved acid grassland and relic heath to be included.

4.14 Proposed Boundary Extension at Godstone Hills

Godstone Hills (Figure 24 and Evaluation Area 10a and 10b)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 37917 53776. It crosses the M25 at right angles and heads southeast along the security fencing of the southern side of the railway as far as Chalkpit Lane. It crosses the lane and continues along the eastern side of the lane to the junction with Barrow Green Road. Here it turns southwest along the southern side of the road, before turning south along the eastern side of Sandy Lane. On reaching a watercourse leading to Towland Pond, it turns northwest along the southern side of the watercourse and then the edge of woodland, and then the hedgerow which defines the eastern property boundary to Clyst Hayes. On reaching the A25, it crosses the road and verge planting to join the southern side of Godstone Road. From here it heads east, and then follows property boundaries heading south and then the wooded and hedged edge of King George's Field, before adopting hedgerow boundaries around Bonaly House, before reaching Hall Hill. The boundary then follows the western side of the road heading south as far as the driveway to Oxted Place.</p> <p>It adopts the southern boundary of the driveway heading northwest, and then the southern side of the track used by the Greensand Way long distance route. It follows the track to the south of Tandridge Court Farm until it intersects with Tandridge Lane, where it crosses the road and continues south across Jackass Lane, and then around rear property boundaries on the eastern side of Tandridge. It follows the hedgerow boundary and edge of woodland around Tandridge Recreation Ground and Infant School before joining Tandridge Lane, it then adopts the western side of the road heading south. It continues as far as the junction with New Road where it turns west along the northern side of the road as far as Miles Lane. Here it turns north and then west and follows the northern side of Miles Lane as far as the A22. It crosses the A22 at right angles and then heads south to adopt the northern side of Harts Lane and continues in a westerly direction as far as Tilburstow Hill Road, crossing the road at right angles, turning south along its western side and then west again along the northern side of a farm track north of Nash's Farm. Before reaching the pond, it turns south following the track, and then west along a track leading to Prickloves Farm. It then heads south along a hedgerow boundary, and then southwest along another hedgerow, and then the edge of Furze Wood. It crosses through the wood following a footpath, and then adopts the western edge of Furze Wood and then the eastern side of Maple Wood as far as the trainline. It crosses the railway line at right angles, and then adopts the southern edge of the security fencing, and then the edge of Maple Wood south, and then west. At the southwest corner of the wood, it adopts a hedgerow boundary heading west and then the south edge of Four Acre Wood. It continues in a westerly direction following hedgerows until it reaches Cuckseys Lane. Here it turns north along the western side of the lane, and then west along the southern side of the lane to Outwood Lane. At this location the boundary turns north along the western side of the lane until it reaches the outskirts of Bletchingley.</p> <p>From the edge of Bletchingley, it turns east along the northern side of a track and then follows a track through Gravelhill Wood, north of Mitchener's Lane. At the substation, it continues in an easterly direction along a path up a steep sided hill, and then along the fenced property boundaries as far as Coldharbour Lane. It adopts the western side of this incised lane to join Rabies Heath Road. At the road junction, it continues east along the southern side of the road,</p>

Godstone Hills

(Figure 24 and Evaluation Area 10a and 10b)

and then turns north along a hedgerow and then a farm track as far as Ivy Mill Lane. Here it turns east along the southern side of the lane then adopting the Parish boundary following hedgerows south then east and then hedgerows and a farm track to Tilburstow Hill Road. It turns north along the eastern side of the road, and then east along the southern side of Love Lane. It crosses Eastbourne Road to continue along Bullbeggars Lane, a short distance before adopting a hedgerow heading north, and then the hedgerow around the Godstone Ponds SSSI, including them within the proposed extension. North of the SSSI, it adopts the northern side of a track, and then a hedgerow heading east as far as the A22. It crosses the road at right angles and heads north along its eastern side, around the roundabout and then east along the southern side of the A25. On reaching Nags Hall it follows field boundaries around the garden center, cutting straight across woodland and a ditch, to then adopt further hedgerow to the south and east of the garden centre and back to the A25. Here it follows the southern side of the road as far as Tandridgehill Lane. It crosses the A25 at right angles and then continues along the western side of Tandridgehill Lane to rejoin the existing AONB boundary at Grid Reference TQ 36869 52892.

Boundary Considerations:

Issues Influencing the Boundary Line

A boundary was sought which provided an appropriate join with the existing AONB.

Key issues raised during the natural beauty assessment, which required particular scrutiny at the boundary setting stage, included the definition of the boundary northeast of Godstone and in the area of transition to the south.

The natural beauty assessment identified a number of issues affecting land to the northeast of Godstone. Natural beauty was met at the upper end of the vale but declined towards Godstone due to noise impact from traffic (M25, A25 and A22), road junctions, lighting and signage, current land uses including Godstone Golf Club, Highways England compound, garden centre (Nags Hall), Rooks Nest business park and oil well site, and disused workings at Coney Hill Sandpit. A boundary has therefore been sought to include the qualifying land at the head of the vale, connecting it across to the greensand hills to the south, whilst excluding land between the existing AONB boundary and the A25, and between the edge of Tyler's Green and Tandridgehill Lane. Although change is anticipated in the excluded area, which may bring future enhancement (i.e. restoration of Palmers Wood oilfield to woodland by 2025 and the restoration of the Highways England compound site, albeit for possible use within the Godstone golf course), this area will nonetheless continue to be fragmented.

The natural beauty assessment identified land to the south of the greensand hills as transitional, and the boundary assessment work noted significant noise intrusion to the east of the M23, due to topography and prevailing winds. In accordance with Natural England guidance, the boundary has been defined conservatively within these areas of transition. The boundary is therefore drawn to the east, away from the M23 and is located north of the railway, except in the area around South Park, where it is extended south to include the more undulating and well wooded landscape associated with the former parkland and built heritage features, all of which contribute to natural beauty. Care was taken to exclude the planning allocation at Lambs Business Park – this site is a former brick clay quarry which is allocated for waste development in the Surrey Waste Local Plan.

Godstone Hills

(Figure 24 and Evaluation Area 10a and 10b)

Easily Distinguished Features

The boundary follows roads, lanes, track, hedgerows and the edge of woodland. Consideration was given to the use of the River Eden as the proposed boundary extending from Barrow Green Road to Tanhouse Road and including the settlement of Old Oxted within the proposed extension area. This was not regarded as splitting the settlement, as it is defined as a separate village in the Tandridge Local Plan. However, the course of the stream flows through private garden spaces between Old Oxted and Oxted. It was concluded therefore, that a more appropriate boundary could be defined to the west of Oxted, following lanes and property boundaries. Care was taken to exclude land which is used for formal recreation such as sports pitches.

Administrative Boundaries

A Parish boundary was used for a short section of the proposed boundary south of Godstone, but this administrative line also follows a mature hedgerow and edge of woodland which are clear features on the ground. Otherwise, no administrative boundaries were utilised for the boundary in this extension area.

Settlements

The boundary line enables Tyler's Green, Godstone, White Post, and Bletchingley to be excluded, as determined in the natural beauty evaluation. Consideration was given to the inclusion of Old Oxted following the stream course of the River Eden, as it is defined as a separate settlement in the Tandridge Local Plan and has considerable cultural heritage interest which contributes to natural beauty. However, the stream course was found to pass through the rear gardens of properties between Old Oxted and Oxted and was therefore difficult to discern. A decision was made to exclude the settlement. This then raised issues regarding the definition of the boundary to the northwest of Oxted. Consideration was given to defining a boundary close to the urban edge, however, close to the Church of St Mary, Oxted there are allotments, and the land slopes southwards towards the urban edge. Furthermore, property boundaries and woodland at The Bogs made it difficult to define a clear boundary on the ground. On balance, therefore, a pragmatic decision was made to take the boundary to the north and west along rural lanes, and to exclude linear development to the west along the A25, as far as Tandridge golf course entrance.

To the east and south of Godstone the boundary was drawn around the SSSI site at Godstone Ponds, excluding land on the outskirts of the village which relates more closely to the built-up area. While in the case of White Post the boundary was drawn to exclude the area of former mineral working, where the topography and land use of the site were not considered to reflect high scenic quality.

In all cases, care has been taken to define a boundary which follows a clear feature on the ground and to avoid an overly convoluted boundary.

Development

Policy SES03 – Lambs Business Park, South Godstone is an allocated employment site in the Tandridge District Local Plan 2033 (Regulation 22 Submission, Jan 2019). Care has been taken when defining the boundary around South Park, to exclude this site.

Godstone Hills

(Figure 24 and Evaluation Area 10a and 10b)

The Oxted Sandpit comprises a disused site, with pending planning permission for restoration via infilling with inert waste and capping, subject to the finalisation of a section 106 agreement. Defining a boundary to exclude this site was problematic, due to few clear features on the ground, and given the site is likely to be restored within a reasonable timescale, a decision was made to draw the boundary pragmatically along Tandridgehall Lane and to include the site.

Features of Interest

The proposed boundary includes a number of areas of interest on the edge, including South Park and associated ancient woodlands as well as the SSSI designation at Godstone Ponds. Consideration was given to the inclusion of Broadham Green conservation area. However, this also includes the Oxted Mill complex, the context of which is influenced by the edges of Oxted and Old Oxted. As a result, a decision was made to adopt a clearer boundary along the road.

4.15 Proposed Boundary Extension at Betchworth Hills and River Mole

Betchworth Hills and River Mole (Figure 25 and Evaluation Area 11a and 11b)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 24131 51763 and heads south along the eastern side of a track and public right of way. Before reaching Whittings Cottage, it crosses the road at right angles and continues west along a hedgerow to the north of the property, and that of Whittings as mature woodland belt. It follows the eastern edge of the woodland belt southwards, and then, when the woodland bends to the west, it cuts through the wood and follows its northern edge and then a hedgerow westward to join Clifton Lane. Here it turns south along the eastern side of the lane as far as the security fence of the railway. It then crosses the lane at right angles and heads west along the security fencing to meet the existing AONB boundary at Grid Reference TQ 23780 51175.</p> <p>The boundary then leaves the AONB at Grid Reference TQ 22634 51469. It heads south crossing the railway line at right angles and continues along the western side of Lawrence Lane as far as the A25. It crosses the road at right angles and follows the southern side of the road in an easterly direction. At Shag Brook, it adopts the line of the watercourse and eastern side of the lake, heading south through woodland. On reaching the edge of the woodland, it continues south and then east along the woodland edge. It crosses a further stream at a footbridge and continues south the eastern side of a track. At The Alders woodland, it adopts the northern edge of the woodland and turns northeast as far as Heath Farm. Here it adopts the property boundary heading south and then the northern side of a track heading northeast to meet the A25. Here it follows the southern side of the main road east before adopting the western side of Flanchford Road and heading in a southerly direction. It then turns southeast along the southern side of an access road to Heath church, and around the edge of a car park, before adopting a hedgerow and continuing northeast, and then southeast, along hedgerows and a short section of post and wire fencing. It then adopts a watercourse (Wallace Brook) continuing in a southerly direction until it reaches a track. It then turns in a northwesterly direction along the northern side of the track. At the junction of paths, it turns west along the northern boundary of a footpath marked by a post and rail fence alongside gallops. On reaching Flanchford Road it crosses the road at right angles and then continues west along the southern side of Trumpets Hill Road as far as the access road to Little Santon Farm. It continues along the southern side of the access road, and then the southern side of a farm track and public right of way. It then turns south along hedgerow boundaries, and then southeast along the northern side of linear woodland and hedgerow along a rural track leading to Gilbert's Farm. Before reaching the farm, it crosses the track and heads south and west along a hedgerow and then the outer southern edge of woodland. It then adopts the southern bank of the River Mole and heads west following the watercourse. At the confluence between the River Mole and Gad Brook it turns south following the course of Gad Brook and then the edge of woodland at Knight's Gorse. The boundary continues around the woodland first south, then northwest and then turns west along the southern boundary of John's Copse and a hedgerow as far as Snowhill Road. It crosses the road at right angles and continues north along the western edge of the lane for a short distance before turning west along a hedgerow boundaries and woodland as far as a farm track. It turns north along the western side of the farm track to join Wellhouse Lane. Here it turns west along the northern side of the lane, as far as Wheelers Lane, where it turns north along the eastern boundary of the road. At the junction</p>

Betchworth Hills and River Mole

(Figure 25 and Evaluation Area 11a and 11b)

with Blind Lane, it turns northeast along the western side of the track and the edge of linear woodland. At the junction of paths it turns northwest along the field boundary, and then a hedgerow around properties and allotments, before turning north along another hedgerow to intersect with the River Mole. Here it adopts the southern side of the river for a short distance, before crossing the river at right angles and continuing along a tributary stream and then the Parish boundary (along the edge of development) as far as Kiln Lane. Here it crosses the road at right angles and continues along the Parish boundary following a hedgerow as far as Old Reigate Road. It then turns east along the southern side of the road, crossing the road at right angles at the junction with Station Road. It then crosses Station Road at right angles to continue along the eastern side of Station Road northwards to the A25. It heads east around the roundabout and along the south side of the A25, before crossing the road at right angles, and continuing along a post and wire fence to the east of Sunny Banks Farm, and then west along a hedgerow before rejoining Station Road. It follows the eastern side of the road in a northerly direction to join the existing AONB boundary at Grid Reference TQ 21074 51346.

Boundary Considerations:

Issues Influencing the Boundary Line

Particular scrutiny has been given to the transitional nature of the landscape to the south and west. Here the greensand hills are declining in elevation giving way to an open and flatter agricultural landscape which lacks the scenic qualities of the parkland landscapes along the River Mole and close proximity views to the chalk scarp to the north. The boundary was extended to the south, to include the rising slopes of the greensand hills where they define the River Mole corridor around Ricebridge Farm and, where there are strong signs of former parkland and intact enclosure patterns. The boundary includes qualifying land at the higher end of the transition, excluding areas of flatter open farmland to the south and west.

Detailed assessment at the boundary stage revealed that the elevated woodland of Reigate Park was separated from the wider area of qualifying land by a lower lying area. Here the landscape has been influenced by urban fringe land uses (including allotments and sports pitches), as well as equestrian uses around Littleton Lane. This has resulted in a decline in landscape quality and condition such that the elevated woodland at Reigate Park has become isolated. Furthermore, its northern boundary was difficult to define - woodland extending as a feathered edge into the Reigate Priory Playing Fields and around Reigate Pond. On balance, a judgment was made to exclude this area, and a boundary was defined further to the west.

Detailed consideration was also given to the inclusion of Buckland Park Lake. The natural beauty assessment concluded this area did not meet the natural beauty criterion but was finely balanced. This was reviewed. There is a clear distinction between the qualities of Buckland Park Lake and other former mineral sites to the north of the A25. This, coupled with the location of the site adjacent to qualifying land to the north, west and south, has led to the conclusion that a less convoluted boundary could be defined to the east along the Shag Brook, resulting in the inclusion of the lake as part of a tract of qualifying land.

Betchworth Hills and River Mole

(Figure 25 and Evaluation Area 11a and 11b)

Easily Distinguished Features

The boundary follows roads, tracks, hedgerows and the edge of fields as well as a section of the River Mole, and its tributary, Gad Brook. As the course of the River Mole is meandering, the boundary should follow the southern edge of the watercourse for the time being and should move, with the watercourse if it changes direction, in accordance with Ordnance Survey conventions.

Administrative Boundaries

The boundary follows a Parish boundary for a short section between the River Mole and Kiln Lane along the backs of properties off Old Kiln Lane.

Settlements

The natural beauty assessment concluded that the settlement of Brockham should be excluded from the boundary extension. This was revisited when defining a boundary especially extended further to the southwest towards Wellhouse Road. Although the settlement has an intact and exceptional historic core and is visually closely associated with the chalk scarp to the north, it nonetheless has experienced more recent development to the north and a little to the south which has influenced its otherwise nucleated form on the crossing of the River Mole.

Furthermore, it is not considered to be surrounded by qualifying landscape to the south, where topographically the landscape is less distinctive and the settlement of Strood Green also reflects more modern development and includes a 'reserve housing land' site in the Mole Valley Local Plan. On balance, therefore, the settlement was excluded from the proposed boundary extension.

The settlements of Buckland and Betchworth were included within the proposed extension. Particular care was taken when defining the boundary around the northwest of Betchworth. Consideration was given to the definition of a boundary around properties to the north of Old Reigate Road and west of Station Road. However, the landscape immediately adjacent was considered to be of low quality, affected by the A25 and adjacent minerals and waste site (see below) and property boundaries were poorly defined such that it was difficult to identify clear features on the ground. The Mole Valley Local Plan defines the village of Betchworth as a 'smaller rural village' and defines the boundary of the settlement south of Old Reigate Road and Old Road. It therefore excludes the linear development which has occurred to the north, along Old Reigate Road and Station Road. It was therefore concluded that a clear and legible boundary could be defined following roads which enabled the whole of the village to be included, but excluded land to the north and west which did not meet the natural beauty criterion (see development below).

Consideration was given to the inclusion of the artisan cottages which face onto Reigate Heath along Flanchford Road. These properties form part of the Flanchford Road/Colley Lane Conservation Area and sit on the outskirts of Reigate. The cottages make a special contribution to the scenic qualities of Reigate Heath, defining its southeastern boundary. However, they are located on the edge of qualifying land and physically connect with the western fringes of Reigate town. Defining a boundary to include just the artisan cottages would split the settlement. On balance, a more pragmatic and clearly identifiable boundary has been selected along Flanchford Road.

Betchworth Hills and River Mole

(Figure 25 and Evaluation Area 11a and 11b)

Development

The site of Reigate Road Quarry, northwest of Betchworth has permanent planning permission as a waste recovery facility. It was therefore excluded. Furthermore, it is located within the A25 corridor, along which there is other incongruous development (as noted in the natural beauty assessment), including the depot at Sunny Banks Farm, Knights Garden Centre, Pilgrims Way Cottages and small-scale industrial site at Moore's. Taken together, these developments have a cumulative influence on the natural beauty of the corridor. This led to the conclusion that the whole of the corridor, between Brockham and Betchworth Station, should be excluded. A suitable boundary was sought which still enabled the settlement of Betchworth to be included, as noted above.

Features of Interest

The proposed extension includes the whole of Reigate Heath SSSI, including the heathland habitat as well as marshy meadows to the east, which are the only example of their type in Surrey.

4.16 Proposed Boundary Extension at Ockley Low Weald

Ockley Low Weald (Figure 26 and Evaluation Area 12)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference TQ 16474 41991 crossing the A28 at right angles and following the edge of Park Copse east and then south. It crosses Kit Brook and turns northeast along the southern edge of woodland to a farm track where it adopts the eastern side of the track heading south to the railway. Here it adopts the security fencing on the western side of the railway and continues south until it meets another farm track, where it turns west along the southern edge of the track, as far as Heathfield Cottages. On reaching the cottages, it extends around the property boundary to the south, and then the southern edge of a car park, before crossing Cole's Lane at right angles. It follows the western side of Cole's Lane, heading south as far as Weare Street, where it continues straight on, along the western side of the lane. At the farm track leading to Weavers, it adopts the southern edge of the track, turning west and then skirts around the property boundary, west and then south, to join the northern side of a track, heading west. It continues along this track until it reaches a stream course flowing between Wickney Holt and Kiln Wood. It follows this stream course southwards as far as Vann Lake access road, where it adopts the eastern side of the road, continuing south to the junction with Vann Lake Road. Here the boundary turns west, along the south side of the road, to Vann Bridge. It crosses the watercourse at right angles, following the south side of the road, before turning left along the northern side of Birches Wood. It continues north, west and south, along the edge of Palace Wood and Mill Copse. It crosses a stream and continues southwards along the western edge of woodland for a short distance. It then adopts a hedgerow, turning west as far as the A29. On reaching the road it turns north along its eastern side. At the junction with Cathill Lane it crosses the road at right angles and continues west following the Lane.</p> <p>At the junction with Mole Street, the boundary crosses the Cathill Lane at right angles and continues north, along the western side of Mole Street, before turning west along the southern edge of a lane leading to Gosterwood Manor Farm. It continues along this lane in a westerly direction to join Horsham Road. Here it turns south along the eastern side of the road, and then crosses the road at right angles at Pond Head Lane, continuing west along the south side of the lane past Wollards Farm. Where the lane bends the left it follows the southern side of the access to Mayes Court, climbing the hill. It continues past Mayes Court along a farm track, heading in a westerly direction. At Lowerhouse Farm, it follows a hedgerow and then the southern side of the access road, in a northwesterly direction to join Lower Breache Road. The boundary then continues in a westerly direction along the south side of the road. On reaching Plough Farm it adopts the property boundary and then Cobbler's Brook, heading north to join Plough Lane. It crosses the road at right angles and continues north, along the western side of North Breache Lane, to join the B2127. It crosses the B road at right angles to join the existing AONB boundary at Grid Reference TQ 10277 40876.</p> <p>The boundary leaves the existing AONB west of Ewhurst at Ordnance Survey Grid Reference TQ 08869 40795. It crosses the lane and follows a hedgerow along the western side of an access road, in a southerly direction, past properties to the east. It then crosses a public right of way and follows a hedgerow along the eastern side of the path, continuing south. It follows the hedgerow bending to the east, (around Old Trees), and then south again, to join Thornhurst Lane. It follows the northern side of the lane, heading west and then around the buildings at</p>

Ockley Low Weald

(Figure 26 and Evaluation Area 12)

Sayer, continuing along a hedgerow and then the edge of woodland and hedgerow, to the northwest of Sayers Croft Outdoor Learning Centre. It continues along the hedgerow as far as Upper Canfold Wood, and then continues in a straight line to intersect with Coneyhurst Gill. The boundary follows the gill in a northwest direction through woodland. Prior to reaching the route of the Roman Road, it turns west along a fence line to the northern edge of the woodland, and then southwest and northwest, following the edge of woodland, and then hedgerows to the east of Penquite Farm. It joins the existing AONB boundary at Grid Reference TQ 08064 40461.

Boundary Considerations:

Issues Influencing the Boundary Line

A boundary was sought which provided an appropriate join with the existing AONB.

A key issue in defining the extent of this area has been the transitional nature of the landscape as it moves away from the greensand hills. Careful consideration has been given to those factors which are judged to lift the qualities of this landscape above ordinary or attractive countryside. Land close to the AONB is most influenced by the presence of the rising hills at Leith Hill and Holmbury Hill, which are seen as a backdrop in views, and lift the scenic qualities of the area. Small knolls of higher land create topographic variation and interest and steep wooded ravines also add variety and texture. The intact pattern of small-scale pastures defined by thick hedgerows and linear woodlands adds a sense of longevity, along with vernacular farm buildings. Where these factors come together, the natural beauty of the landscape is considered to be high. On this basis, the boundary has been defined conservatively within this transitional landscape and extends south to include: distinctive small knolls from which there are elevated views e.g. Mayes Court; areas of intact meadow southwest of Forest Green; parkland landscape at Jayes Park; and historic settlements, all of which contribute to the scenic qualities of the area. Where the land flattens out, becoming less topographically interesting, and lacks wider views, or has undergone change as a result of management which affects landscape condition due to intensive farming, equestrian uses or golf course development, it has been excluded. The east west historic lanes and tracks which traverse this landscape have frequently been used as suitable boundary features within this transitional landscape.

Easily Distinguished Features

For the majority of this area the boundary follows roads, lanes and tracks. To the far east around Vann lake and to the west at Sayers Croft, the boundary also follows hedgerows and the edge of woodland. In some locations it also follows Coneyhurst Gill. The definition of the boundary to the west of Ewhurst, to include the Sayers Croft Nature Reserve and associated meadows, was particularly difficult to define and the boundary has become necessarily complex in this area.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The proposed boundary enables the settlements of Ockley (including Ockley Court) and Forest Green to be included within the proposed extension. Both settlements have been found to sit

Ockley Low Weald

(Figure 26 and Evaluation Area 12)

within a sweep of high-quality landscape. In Ockley, there is some more recent development in the south of the settlement, and some unsympathetic infill development. Nevertheless, the overall character and quality of the settlement, and its close association with the wider landscape, remains strong. The village, and its historic buildings and open spaces, also make a contribution to the wider landscape. The boundary was therefore drawn to the south of the village.

In the vicinity of Ewhurst, Ewhurst Green and Cranleigh, the boundary has been drawn back, away from the urban edge reflecting areas of lesser quality land, including allotments and pony paddocks, which have altered landscape patterns and landscape quality. Waverley Borough Local Plan was consulted in relation to the settlement boundary of Ewhurst, to ensure the proposed extension boundary west of the village did not split the settlement.

Development

There are a number of allocated sites for residential development in the emerging Mole Valley Local Plan. These include Policy DS60: Land at Friday Street (26 dwellings), Policy DS61: Elmer's Field (20 dwellings) and Policy DS62: Cricketers Close (6 dwellings). Each of these sites is relatively small and closely associated with the existing settlement. As noted above the settlement was considered suitable for inclusion within the proposed boundary extension, despite some modern development to the south and some infill, and was considered to sit within a sweep of qualifying land. These development sites have not altered this judgement.

Features of Interest

In accordance with Natural England Guidance, features of interest on the edge have been included where they form part of a wider area of qualifying land. However, some features of interest such as Vann Lake Site of Special Scientific Interest (SSSI), cover a significant area. This SSSI comprises woodland which extends south into land on the margins of the transition. After careful consideration, it was concluded that the proposed boundary should include areas which are most scenic, where varied topography, steep wooded ravines and gills as well as the open water of the lake, come together to contribute to natural beauty. The boundary therefore includes only some of the SSSI woodland to the south, while including the whole of the Nature Reserve. Similarly, ancient woodland to the south of Sayers Croft Nature Reserve has not been included within the proposed boundary, and the boundary seeks to include only the nature reserve and associated meadows which sit within an area of qualifying land. This is not unusual where natural heritage designations cover significant areas. The natural beauty of the landscape for inclusion in the AONB designation is the primary consideration.

4.17 Proposed Boundary Extension at Dunsfold Low Weald

Dunsfold Low Weald (Figure 27 and Evaluation Area 13)
<p><u>Boundary Description:</u></p> <p>The boundary variation leaves the existing Surrey Hills AONB boundary at Pratts Corner, Grid Reference TQ 01281 37626. It crosses Dunsfold Road and joins the western edge of vegetation along High Loxley Road, and then a hedgerow travelling south. Once past the proposed access to the Loxley well site, it crosses the lane and follows the eastern hedge to the lane, past High Loxley, including the lane within the proposed extension. At the access to High Billingham Farm, it turns west, crossing the lane and following the edge of woodland at Sayers Land, and then adopting a hedgerow north of a track heading southwest. It then follows the southern edge of Chennell's Copse, and then a hedgerow, before turning south along the eastern edge of a farm track leading to New Pound Farm. Before reaching the farm, it turns west along a hedgerow and then along the northern side of an access track to Mendips. It follows the access road, first west and then south. North of The Granary, it adopts the southern edge of a footpath turning east. It follows the footpath and then turns south along the eastern hedgerow to a track. It continues along the hedgerow turning southeast and then along another hedgerow, heading south. It crosses a small stream and continues along the eastern side of Springfield Rew woodland, before adopting a mature hedgerow, as far as the access road to Hunterswood Farm. Here it adopts the northern side of the road and follows it to the junction with Alfold Road. At this point, it continues in a northwesterly direction, along the northern side of the road, before crossing the road and continuing south along an access road to a small rural industrial site. It skirts the northern edge of the works, following the southern edge of woodland (Dunsfold Common), first west and then south, to Knightons Lane. On reaching the lane, it adopts the eastern side of the lane and continues southwards. At the junction with Chapel Hill, it crosses the road and adopts the small stream course through woodland heading southwest, then west and then north. It crosses under Wrotham Hill at Loxley Bridge. It continues to follow the watercourse heading north and then turns west, along a hedgerow to join a bridleway. It crosses the bridleway and turns south for a short distance, before turning west along a watercourse which continues through Standing Wood. On the western side of the wood, it adopts the northern edge of a linear wood, north of Wetwood Farm, following it west and then northwest to meet Deerlands Lane/bridleway. It then turns southwest, along the southern side of the bridleway to meet Chiddingfold Road. It crosses the bridleway and follows the northern side of Chiddingfold Road, northwest and then southwest, to meet the existing AONB boundary at Grid Reference SU 98519 35528.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join with the existing AONB, the boundary of which currently follows rural lanes and bridleways.</p> <p>During the natural beauty assessment, concerns were raised regarding the transition in landscape, as it moves away from the rising greensand hills and existing AONB boundary, and also the effects of fragmentation related to linear development along lanes and expansion of farms or small-scale commercial activity. The natural beauty assessment defined the extent of land likely to qualify for designation as AONB, identifying a Candidate Area as far south of Chiddingfold Road and to the southeast of Dunsfold. This was reviewed as part of the</p>

Dunsfold Low Weald

(Figure 27 and Evaluation Area 13)

boundary setting work. Linear development along Plaistow Road and Chiddingfold Road, south and west of Loxley Bridge, was noted as altering the road character in places with the introduction of close board fencing and development of commercial activity. The scale of some buildings was considered to be incongruous and has started to undermine the qualities of the lanes and adjoining landscape. Although these influences are relatively localised, they nonetheless have a cumulative effect. Careful consideration was given to the need to balance a clear boundary (such as the northern side of Chiddingfold Lane, which would include some areas of development), with the need to exclude incongruous development on the edge, and thereby adopting a more complex boundary along the edge of woodland and a stream course. On balance, given the transitional nature of the landscape, and the need to exclude incongruous development on the edge, the more complex boundary to the north was considered preferable, ensuring that land to be included in the proposed extension, comprised high quality landscape with gently rolling rural qualities and a strong visual association to the wider greensand hills.

Similarly, the boundary was drawn in, west of the Aerodrome, excluding the large barns and development in the vicinity of New Pond Farm, as well as areas of equestrian use. These areas were considered to be of lesser quality as a result of fragmentation and management, but also due to less distinctive typography and fewer wider views.

Consideration was also given to recent planning permission for an exploration into a hydrocarbon exploration site off High Loxley Lane and also the proposed Garden Village development at Dunsford Aerodrome, both of which lie close to the qualifying area.

Easily Distinguished Features

The boundary in this extension area is relatively complex, making use of a wide range of features in order to exclude lower quality land. It follows roads, tracks, hedgerows and the edge of woodland as well as sections of watercourse.

Administrative Boundaries

No administrative boundaries were utilised for the boundary in this proposed extension area.

Settlements

The boundary line enables the whole of Dunsfold to be included, as determined in the evaluation. It also enables linear development along the lanes to the south to be excluded. These areas of development fall outside the defined settlement boundary of Dunsfold as set out in the Waverley Local Plan.

Development

The boundary has been drawn to the west of the Dunsfold Aerodrome which has been awarded planning permission for 1,100 homes, as part of a new Surrey Garden Village. Access to the new development will be from the east and will not affect the area qualifying for designation. Nevertheless, the proposed boundary has been drawn to the west, beyond the perimeter vegetation to the aerodrome, and also excludes land, which is of lesser quality, due to its flatter topography, equestrian land uses, farm development and limited views towards the greensand hills, e.g. land between New Pond Farm and Sayers Land.

Dunsfold Low Weald

(Figure 27 and Evaluation Area 13)

The boundary also lies adjacent to a hydrocarbon exploration site east of High Loxley Lane. This development will require a widening of High Loxley Road at Pratts Corner, where it joins Dunsfold Road, and the creation of a new access into the site, which will necessitate the removal of 55m of the eastern hedgerow to the lane, and the introduction of security fencing. The section of High Loxley Road between Dunsfold Road and the new site access will be used by HGVs for the duration of the site operations. Operations on site will be temporary for a period of three years and the site access restored to hedgerow along the lane on completion. Given the nature of this proposed development, the proposed boundary has been pulled to the west to follow the hedgerow along the western side of High Loxley Road. South of the site access, the proposed boundary crosses High Loxley Road to continue south along the eastern side of the lane, including it within the proposed extension. Although the proposed hydrocarbon exploration is temporary (three years duration), there appears to be no restoration of the narrowness of the lane where it joins Dunsfold Road at Pratts Corner. Furthermore, the restoration of the lane at the access will take time to establish. On balance therefore, the positioning of the boundary along the western side of the lane, excluding land which will be directly affected by the proposed works, is considered to be appropriate.

Features of Interest

The proposed boundary includes significant areas of ancient woodland and an additional area of the Chiddingfold Forest SSSI. However, given the significant woodland cover in this landscape, and extent of the Chiddingfold Forest SSSI, it has not been possible to include all of these areas within the proposed boundary. This is not unusual where natural heritage designations cover significant areas. The natural beauty of the landscape for inclusion in the AONB designation is the primary consideration. As noted in the natural beauty assessment this area of low weald landscape is in transition - the proposed boundary is drawn to include those areas of highest quality, taking account of landscape condition, scenic quality (including visual association with the greensand hills) and features of interest.

4.18 Proposed Boundary Extension at Dockenfield Hills

Dockenfield Hills (Figure 29 and Evaluation Area 14)
<p><u>Boundary Description:</u></p> <p>There are two sections of boundary within this extension area – one to the south and one to the north.</p> <p>Southern Boundary: The boundary variation leaves the existing Surrey Hills AONB boundary at Ordnance Survey Grid Reference SU 83395 40089. It continues west following the southern edge of Old Lane as far as the junction with High Thicket Road. Here it crosses the road in a straight line to join with the boundary of the South Downs National Park at Grid Reference SU 81707 39717.</p> <p>Northern Boundary: The boundary variation leaves the existing South Downs National Park at Grid Reference SU 82043 42627, heading east along a hedgerow/County Boundary and crosses Boundary Road at right angles. It then heads south, along the eastern side of the road, and then east and north along the hedgerow boundaries around Holtside Farm and Borderfield Farm. It continues along hedgerows to the east of houses along Lickfolds Road as far as Daisyfield Cottage. Here it turns east, and then adopts the eastern side of the access road to Lickfolds Farm, following this a short distance to meet The Long Road. On reaching the main road, it turns east, following the southern side of the road, bringing in Lickfolds Farm, Hawthorn Lodge and The Lodge into the proposed extension. It continues heading east, along the road, until the junction with Summerfield Lane. Here it turns southwest along the southern side of the lane, continuing until it reaches a bridleway along a rural track. It turns southeast along the northern side of the track to meet West End Lane, where it turns east and follows the northern side of the lane as far as Shortfield Common. Here it crosses the road and turns south along the eastern side of a connecting road, across the common, to join Shortfield Common Road, where it crosses the road at right angles, to join the existing AONB boundary at Grid Reference SU 84142 42172.</p> <p><u>Boundary Considerations:</u></p> <p>Issues Influencing the Boundary Line</p> <p>A boundary was sought which provided an appropriate join between the existing Surrey Hills AONB and the South Downs National Park, to the west.</p> <p>During the natural beauty assessment, concerns were raised regarding the peri-urban influences associated with the edge of Rowledge, and schools in extensive grounds, where the landscape is considered to be transitional. This especially affected land north of West End Lane, where there is also evidence of equestrian uses that have visually disrupted landscape patterns. These issues were revisited at the boundary setting stage. Frensham Heights School (whilst containing significant built form) sits within an area of woodland and steep slopes which form the valley sides of the River Wey tributary. The school is also located within the former grounds of Frensham Hill, and signs of former parkland, including park railing and veteran trees set within pasture, are still evident. On this basis, it was concluded that the boundary should be drawn further to the north along The Long Road, including the school, its grounds and</p>

Dockenfield Hills

(Figure 29 and Evaluation Area 14)

woodland, within the proposed extension. Further east, the landscape was considered to be more significantly influenced by development along lanes and equestrian uses. This area was excluded, along with the settlement of Shortfield Common, and the boundary was again defined using local lanes.

In defining the boundary to the south, consideration was given to the inclusion of land south of Old Lane. Whilst land beyond the County boundary and into Hampshire has many similar qualities, there are also influences from Frith End Quarry and equestrian uses at Gum Hill and the land south of Old Lane was considered to be transitional. Consideration was given to the use of the County Boundary as the proposed boundary to the extension area, however this was found to not follow a clear feature on the ground, in part because it followed the River Wey, the course of which had changed over time, but also due to field boundary loss. The proposed boundary was therefore pulled northwards to Old Road, which forms a clear line on the ground within the transition.

Easily Distinguished Features

The boundary follows roads and lanes for much of its length. It also follows the County Boundary in the south along the River Wey. In some locations, on the fringes of settlements, it follows hedgerows and property boundaries.

Administrative Boundaries

The County boundary between Surrey and Hampshire runs along the River Wey in the south of this extension area. Historically, this boundary would have followed the centre line of the river, however, the river has a meandering course which has altered over time, such that the County Boundary, as defined on OS maps, no longer follows the watercourse. The use of the County Boundary as a suitable boundary for the extension area was discounted on the basis it no longer follows a clear line on the ground.

Settlements

Particular care has been taken to define the boundary around the edges of settlement, on the fringes of this extension area, especially due to the transitional nature of the landscape. The Waverley Borough Local Plan was consulted to determine settlement boundaries and to ensure that the proposed boundary did not split settlements. The boundary excludes the settlements of Rowledge and Shortfield Common as they lie on the margins of the qualifying area, where the landscape shows signs of fragmentation and is transitional.

Development

There are no known planning allocations or planning permissions which affect the definition of the boundary in this extension area.

Features of Interest

Shortfield Common is a SNCI on the margins of the proposed extension area. Consideration was given to including it, in its entirety, as a feature on the edge. However, the common is fragmented by roads, and the northern section (north of West End Lane), is more closely associated with the settlement edge. On balance, a simple boundary was defined along West

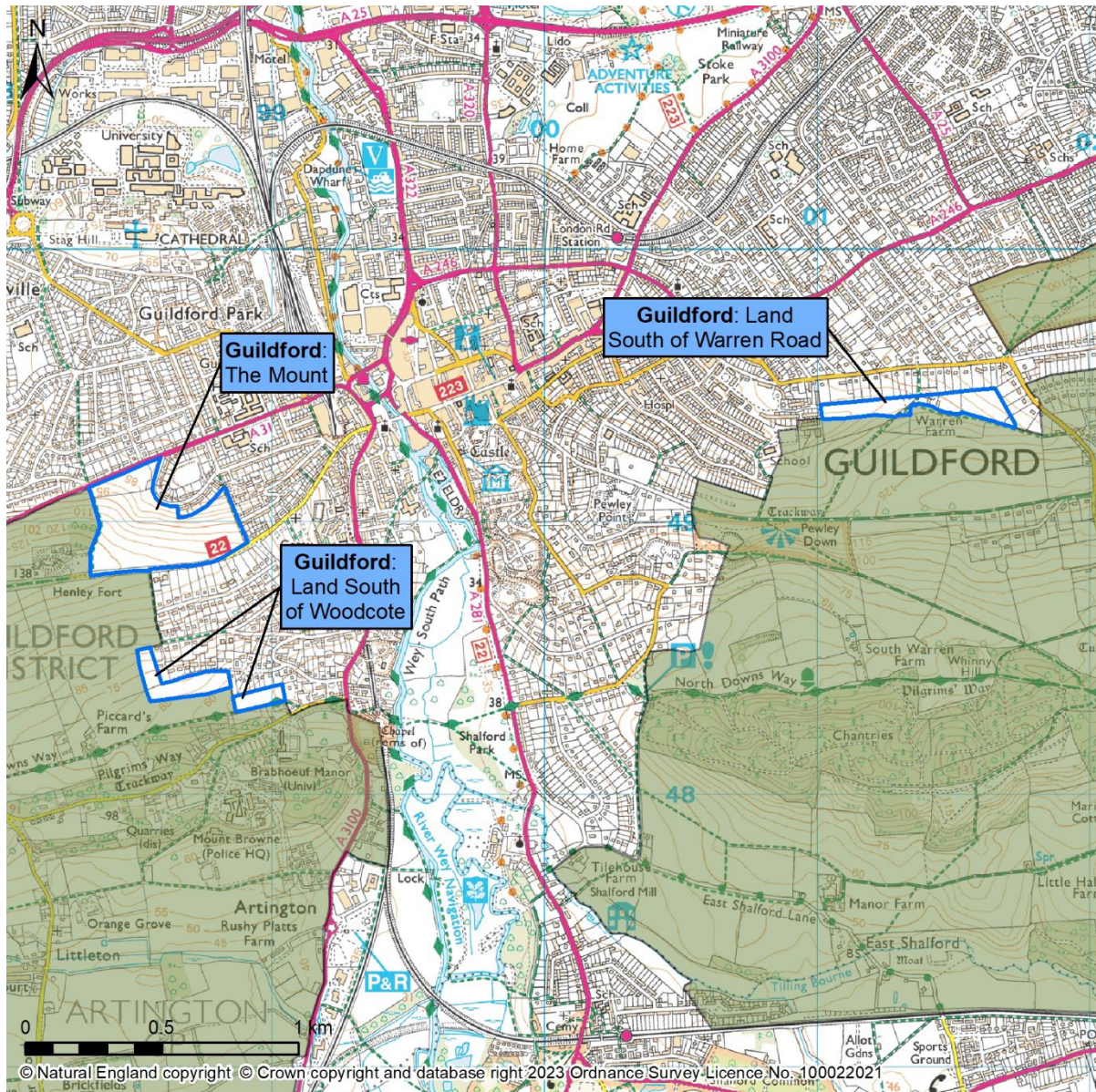
Dockenfield Hills

(Figure 29 and Evaluation Area 14)

End Lane, excluding a small part of the SNCI, but including the majority of the common within the proposed extension. Similarly, the boundary of the existing AONB around the settlement of Millbridge was reviewed, as it currently splits the Conservation Area. However, given the fragmented character of the landscape to the north, and the decision to exclude Shortfield settlement, the existing boundary (which follows local roads), was considered robust, and no change to the boundary is proposed.

5.0 Minor Boundary Refinement Tables

5.1 Guildford



The Mount

This land lies between the existing AONB and edge of Guildford, between The Mount and Farnham Road. It comprises an area of open chalk downland, which slopes towards the urban edge, and an area of allotments. This land is contiguous with adjacent countryside within the AONB, sits above the urban area and forms a sweep of landscape up to the built edge. The current AONB boundary is well defined, using a lane and public right of way. Nevertheless, an alternative boundary can be drawn to include this land. The allotments are not proposed for inclusion as they have an urban fringe character and relate more strongly to the urban edge.

Proposed Boundary (Figure 15)

The boundary leaves the existing AONB at Grid Reference SU 98557 48822 heading east along the southern edge of the lane known as the Mount until the start of the built-up area. From this point it follows the hedge line, heading down slope in a north, north-westerly direction. At the point where the footpath meets the boundary of the properties in Wodeland Avenue it follows these boundaries (currently denoted by a mixture of hedging and fencing) in a SW direction until the last property where it turns in a northerly direction until it meets the overgrown hedge line bordering Wodeland Avenue at SU 98652 49054. The boundary then follows the hedge line until the edge of the allotments. It continues along the southern hedge to the Allotments until the existing boundary of the AONB is met at SU 98347 49079.

Land South of Woodcote

This land is made up of three fields to the south of Woodcote. The western fields are cultivated, forming part of larger arable fields which extend into the AONB to the west. The smaller eastern field forms a narrower, more enclosed pasture field, which relates more strongly to the urban edge and is transitional in terms of its quality and character. The current AONB boundary is poorly defined and does not follow a clear line on the ground, cutting across the western fields. An alternative boundary can be defined which follows field boundaries within the transition and includes the western fields only.

Proposed Boundary (Figure 15)

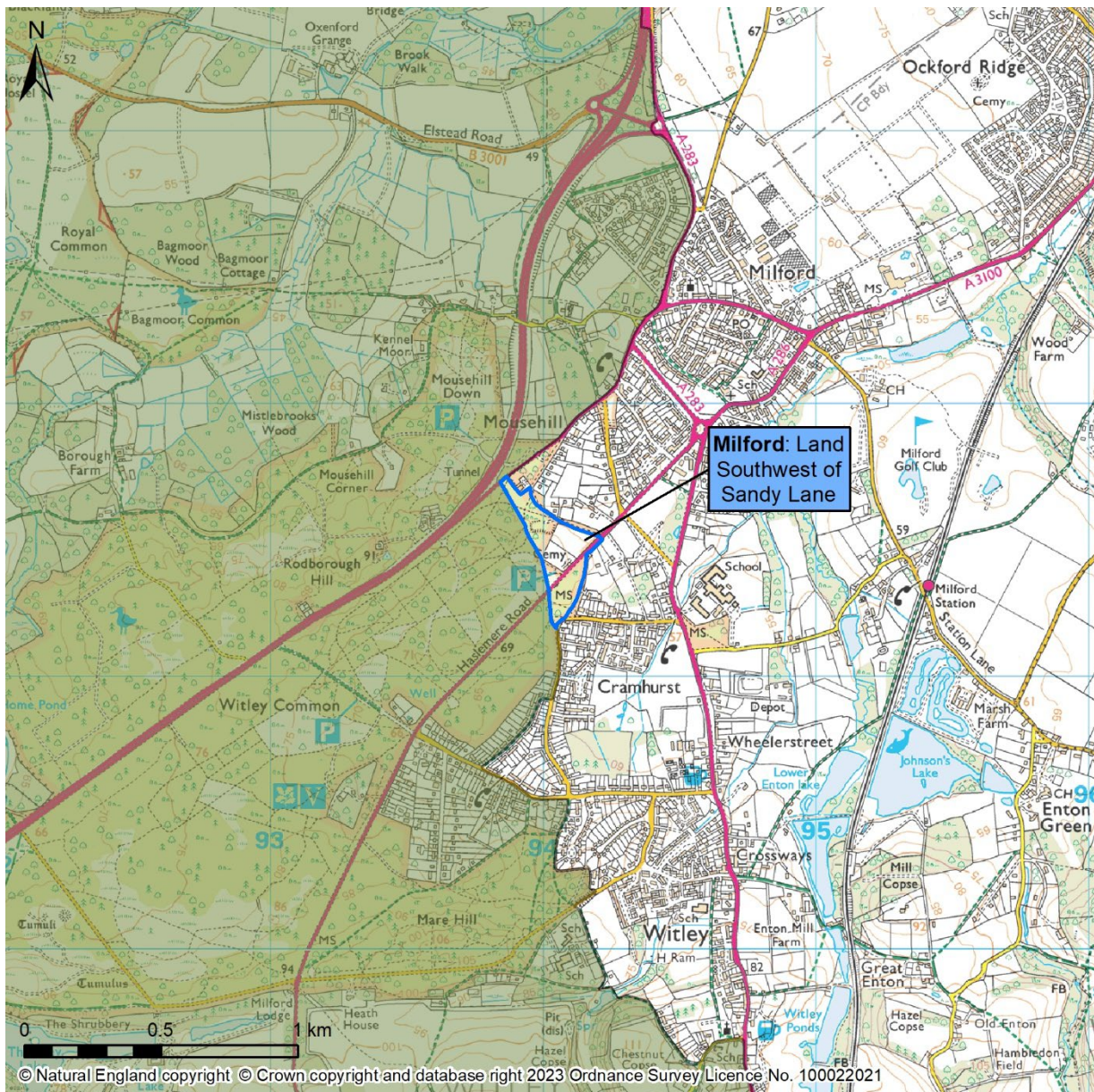
The boundary leaves the existing AONB boundary at SU 98553 48543 and then runs due south along the property boundary to SU 98600 48402. It then turns east following the hedge that runs alongside Woodcote lane, until reaching the field corner. It then turns south again to follow a property boundary before picking up the existing AONB boundary at SU 98850 48385.

Land South of Warren Road

This land has an urban fringe character comprising horse paddocks and is influenced by adjoining back gardens and curtilage fencing which affect its overall condition. This landscape relates more closely to the urban edge than wider countryside, and slopes towards the built edge. Although the current AONB does not follow a clear line on the ground, this land is not considered suitable for designation within the AONB.

No change to boundary

5.2 Milford



Land Southwest of Sandy Lane (Figure 16)

This land comprises countryside which is contiguous with an extensive tract of woodland and common to the southwest and is part of the wider Thursley, Hankley and Frensham Commons SSSI, the majority of which is within the existing AONB. The SSSI unit in this area is recorded as in 'unfavourable recovering' condition, due to scrub encroachment and a relatively poor diversity of heathland vegetation. Milford Cemetery Pit, a Regionally Important Geological Site (RIG), designated because it shows strong current bedding within the Sandsgate exposure also lies in this area.

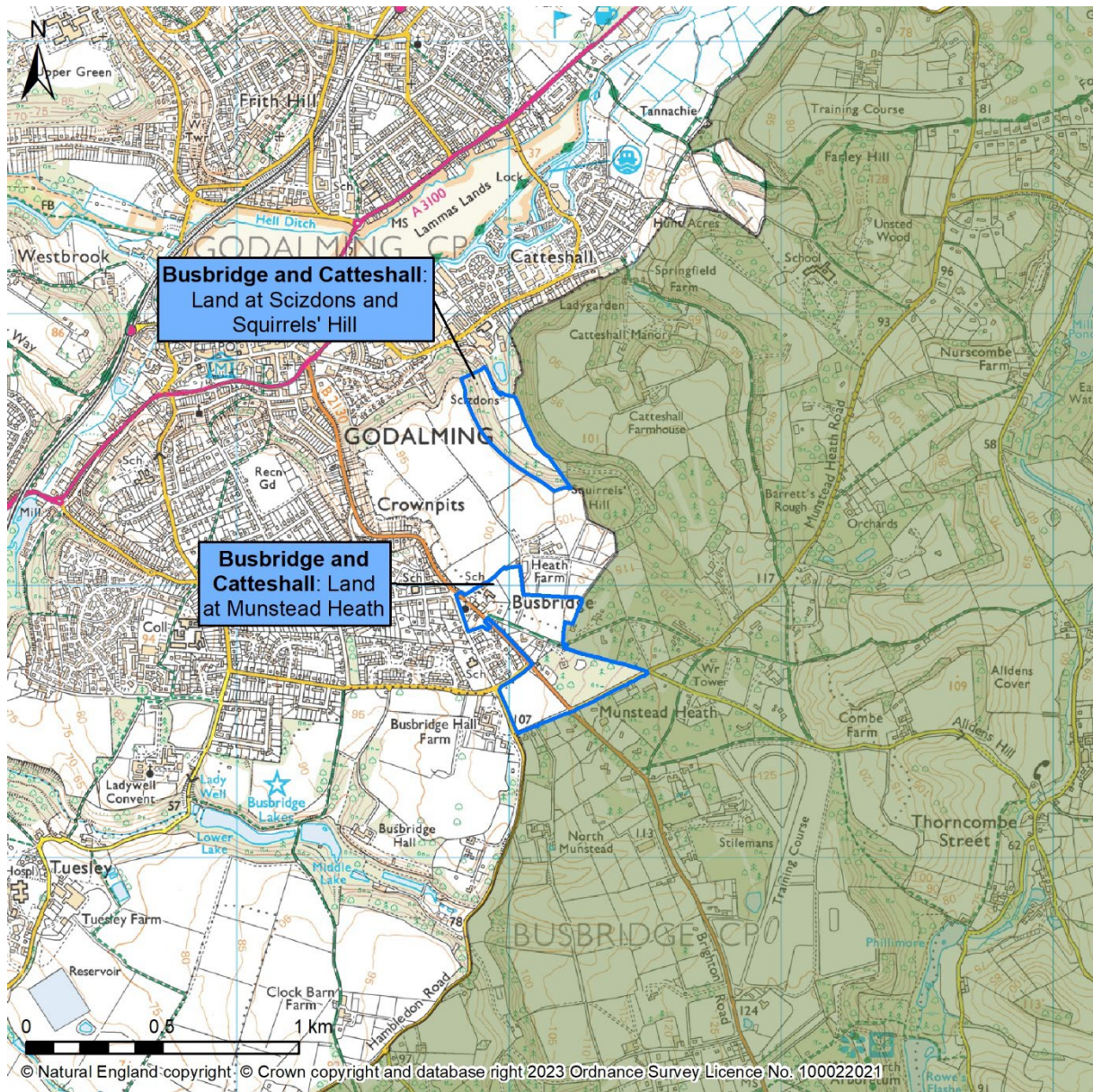
The current AONB boundary is poorly defined following footpaths in some areas and no apparent features on the ground in others. An alternative boundary can be defined which follows property boundaries and quiet lanes. This enables the whole of the Thursley, Hankley and Frensham

Commons SSSI and RIG to be included within the AONB. The site lies adjacent to allotments and a cemetery but these areas are not proposed for inclusion.

Proposed Boundary (Figure 16)

The boundary leaves the existing AONB boundary at SU 93876 41728 on the south-eastern verge of the Portsmouth Road. It then heads southeast, along the southern edge of the driveway of the Mousehill Pumping Station, and along the back of the building to its southeast corner at SU 93917 41674. The boundary then turns north-east alongside the pumping station fence until it reaches Sandy Lane. It continues along the south side of the lane in a south, south-easterly direction until the lane is intersected by two paths at SU 94062 41579. The boundary then leaves the lane and follows the hedge line alongside allotments and then Milford cemetery, heading in a south-westerly direction until the hedge line turns and runs in a south-easterly direction to meet the A286. It crosses the A286 in a straight line and proceeds northeast along the south side of the road until it reaches a property boundary. Here it turns southeast, following property boundaries until Oxted Green Road is reached. It then follows the northern side of Oxted Green Road, in a westerly direction, and then in a southerly direction to SU 94057 41173, where it meets the existing AONB boundary.

5.3 Busbridge and Catteshall



Land at Munstead Heath

This land comprises land at Munstead Wood which is associated with Gertrude Jekyll, and contains a group of listed buildings and is a Registered Park and Garden. It also includes part of the Munstead Conservation Area which continues into the existing AONB. Consideration was given to the inclusion of all of the Munstead Conservation Area within the boundary (there is no Conservation Area Appraisal). However, this would have resulted in the splitting of the settlement of Busbridge as defined in the Waverley Borough Local Plan. Furthermore, the field to the south of Home Farm Road relates to the built edge, rather than the wider AONB: its northern boundary is open to the street, lighting and housing. As a result, only the Munstead Wood Registered Park and Garden is therefore proposed for inclusion.

Proposed Boundary (Figure 16)

The boundary leaves the existing SH AONB boundary at Ordnance Survey Grid Reference SU 98240 42540 crossing North Munstead Lane and continuing northwest along the eastern side of the B2130. On reaching the junction with Heath Lane, the boundary turns east along the northern side of the lane, to rejoin the existing AONB at SU 98199 42787.

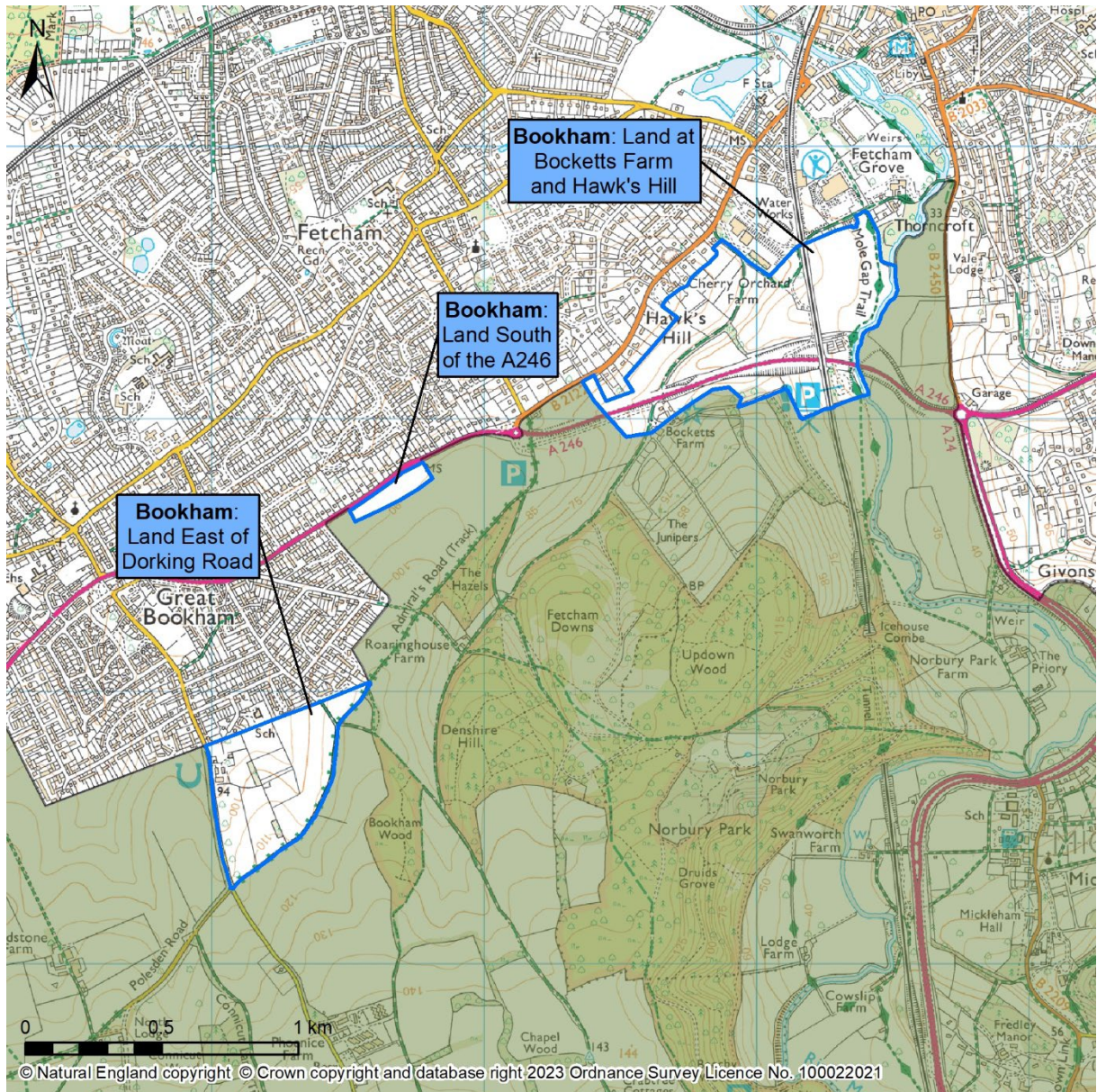
Land at Scizdons and Squirrels' Hill

This land comprises an area of complex topography including steep pastoral slopes and ancient woodland at Squirrels' Hill. To the north, is an area of development at Scizdons Climb. Within this landscape there is a scrap storage area and, whilst this does not meet the natural beauty criterion itself, it is small in scale and is set within the steep sided wooded slopes which are considered to reflect the qualities and characteristics of adjoining areas of AONB.

Proposed Boundary (Figure 16)

The boundary leaves the existing SH AONB boundary at Ordnance Survey Grid Reference SU 98230 43357 following the edge of woodland west of Squirrels' Hill. Where it intersects with the Parish Boundary, it turns northeast following the edge of ancient woodland, and then the edge of properties, to join an access track. It heads southeast along the southern side of the track and then crosses the track at the Parish boundary to follow the edge of woodland and the Parish Boundary and rejoins the existing AONB at SU 98199 42787.

5.4 Bookham



Land East of Dorking Road

This area of land has an urban fringe character and is predominately used for equestrian purposes, with associated fencing and stabling and a show ground. This has affected the condition and character of this landscape. This land is not considered suitable for inclusion in the AONB. Furthermore, the current AONB boundary is well defined following a public byway.

No change to boundary

Land South of the A246

This land comprises a field grazed by sheep between the existing AONB boundary and the A246. It forms an area of open countryside which is contiguous with the wider landscape and AONB.

The current AONB boundary is poorly defined and does not follow a clear feature on the ground. An alternative boundary can be defined which follows the southern side of the A246.

Proposed Boundary (Figure 19)

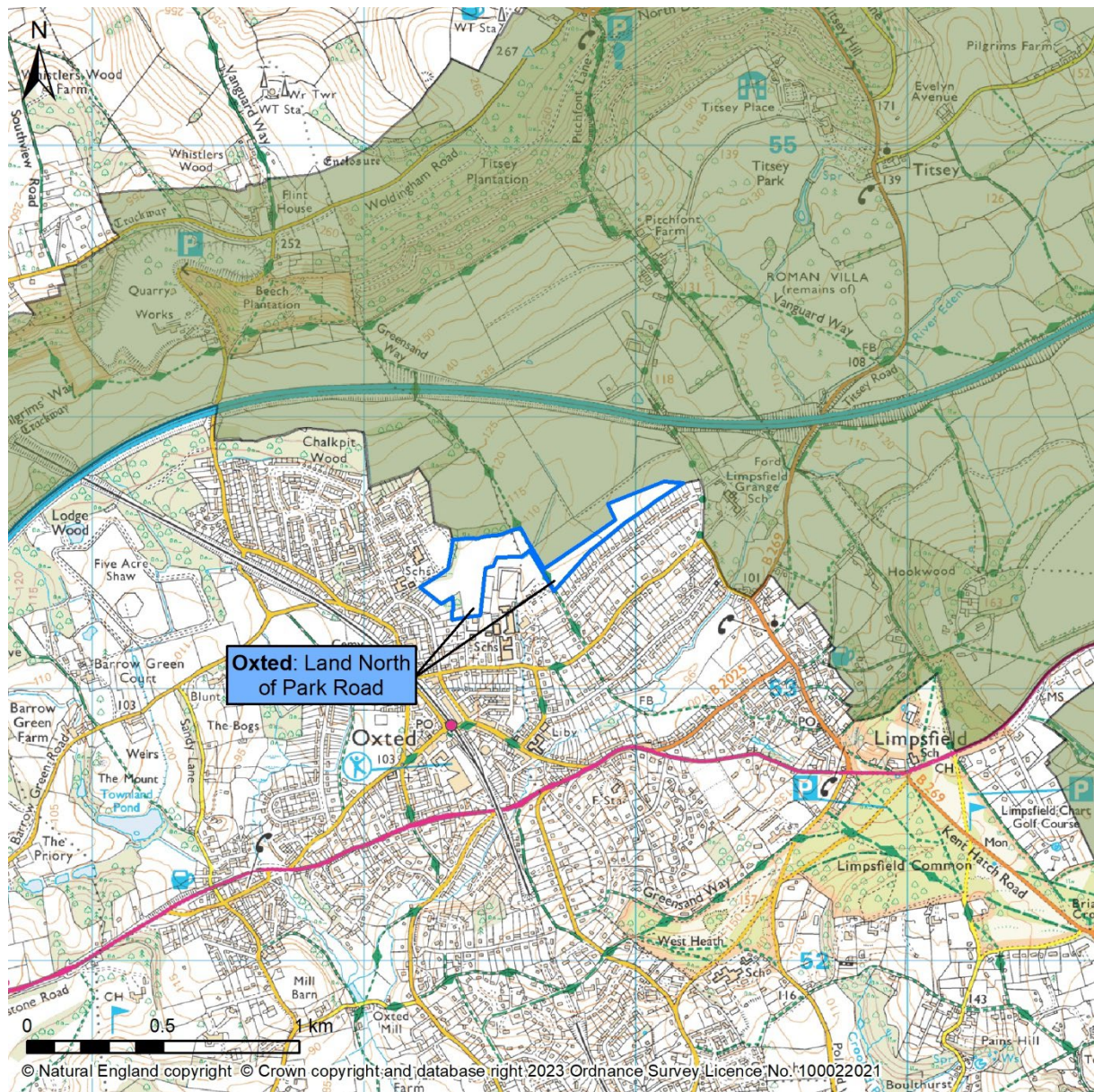
The proposed boundary should follow the southern side of the A264, between TQ 14567 54703 and TQ 14812 54866.

Land at Bocketts Farm and Hawk's Hill

This area of land lies to the north of the existing AONB and includes Bocketts Farm, and the south facing slopes of Hawk's Hill. It is severed by the A246 which runs east west (partially in cutting) and by the railway which runs north-south. To the east of the railway is the River Mole. Bocketts Farm Park is a large, popular tourist attraction. North of the A246, the land use is predominately countryside, but has a scrubby unmanaged appearance. The road itself is audible and visible in places. This area has a fragmented character which is diminished by transport infrastructure and commercial activity. Although the AONB boundary does not follow clear features on the ground (except in the east), this land is not considered suitable for inclusion within the AONB.

No change to boundary

5.5 Oxted



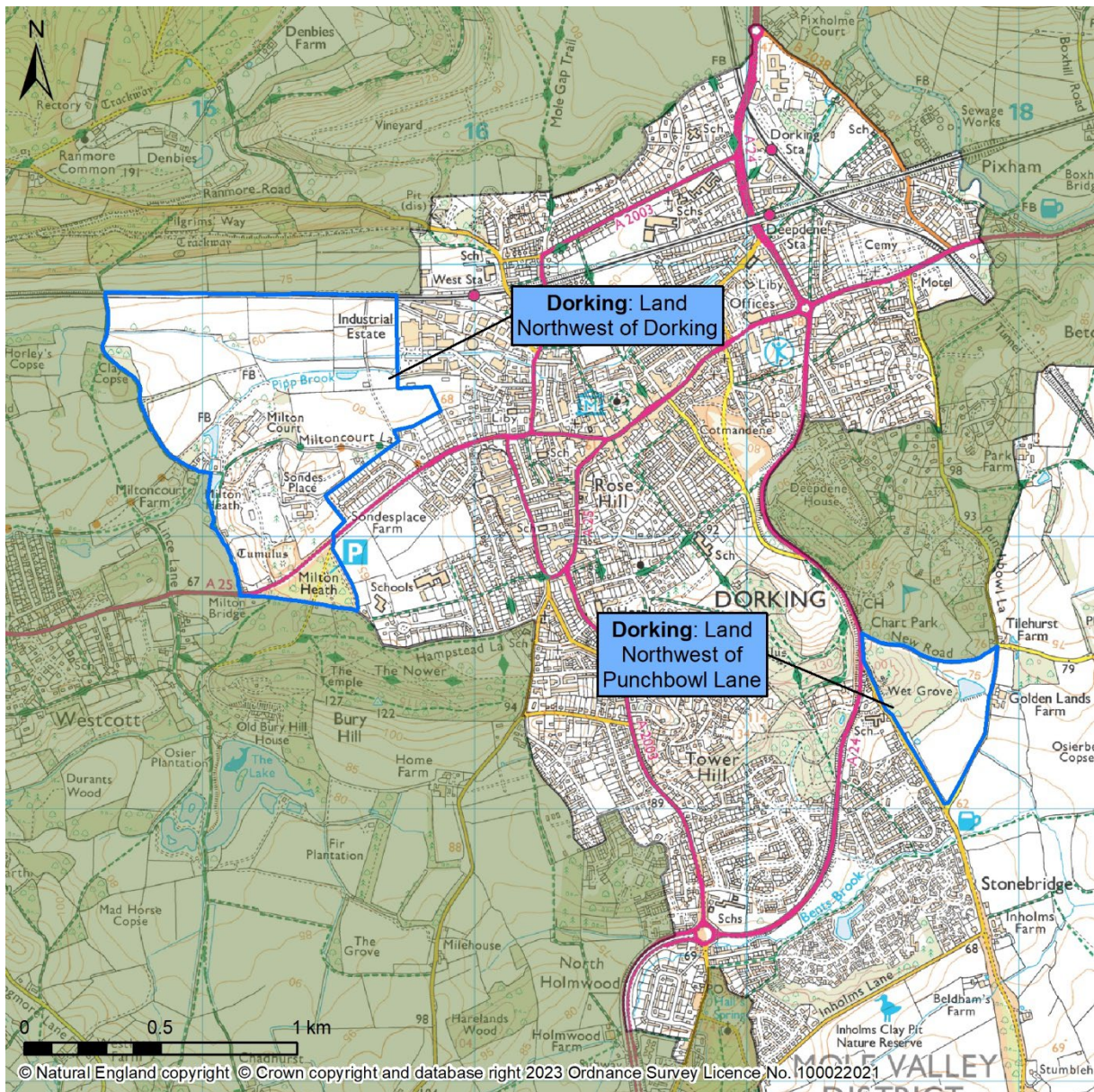
Land North of Park Road

This area forms three pastoral fields on the edge of Oxted abutting the urban edge. These fields form part of a sweep of open countryside, are contiguous with the existing AONB, and have views to the North Downs. The existing AONB boundary does not follow a clear feature on the ground, instead cutting across the three fields. To the west, there is a further irregular field which is contained by mature hedges and woodland shaws. Although close to the urban area, this latter area retains a strongly rural character. An alternative boundary can be defined along the vegetated edge at the rear of properties on Park Road and hedgerows/woodland to the southwest.

Proposed Boundary (Figure 23)

The proposed boundary leaves the existing AONB at Grid Reference TQ 40182 53753 and follows the vegetated property boundaries on the edge of Oxted. On reaching the bridleway, it crosses the track at right angles and turns northwest along the hedgerow boundary and then southwest, continuing along a hedge and fence line which marks the edge of the playing field associated with Oxted School. It continues to follow hedgerows and then the outer edge of a small wood, and then property boundaries on Chichele Road, before adopting the edge of woodland and property boundary to St Mary's School. It follows the western side of woodland to re-join the existing AONB boundary at Grid Reference TQ 39326 53549.

5.6 Dorking



Land Northwest of Punchbowl Lane

This land forms a knoll of higher ground known as Wet Grove and its lower pastoral slopes. It is part of The Deepdene (including Chart Park) Registered Park and Garden (now golf course) and includes the Deepdene Mausoleum (listed). It is also part of The Chart SNCI. This area is contiguous with the existing AONB boundary, its elevation forming a distinct feature. The current AONB boundary follows New Road to the north, which is a clear line on the ground, although partly obscured by the extension of the golf course. Land to the south of the boundary has natural and cultural interest forming part of the designations currently included within the AONB. An alternative boundary can be drawn along Chart Lane South and Punchbowl Lane, which enables this feature on the edge to be included within the AONB.

Proposed Boundary (Figure 25)

The proposed boundary leaves the existing AONB at Grid Reference TQ 17928 48600, heading south along the western side of Punchbowl Lane. At the junction with Chart Lane South it turns northwest, following the eastern side of the road. It continues northwards to the junction with Deepdene Avenue, where it turns north along the eastern side of the road to re-join the existing AONB boundary at Grid Reference TQ 17426 48646.

Land Northwest of Dorking

This land forms open fields on the edge of Dorking south of the railway line which extend to the urban edge. The area also contains the former mansion of Milton Court and Sondes Place which are now in commercial ownership and are converted to residential use. This landscape is open and slopes towards the urban edge. As such it is influenced by adjoining development, especially associated with Curtis Road Industrial Estate and, in the emerging Mole Valley Local Plan, there is a site allocation for development at Milton Court Lane (Policy DS26). The former mansion houses are set within wooded grounds which retain some of their historic features but signage, access roads and additional development have undermined their integrity.

The current AONB boundary does not follow a clear line on the ground in a number of places and also splits features of interest on the edge (e.g. Clay Copse ancient woodland). An alternative boundary can be drawn which enables the boundary to follow a clear feature. A large extension, to include all of the open fields and former parkland areas, would have resulted in the inclusion of land which is of mixed quality and any boundary would be difficult to define and would be complex, given woodland cover and private properties. On balance three minor boundary changes are proposed to include the ancient woodland of Clay Copse, the lakes south of Milton Court Farm and Milton Heath. In making these changes, care has been taken to identify clearly identifiable features for the boundary to follow.

Proposed Boundary (Figure 25)**Land at Milton Heath**

At Milton Heath, the proposed boundary leaves the existing AONB at Grid Reference TQ 15568 48724 and crosses Hamstead Lane traveling north along the eastern side of woodland and an access road to join Westcott Road. Here it turns southwest, traveling along the southern side of the road to join the existing AONB boundary at Grid Reference TQ 15193 48780.

Land at Milton Court Farm

The boundary leaves the existing AONB at Grid Reference TQ 15156 48780, crossing Westcott Road at right angles and continuing along the eastern side of Milton Court Lane as far as the junction, adjacent to the lake. Here it turns west, following the northern side of the lane to re-join the AONB at Grid Reference TQ 15035 49235.

Land at Clay Copse

At Clay Copse the proposed boundary skirts the eastern and northern edge of the woodland leaving the existing AONB boundary at Grid Reference TQ 14774 49509 and re-joining it at Grid Reference TQ 14639 49704.

5.7 Haslemere

<p>Land East of Sturt Road</p> <p>This area lies east of Sturt Road, forming steeply rising land comprising rough grassland and woodland which continues into the existing AONB. In the north of the area is Grassland Close, a footpath and a number of listed vernacular farm buildings. The land sits above the A287 except in the south. The existing AONB boundary is poorly defined and does not follow clear features on the ground. There is scope to redefine the AONB in this area although land north of the public footpath is not recommended for inclusion as this relates more to the urban edge, and Grassland Close forms a clear boundary.</p> <p>Proposed Boundary (Figure 28)</p> <p>The boundary leaves the existing AONB boundary at SU 89132 31999 and follows the road edge in the north, northwesterly direction until reaching Grassland Close. The boundary then turns northeast following the northern side of the road until it re-joins the existing AONB boundary at SU 89099 32355.</p>
<p>Land at Sturt Farm</p> <p>This site is associated with approved planning application WA/2016/2144 and subject to current planning application WA/2022/00281. On this basis it is not suitable for inclusion within the AONB.</p> <p>No change to boundary</p>
<p>Land south of Scotland Lane</p> <p>This land has permission for housing development following an appeal in 2022. On this basis, it is not suitable for inclusion within the AONB.</p> <p>No change to boundary</p>
<p>Land off Collards' Lane</p> <p>This area of land comprises allotments, orchard and small pasture/woodland. It has an urban fringe character due to the presence of the allotments and adjacent areas of development. This area is not considered suitable for designation. Furthermore, the current AONB boundary follows the edge of the track which is a clear feature on the ground.</p> <p>No change to boundary</p>
<p>Land South of Three Gates Lane</p> <p>This land comprises areas of ancient woodland and is also used as domestic garden. The current AONB boundary does not follow a clear feature on the ground, however, refining the boundary to include woodland and exclude land associated with Cavers and Heriot is problematic as boundaries do not appear clearly defined on the ground. On balance, a judgment has been reached not to consider a boundary amendment in this location.</p>

No change to boundary
Land South of Grayswood Common
<p>This land lies to the north of Blue Hills and comprises an area of pasture which is split by the AONB boundary, and which does not follow any clear feature on the ground. The boundary could be drawn to the south thus bringing the entire field into the AONB and ensuring the boundary follows a clear feature on the ground.</p> <p>Proposed Boundary (Figure 28) The boundary leaves the AONB at 91608 33923 and heads northwest along the property boundary to Blue Hills to re-join the existing AONB boundary at 91558 34003.</p>
Woodland along Railway
<p>This land forms a continuation of the wooded slopes within the AONB which extend southwards along the steep embankments of the railway line. In the north of the area, the woodland is ancient woodland, but to the south, on the embankments, it comprises regenerated woodland and scrub. The AONB boundary could be extended to include the areas of ancient woodland.</p> <p>Proposed Boundary (Figure 28) The boundary leaves the AONB at 90991 33870 and heads southwest along the western side of Grayswood Road before turning southwest along the property boundary to St Georges Wood Lodge. On reaching the security fencing to the railway it turns north along the fence line to re-join the AONB boundary at 90823 33969. It then leaves the AONB boundary again at 90793 33980 and heads southwest along the railway security fencing as far as the property boundary to number 52 Puckshott Way. Here it turns north, northwest and then north again, along property boundaries. It then skirts around the fencing of an electricity substation to re-join the existing AONB boundary at 90645 34027.</p>
Land Between Bunch Lane and Weydown Road
<p>This area forms a valley which extends into the urban area of Haslemere and is contiguous with the existing AONB to the north. Along its eastern side, it is flanked by dwellings set within generous grounds. There are also some dwellings along Bunch Lane to the west. Despite this development, the landscape has a predominately rural character which comprises a matrix of woodland and small-scale pastures. This area includes the ancient semi-natural woodland with wet alder woodland and good ground flora. There are numerous natural springs and watercourses including areas of wet woodland which enhance the natural character. The existing AONB boundary does not follow any clear features on the ground. An alternative boundary can be drawn which brings in the features of interest. In places, the boundary has followed the settlement boundary as defined in the Waverley Borough Local Plan.</p> <p>Proposed Boundary (Figure 28) The boundary leaves the AONB at SU 89969 33664 at a point where an east/west footpath crosses the Weydown Road. It heads west, then south and then east, along property boundaries and the existing settlement boundary as defined in the Waverley Borough Local Plan. On reaching Weydown Road again, it turns south along the western edge of the road, following the fence and hedge lines of the boundaries of the properties bordering the road before turning northwest along the edge of a car park and then south, still following the car park boundary to SU 89491 32996. Here the boundary crosses a stream and heads in a NW along a public footpath till it reaches a property boundary on the</p>

north side of the path at SU 89453 33020. At this point it heads north along the property boundary until the boundary turns and heads in a north, north-easterly direction at SU 89466 33106. The property boundaries are then followed in this direction until Bunch Lane is reached. The east side Bunch Lane is then followed in a north and north-easterly direction until the existing AONB boundary is reached at SU 89699 33820.

Land West of Farnham Lane

This area forms a wooded landscape within which there are various dwellings set in extensive grounds, and a section of Farnham Lane which is narrow and rural in character and deeply incised. Much of the woodland is ancient and continues into the existing AONB to the north. The current AONB boundary does not follow clear features on the ground. Haslemere settlement boundary is defined to the south and east and, although this area contains some isolated private dwellings, overall it has a well wooded and rural quality.

Proposed Boundary (Figure 28)

The boundary leaves the AONB at 89095 34033 and heads south along the eastern side of Farnham Lane including it within the designation. On reaching Thursley Copse it follows the property boundary southwest and then south. It continues along property boundaries and then fencing around an electricity substation to join Lion Lane. Here it turns north along the eastern side of the lane to re-join the existing AONB boundary at 88799 33623.

Land South of Polecat

This area of land comprises steep sided wooded slopes within which Brownscombe House nursing home, Branksome Place and Holy Cross Hospital are located. These are all large-scale buildings set within wooded grounds with associated infrastructure. The northern parts of this area are contiguous with the AONB and the AONB does not follow clear features on the ground. Whilst some of the woods in this area are ancient there are also areas of more recent conifer plantation and evidence of infrastructure associated with current use/development. There is scope for a small amendment to the AONB boundary to ensure it follows a clear line on the ground, but the majority of this area is considered to relate more closely to the urban area and does not warrant designation as AONB.

Proposed Boundary (Figure 28)

The boundary leaves the AONB at SU 88249 33599 crossing the A287 and follows the property boundary to Brownscombe (fence) until it joins an unnamed lane at SU 88410 33603. It then follows the western side of this lane northwards until SU 88388 33684 where it meets the existing AONB boundary.

Land northeast of Woolmer Hill

This area comprises steeply wooded slopes which are contiguous with the wider AONB and separated from the urban areas by roads to the south. Part of the woodland in this area is ancient and there is a small stream and waterbody in the east of the area. The existing AONB does not follow a clear feature on the ground.

Proposed Boundary (Figure 28)

The boundary leaves the AONB at SU 88257 33252 on the Hindhead Road and then goes south until reaching the junction with Critchmere Hill. At this point it follows the rear boundaries of the

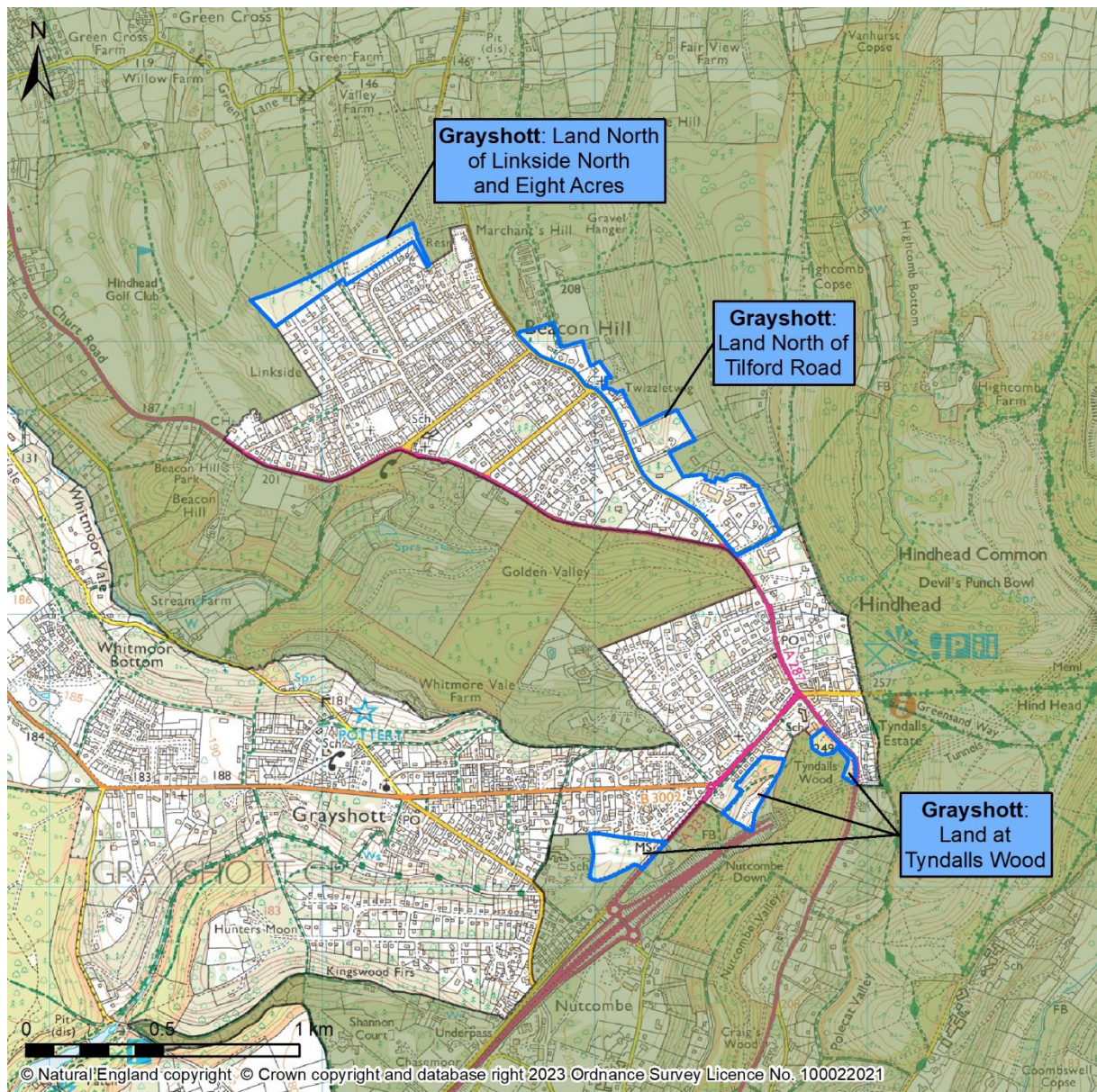
properties on the north side of Critchmere Hill, and then follows the property boundary of the Royal Oak public house. The boundary then heads south along the eastern edge of woodland to join Woolmer Hill Road. The boundary then follows the northern and eastern edge of Woolmer Road as it climbs the hill until it re-joins the existing AONB boundary at SU 87675 33287.

Land at Woolmer Hill

This area forms steep wooded slopes (Lower Hanger Wood) which are contiguous with the existing AONB to the west and lower lying land to the south (including a cemetery which abuts the existing urban edge, and then woodland flanking the river and County Boundary on the valley floor). These areas of woodland form relatively small areas of land penetrating the urban area. The AONB boundary follows some features on the ground and any amendment to the boundary is likely to result in a more complex boundary. On balance a judgment has been reached not to consider a boundary amendment in this location.

No change to boundary

5.8 Grayshott



Land at Tyndalls Wood

This area forms part of a wider sweep of landscape, comprising a mixed conifer and deciduous wooded hillside which extends up to the urban edge. It also includes an area of balancing ponds which fall partially within the existing AONB. The current boundary is poorly defined cutting through woodland and not following a clear feature on the ground. An alternative boundary can be drawn which utilises curtilage and property boundaries.

A second area, west of the A333, was also considered, however this area is associated with St Edmund's School and is utilised as sports pitches and car parks. Whilst the current AONB boundary does not follow a clear line on the ground in this latter area, the land itself relates closely to the wider urban context and is not recommended for inclusion within the AONB.

Proposed Boundary (Figure 28)

The boundary leaves the AONB at SU 88952 35378 following the southwest edge of the A287 in a northwest direction until it reaches the property boundary of dwellings on Holmes Place. It follows the property boundary southwest to re-join the existing AONB boundary at SU 88792 35547.

The boundary then leaves the AONB at SU 88696 35468 to follow the property boundary of Sleepy Hollow first westwards and then turning southwest along the backs of properties off the A333. At Combe Side it heads southeast along a fence line to intersect with a track, adopting the western side of the track and heading southwest to rejoin the existing AONB boundary at SU 88466 35270.

Land north of Tilford Road

This land comprises small parcels of land on the edge of the built-up area of Beacon Hill. Development north of Tilford Road sits within generous grounds and the current AONB boundary does not follow a clear feature on the ground. Nevertheless, the property boundaries are often not clearly defined, and drawing an alternative boundary which follows features on the ground would therefore be problematic. On balance, a judgment has been reached not to consider a boundary amendment in this location.

No change to boundary

Land North of Linkside North and Eight Acres

This area of land is connected to the wider landscape comprising part of a sweep of conifer plantation which extends up to the urban edge. The AONB boundary is poorly defined and does not follow clear features on the ground. A more robust boundary can be defined along the edge of property boundaries.

Proposed Boundary (Figure 28)

The proposed boundary runs from the existing AONB boundary at SU 87349 37384 and heads in a southwest direction along the property boundaries to SU 86835 37075 where it joins the existing AONB.

Appendix 1: Natural England Boundary Setting Considerations

Natural England Boundary Setting Considerations

Extract from Appendix Four of “Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty in England”, Natural England, June 2021.

Boundary Setting Considerations

Transition areas: The boundary should not be expected to be a sharp barrier between areas of differing quality. Often there will be a transition of natural beauty and opportunities for open-air recreation across a sweep of land: in those cases the boundary chosen should be an easily identifiable feature within this transition. The boundary should be drawn towards the high-quality end of the transition in a manner that includes areas of high-quality land and excludes areas of lesser quality land i.e. it should be drawn conservatively. Visual associations may also be used to help define the extent of land for inclusion in these circumstances.

Types of boundary: Wherever possible, an easily distinguishable permanent physical boundary should be chosen. Boundaries should not if possible be overly complex or convoluted. Where a boundary follows a road, the road verges and embankments may be included in the designation where they blend into the wider landscape.

Other administrative boundaries: Where local government boundaries follow suitable lines, it may be administratively convenient to adopt them. In the majority of cases, however, they will be unsuitable. Similarly, land ownership is not itself a reason for including or excluding land from designation – there will often be instances where part of a landholding sits within the designated area and part sits outside.

Inclusion of settlements: A settlement should only be included if it lies within a wider tract of qualifying land (whether or not this is part of the same designation), having regard to the influence of the settlement on the land in question. Settlements should be assessed on their individual merits and particularly on their character, qualities and relationship to adjoining countryside. The extent to which countryside penetrates the built-up area may also be relevant.

Integrity of settlements: Towns or villages should not normally be cut in two by a National Park/AONB boundary. The ability of a settlement to act as a gateway to a designated area is not dependent on its inclusion within a designation. A settlement does not equate to a parish and the division of parishes is acceptable in drawing a boundary.

Incongruous development: Unsightly development on the edge of a National Park/AONB should generally be excluded unless it is of a temporary or transient nature.

Land allocated for development: Land on the margins of a National Park/AONB identified in development plans (both adopted and emerging), or having the benefit of planning permission, for major built developments (including the extraction of minerals and other deposits) should normally be excluded from the National Park/AONB, unless the land will be

developed or restored to a land use and quality which contributes to National Park/AONB purposes.

Land should not be included merely to seek to protect it from specific development proposals.

Features of interest: Areas and features of wildlife, geological, geomorphological, historic, cultural or architectural value, which are situated on the margins of a National Park/AONB, should be included where practicable providing that they are situated within a tract that meets the statutory criteria.

Marine boundaries: In coastal areas where a marine boundary is to be drawn, the boundary should follow the mean low water mark or the County Boundary in the case of estuaries.

The metaled surface of a road normally remains outside the National Park.

Proposed development schemes included in emerging development plans will be afforded varying weight depending on the extent to which they have progressed through the development plan preparation process and also the extent to which any adopted plans may remain relevant.