

Appendix D3: Response to AONB Boundary Review

CALA HOMES (SOUTH HOME COUNTIES) LIMITED

LAND AT CHICHELE ROAD, SURREY

RESPONSE TO AONB BOUNDARY REVIEW

ISSUE: Monday, 12 June 2023



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CLIENT: CALA Homes (South Home Counties) Limited

PROJECT: Land at Chichele Road, Oxted, Surrey

REPORT TITLE: Response to AONB Boundary Review

DJA Reference: 3179-4-1-TD-0001-S5-P3 Chichele Road Response to AONB Boundary Review

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REPORT REVISIONS

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EXECUTIVE SUMMARY

This document has been prepared by David Jarvis Associates (DJA) Limited on behalf of CALA Homes (South Home Counties) Limited.

It comprises an initial landscape appraisal of land north east of Chichele Road, Oxted (hereinafter referred to as “the Site”) and is in response to the ongoing AONB Boundary Review consultation.

It will appraise the site in relation to its landscape character, and relevant landscape quality designations.

The site is not the subject of any landscape quality designations.

The site does not lie within the Surrey Hills AONB or the Area of Greater Landscape Value, and has never done so.

The visual analysis undertaken as part of this document will conclude that in all viewpoints where the site and proposed development would be visible, it would be seen in the context of the settlement of Oxted.

It will then examine whether the site should be considered to be part of the Surrey Hills AONB.

It concludes that the site does not have “*sufficient natural beauty to be designated*”, that it does not fulfil the criteria to be classed as an anomaly (boundary refinement) and has consistently, and deliberately, been excluded from any landscape designation.

1. INTRODUCTION

- 1.1 This document has been prepared by Paul Gibbs CMLI Managing Director of David Jarvis Associates (DJA) Limited on behalf of CALA Homes (South Home Counties) Limited.
- 1.2 DJA is a firm of chartered landscape architects and town planning consultants established in 1982 and has extensive experience in the planning, assessment, design and implementation of residential development. The firm is a Registered Practice of the Landscape Institute.
- 1.3 This document comprises an initial landscape appraisal of land north east of Chichele Road, Oxted (hereinafter referred to as “the Site”) and is in response to the ongoing AONB Boundary Review consultation. CALA are seeking an outline application for residential development and associated open space (hereinafter referred to as “the proposed development”).

The Site

- 1.4 The Site comprises one pastoral field totaling approximately 6.4 hectares located on the northern edge of Oxted.
- 1.5 A belt of ancient woodland forms the northern and western boundaries, with a well-developed hedgeline to the east and rear garden boundaries of properties along Chichele Road and a small copse to the southwest. The northern edge of the Oxted School site is defined by a security fence.
- 1.6 St Mary’s C of E Primary School and grounds lies to the west, and Oxted School and grounds to the south east. Open farmland lies to the east.
- 1.7 There is a low ridge running northwards through the centre of the site, with the high point at around 117m AOD on the southern boundary, falling gently to the north to around 115m AOD on the northern boundary. The land drops from the ridge to around 111m AOD on the western boundary and to around 106m on the eastern boundary with the Oxted School site. The land rises slightly in the north east corner to around 110m AOD.
- 1.8 There are no Public Rights of Way within or providing access to the site. Footpath 75 The Greensand Way runs to the east beyond the eastern boundary, linking to the North Downs Way to the north of the M25 approximately 1km north of the site.
- 1.9 There are no trees or hedgerows within the site that are not associated with the boundaries.

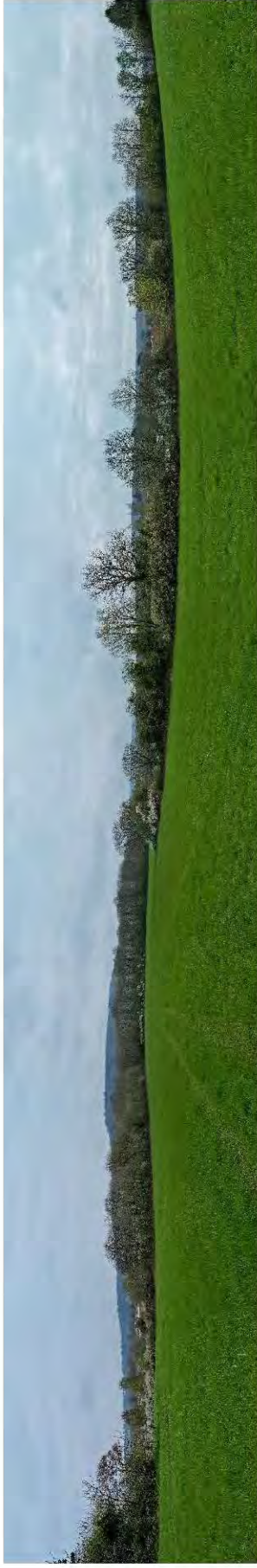
SITE PHOTOS



Above : Southern boundary looking toward Chichele Road



Above : Boundary with Oxted School



Above : View from middle of site looking north



Above : View from southern edge of site looking north

2. LANDSCAPE AND VISUAL CONTEXT

Landscape context

- 2.1 The Site falls within Surrey County Council Landscape Character Assessment landscape character area “GV4: Merstham to Clacket Lane Greensand Valley”¹, refer to Figure LV-0002
- 2.2 A summary of the character descriptors taken from “GV4: Merstham to Clacket Lane Greensand Valley” is provided below². Full character descriptors can be found in **Appendix 2**. Specific issues considered relevant to the site are shown underlined.

“Key Characteristics

- *Underlain by Folkestone Formation Sandstone, with areas of Gault Formation Mudstone to the north.*
- *Undulating landform, rising up to meet the chalk ridge scarp to the north and wooded greensand hills to the south.*
- *The predominant land use consists of medium-large scale, open arable fields, but there is a mixture of other uses including, generally smaller pastoral fields, large scale sand quarry workings, golf courses, road and motorway corridors and settlement.*
- *Blocks of woodland occur across the character area, with more substantial areas of woodland to the west of Oxted. Hedgerows line field boundaries, but are limited in some places with larger arable fields. Smaller parcels of land associated with settlement often have good tree cover. There is ancient woodland, the size and occurrence increasing at the eastern end of the character area.*
- *Northerly views form the character area include the chalk ridge scarp.*
- *The M25 motorway runs along the length of the northern edge of the character area. Junctions 6, 7 and the Clacket Lane services, of the M25 are located within the character area. A limited number of roads, including the A25 and rural lanes cross the character area.*
- *A comprehensive network of public rights of way criss-cross every part of the character area, including the Tandridge Border Path, Greensand Way and Vanguard Way Recreational Paths and the North Downs National Trail.*
- *The character area includes the village of Godstone and settlements such as Merstham, and wraps around Oxted and Bletchingley. Elsewhere, there are isolated dwellings and farmsteads, with settlement becoming more limited at the eastern end of the character area. Merstham is a linear, low density settlement designated as a Conservation Area, and is encircled by motorway, road and rail routes at the north-west corner of the character area.*
- *There are a number of other Conservation Areas, including Pendell Court and Place Farm and Brewer Street, at the western end of the character area, and Godstone in the centre of the character area.*
- *The character area includes a small area of registered common land at Clacket Common in the eastern end of the character area, a few scheduled monuments, and part of the historic park/garden at Titsey Place.*
- *There are a number of small woodland areas designated as Sites of Nature Conservation Importance. A few larger blocks of woodland are designated as Sites of Special Scientific Interest, around Titsey Woods.*
- *Relatively rural landscape, with tranquillity and remoteness varying across the Character Area due to the degree of urban influence from settlement and roads.*

¹ Surrey County Council (2015) ‘Surrey Landscape Character Assessment: Tandridge District’

² *ibid* page 60

EVALUATION

Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Enclosed intimate valley floor landscape west of Dorking.
- Between east of Dorking and Oxted, wider valley floor of undulating farmland form foothills of North Downs.
- Dramatic views of North Downs scarp slope
- Open pastoral, unsettled lower slopes of valley sides.
- Views across pastures to wooded hills of North Downs to north and Greensand hills to south, often simultaneously.

GUIDANCE

Landscape Strategy

The landscape strategy for the Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs.

Elements in need of enhancement include the hedgerows and management of the woodlands.”

- 2.3 Fieldwork on 19th May 2023 confirmed that the site and surroundings are broadly consistent with the landscape character descriptors underlined above.
- 2.4 The Surrey Hills AONB and Area of Greater Landscape Value (AGLV) lie to the north and east. The site itself is not the subject of any landscape quality designations. The site falls within the Metropolitan Green Belt, refer to Figure LV-0003.
- 2.5 There are a number of trees that are the subject of TPO³s around the boundary of the site.



Visual context

- 2.6 Figure LV-0005 shows the Zone of Theoretical Visibility of the entire site developed to 11m high. The model is based on a 3d terrain and surface model, including features such as existing vegetation and built development. The Zone of Theoretical Visibility is based on the model only and used as a guide

³ https://tdcmaps.tandridge.gov.uk/myHouse/myHouse_map.html

- to inform viewpoint selection. It is likely that once minor variations in landform and vegetation are taken into consideration the ZTV would be reduced.
- 2.7 The ZTV is therefore considered to represent 'worse than worst case' scenario.
- 2.8 Field survey work has confirmed that views of the site are more limited than the ZTV suggests. Refer to Appendix 1 for the field survey photographs.
- 2.9 Viewpoints 1-3 lie at a lower elevation, closer to the site. Viewpoints 4-6 lie at a moderate elevation at the foot of the steepest parts of the scarp slope. Viewpoints 7-10 lie at the upper elevation on the crest of the scarp slope.
- 2.10 Viewpoint 1 is located on the Greensand Way to the east of the site. Views into the site are restricted by a substantial boundary hedgerow. This boundary could be enhanced with further planting and development offset from the site boundary to minimise any visual impacts.
- 2.11 Viewpoint 2 is located on the Greensand Way further to the north. The site and proposed development would not be visible, being screened by a combination of woodland and hedgerows.
- 2.12 Viewpoint 3 is also located on the Greensand Way further to the north. Again, the site and proposed development would not be visible, being screened by a combination of woodland and hedgerows.
- 2.13 Viewpoint 4 is located on the North Downs Way at the foot of the scarp north of the M25. The eastern edge of the proposed development may be just visible, but would be largely screened by a combination of woodland and hedgerows.
- 2.14 Viewpoint 5 is located on the North Downs Way west of Pitchfont Farm at the foot of the scarp north of the M25. The eastern edge of the proposed development may be just visible, but would be largely screened by a combination of woodland and hedgerows.
- 2.15 Viewpoint 6 is located on the North Downs Way at the foot of the scarp north of the M25. The site and proposed development would be screened by a combination of woodland and hedgerows.
- 2.16 Viewpoints 7 and 8 are located within an area of CRoW Access Land on the scarp north of the M25. The southern part of the site and proposed development would be visible, but would be largely screened by a combination of woodland and hedgerows. This boundary could be enhanced with further planting and development offset from the site boundary to minimise any visual impacts.
- 2.17 There is no view of the site from Viewpoint 9. Similarly no view of the site were identified from areas shown in the ZTV further to the east from the B2024 and Rectory Lane.
- 2.18 Viewpoint 10 is located near the North Downs Way within an area of CRoW Access Land at Gangers Hill on the scarp north west of the M25. The southern part of the site and proposed development would be visible, but would be largely screened by a combination of woodland and hedgerows. This boundary could be enhanced with further planting and development offset from the site boundary to minimise any visual impacts.
- 2.19 In all viewpoints where the site and proposed development would be visible, it would be seen in the context of the settlement of Oxted. With careful choice of external materials palette, layout and building orientation, there would be limited visual effect when viewed from within the AONB.

3. AONB AND AGLV

Surrey Hills Area of Outstanding Natural Beauty

- 3.1 The site does not lie within the Surrey Hills AONB.
- 3.2 The Management Plan⁴ describes the Hills as being a “*an intriguingly diverse landscape*”⁵ and recognises that its appearance has been “*shaped for centuries by the changing patterns of land use and settlement*”.
- 3.3 The diversity of landscape includes features that define the special character of the Surrey Hills. These are listed as “*Views, Woodland, Heathland, Tranquillity, Commons, Country lanes, Downland, Historic buildings, Dark skies, Farmland and Parkland*”⁶.
- 3.4 The diversity in character and dynamic nature of the landscape is recognised in that the planning management policies contained in the Management Plan⁷ allow for appropriately located and carefully designed development within the AONB.

Area of Greater Landscape Value (AGLV)

- 3.5 As stated at 26.20 of the TDC Draft Local Plan⁸:
- “Land designated as Area of Greater Landscape Value (AGLV) was included in previously adopted plans. The majority of this abuts the AONB across six Surrey authorities and originates from the expired Surrey County Structure Plan. Historically, the AGLV has acted as a buffer to the AONB but also has its own inherent landscape quality. It has performed an important role in conserving the landscape setting of some towns and villages.”*
- 3.6 The AGLV has been the subject of periodic review. The original designation of the AGLV was made in 1953, approved in 1958. This was reviewed in 1971 and 1981, approved in 1984.
- 3.7 The most recent review was produced in 2007 by CBA⁹.
- 3.8 None of the reviews proposed that the site should be included within the AGLV.
- 3.9 This is reflected in the Draft Local Plan in Policy TLP34.

Tandridge Landscape Capacity and Sensitivity Study

- 3.10 The Tandridge Landscape Capacity and Sensitivity Study¹⁰ (TLCSS) assessed the capacity and sensitivity of the site, identified as Site OXT006.

⁴ Surrey Hills Management Plan 2020-2025 (2020) Surrey Hills AONB

⁵ *ibid* pg16 §1.9

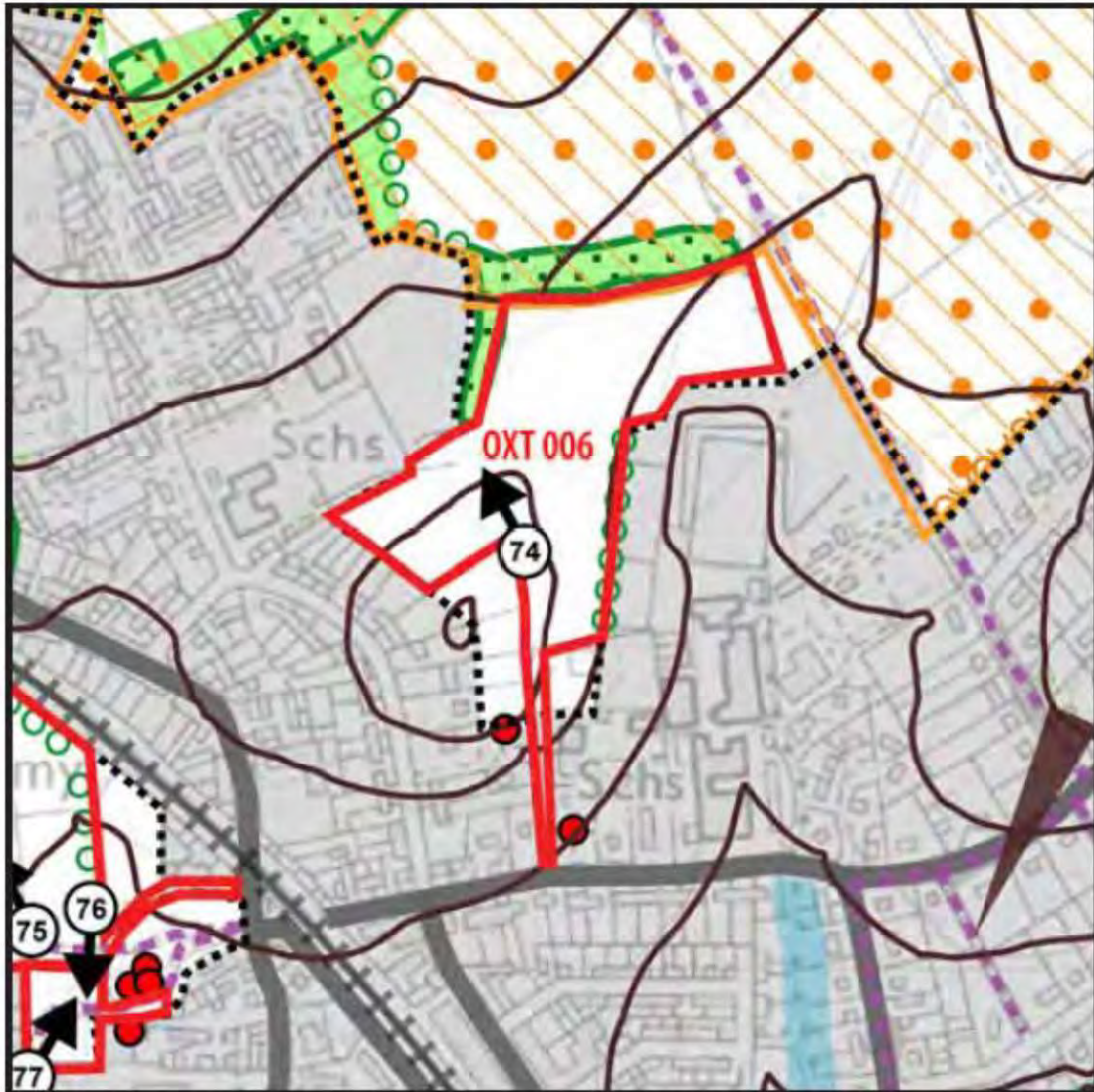
⁶ *ibid* pg17 §1.10

⁷ *ibid* pg32 §2.9

⁸ Tandridge District Council (January 2019) ‘Our Local Plan: 2033 (Regulation 22 submission)’

⁹ Chris Burnett Associates (June 2007) ‘Surrey Hills AGLV Review’

¹⁰ HDA on behalf of Tandridge District Council (October 2016) Tandridge Landscape Capacity and Sensitivity Study



- 3.11 The plan above is taken from page 124 of the TLCSS.
- 3.12 The TLSS notes that *“to the north this site is bounded by ancient woodland, and there is boundary vegetation around the site. The sloping nature of the site however means that there is intervisibility with the AONB and views in from surrounding buildings.”*, and that *“there is intervisibility with the AONB to the north of the site. The AONB is particularly sensitive to change.”*
- 3.13 Overall, the visual sensitivity is judged to be substantial. The assessment at page 125 notes that *“there is intervisibility with the AONB throughout the site”*. This is inaccurate; views of the AONB from the northern parts of the site are restricted by existing woodland. Views into the site from the AONB are discussed from 2.6 above.
- 3.14 The TLCSS concludes that *“with moderate sensitivity and value, site **OXT006** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the sites contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.”*

- 3.15 Despite the inaccurate assessment of intervisibility with the AONB, I agree with this conclusion.
- 3.16 The visual analysis undertaken as part of this document concludes that in all viewpoints where the site and proposed development would be visible, it would be seen in the context of the settlement of Oxted. With careful choice of external materials palette, layout and building orientation, there would be limited visual effect when viewed from within the AONB.

4. AONB BOUNDARY REVIEW

- 4.1 A suite of documents was published by Natural England in February 2023.
- 4.2 The area around Oxted was included as part Evaluation Area EA10 Greensand Hills and Low Weald. The site itself was not included in EA10.
- 4.3 The site does not form part of the Proposed Limpsfield extension identified in the consultation document¹¹.
- 4.4 The Consultation Document outlines at Table 1¹² the factors by which Natural Beauty is judged. It is against these criteria that an area of landscape is “*evaluated to establish whether it has sufficient natural beauty to be designated*”¹³.
- 4.5 The assessment of the site below is informed by the Evaluation Framework for Natural Beauty Criterion¹⁴.
- 4.6 **Landscape quality** – the landscape is intact and in good condition.
- 4.7 **Scenic quality** – the site is pleasant but not unusually attractive. It does not display a particularly distinctive sense of place or landform, visual interest in patterns of land cover or particularly strong aesthetic qualities.
- 4.8 **Relative wildness** – given its urban edge location and adjoining land uses there is no sense of remoteness or lack of human influence. It is enclosed but not isolated.
- 4.9 **Relative tranquillity** – traffic on the M25 is clearly audible, adjoining land uses are sources of noise locally. The M25 was built after the Surrey Hills AONB was designated.
- 4.10 **Natural heritage features** – there are no distinct geomorphological features within the site. The Ancient Woodland is a notable habitat that contributes to sense of place but is not unusual locally.
- 4.11 **Cultural heritage** – there is no clearly evident cultural associations.
- 4.12 For these reasons I do not believe that the site “*has sufficient natural beauty to be designated*”.
- 4.13 In addition, the site has not been designated as AONB or AGLV at any point so it must be concluded that it is viewed as a transitional area between the urban area and higher value landscapes beyond. Table 3 of the Consultation Document¹⁵ notes that in areas of transition “*boundaries should be drawn to high quality end of transition*”.
- 4.14 The site is not included as part of a wider Evaluation Area, only as a Minor Boundary Refinement as Land North of Park Road.
- 4.15 The consultation document states:

“Minor boundary changes are proposed where there are known anomalies with the existing AONB boundary. These anomalies were highlighted in the Areas of Search around Hazlemere, through the call for evidence and during the natural beauty assessment. Minor changes have been made where

¹¹ Natural England (2023) Surrey Hills AONB; Boundary Variation Project – Consultation Document

¹² *ibid* page 5

¹³ *ibid* page 5

¹⁴ Alison Farmer Associates on behalf of Natural England (February 2023) Surrey Hills AONB; Boundary Variation Project – Natural Beauty Assessment – Appendix 5

¹⁵ Natural England (2023) Surrey Hills AONB; Boundary Variation Project – Consultation Document – Table 3 pg 6

the existing AONB does not follow a clear feature on the ground, where the land in question relates strongly to the wider AONB forming part of a sweep of qualifying land, and where a suitable alternative boundary can be defined.”¹⁶

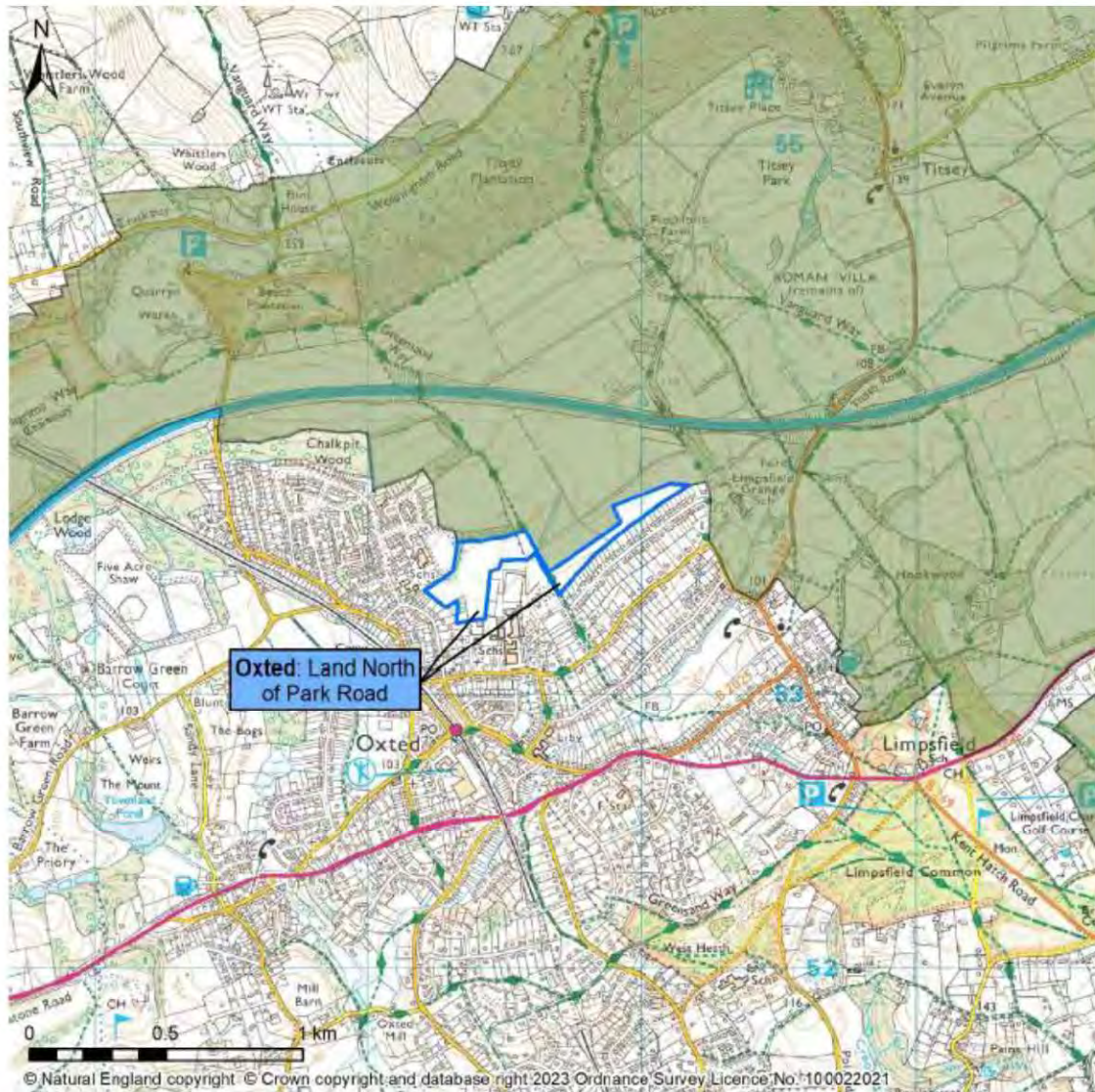
- 4.16 A Boundary Considerations Report¹⁷ was produced as part of the boundary review consultation. The rationale for Minor Boundary Refinements is presented at 3.2¹⁸. It states that:
- 4.17 *“In some cases, these boundary anomalies include small parcels of land between the existing AONB and an urban 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.”*
- 4.18 The site is assessed as part of the Land North of Park Road¹⁹, which includes land to the east beyond the site boundary. The wider area north of Park Road is described as *“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 cross the three fields.”*
- 4.19 The site is separately described as an *“irregular field which is contained by mature hedges and woodland shaws. Although close to the urban area, this...area retains a strongly rural character. An alternative boundary can be defined along the...hedgerows/woodland to the southwest.”*

¹⁶ *ibid* pg 45

¹⁷ Alison Farmer Associates on behalf of Natural England (February 2023) Surrey Hills AONB; Boundary Variation Project – Boundary Considerations

¹⁸ *ibid* pg 8

¹⁹ *ibid* pg 67



- 4.20 The plan above is taken from page 67 of the Boundary Considerations report.
- 4.21 The description of the wider area clearly focusses on the land north Park Road, part of which is occupied by school playing fields.
- 4.22 I assess the site against the three criteria considered in the redrawing of the AONB boundary for Minor Boundary Refinements, see 4.4 above.

The boundary does not follow a clear feature on the ground

- 4.23 The AONB boundary around the site already follows a clear feature on the ground, namely the edge of the ancient woodland and hedgerows. This is in stark contrast to the land to the east where the AONB boundary follows no clear feature on the ground and cuts across the three fields.

The land in question relates strongly to the wider AONB forming part of a sweep of qualifying land

- 4.24 The site is described in the Boundary Considerations Report as being contained. It is also described separately from the area north of Park Road, therefore not as part of the wider sweep of open countryside to the north and east.

- 4.25 I disagree that the site has a strongly rural character. The site is visually contained by the ancient woodland and hedgerows which separates it from the wider more open landscape to the north and east and relates more strongly to the settlement edge. The site is overlooked by properties to the south and west housing along Chichele Road, properties on Bluehouse Lane, and the playing fields of Oxted School and Downs School which have views onto the site.
- 4.26 The site is “inset” into the developed / non-agricultural edge of the settlement. It borders the settlement to the west, south west and south. It is only the narrow eastern boundary that faces open countryside, albeit separated by a substantial hedge. The northern boundary is enclosed by the ancient woodland.
- 4.27 Whilst the site has a relationship with the surrounding countryside, for the reasons stated above I do not believe that the site relates strongly to the wider AONB.

Where a suitable alternative boundary can be defined

- 4.28 The current boundary is clearly defined. This criterion is already met.
- 4.29 It therefore does not fulfil the criteria to be classed as an anomaly (boundary refinement).

5. CONCLUSIONS

- 5.1 Tandridge District Council's emerging Local Plan has been at Examination for over 4 years, with housing supply being one of the reasons for delayed progress. There is every possibility the Council will need to identify additional sites for development within the emerging Local Plan. This site is identified as one such potential site within the Housing Land Availability Assessment and the TLCSS both of which comprise the Council's evidence base, see para 3.14.
- 5.2 The site is not allocated in the current Development Plan nor is there an existing planning permission in place however the site is being actively promoted as part of the emerging (and protracted) Local Plan. CALA is pursuing a planning application for residential development on this site, and have recently undertaken pre-application discussions with the Council, on the basis that Oxted is a sustainable location, and the site is one of very few suitable and sustainable opportunities to deliver new homes within Tandridge District's main town.
- 5.3 This is particularly relevant given that Tandridge can demonstrate a housing land supply of less than 2 years.
- 5.4 The site does not lie within either the Surrey Hills AONB or the AGLV, and has never done so.
- 5.5 The site is not the subject of any landscape quality designations.
- 5.6 The consultation document's boundary considerations include that "*Land should not be included to merely seek to protect it from specific development proposals*²⁰". This is particularly relevant given poor housing delivery in Tandridge.
- 5.7 CALA would respectfully suggest that representations to earlier stages of the boundary review about the site have been made for exactly those purposes, and that, on its own merits, the site does not justify inclusion within the minor boundary refinement. To do so would be to unduly frustrate an opportunity to deliver sustainable growth, on a suitable site, on the fringe of the main town of Oxted.
- 5.8 In view of the forgoing, it should be clear that the site does not have "*sufficient natural beauty to be designated*", it does not fulfil the criteria to be classed as an anomaly (boundary refinement) and has consistently, and deliberately, been excluded from any landscape designation.

²⁰ Natural England (2023) Surrey Hills AONB; Boundary Variation Project – Consultation Document – Table 3

KEY

Boundary:
Application Site

FOR INFORMATION

DAVID JARVIS ASSOCIATES

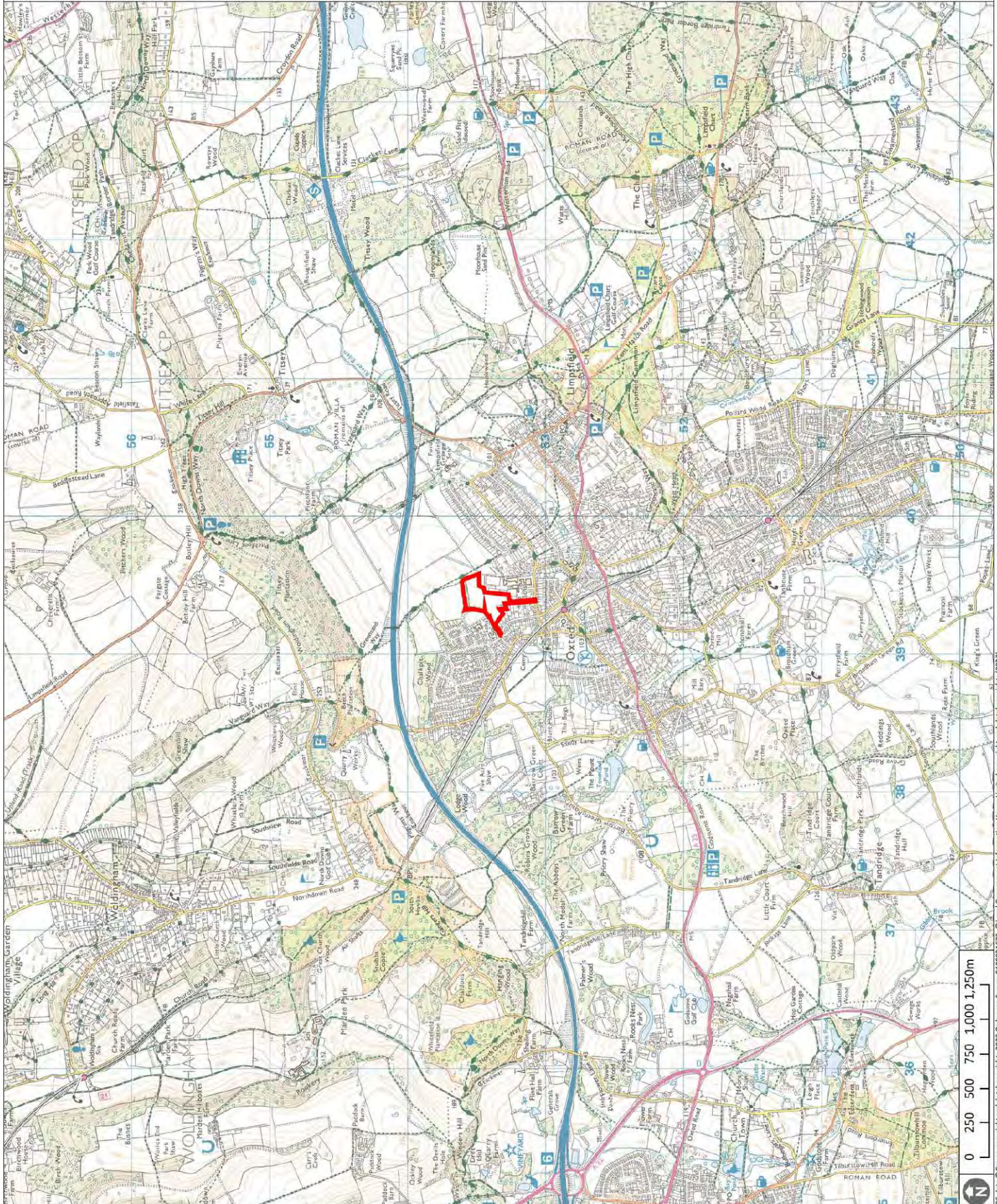
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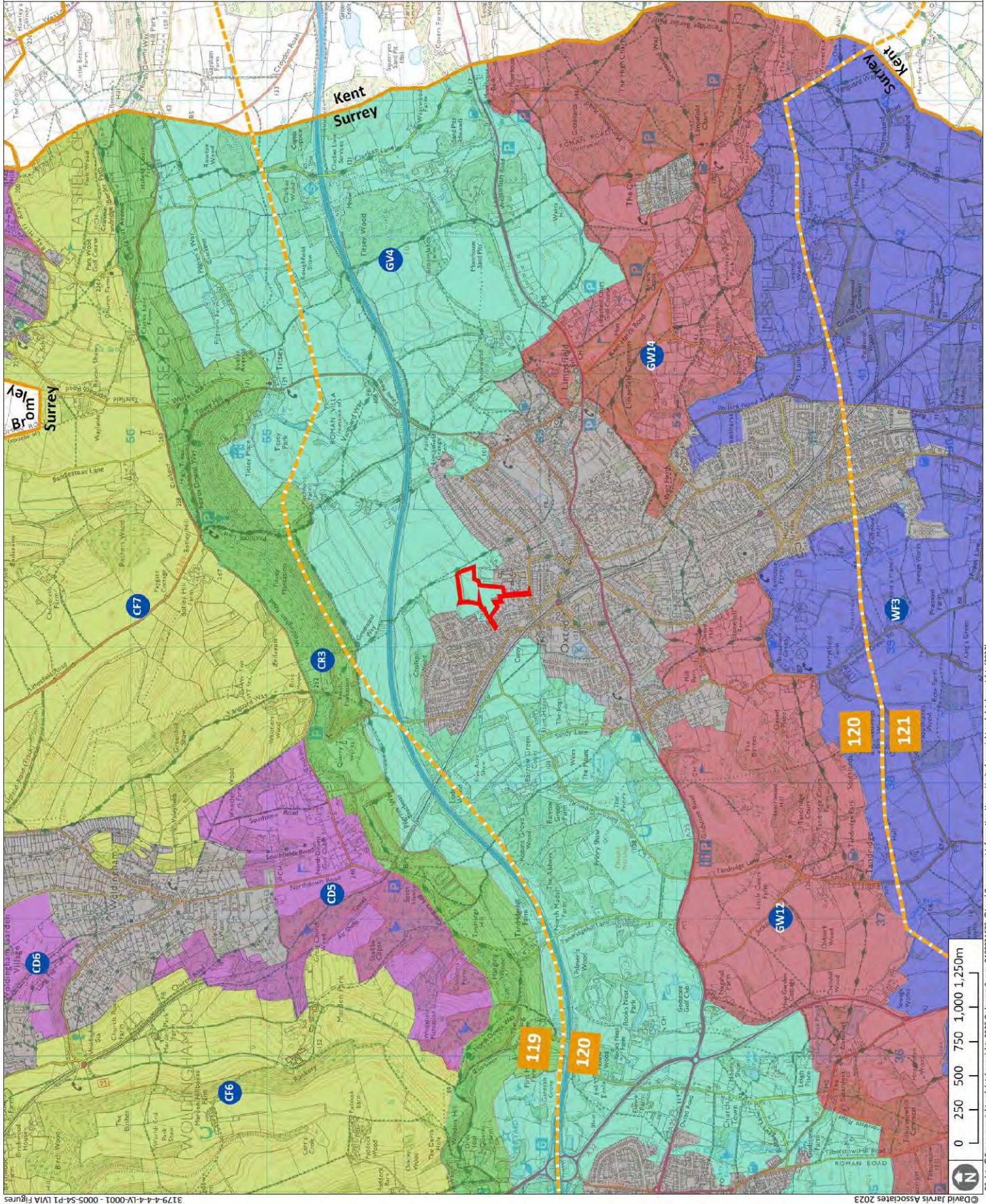
Client: **CALA HOMES**

Project: **CHICHELE ROAD, OXTED**

Drawing Title: **SITE LOCATION**

Scale	Sheet Size	Date
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3179-4-4	LV-0001	S4-P1





KEY

	Boundary: Application Site
	County Boundary
	National Character Area
	119: North Downs (NE631)
	120: Woodland Greenland (NE605)
	121: Low Weald (NE650)
Landscape Character Types	
	Chalk Down with Woodland
	Chalk Ridge
	Greensand Valley
	Low Weald Farmland
	Open Chalk Farmland
	Wooded Greensand

FOR INFORMATION

DAVID JARVIS ASSOCIATES

1. The map shows the location of the site in relation to the surrounding landscape character types.

Client: CALA HOMES

Project: CHICHELE ROAD, OXTEY

Drawing Title: LANDSCAPE CHARACTER

Scale:	Sheet Size:	Date:
1:25,000	A3	JUN 2023
Client Ref:	Drawing No.:	Version:
3179-4-4	LU-0002	S4-P1

KEY

Boundary:
Application Site

Historic England Landscape Designations
Listed Buildings

Grade I
Grade II*
Grade II

Scheduled Monument

Registered Parks and Gardens

Natural England Landscape Designations
Ancient and Semi-Natural Woodland
Ancient Replanted Woodland

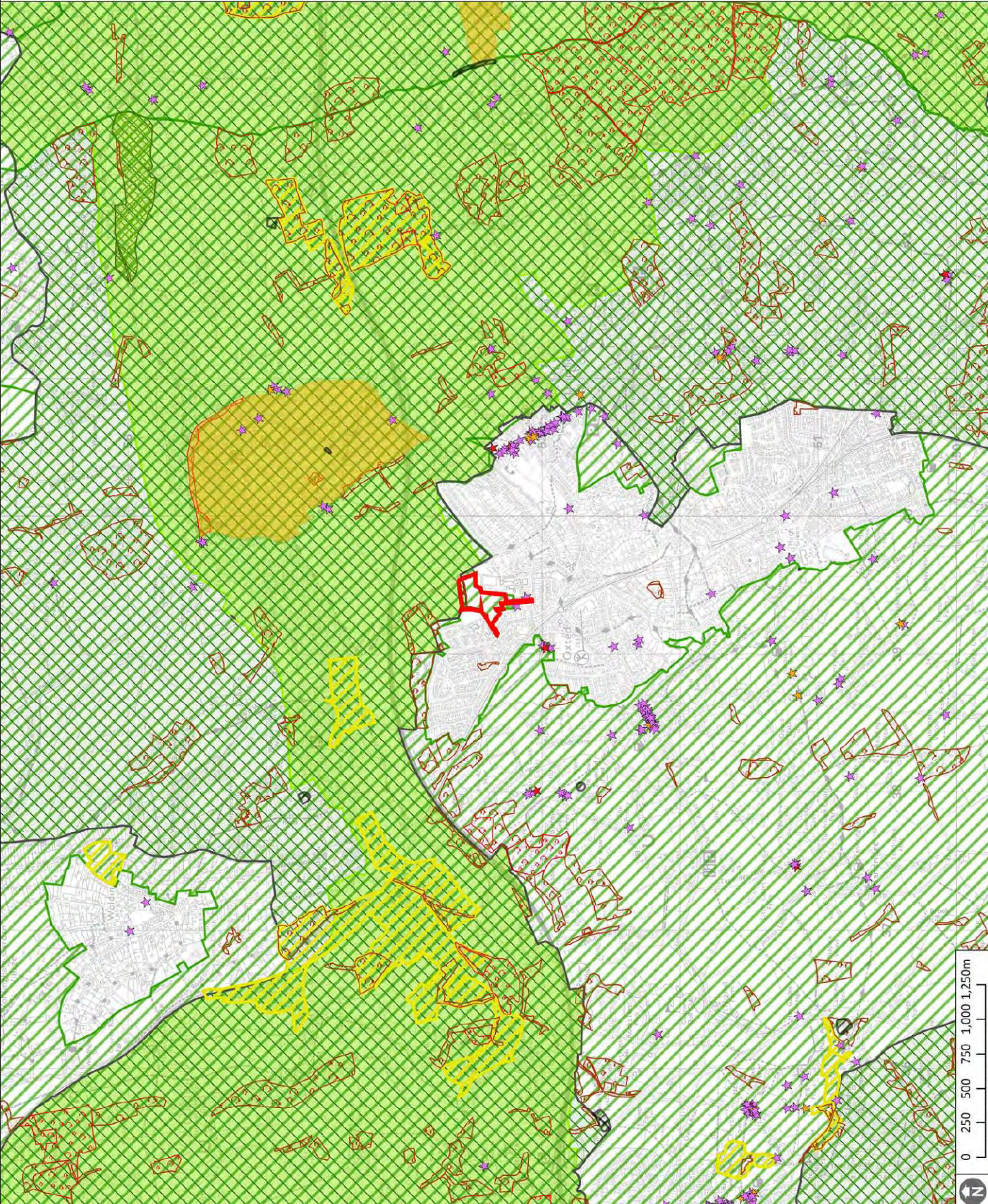
Local Nature Reserves

Sites of Special Scientific Interest

Areas of Outstanding Natural Beauty (AONB)

Green Belt Boundaries

Area of Great Landscape Value (AGLV)



Status
FOR INFORMATION

DAVID JARVIS ASSOCIATES

1. The map is for information only and does not constitute a contract.
2. The map is for information only and does not constitute a contract.
3. The map is for information only and does not constitute a contract.

Client
CALA HOMIES

Project
CHICHELE ROAD, OXTE

Drawing Title
LANDSCAPE VALUE

Scale	Sheet Size	Date
1:25,000	A3	JUN 2023
Client Ref.	Drawing Ref.	Version
3179-4-4	LV-003	S4-P1

KEY

- Boundary: Application Site
- Public Rights of Way
- BOAT
- Public Bridleway
- Public Footpath
- Restricted Byway
- CROW - Access Land
- Section 4 - Conclusive Open Country (CROW Act 2000)

FOR INFORMATION

DAVID JARVIS ASSOCIATES

1. This report contains sensitive information which may be used for other purposes without the consent of David Jarvis Associates.

Client: **CALA HOMES**

Project: **CHICHELE ROAD, OXTED**

Drawing Title: **PUBLIC RIGHTS OF WAY**

Scale: 1:25,000

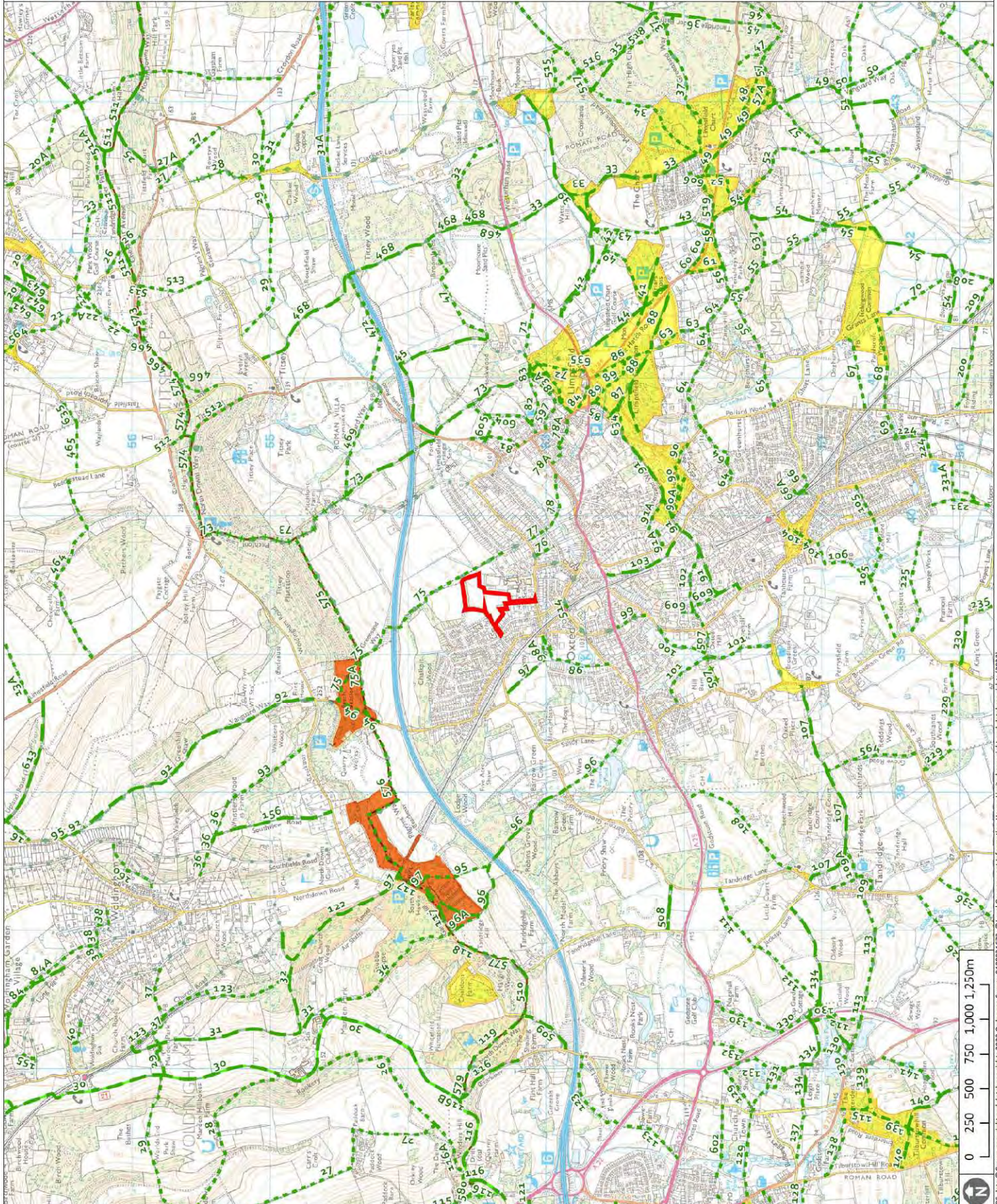
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Date: JUN 2023

Client Ref: 3179-4-4

Drawing No: LW-0004

Version: S4-P1



Appendix 1

Photographic Field Survey Record

Viewpoint 01



Continued below

Viewpoint 01 - Continued



VIEWPOINT 01

Grid Reference: E: 539618.9043, N: 153512.1109
 Altitude AOD: -1.1m
 Distance to Site: 45m
 Date: 19/05/2023
 Time: 09:37:24

Project: CHICHELE ROAD, OXTED
 Client: CALA HOMES
 Drawing Ref & Title: 3179-4-4-AP-0001-54-P1
 PHOTOGRAPHIC FIELD SURVEY RECORD
 APPENDIX 1 - SHEET 1 OF 7
 Date: JUN 2023

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Viewpoint 02



Continued below

Viewpoint 02 - Continued



VIEWPOINT 02

Grid Reference: E: 539474.4848, N: 153785.5376
 Altitude AOD: 22m
 Distance to Site: 183m
 Date: 19/05/2023
 Time: 09:43:08

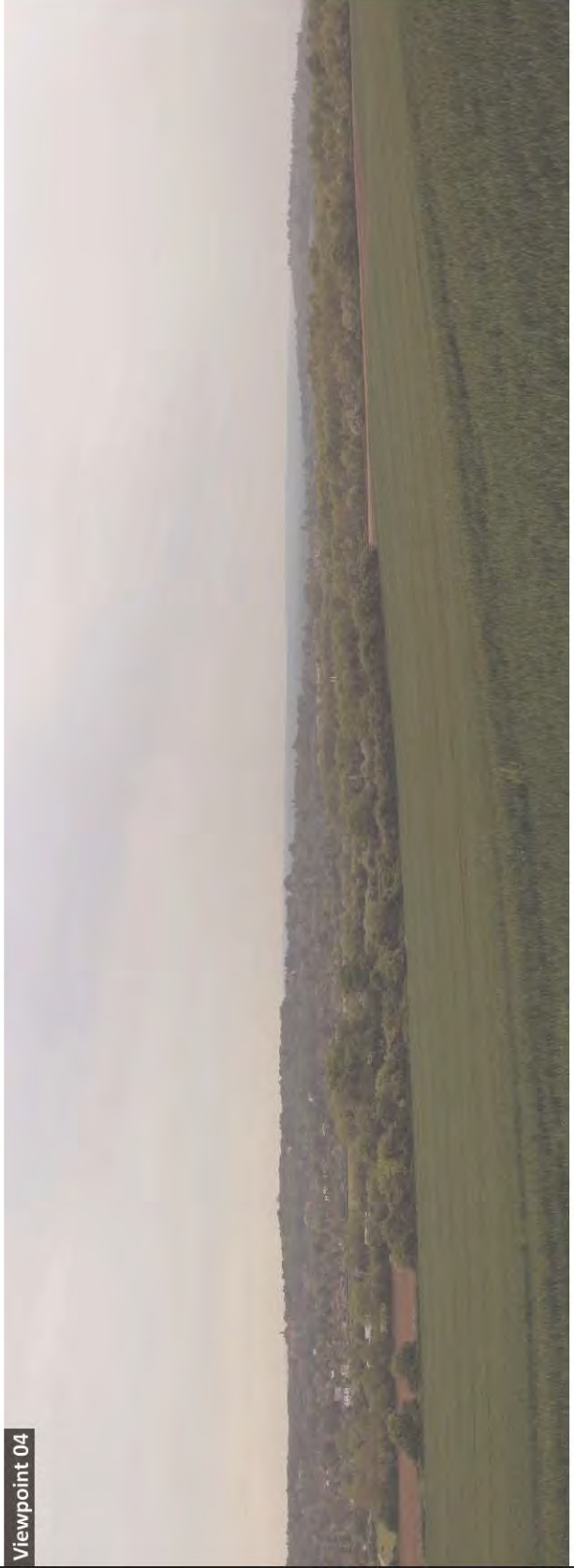
Project: CHICHELE ROAD, OXTED
 Client: CALA HOMES
 Drawing Set / s Title: 3179-4-4-4-AP-0001-54-P1
 PHOTOGRAPHIC FIELD SURVEY RECORD
 APPENDIX 1 - SHEET 2 OF 7
 Date: JUN 2023

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Viewpoint 03



Viewpoint 04



VIEWPOINT 03
 Grid Reference: E: 539293.7715, N: 154020.8233
 Altitude AOD: 49m
 Distance to Site: 433m
 Date: 19/05/2023
 Time: 09:47:35

VIEWPOINT 04
 Grid Reference: E: 539501.2828, N: 154624.3659
 Altitude AOD: 117m
 Distance to Site: 1017m
 Date: 19/05/2023
 Time: 10:06:44

Project: CHICHELE ROAD, OXTED
 Client: CALA HOMES
 Drawing Ref & Title: 3179-4-4-4-AP-0001-54-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 1 - SHEET 3 OF 7
 Date: JUN 2023

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Viewpoint 05

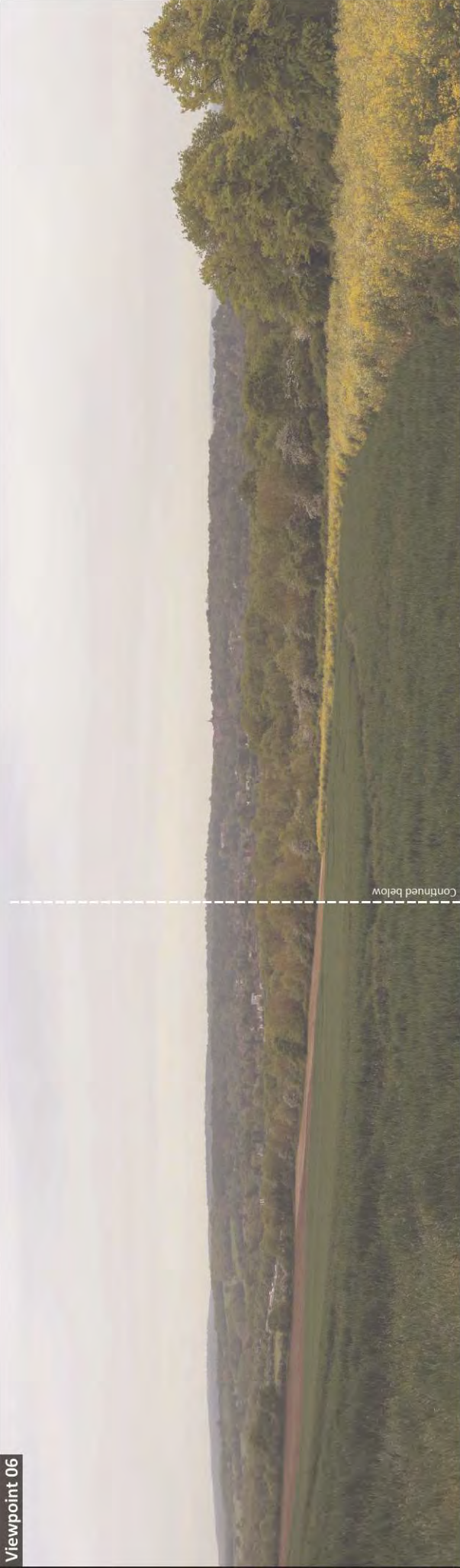


VIEWPOINT 05
Grid Reference: E: 5398834.0035, N: 154809.0304
Altitude AOD: 152m
Distance to Site: 1241m
Date: 19/05/2023
Time: 10:26:30

Project: CHICHELE ROAD, OXTEAD
Client: CALA HOMES
Drawing Ref & Title: 3179-4-4-AP-0001-54-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 1 - SHEET 4 OF 7
Date: JUN 2023

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Viewpoint 06



Continued below

Viewpoint 06 - Continued



VIEWPOINT 06

Grid Reference: E: 539005.9918, N: 154346.179
Altitude AOD: 150m
Distance to Site: 820m
Date: 19/05/2023
Time: 10:40:45

Project
Client
Drawing Ref & Title
Date

CHICHELE ROAD, OXTED
CALA HOMES
3179-4-4-4-AP-0001-54-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 1 - SHEETS OF 7
JUN 2023

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Viewpoint 07



Viewpoint 08



VIEWPOINT 07

Grid Reference:
E: 538696.0845, N: 154495.0203
Altitude AOD:
208m
Distance to Site:
1099m
Date:
19/05/2023
Time:
10:52:42

VIEWPOINT 08

Grid Reference:
E: 538635.6678, N: 154431.9606
Altitude AOD:
194m
Distance to Site:
1084m
Date:
19/05/2023
Time:
10:55:08

Project
Client

Drawing Ref & Title

CHICHELE ROAD, OXTED
CALA HOMES
3179-4-4-AP-0001-54-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 1 - SHEET 6 OF 7

Date

JUN 2023

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Viewpoint 09



Viewpoint 10



VIEWPOINT 09
 Grid Reference: E: 541306.3462, N: 155926.603
 Altitude AOD: 234m
 Distance to Site: 2922m
 Date: 19/05/2023
 Time: 11:37:37

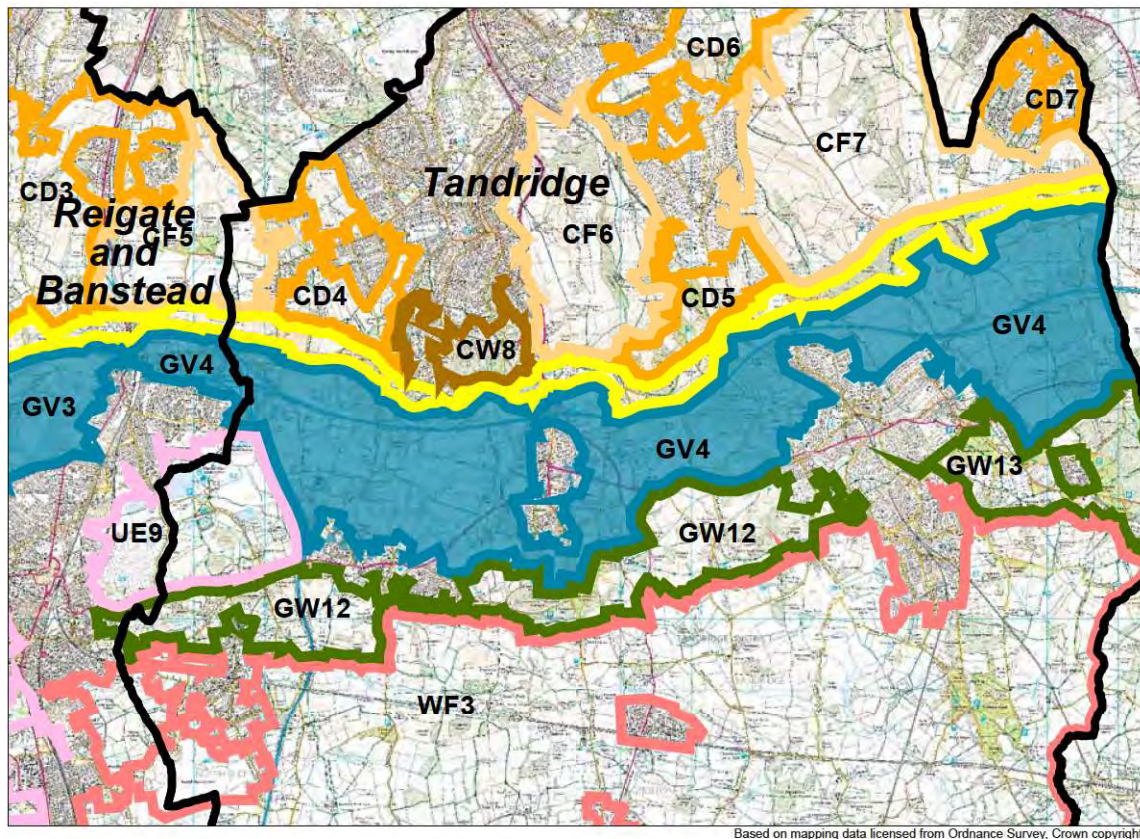
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 Grid Reference: E: 537317.4285, N: 153882.0383
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 Date: 19/05/2023
 Time: 12:03:25

Project: CHICHELE ROAD, OXTED
 Client: CALA HOMES
 Drawing Ref & Title: 3179-4-4-AP-0001-54-P1
PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 1 - SHEET 7 OF 7
 Date: JUN 2023

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Appendix 2

Surrey Landscape Character Assessment (Extracts)



GV4: MERSTHAM TO CLACKET LANE GREENSAND VALLEY

Location and Boundaries

The Merstham to Clacket Lane Greensand Valley is a broad character area running east-west in the eastern part of the county, between the chalk ridge to the north and more wooded greensand hills to the south. It is defined by the underlying geology, degree of woodland cover and the edges of Built Up Areas. The boundary follows settlement edges, and other recognisable features such as woodland, roads and field boundaries. Northern section at the eastern end of the character area is within the Surrey Hills AONB.

Key Characteristics

- Underlain by Folkestone Formation Sandstone, with areas of Gault Formation Mudstone to the north.
- Undulating landform, rising up to meet the chalk ridge scarp to the north and wooded greensand hills to the south.
- The predominant land use consists of medium-large scale, open arable fields, but there is a mixture of other uses including, generally smaller pastoral fields, large scale sand quarry workings, golf courses, road and motorway corridors and settlement.
- Blocks of woodland occur across the character area, with more substantial areas of woodland to the west of Oxted. Hedgerows line field boundaries, but are limited in some places with larger arable fields. Smaller parcels of land associated with settlement often have good tree cover. There is ancient woodland, the size and occurrence increasing at the eastern end of the character area.
- Northerly views from the character area include the chalk ridge scarp.

- The M25 motorway runs along the length of the northern edge of the character area. Junctions 6, 7 and the Clacket Lane services, of the M25 are located within the character area. A limited number of roads, including the A25 and rural lanes cross the character area.
- A comprehensive network of public rights of way criss-cross every part of the character area, including the Tandridge Border Path, Greensand Way and Vanguard Way Recreational Paths and the North Downs National Trail.
- The character area includes the village of Godstone and settlements such as Merstham, and wraps around Oxted and Bletchingley. Elsewhere, there are isolated dwellings and farmsteads, with settlement becoming more limited at the eastern end of the character area. Merstham is a linear, low density settlement designated as a Conservation Area, and is encircled by motorway, road and rail routes at the north-west corner of the character area.
- There are a number of other Conservation Areas, including Pendell Court and Place Farm and Brewer Street, at the western end of the character area, and Godstone in the centre of the character area. The character area includes a small area of registered common land at Clacket Common in the eastern end of the character area, a few scheduled monuments, and part of the historic park/garden at Titsey Place.
- There are a number of small woodland areas designated as Sites of Nature Conservation Importance. A few larger blocks of woodland are designated as Sites of Special Scientific Interest, around Titsey Woods.
- Relatively rural landscape, with tranquilly and remoteness varying across the Character Area due to the degree of urban influence from settlement and roads.

LANDSCAPE TYPE GV: GREENSAND VALLEY EVALUATION AND GUIDANCE

EVALUATION

Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Enclosed intimate valley floor landscape west of Dorking.
- Between east of Dorking and Oxted, wider valley floor of undulating farmland from foothills of North Downs.
- Dramatic views of North Downs scarp slope
- Open pastoral, unsettled lower slopes of valley sides.
- Views across pastures to wooded hills of North Downs to north and Greensand hills to south, often simultaneously.
- Varied woodland including valley floor woods and ancient woodland.
- Watercourses and water bodies associated with River Eden, Tillingbourne and Pipp Brook
- River Tillingbourne and linked historic remnants of former industries such as gunpowder manufacturing, mill ponds, fishing lakes, weirs and watercress beds.
- Historic parks and gardens forming large blocks of landscape with a parkland character.
- Historic village centres and manors.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Decline in active management of woodland and fragmentation of farmland.
- Introduction of horse paddocks.
- Considerable areas of mineral extraction with exposed sand working faces.
- Open water areas as a result of wet restoration of old mineral sites.
- Expansion of villages along roads and on the lower slopes of the valley to north and south threatening the open rural views and the individual identity of the settlements.
- Growth of car based tourism and visitor pressure on villages, particularly along the A25 such as at Shere, Buckland and Bletchingley.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Fragmentation of farmland and farm holdings.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Pressures of increased recreational use, and for more fishing lakes.
- Activities around mineral extraction and restoration of the landscape.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Pressure for further residential development within and around the villages.
- Erosion of distinctive architectural forms and character within settlements.
- Continuing traffic congestion.
- Introduction or upgrading of urban road lighting schemes
- Development creating a higher density of built elements within existing plots resulting in changes in the character of village structure over the long term.

GUIDANCE

Landscape Strategy

The landscape strategy for the Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. Elements in need of enhancement include the hedgerows and management of the woodlands.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodlands.
- Encourage consistent management and restocking of hedgerows.
- Nurture new hedgerow trees.
- Promote restoration and traditional management techniques for woodlands and species rich grassland with local landowners, horse owners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Fragments of ancient woodland extend across the valley floor. Encourage traditional management techniques such as coppicing where appropriate to maintain the character and ecological interest of the woodlands such as Colyers Hanger near Guildford, Holehill Copse near Dorking, Colley Copse near Reigate, and Titsey Wood .
- Promote the use of locally appropriate species such as oak, hazel and birch and alder along the river edge.
- Encourage sensitive restoration of the landscape following mineral extraction.
- Enhance or link areas of high biodiversity value and positive landscape attributes where there is opportunities through landscape restoration and land management. Character Area GV4 coincides with Surrey's Wealden Greensand biodiversity opportunity area WG11.
- Raise awareness of the historic dimension of the landscape to landowners including the designed landscapes, woodlands and features connected to the river such as fishponds and watercress beds.
- Conserve and, where appropriate, encourage repair of the historic designed landscape to maintain and restore key elements such as avenues, woodland blocks, designed views and boundary features.
- Encourage understanding and conserve archaeological, historical and cultural aspects of the landscape. .
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manèges that would affect the rural character of the area.
- Conserve the diverse water bodies along the valley floor including historic feature such as fish ponds, leats and mill ponds.
- Conserve and enhance the open views up to wooded ridge of chalk ridge to the north and greensand hills to the north and south.
- Seek to conserve and enhance the low key, rural character of the many footpaths and occasional small car parks through the encouragement of appropriate surfacing, materials and signage.

Built Development

- Conserve the historic cores of the villages along the valley floor (such as Gomshall, Shere, Albury, Buckland, Betchworth, Bletchingley, Godstone and Church Town) with particular regard to the proportion and scale between elements and their settings.

- Retain the character of the individual settlements avoiding merging these through dense linear development along roads, for instance between Albury and Chilworth, Betchworth and Buckland, and Bletchingley and Godstone. But also between smaller settlements and the larger urban areas of Dorking, Redhill and Reigate.
- Seek to incorporate traditional building materials with vernacular building styles. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Encourage any new built development, to respect local character, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials.
- Promote the use of appropriate plant species and boundary treatments at village edges to better integrate development into the adjacent rural character.
- Maintain the open character of the valley sides with their sparse settlement of farmsteads.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and ensure that new development is sympathetic to the wider pattern of settlement.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character.
- Work to foster local distinctiveness in villages where standard design criteria creates a lack of variation and 'urbanisation' of rural roads. Seek to 'downgrade' main roads through village centres, enhancing the immediate landscape setting and ensuring minimum clutter through encouraging appropriate surfacing of existing pavements, quality signage and reduced speed limits where possible.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the surviving 'dark skies' in the valley floor and ridge slopes – ensure any lighting proposals are essential and assessed for their visual impact in order to conserve the existing 'dark skies', especially on the ridge sides and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Discourage inappropriate siting and management of horse paddocks, and utilise existing hedges or planting new native hedges as boundary treatments.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.
- Encourage sustainable tourism and investigate further traffic management schemes in villages in association with schemes to improve visitor management, access and interpretation.