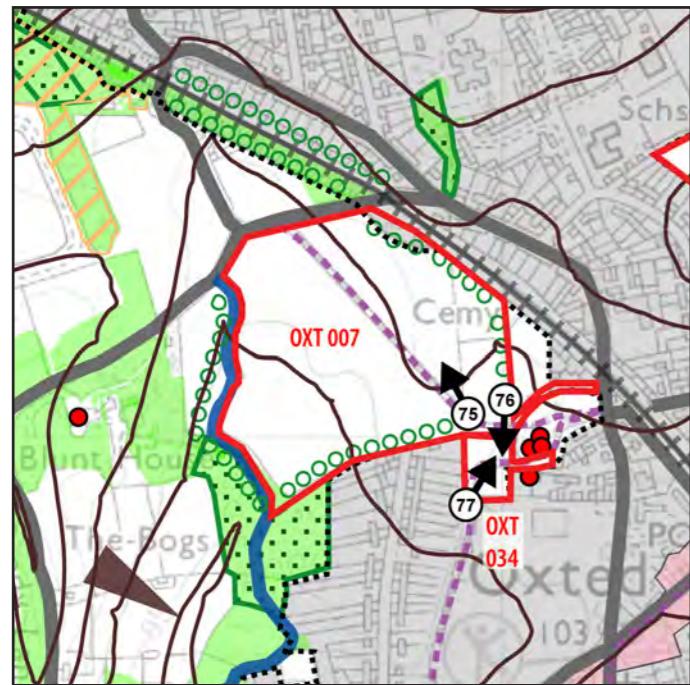




Photograph 75: View north west across the site



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

Site Visibility (see accompanying photograph above):

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

Landscape Capacity:

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

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

Landscape Sensitivity:

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

Landscape Value:

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