

## Tandridge Landscape Capacity and Sensitivity Study - Addendum



April 2017

REV B

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(Note: Figures 1 to 6 are contained within the original October 2016 report)



**Introduction**

- 1.1 In 2016 Hankinson Duckett Associates (HDA) was commissioned by Tandridge District Council to undertake a Landscape Capacity and Sensitivity Study of sites which have been presented to the council for consideration through the Housing and Economic Land Availability Assessment (HELAA) and Economic Needs Assessment (ENA).
- 1.2 A report describing the landscape context of the District and the landscape capacity of each site was prepared by HDA in October 2016. Further sites have now been assessed and their capacities are set out in this 2017 addendum to the original report.
- 1.3 For ease of mapping, the study area is divided into zones (see Figure 7), which relate to settlements within the District. Each zone is accompanied by a diagram which illustrates a variety of considerations in order to set out the landscape structure of the area and analysis of the relevant settlement. These diagrams form a framework for the following sensitivity and value assessments for the sites related to each settlement. Names of zones within this document do not refer to ward names or boundaries.

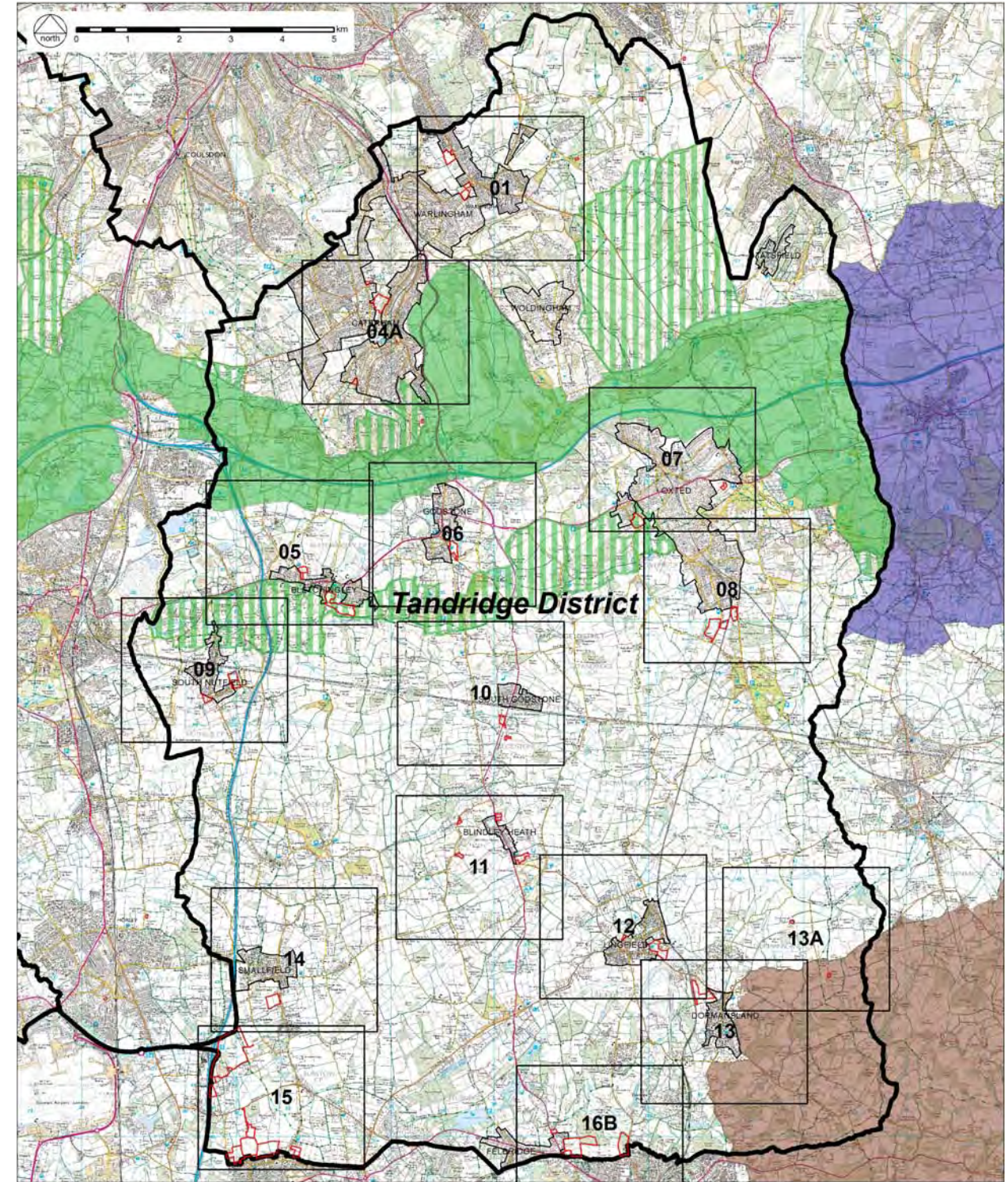










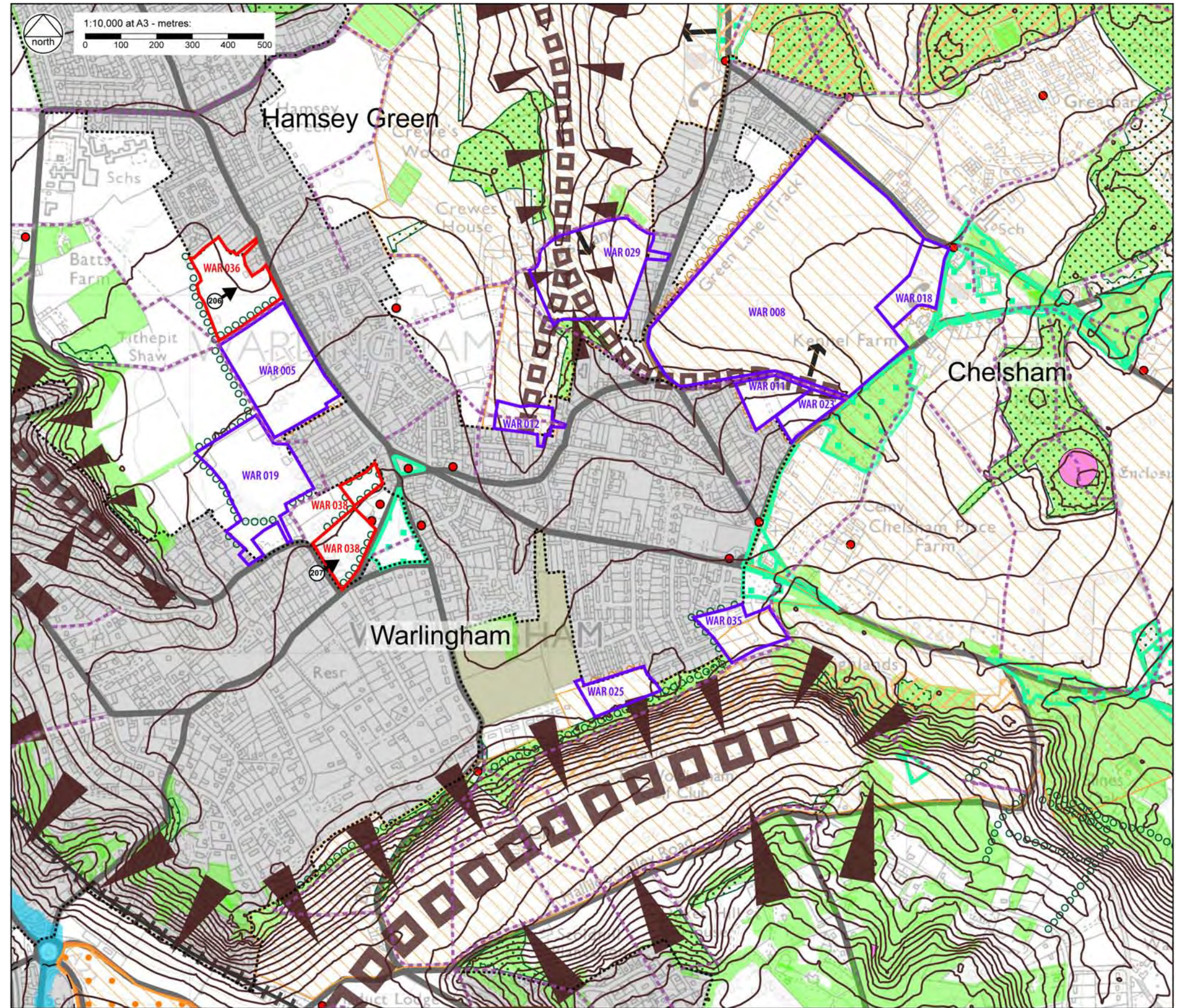
Figure 7: Site Locations and Areas of Outstanding Natural Beauty (AONBs) Based on mapping data licensed from Ordnance Survey, Crown copyright.

**KEY**

	Surrey Hills AONB		Surrey district boundaries
	AONB candidate areas (2013 HDA study)		Current designated settlement boundaries
	High Weald AONB		Sites
	Kent Downs AONB		Analysis mapping areas



01 Warlingham



Warlingham Analysis Plan (Area 01) See Figure 7 on page 1 for plan location

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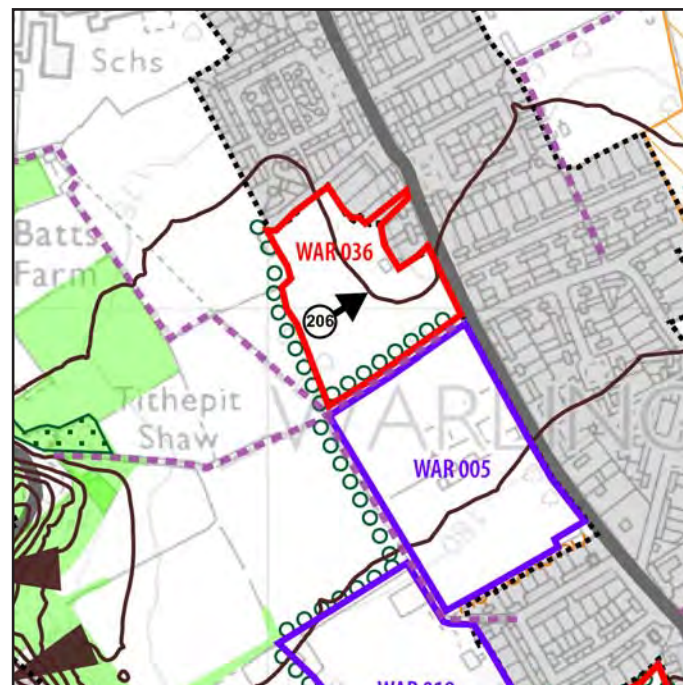
### Warlingham Settlement Analysis

- 2.1 Warlingham lies within the northern part of Tandridge District. Parts of Warlingham are continuous with settlement in Greater London to the north, and although it adjoins further settlement within Tandridge to the west, including Whyteleafe and Caterham, Warlingham's western edge is defined by a corridor of railways and the A22 road along the bottom of a valley feature. The village borders more rural areas of countryside to the south and east.
- 2.2 Warlingham lies outside the Surrey Hills AONB, although the northern edge of the AONB is nearby to the south. Underlain by chalk, the settlement is situated on the wider dip slope of the North Downs.
- 2.3 The majority of Warlingham is located on gently undulating north facing topography, however there are prominent steep valley features at its perimeters, particularly to the south and west. Most of Warlingham sits on the higher ground above the valleys, however the western part of the village descends down west facing slopes, including down a steep valley along the B270 towards Whyteleafe. A further valley feature orientated north-south cuts into the landscape and reaches the north-eastern part of Warlingham.
- 2.4 The landscape to the north of Warlingham is generally well vegetated with thick boundary vegetation and small blocks of woodland. Set within this landscape structure are sites **WAR036** and **WAR038** located on the settlement edge.
- 2.5 The southern edge of Warlingham, is defined by the wooded valley top to the south. The northern and eastern edges of Warlingham are less well defined, with fingers of settlement extending north and east broadly associated with the road network, including along the B269 towards London.
- 2.6 Each site associated with Warlingham is assessed in more detail on the following pages.





Photograph 206: Looking east across the site to the Limpsfield Road



Plan not to scale  
See plan on page 2 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 2.7 Site **WAR036** is a sports field set behind a row of dwellings and small grazing field along the Limpsfield Road. The site is on flat topography which is fairly well contained from the surrounding landscape and settlement.
- 2.8 Views from the north are mostly obscured by dense boundary vegetation along the access road to the Rugby/ Football Club, however there are glimpses from the car parking area to the north west.
- 2.9 Housing and gardens back onto the site along the eastern side of the site. These are likely to have views onto the site, filtered by garden planting. The field along the road has an open fence boundary, allowing open views of the site from adjacent properties and passing users of the road. The southern boundary is formed by Bridleway 88. There are views into the site through gaps in vegetation.
- 2.10 The site is contained to the west by dense vegetation.

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

**Landscape Capacity:**

- 2.12 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:

**Slight** sensitivity x **Slight** value = **High** landscape capacity

- 2.13 With slight sensitivity and value, **WAR036** is a relatively unconstrained site with a high landscape capacity for housing development, provided that the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to the site. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	1	3	2	2	2	14
The site consists of Greenacres Sports Football Club set back from Limpsfield Road behind housing to the north east. To the south east the site includes a small grazing field adjacent to the road. The eastern boundary is open and solely delineated by a wooden fence along the road. The boundary to the west is formed by banked earth and rubble, beyond which is a strip of scrub, brambles and the occasional mature tree. To the north there is thick boundary vegetation, which includes trees. Along the bridleway to the south is a gappy hedgerow with some mature oaks. Site is recorded as Grade 3 agricultural land.	There is dense and mature boundary vegetation which may offer habitat connectivity to rural areas to the west.  The open part of the site has limited ecological sensitivity.	The site's location and size are in keeping with existing development along Limpsfield Road to the north and south.  The topography is consistent with the settlement form to the north and south.	The site makes up approximately a third of the gap created by recreational land uses between Warlingham and Hamsey Green along the west of Limpsfield Road.	The site forms a part of the undeveloped gap between Warlingham and Hamsey Green to the west of the Limpsfield Road. The southern and western boundaries in particular are visible on the southern approach to Warlingham village centre.  The site also limits the influence of built form on the more intact landscape to the west.	There are open views of the site from gaps in the boundary hedge along Bridleway 88 to the south of the site. However, views from the wider public rights of way network are limited to views of the boundary vegetation.  There are localised views from houses to the east of the site, along Limpsfield Road, Crewe's Avenue and Crewe's Lane and glimpsed views from the entrance to Warlingham Rugby Football Club to the north.  The site is obscured from the wider landscape by surrounding boundary vegetation and settlement.	The loss of recreational space and loss of gap along the west of Limpsfield Road would be difficult to mitigate.  Retain boundary vegetation and enhance planting to the south in order to mitigate effects on the public rights of way. Gaps in vegetation should be planted.	<b>SLIGHT</b>

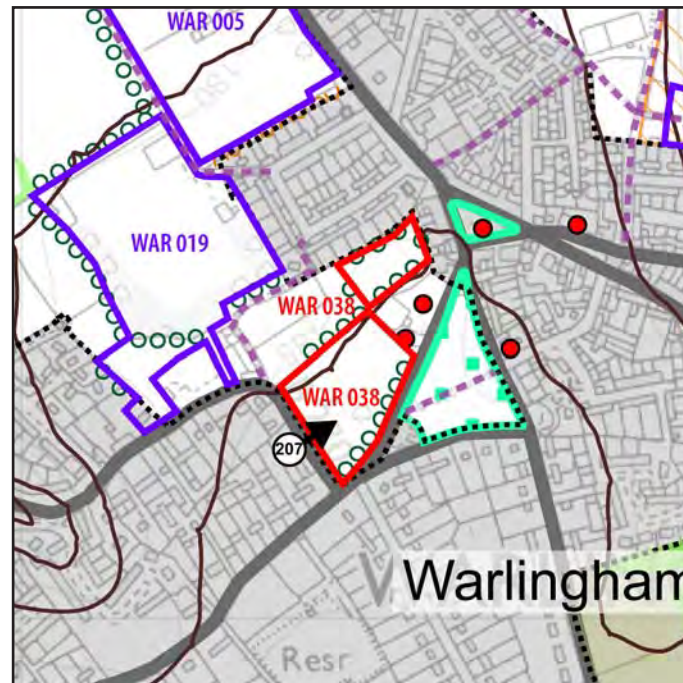
**Landscape Value:**

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	5	2	13
None.	None.	This site is one of a series of recreation spaces adjacent to Warlingham which includes allotments and recreational fields. These form a distinctive edge to settlement.  Densely wooded boundaries are distinctive.	Historical Landscape Characterisation:  10. RECREATION  1007. Major sports fields and complexes	No contribution to the setting of outstanding assets.	The site is currently used as a sports field.  There is a public right of way to the south and west of the site.	There are urbanising influences on the site from the open boundary along the busy Limpsfield Road, the adjacent settlement and the recreational land uses mean that there is limited tranquillity and remoteness.  Vegetated boundaries provide a degree of enclosure to the north, west and south.	<b>SLIGHT</b>





Photograph 207: View east from Hillbury Road



Plan not to scale  
See plan on page 2 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **WAR038** consists of two pastoral fields located on flat topography to the west of the centre of Warlingham. The northern field is obscured from view by settlement and vegetation, while the southern field is visible from the settlement immediately surrounding the site.
- 1.2 To the north of the southern field glimpsed views are possible from the allotment site and from the end of Footpath 50. Views from the footpath to the north are screened by vegetation. The east of the site is visually sensitive, as an open boundary allows open views across the southern field from two listed buildings. One of these is Grade II\* listed and sensitive to change.
- 1.3 Views from the common/ recreation ground and public right of way to the south of the site are limited by the tall hedge along the boundary of the southern field. However, potential development rooftops would be visible from this location. The western boundary is open to views (see photo 207), and is part of the setting to detached housing facing east.

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

**Landscape Capacity:**

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

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

- 2.2 With moderate sensitivity and value, site **WAR038** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, in particular the setting of the listed buildings. 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	2	1	3	3	3	17
The site consists of two pastoral fields, separated by an area of allotments. The southern field has a variety of boundaries: an open wooden fence along the road to the west, a high native hedgerow to the south, a fence along the eastern boundary and low native hedge along the northern boundary to the allotments. There are scattered trees within the field and around the boundaries. The northern field is inaccessible, and seems to be well contained by trees and hedgerows. The site is classified as urban land.	The site is part of a series of green spaces and fields to the north and west of Warlingham and has established native hedgerows which may offer habitat connectivity to the north.  There are scattered trees on the field to the south including hornbeam and oak.	The site is on similar topography to surrounding settlement and is adjacent to the built up area boundary.  However, there has been limited development in this location and the site forms part of a series of green spaces which include recreation grounds, common land, sports fields and allotments to the north of Westhall Road which form an important part of the settlement form.	There is no contribution to separation between settlements as the site is in a gap within Warlingham.	The southern part of the site is open along the western boundary and forms part of the undeveloped, rural setting of the village centre and listed buildings when approached from the west.  The northern part of the site is inward looking but the trees around the boundaries form a minor part of the setting to the village centre.  The site also provides an open aspect to large detached houses along Hillbury Road.	There are open views from two listed buildings adjacent to the site, one of these is Grade II* listed. There are localised views from housing along Shelton Avenue, Hillbury Road and Westhall Road.  Views from the recreation ground (common) to the south east and housing around it are obscured by the hedgerow and avenue of trees along the B270.  The entrance to Footpath 50 has glimpsed views, however views from the path are screened by vegetation.	The loss of rural landscape and setting to the listed buildings would be difficult to mitigate if the site was developed in its entirety.  Development would be more suitable within the contained northern field.	<b>MODERATE</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	2	3	1	2	3	15
None, although the site is adjacent to common land.	The site is adjacent to a Grade II* listed Vicarage.	The site is part of a distinctive open approach to Warlingham from the west.	The site is adjacent to two of the five listed buildings within the centre of Warlingham village, one of these is The Vicarage and is Grade II* listed. Part of the site is known as Vicarage Field.  SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)	There is no contribution to setting of outstanding assets.	There is no formal or informal public access to the site.  The site is adjacent to a recreation ground and near to two Public Rights of Way and allotment site.	The site is adjacent to busy roads to the south and west and is overlooked by settlement which detracts from a sense of tranquillity and remoteness.  The northern part of the site is contained.  Views across the southern field towards the east are rural and scenic in character.	<b>MODERATE</b>



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Caterham Analysis Plan (Area 04A) See Figure 7 on page 1 for plan location

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### Caterham on the Hill Settlement Analysis

- 2.7 Caterham on the Hill lies within the north-western part of Tandridge District and forms the western part of Caterham.
- 2.8 Caterham on the Hill is outside, but close to, the northern edge of the Surrey Hills AONB. Underlain by chalk, the settlement is situated on the dip slope of the North Downs, just above the chalk ridge.
- 2.9 The settlement lies on a highly undulating area of complex local topography, towards the top of the generally north facing dip slope, which is above the North Downs scarp slope to the south. The area is well wooded, with significant blocks of Ancient Woodland. An area of woodland provides a stretch of separation along the B2031 road between Caterham on the Hill and Caterham Valley.
- 2.10 To the east, lie sites **CAT022** and **CAT078** located on the edge of Caterham on the Hill on the sides and top of a south-east facing wooded valley side.

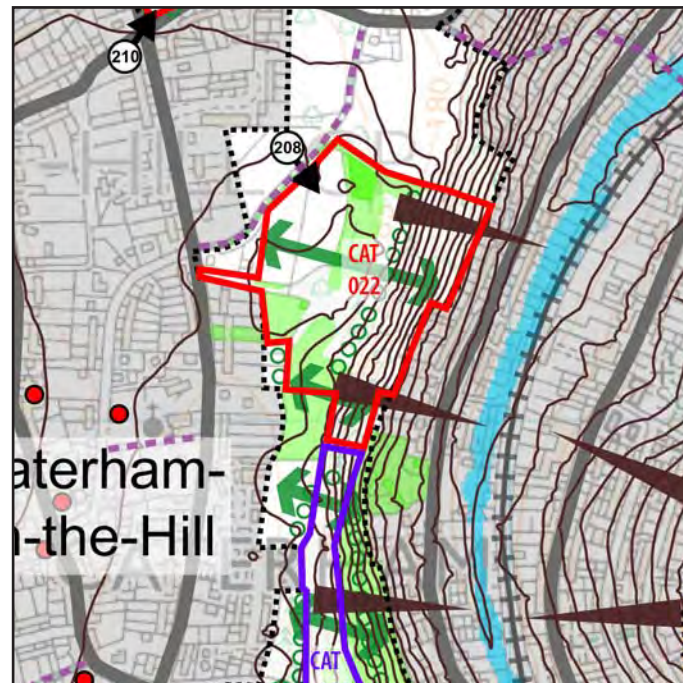
### Caterham Valley Settlement Analysis

- 2.11 Caterham Valley lies within the northern part of Tandridge District, and forms the eastern extent of Caterham. The area is focused on a dry valley which runs broadly north-south, and adjoins Warlingham and Whyteleafe to the north, and rural countryside to the south. The B2208 road, part of the A22, and part of the Caterham branch line railway, run along the valley.
- 2.12 Caterham Valley abuts the Surrey Hills AONB to the east, and adjoins candidate areas being considered for inclusion with the AONB as part of the AONB boundary review. Underlain by chalk, the settlement is situated on wider dip slope of the North Downs.
- 2.13 Extensive areas of sloping woodland, including hangers and Ancient Woodland, lie to the south and south-east of Caterham Valley above the North Downs scarp to the south, and restrict the spread of development south.
- 2.14 The settlement lies on steeply sloping topography. The majority of Caterham Valley sits within a Y shaped arrangement of two valleys, with settlement rising up onto a ridge spur between the two valleys to the south. The valleys rise to the east and west, with site **CAT080** located on east facing slopes to the west.
- 2.15 Each site associated with Caterham on the Hill and Caterham Valley is assessed in more detail on the following pages.





Photograph 208: View east from Footpath 61



Plan not to scale  
See plan on page 8 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **CAT022** consists of an open, flat field and a large area of deciduous woodland on easterly facing slopes. The visual envelope extends across the settlement of Caterham Valley to the east.
- 1.2 To the north and north west open views of the field within the site are possible through gaps in tree planting along Footpath 61 (see Photograph 208). Further north Footpath 60 has filtered views of the woodland on site.
- 1.3 The woodland which makes up a large proportion of the site is visible across much of the settlement of Caterham Valley to the immediate east, including roads, residential housing and the railway line and forms the backdrop to housing along Stafford Road. There are views from the AONB where it abuts settlement to the east.
- 1.4 Views of the site from the south and south west are limited to partial views of the woodland on site. Views are mostly obscured by settlement to the west and limited to some localised views from properties adjacent to the site.

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

**Landscape Capacity:**

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

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

- 2.2 Site **CAT022** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its visual sensitivity and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and views from the south.



**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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	4	4	4	4	4	4	28
<p>The site includes a small to medium scale pastoral field and large area of deciduous woodland, on steep, easterly facing slopes, part of which has a Woodland Tree Protection Order.</p> <p>The western area of the site is a flat field, used for horse grazing and subdivided by fences. There are two trees within the field, and its boundaries are formed by deciduous woodland to the south and east. To the north west an avenue of trees and post and wire fence form the boundary along the Public Footpath. The site is classified as urban land.</p>	<p>Most of the site is deciduous woodland which is connected to areas of woodland to the north and south.</p> <p>There are mature and semi mature trees within the open part of the site.</p> <p>Part of the woodland has a Woodland Tree Protection Order.</p>	<p>The site is part of the wooded undeveloped slopes which forms the setting and robust edge to Caterham Valley.</p> <p>To the east slopes of a similar gradient have been developed, however only those along and adjacent to the Stafford Road.</p>	<p>The site is part of the green gap which runs north to south between Caterham-on-the-Hill and Caterham Valley.</p> <p>If development were to take place it would lead to coalescence or weaken the separation.</p>	<p>The eastern slopes make a significant contribution to the wooded slopes character of Caterham and are visually prominent across Caterham Valley to the east.</p> <p>Boundary vegetation and woodland makes a more minor contribution to the character of Whyteleafe Road to the west and Burntwood Lane to the north.</p>	<p>There are views of the open parts of the site from Footpath 61 which runs adjacent to the site to the north west, and glimpses of woodland within the site from Footpath 60 to the north east. The wooded slopes are prominent in views from the east including from the railway line through gaps in hedgerows and across much of Caterham Valley to the east, including views from housing on Stafford Road, Croydon Road and Beechwood Road and the residential streets off these. There is intervisibility with the AONB to the east which abuts settlement to the east. There are localised views from housing to the west which backs onto the site.</p>	<p>It would be difficult to mitigate the loss of woodland and loss of gap between the two built up areas of Caterham. Development would therefore be more suitable within the field to the east.</p> <p>New planting would be required to reduce visibility of the site from the public right of way.</p>	<b>SUBSTANTIAL</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	2	3	2	4	18
None.	<p>Part of the woodland has a Tree Protection Order.</p> <p>The site is adjacent to a Grade II listed structure: Bofors Tower south of Burntwood Lane.</p>	<p>The steeply wooded slopes within the site form a significant part of the wooded backdrop to Caterham Valley, and are visually prominent across the settlement to the east.</p> <p>Within the field to the west there is a distinctive mature cedar tree which provides interest, and an avenue of mature trees along the footpath, which lend a parkland character to the open part of the site.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 4. WOODLAND 415. Regenerated secondary woodland on farmland - not plantations</p> <p>Adjacent to Grade II Bofors Tower which is rare as one of only a handful of known examples of this type of site nationally; Historic interest: an integral part of the nationally important RAF Kenley Fighter airfield associated with the Battle of Britain.</p>	<p>The wooded slopes of the site are visible from the edges of the AONB to the east. They contribute to a wooded, rural backdrop to the settlement when seen from the east.</p>	<p>There is no formal or informal public access to site, however the site is part of the amenity of footpaths which connect Caterham Valley and Caterham on the Hill.</p>	<p>The field within the site is enclosed by woodland and mature vegetation around the boundaries which results in a degree of tranquillity and remoteness. Deciduous woodland covers much of the site and is part of a continuous area of woodland to the north and south. This provides a scenic quality to the site.</p> <p>There a low amount of urban influence from nearby settlement.</p>	<b>MODERATE</b>

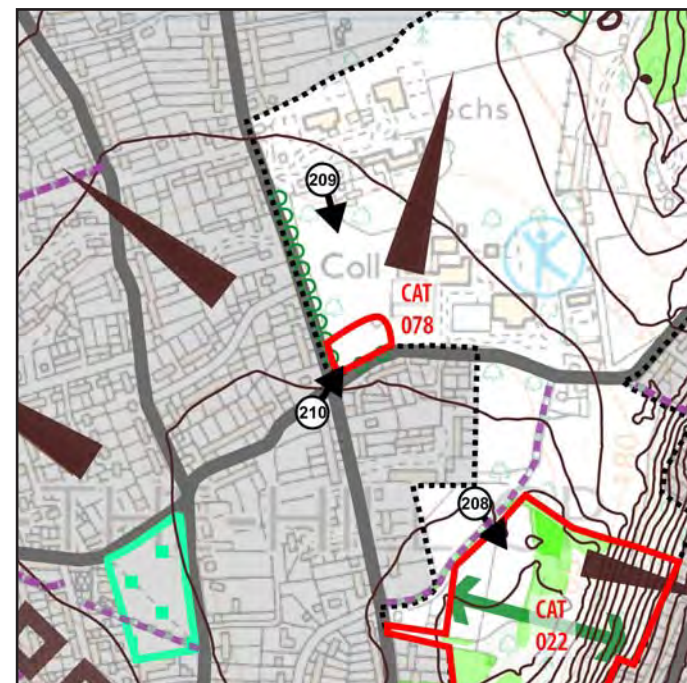




Photograph 209: View south from Whyteleafe Road



Photograph 210: View north from Whyteleafe Road and Burntwood Lane junction



Plan not to scale  
See plan on page 8 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **CAT078** is a small part of a sports field and a property adjacent to De Stafford School. It is obscured to the south and west by mature planting but visible to the north and east.
- 1.2 There is no boundary to the north of the site resulting in open views from educational buildings and the associated sports field. There may be glimpsed views from residential properties to the north of the site.
- 1.3 Robust and tall boundary vegetation along the south and west boundaries obscures views into the site.
- 1.4 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **CAT078** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals but would need to take into account the adjacent settlement pattern and existing recreational uses. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	4	1	3	2	3	18
The site consists of a small area within a sports field adjacent to De Stafford School and includes a property and access road to the east of the site. The southern and western boundaries are a mixture of vegetation including ornamental shrubs, and semi mature trees in a wide strip of approximately 4 metres. Eight trees within the southern area of planting have Tree Protection Orders. The northern boundary of the site is an undefined open line across the sports field, in line with the northern edge of the property. The eastern boundary is formed by the access road to the property. The site is classified as urban land.	The wooded strip around the southern and western boundaries includes Turkey Oaks, Yew and Horse Chestnut. These have Tree Protection Orders and may provide habitat and habitat connectivity to the north.	Although the topography is consistent with settlement to the south and west, the site is beyond the belt of vegetation which forms a robust edge of settlement along Burntwood Lane and Whyteleafe Road.  There has only been scattered development to the north of Burntwood Lane and the site is part of a broader area comprising educational establishments and land uses.	There is no contribution to separation between settlements.	The mature vegetation around the boundaries of the site to the south and west provide part of the settlement edge to Caterham and contribute to the wooded character of the settlement.	The site is visible from educational buildings to the north and east of the site, and associated sports field.  Glimpsed views may be possible from residential houses to the north, however mature boundary vegetation obscures views into the site to the south and west.	A new boundary to the north of the site would be needed to reduce visibility of site structures from educational buildings and the sports field. This would take time to establish.  Existing mature boundary vegetation should be protected and retained.	<b>MODERATE</b>

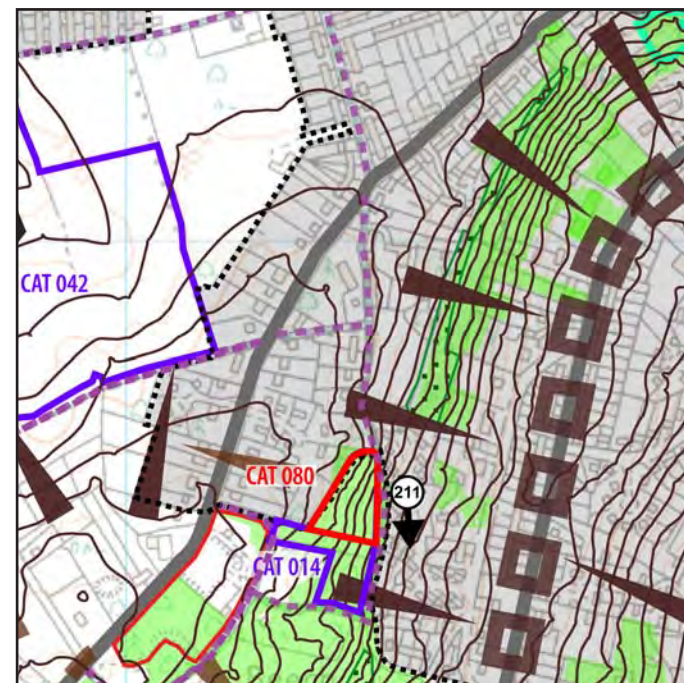
**Landscape Value:**

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	3	1	1	4	3	15
None.	Eight trees have Tree Protection Orders.	The wide strip of vegetation and mature trees is distinctive.  The site is part of a recreational establishment.	SURREY HISTORIC LANDSCAPE CHARACTERISATION  10. RECREATION  1007. Major sports fields and complexes	No contribution to an outstanding asset.	Part of the site is currently a sports' field.  There are no public rights of way through or adjacent to the site.	The site is partially enclosed by established tall trees and shrubs which separate the site from existing settlement and provides a sense of remoteness, it is however a recreational site with obvious human influence.  Moreover, the site is located at the busy junction of Burntwood Lane and Whyteleafe Road which detracts from a sense of tranquillity.	<b>MODERATE</b>





Photograph 211: View south from Harestone Lane, Bridleway 158



Plan not to scale  
See plan on page 8 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **CAT080** is an area of woodland on a steep east facing slope on the edge of Caterham Valley. There is a public right of way to the south and the landform allows views across the valley.
- 1.2 To the north there are localised views from properties adjacent to the site.
- 1.3 The site is on easterly facing slopes and makes up part of the wooded slopes character of the Harestone Valley area of Caterham. There are open views from Harestone Lane/ Bridleway 158 to the immediate east and housing adjacent on Dunedin Drive. Within the wider settlement to the east the woodland on site forms part of the backdrop to settlement.
- 1.4 To the south and south east the site may form a very minor part of the view from the Candidate AONB, however this is limited to views of treetops.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

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

- 2.2 With moderate sensitivity and value, site **CAT080** 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 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.



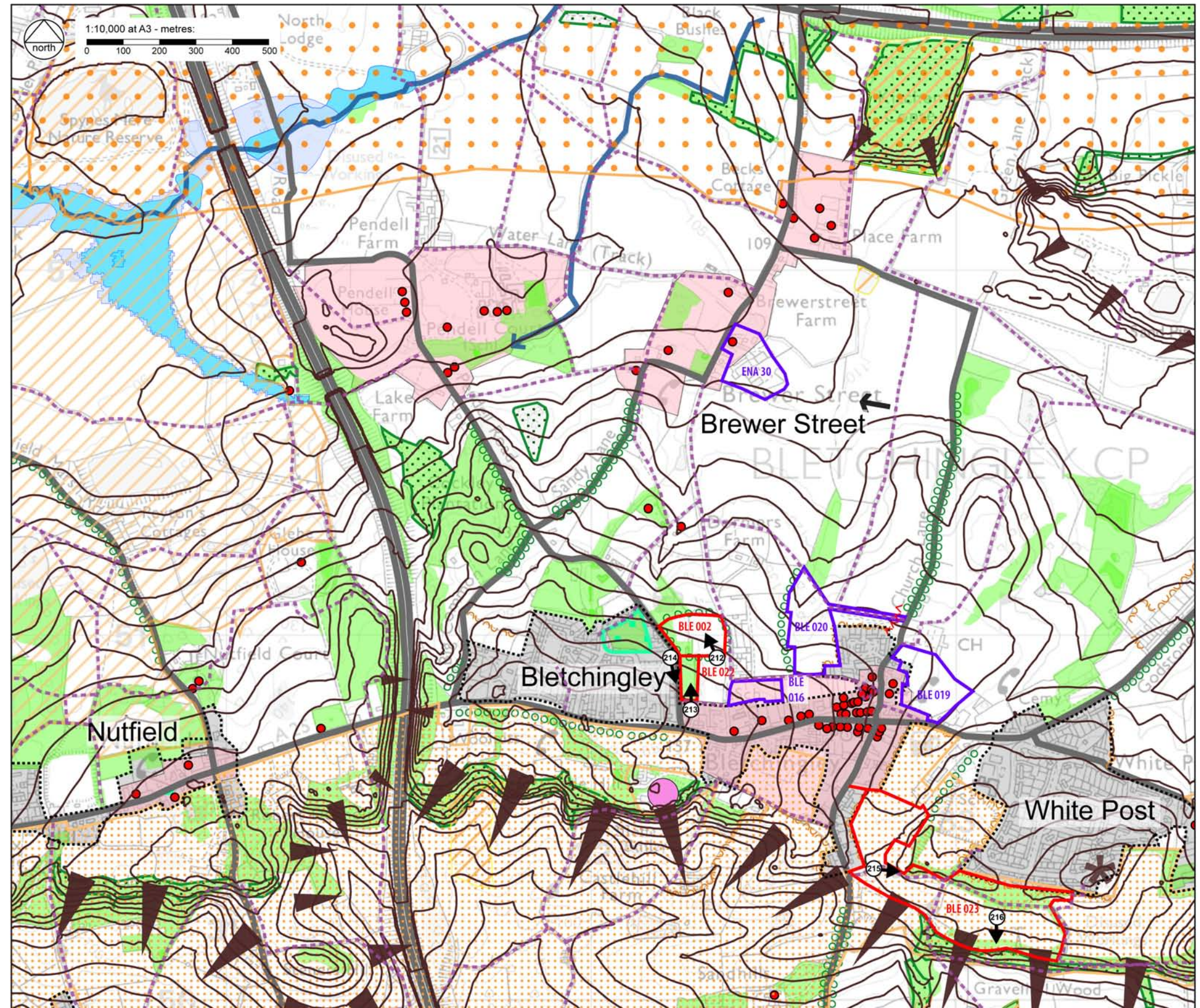
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	2	1	4	3	4	19
<p>The site is an area of deciduous woodland and scrub on easterly facing, steep slopes.</p> <p>To the west the boundary is formed by gardens of housing on Stanstead Road, to the south the boundary is within woodland but in line with the edge of settlement delineated by Beech Grove. There is a steep bank along Harestone Lane to the east.</p> <p>Land classified as Urban Agricultural Land Classification.</p>	<p>There is deciduous woodland across the site which may provide supporting habitats.</p> <p>The site is part of a larger area of woodland to the south and north east and offers habitat connectivity.</p>	<p>The site is attached to the settlement boundary on two sides.</p> <p>Topography is consistent with the settlement form to the south of Harestone Lane, although the steepest slopes are used for gardens.</p> <p>Loss of wooded slopes is not consistent with the settlement form.</p>	<p>There is no contribution to separation between settlements.</p>	<p>The site forms a part of the wooded backdrop along the steep western slopes along Harestone Valley and contributes to the wooded slopes character of Caterham.</p> <p>The site contributes to the rural setting of Harestone Lane, and forms part of the robust edge of settlement.</p>	<p>The trees on the site are visible from houses on slopes to the east, including along Harestone Hill and there is potential for development rooftops to be similarly glimpsed, although in the context of housing.</p> <p>There are localised views from housing along Harestone Lane and from the public right of way along Harestone Lane.</p> <p>The site forms a minor part of the view from the Candidate AONB.</p>	<p>It would be difficult to mitigate the loss of woodland and the rural setting to the public right of way along Harestone Lane.</p> <p>The sloping nature of the site limits mitigation possibilities.</p> <p>Boundary vegetation would need to be retained and protected.</p>	<b>MODERATE</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	3	1	2	3	4	15
<p>There is AGLV within 200 metres of the site.</p>	<p>None.</p>	<p>This site is a distinctive wooded slope which forms part of the wooded backdrop to Harestone Valley. There are visual links to the east of the site.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS</p> <p>108. Small rectilinear fields with wavy boundaries</p>	<p>The site makes a minor contribution to the setting Candidate AONB to the south.</p>	<p>There is no formal or informal public access to the site.</p> <p>The site forms part of the rural character of Harestone Lane.</p> <p>Harestone Lane has long distance links all the way through to Caterham on Hill/ Queens Park and green spaces to the north and south.</p>	<p>This site is set adjacent to the settlement boundary and has housing to north and east however these are screened and do not have a significant impact on the site.</p> <p>Harestone Lane has a rural character which is attractive.</p> <p>Sounds of roads and other urban influences are low.</p>	<b>MODERATE</b>





Bletchingley Analysis Plan (Area 05) See Figure 7 on page 1 for plan location

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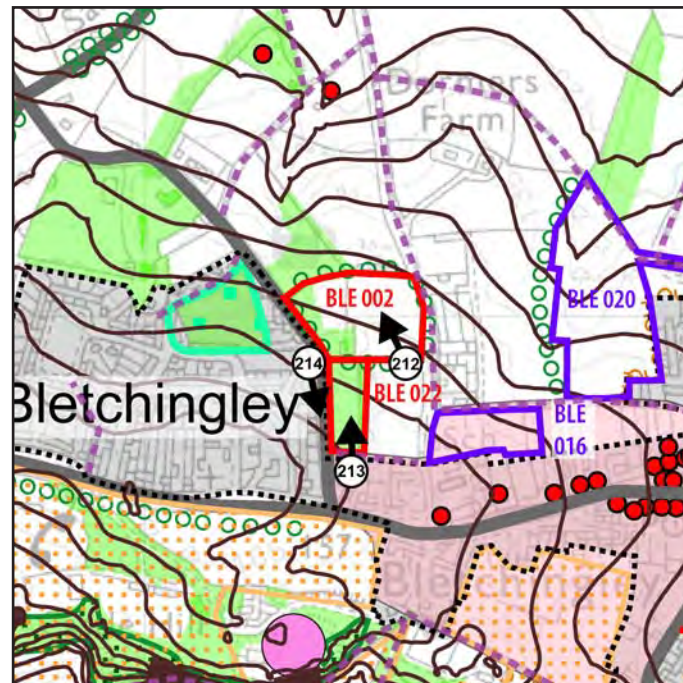
**Bletchingley Settlement Analysis**

- 2.16 Bletchingley lies towards the western part of Tandridge, approximately 4km south of Caterham. Godstone is approximately 2km to the north-east and South Nutfield is a similar distance to the south-west. The village is located along the A25 road, the M23 motorway is nearby to the west, but there is no junction between the road and motorway.
- 2.17 Bletchingley is located on the northern edge of the Greensand Hills, underlain by sandstone and mudstone. Although detached from the Surrey Hills AONB to the north, the Greensand Hills form a distinctive east-west band across the District and are a candidate area for inclusion within the AONB.
- 2.18 The majority of Bletchingley is located towards the top of the undulating north facing slope which rises to meet the top of the Greensand Hills to the south. The historic core of the settlement, along with its numerous listed buildings and Conservation Area, is focused along what is now the A25, adjacent to the crossroads formed with Church Lane and Outwood Lane.
- 2.19 Bletchingley has expanded to a limited degree over time, largely on the northern side of the A25. More recent extensions of housing are located on slightly lower ground which starts to descend towards the Greensand Valley, which runs east-west between the North Downs and the Greensand Hills. Field boundaries are generally well vegetated, including tree belts and hedges, which provide containment locally. Sites **BLE002** and **BLE022** are located on the northern edge of the settlement, to the west of the crossroads formed with Church Lane and Outwood Lane.
- 2.20 Ribbon development has extended south along Outwood Lane for about half a mile into the Greensand Hills. Separated from Bletchingley by a limited number of fields, including the cricket ground is a relatively modern area of settlement at White Post. **BLE023** occupies most of the gap between the east of Outwood Lane and to the south of White Post, up to the edge of the Greensand Hills.





Photograph 212: View from recreation ground towards the north west



Plan not to scale  
See plan on page 16 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **BLE002** consists of a house and domestic garden, buildings connected to equestrian uses and a pastoral field within an Area of Great Landscape Value. The site is on elevated land to the north of Bletchingley, however the site has well developed boundaries which obscure some views into the site.
- 1.2 From the north and east of the site the boundary vegetation is visible from the public right of way network and two listed properties to the north and the public rights of way network. There is intervisibility with the AONB to the north, although the view of the site is limited by dense vegetation around the boundaries. The recreation ground, Conservation Area and public footpath to the south and south east of the site have views of the southern boundary vegetation and glimpsed views of the site through the gate.
- 1.4 Little Common Lane forms the western boundary. Views are possible of the house and domestic garden through gaps in vegetation, particularly in winter.

- 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 **BLE002** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals but would need to take into account the proximity to the Conservation Area and its visual sensitivity. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	4	1	3	4	3	20
The site consists of a house, a well maintained domestic garden and stables to the west, and fields used for grazing to the east. The house and stables sit on a small ridge through the site, with the garden on westerly facing slopes which fall towards Little Common Lane. The field is subdivided by wooden fences. Boundaries are formed by woodland to the north and west, with a grown out hedgerow along the boundary with the recreation ground. The garden to the west includes a pond, ornamental planting and a hedgerow and wire fence along Little Common Lane. Grade 4 and Grade 3 agricultural land.	There are wide belts of trees/ woodland around the site which have the potential for habitat and habitat connectivity.  There is a domestic garden pond within the garden, which may offer habitat.	The site is adjacent to the built up area boundary to the west, and sits on similar topography to settlement to the west, but is detached from settlement to the south. Little Common Lane forms a robust edge to Bletchingley to the west, being sunken and treed.	There is no contribution to separation between settlements.	Despite the elevated position the site is not very prominent in the wider landscape from the immediate north due to the tree belts around the site. However, they contribute to the treed settlement edge to the west along Little Common Lane. The boundary vegetation contributes to the rural approach to Bletchingley from the north along Little Common Lane and the setting of Bletchingley when seen from the AONB.  The wooded boundary to the north of the site forms a minor part of the rural setting to Little Tilgates, a Grade II listed cottage to the north.	There is intervisibility with the AONB from the eastern part of the site.  There are views from the edge of the Conservation Area, however these are filtered by vegetation and garden walls.  The recreation ground and BLE020 which are adjacent to the site have filtered views into the site.  The site is visible from the public rights of way network which links Bletchingley to areas to the north, including the AONB, however views are limited to the boundary vegetation.	Existing mature boundary vegetation should be retained and protected.  The loss of rural landscape would be difficult to mitigate if the site was developed in its entirety.  Effects on the Conservation Area to the south east should be avoided.	<b>MODERATE</b>

**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
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	3	1	2	3	3	17
The site is within AGLV.	The site is part of the setting to the Conservation Area to the south east of the site.	The sloping landform is distinctive and allows visual links to the AONB to the north.  The wooded boundaries are characteristic of the landscape to the north of Bletchingley.	SURREY HISTORIC LANDSCAPE CHARACTERISATION  8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)	The site is a very limited part of the setting to the AONB to the north.  The site contributes to the wider AGLV and the Conservation Area to the south.	There is no formal or informal public access to the site.  The public right of way network has views of the site and runs near to the site on three sides.  There is a recreation ground to the immediate south of the site with filtered visual links.	The site is well contained by trees and hedgerows and is surrounded by open space, meaning that urbanising influences are low.  There are scenic filtered visual links to the AONB and AGLV to the north from part of the site.  There is occasional noise from the motorway network.	<b>MODERATE</b>



Site

Little Common Lane

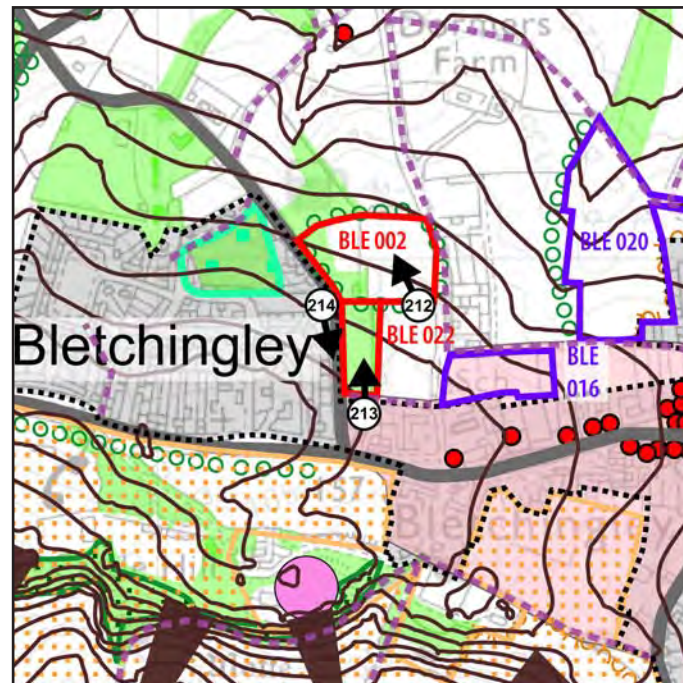
Footpath 505



Photograph 213: View south along Little Common Lane



Photograph 214: View from Footpath 505



Plan not to scale  
See plan on page 16 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **BLE022** is a narrow block of woodland located to the north of Bletchingley which slopes towards the north east. The tree cover on site is visible from the immediate landscape surrounding the site as well as from AONB to the north.
- 1.2 To the north the site is visible from the adjacent field and property within. Further north the site is obscured by vegetation but forms a minor part of the view from the AONB.
- 1.3 There are open views to the site from the recreation ground to the east, Stychens House within the Conservation Area and the footpath to the south (see Photograph 214).
- 1.4 The site forms part of the sunken lane of Little Common Lane (see Photograph 213) and glimpsed views are possible from properties along this lane.
- 1.5 The site is within the current Area of Great Landscape Value, and views from the surrounding landscape are sensitive.

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

**Landscape Capacity:**

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

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

- 2.2 Site **BLE022** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole.



## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	4	1	3	3	5	22
<p>The site consists of a narrow strip of deciduous woodland which has a gently sloping gradient to the north east.</p> <p>The boundary to the west is formed by Little Common Lane, which is a sunken lane below the level of the site.</p> <p>The boundary to the south is formed by a public right of way, part of which has a hedge along it. To the east the site adjoins a recreational ground.</p> <p>Site recorded as Grade 4 agricultural land.</p>	<p>Woodland on site provides habitat as well as habitat connectivity to the north.</p>	<p>Although the site is on similar topography to settlement to the west and south, Little Common Lane forms a robust edge of Bletchingley to the west.</p> <p>Development on an area of woodland is not consistent with the settlement pattern.</p>	<p>There is no contribution to separation between settlements.</p>	<p>The site provides a transition with tree cover, between the edge of settlement and rural landscape to the north. This contributes to the rural character of the sunken lane and the approach to Bletchingley from the north.</p> <p>It also contributes to the wooded edge of the Conservation Area, and views of Bletchingley from the AONB to the north.</p>	<p>There is intervisibility with the AONB from the northern edge of the site.</p> <p>At closer range, the site is visible from a small number of houses on the edge of the Conservation Area, although these are filtered by boundary walls and planting. The house within BLE002 has a view of the site, however views from other housing to the west are obscured by tree cover. There are open views from Footpath 505 which runs adjacent to the site to the south and from the recreation ground to the east.</p>	<p>The loss of woodland setting to the edge of settlement and the Conservation Area would be difficult to mitigate.</p> <p>The amenity of the recreation ground and public right of way would need to be protected.</p>	<b>SUBSTANTIAL</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	3	1	2	3	3	17
<p>The site is within AGLV.</p>	<p>The site is adjacent to a Conservation Area.</p>	<p>The site provides a distinctive view of tree cover which is characteristic of the area, and contributes to the sunken lane to the west.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	<p>The site makes a small contribution to the wider southern setting to the AONB.</p> <p>The site contributes to the wider AGLV and the Conservation Area to the south.</p>	<p>There is no formal access to the site, however there are open views from the public right of way to the south of the site and open views from the recreation ground to the east of the site.</p>	<p>The site is on land which slopes towards the north, allowing scenic views of the hills within the AONB and landscape within the AGLV.</p> <p>Urbanising influences are low and limited to some overlooking housing, the recreation ground and occasional distant noise from the motorway network.</p>	<b>MODERATE</b>

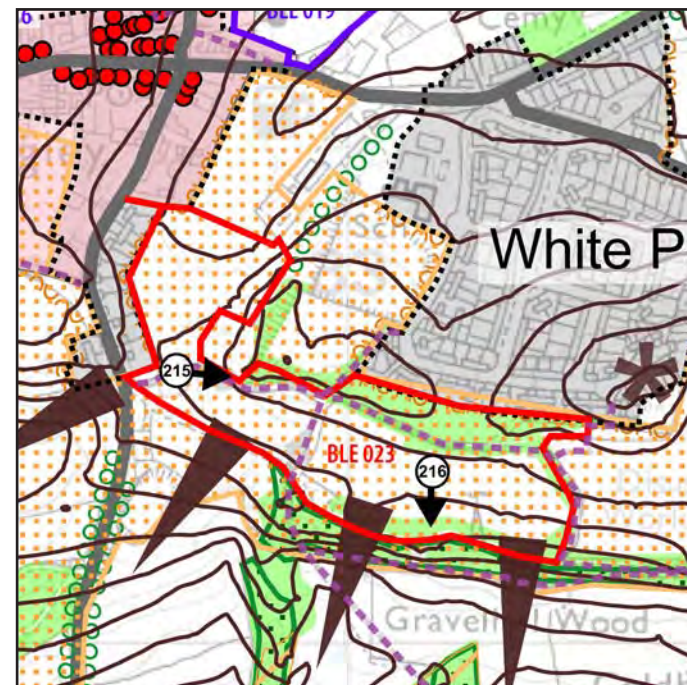




Photograph 215: View east across the western part of the site from Bridleway 180



Photograph 216: View south across the central section of the site



Plan not to scale  
See plan on page 16 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **BLE023** consists of three medium scale fields on south-facing slopes to the south of White Post and east of Bletchingley. The site is within Candidate AONB and AGLV and views from the surrounding landscape are sensitive.
- 1.2 Views into the site are partly obscured from the north due to a woodland belt along the settlement edge of White Post, which is a visible backdrop to housing. There are views into the western field from Bletchingley Conservation Area, Grange Meadow Playing Field and the High Street to the north. Views from the east of the site are largely contained by boundary vegetation.
- 1.3 The southern boundaries to the site are prominent in the view when seen from roads and public rights of way to the south. Part of this landscape is in an Area of Great Landscape Value and a small part is in the Candidate AONB, and views are sensitive to change.
- 1.4 Ribbon development along Outwood Lane has views across the western part of the site. A public rights of way network, including the

Greensand Way, links Outwood Lane to White Post and areas to the south and has open views across the site.

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

**Landscape Capacity:**

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

**Substantial** sensitivity x **Substantial** value = **Negligible/Low** landscape capacity

- 2.2 With substantial sensitivity, due in particular to views and setting to the surrounding landscape, and substantial value in relation to perceptual and recreational value, site **BLE023** has a negligible/low landscape capacity for housing development.



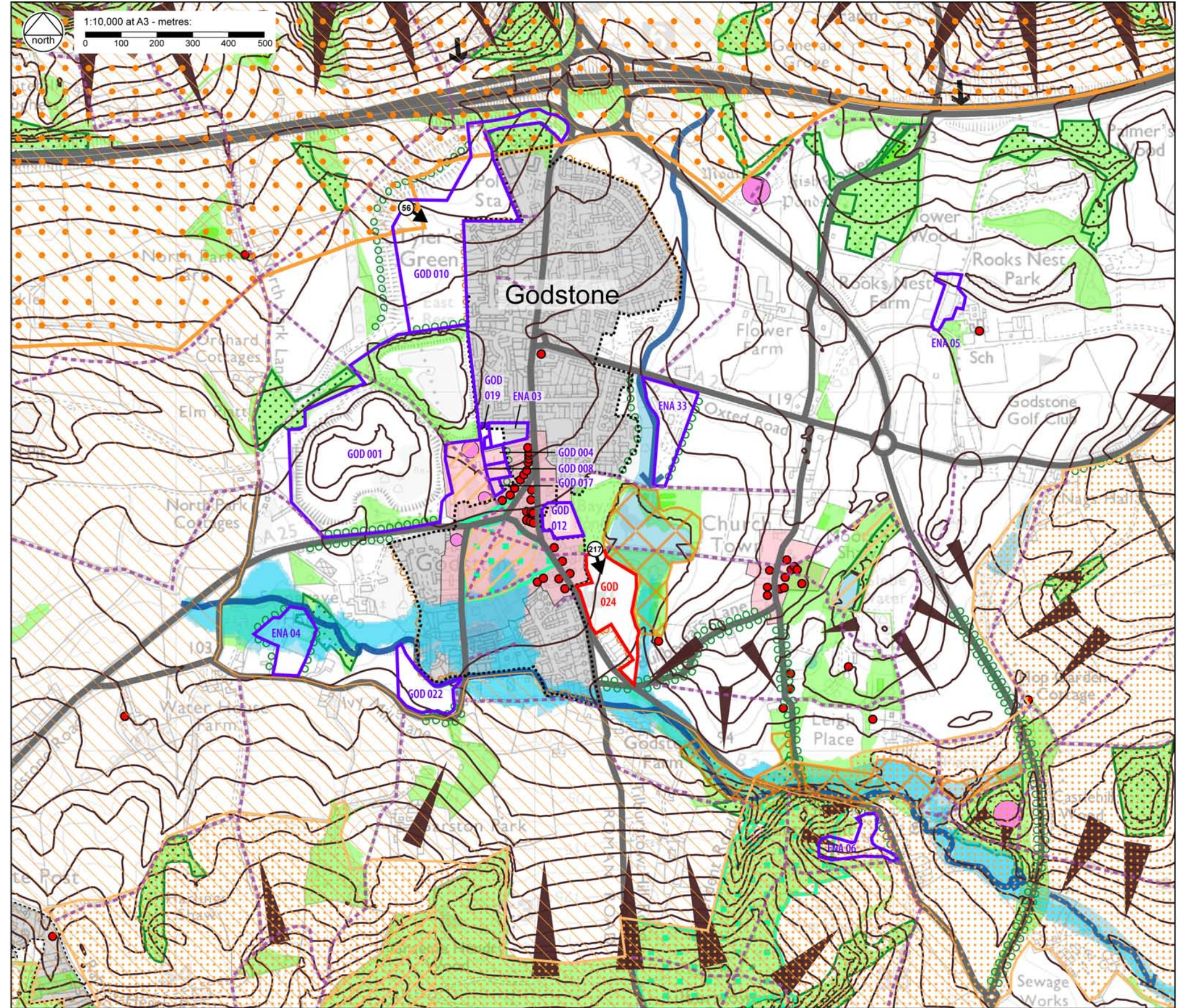
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	4	4	3	4	4	4	27
<p>The site is a large area of mostly south-facing slopes located to the south and west of White Post. The southern boundary of the site is formed by the prominent wooded slope of the Greensand ridge. The site consists of three medium scale fields defined by belts of deciduous woodland and grown out hedgerows along the northern boundary of the western field. The north western field sits on a shallow valley and is obscured from the rest of the site by the landform and tree cover. The site is recorded as grade 4 agricultural land.</p>	<p>There is a mosaic of habitats on site including woodland, stands of pine trees, gorse and scrub, rough grassland and a large pond to the west. These are all likely to provide supporting habitats. The site abuts Ancient Woodland along the southern boundary.</p> <p>Hevers Pond is a spring fed pond which was surveyed in March 2011. Great crested newt was recorded as being present.</p>	<p>Bletchingley has developed east-west with some ribbon development south along Outwood Lane. White Post is a post-1940s settlement which has a robust settlement edge of woodland.</p> <p>Neither settlement has developed to the edge of the greensand ridge, meaning that development on this site would not be consistent with the development pattern.</p> <p>The field within the north west of the site is better related to settlement being adjacent to the settlement edge of Bletchingley.</p>	<p>Bletchingley Village and White Post are separated by a green gap.</p> <p>Development of the site in its entirety would create coalescence between these two settlements.</p>	<p>The site is on a ridge, elevated above the landscape to the south, making the southern woodland boundary visible from the south and contributing to views from roads and footpaths. The treed boundary to the north of the site obscures the settlement from the landscape to the south and is visible from White Post, which contributes to its setting.</p> <p>A corner of the north west field within the site abuts the Conservation Area and housing along Outwood Lane. This field provides the rural setting to this part of the village.</p>	<p>The woodland boundaries of the site are visible from the AGLV to the south and the Candidate AONB to the north, south west and east. There are views of the western part of the site from the Conservation Area, and glimpses from listed buildings within it, from and housing overlooking this part of the site on Outwood Lane and glimpses from the A25 over Grange Meadow Playing Field. There are views from Public Rights of Way through and near the site, including Bridleway 180, 290, and 288 Footpath 179, 625 and 180 and Greensand Way.</p>	<p>The field to the north west is more related to settlement and would be more suitable to development, although impacts on the setting of the Conservation Area should be avoided.</p> <p>There would be loss of amenity to the public rights of way which run through the site, including the Greensand Way, if the site was developed in its entirety.</p> <p>The gap between White Post and Bletchingley would be lost if the site was developed in its entirety.</p>	<b>SUBSTANTIAL</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	2	4	3	3	4	4	24
<p>The site is within AGLV and Candidate AONB.</p>	<p>The site is adjacent to Ancient Woodland and a Conservation Area.</p>	<p>The site sits on the edge of the wooded Greensand Hills with distinctive visual links from southern parts of the site across the low weald farmland to the south. Mature belts of woodland within the site provide interest.</p> <p>Hevers Pond is a distinctive and historic spring fed pond.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>103. Large irregular assarts with wavy or mixed boundaries (These larger assarts are likely to be evidence of later woodland clearance perhaps in the late medieval or Tudor period) and</p> <p>10. RECREATION</p> <p>1007. Major sports fields and complexes</p> <p>Hevers Pond is recorded in the Domesday Book.</p>	<p>The site is part of the AGLV and Candidate AONB and makes a contribution to the wider setting of these through mature wooded boundaries.</p>	<p>The site has a network of public rights of way which cross it, including the Greensand Way. These link to Bletchingley and the wider landscape to the south, and are well used by local walkers and dog walkers. Hevers Pond is also within the site. This is a locally valued amenity, demonstrated through the interpretation board adjacent.</p> <p>The north western field is adjacent to a recreation ground and forms part of its visual amenity.</p>	<p>The site is screened from settlement at White Post, and the enclosure within parts of the site gives a sense of remoteness and tranquillity. Visual links from parts of the site to the south are highly scenic.</p> <p>The northern field is overlooked by settlement to the west which has a slight urbanising influence, however views east from Outwood Lane are scenic.</p> <p>The road networks are audible at times.</p>	<b>SUBSTANTIAL</b>





Godstone Analysis Plan (Area 06) See Figure 7 on page 1 for plan location

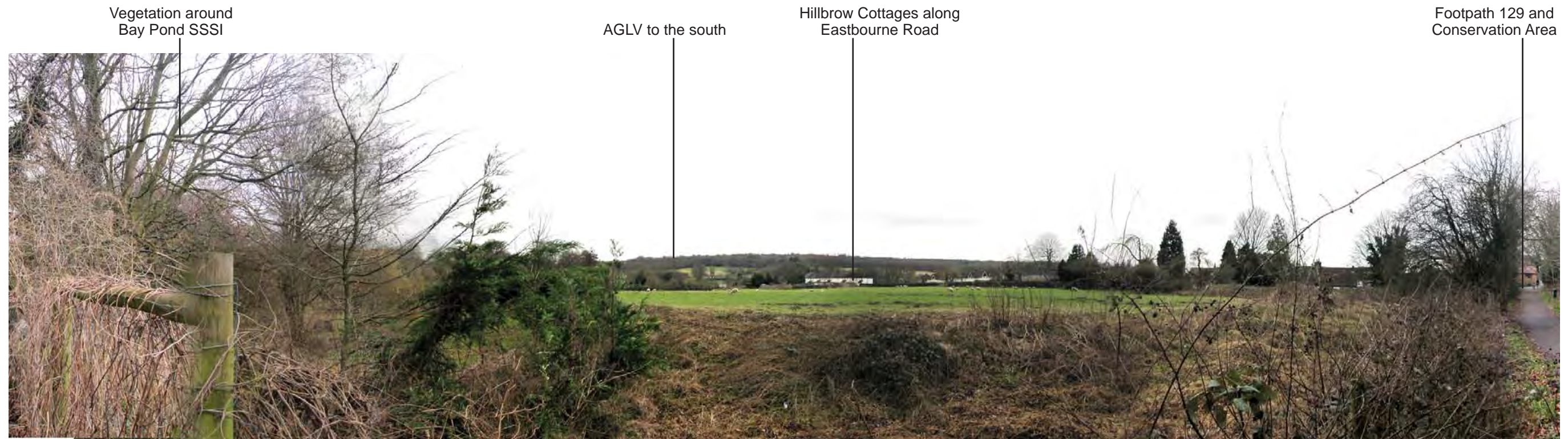
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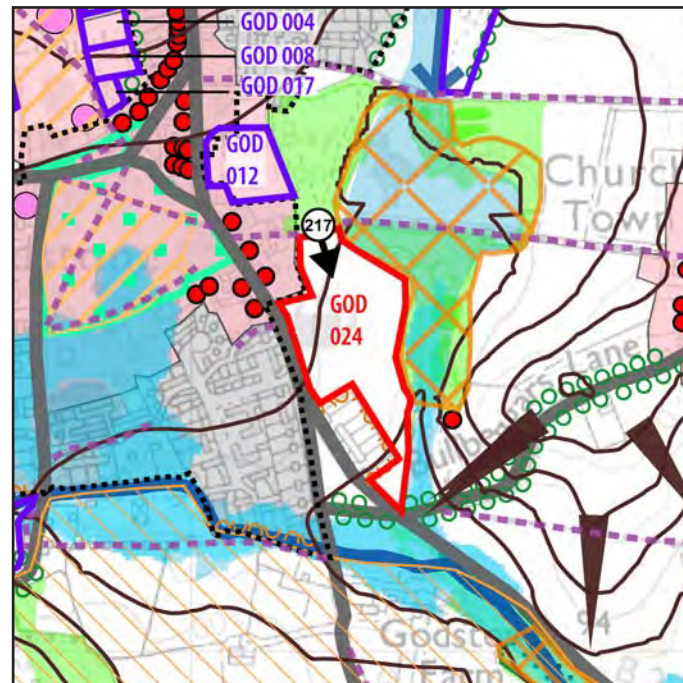
### Godstone Settlement Analysis

- 2.21 Godstone is located near the centre of Tandridge, approximately 2km to the south of Caterham, and 2km east of Bletchingley. The village is located along the A25 road, adjacent to the M25 motorway junction with the A22. The northern edge of the settlement meets the Surrey Hills AONB within the vicinity of the M25 motorway, and the southern edge is within close proximity of an area of Wooded Greensand Hills which are under consideration as a candidate area for inclusion within the AONB.
- 2.22 Godstone sits within the Greensand Valley, an east-west band of undulating landform, below the south facing scarp of the North Downs to the north, and the distinctive wooded Greensand Hills to the south. The northern extent of the village rises on foothills below the North Downs, while the southern part of the settlement falls towards watercourses before rises slightly at the foot of the Greensand Hills.
- 2.23 The historic core of Godstone, with its Conservation Area including listed buildings, a village green and pond, is centred on the junction of the A25 and a Roman Road/B2236. The village has grown along, and spread out from the main spine roads through the village, more so to the north, than the south, but remains largely contained within the Greensand Valley.
- 2.24 Relatively modern housing development has taken place to the north-west of Godstone between the B2235 and the A22 road, which by-passes the village on its way to the M25. Development to the north-west has been more restrained.
- 2.25 **GOD024** is located to the south east of the village centre and Conservation Area, and to the east of the southern extents of the High Street. It consists of a field which forms part of the buffer to the SSSI.





Photograph 217: View south across the site from Footpath 129



Plan not to scale  
See plan on page 24 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **GOD024** is a pastoral field to the south east of Godstone. It is located on land which slopes towards the south east allowing views in from surrounding landscape. Hedgerows to the west and east are intact but low, allowing views in.
- 1.2 Godstone Conservation Area, three listed buildings, a public footpath and Bay Pond SSSI are located to the north of the site and have visual links of varying degrees into the site. The boundary along the footpath is open and there are clear views from here (See Photograph 217).
- 1.3 Mature vegetation within Bay Pond SSSI is clearly visible over the low evergreen hedge along the boundary and obscures most views from the east, apart from glimpsed views from the footpath to the north east and two properties along Bulbeggars Lane. To the south fields within the AGLV are elevated and have a view into the site. The hedgerow along the western boundary is low and views are possible along the road and adjacent properties which are slightly elevated above the field.

- 1.4 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 **GOD024** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the SSSI and the Conservation Area. Other evidence relevant to the site's suitability for development should also be considered.



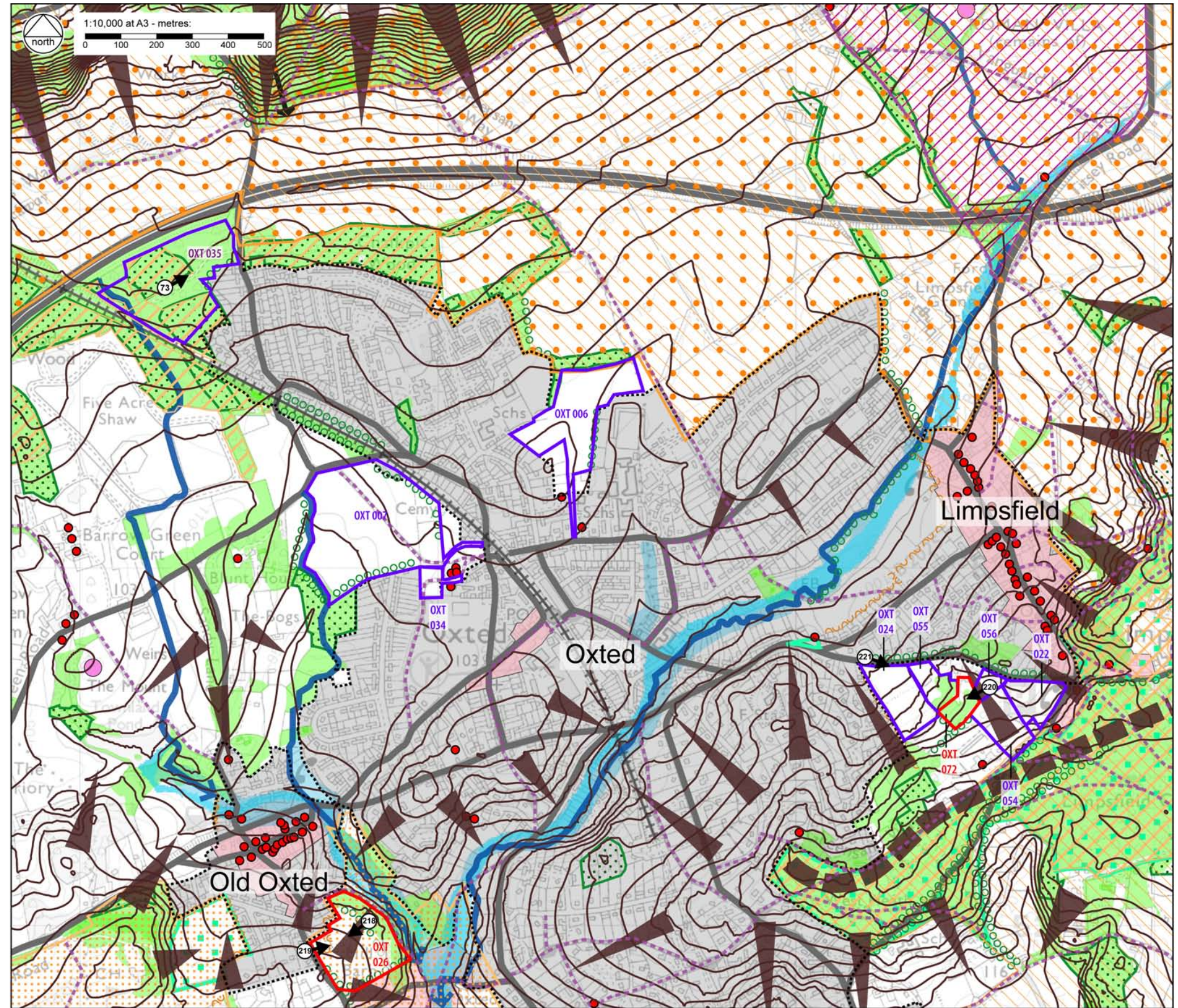
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	3	2	3	4	3	21
The site is a large irregular shaped field to the south east of Godstone, used for pasture. To the east is a SSSI, Bay Pond along which a low coniferous hedge forms the boundary. The site gently slopes towards the south east where the stream running through Bay Pond drains into Stratton Brook. A Public Right of Way runs along the north of the site and the B2236 forms the boundary to the west. These have low native hedgerows along them of varying quality. There is no internal tree cover. The site is recorded as grade 3 agricultural land.	The site is adjacent to a SSSI to the east and has intact hedgerow boundaries with connectivity to the north and south. The habitat within the SSSI to the immediate east is Wet Woodland and the SSSI as a whole supports 54 species of breeding bird.  There are field margins of scrub to the north of the site which may provide habitat.	The settlement of Godstone is contained by a stream and small valley system to the east and Stratton Brook to the south.  The site is adjacent to settlement to the east. However, there has been limited development to the east of the B2236 and no development adjacent to Bay Pond SSSI where green buffer uses have been retained.	There is a minor contribution to the spatial separation between Godstone and Church Town although Bay Pond creates visual separation.	The site is part of the rural setting to Bay Pond SSSI and the Godstone Conservation Area.  Boundary hedges form part of the southern approach to Godstone.  The site is a minor part of the wider setting to areas of AGLV to the south.	The land to the south of the site is elevated, allowing intervisibility with areas of AGLV, and glimpsed views from housing along Bulbeggars Lane including The Pest House, Grade II listed. There are localised views from housing along the B2236 to the west over the low boundary hedge and through the gate, and from the Conservation Area to the north west. The public right of way adjacent to the north of the site has open views through gappy vegetation. Where the path runs through Bay Pond (SSSI) views are filtered by boundary vegetation.	There is no internal structure of planting which could be used to screen development.  Existing hedges should be retained and enhanced, particularly along the public right of way to the north, however effects on the Conservation Area and setting of the listed buildings should be avoided. Visual links from the west (including Hickman's Close) to the spire within Church Town should be retained.  Limited development to the west of the site would follow the existing settlement pattern.	<b>MODERATE</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	2	1	1	3	4	15
None.	The site is adjacent to Godstone Conservation Area, Flood Zone and a SSSI.  There are three listed buildings within 50m of the site. The nearest of these is Grade II* listed.  There is a Biodiversity Opportunity Area across the site.	The site gently slopes towards the stream to the south east and has distinctive visual links to areas of AGLV to the south and to the SSSI to the east.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 9. PARKLAND AND DESIGNED LANDSCAPES  905. Smaller designed gardens	There is no contribution to an outstanding asset.	There is no formal or informal public access.  The site is visible from the Public Right of Way to the north which links Godstone to Church Town and runs through the SSSI.	The site is a pleasant site with attractive visual links to the AGLV and SSSI to the south and south east. Sounds of running water within the SSSI are audible resulting in a degree of remoteness and scenic quality.  The site is overlooked by housing along the western boundary and adjacent to a road, however urban influences on the site are relatively low.	<b>MODERATE</b>





Oxted North Analysis Plan (Area 07) See Figure 7 on page 1 for plan location

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**Oxted North Settlement Analysis**

- 2.26 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The northern part of Oxted, slopes down from the Greensand Hills to the River Eden and on into the Greensand Valley, which forms another east-west band through the District between the Greensand Hills to the south and the chalk ridge of the North Downs to the north.
- 2.27 The irregular northern edge of Oxted abuts the Surrey Hills AONB towards the foot of the North Downs ridge scarp, and is underlain by a combination of sandstone, mudstone and limestone.
- 2.28 To the south of the River Eden, site **OXT072** is located on north facing slopes between the eastern settlement edge and the wooded top of the Greensand Hills to the south.
- 2.29 To the west of Oxted is the historic village centre of Old Oxted, along with its numerous listed buildings and Conservation Area. This is situated on the north east facing slopes of a small valley feature and is separated from Oxted by a small watercourse which joins the River Eden to the south. **OXT026** is a field and wooded slopes to the immediate south of Old Oxted.

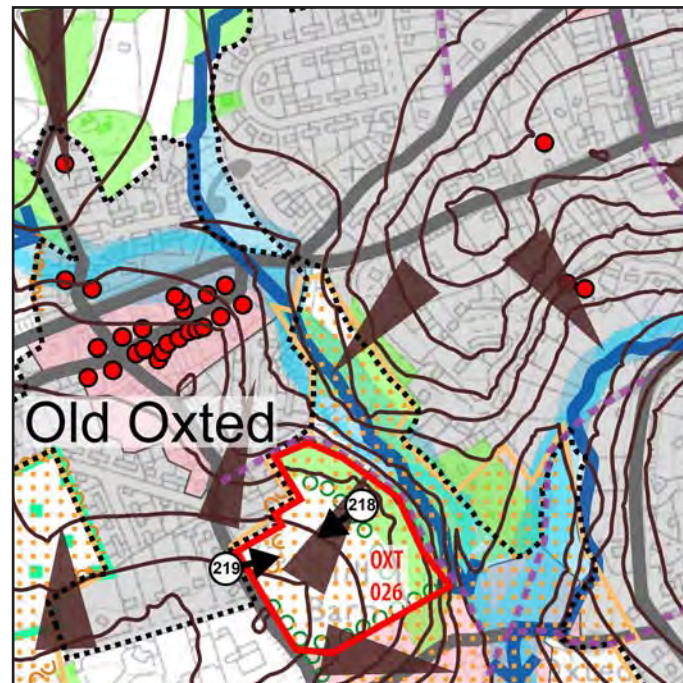




Photograph 218: View west from within site



Photograph 219: View east from Beadles Lane



Plan not to scale  
See plan on page 28 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT026** is located on the western slopes of a small valley system to the south of Old Oxted and is within Candidate AONB. The eastern part of the site is steeply sloping woodland and the western part of the site is a gently sloping pastoral field. The substantial vegetation on site is visible in the surrounding landscape.
- 1.2 To the immediate north the site is visible from adjacent properties, but is otherwise obscured from Old Oxted by topography and settlement. The most elevated parts of the site to the west have intervisibility with the AONB to the north.
- 1.3 A public footpath running around the site to the north and east has open views of the steeply sloping woodland within the site. This part of the site is also visible from dwellings within Oxted to the west and from the conservation around to the south east. However, views of the site from the south are obscured by intervening properties.
- 1.4 A sunken lane forms much of the western boundary. There are views of the boundary vegetation but open views of the site are

only possible from the gateway (see Photograph 219).

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

**Landscape Capacity:**

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

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

- 2.2 Site **OXT026** has substantial sensitivity due to its landscape quality and contribution to surrounding landscape and settlement. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole.



## 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	3	3	3	3	3	3	22
The site is located on the western slopes of a small valley system to the south east of Old Oxted. The east of the site is a steeply sloping ribbon of deciduous woodland above a stream. A public right of way runs around the low slopes forming the eastern boundary. To the south the boundary of the site is formed by the gardens of Hall Hill and Mill Barn. The western boundary of the site is formed by Beadles Lane which is a sunken, rural lane. The majority of the site is a field in pasture, a line of trees within may mark a lost boundary. Site classified as urban land.	Part of the site is deciduous woodland and adjacent to an area of Flood Zone and a stream. There is continuity of woodland to the north and south, and along the River Eden. This may provide supporting habitats and connectivity of habitats. There is also tree cover within the open part of the site.	The site is located to the south of the historic village of Old Oxted and is separated from Oxted by the small valley system.  The settlement pattern of Old Oxted was linear east-west but has now development to the north and south along the shallower slopes above the valley to the east.  Development on the northern part of the site would not be inconsistent with this pattern.	The site makes a limited contribution to the separation between Old Oxted and Oxted.	The open part of the site is inward looking and there are few views of the field.  The slopes to the east of the site and along the sunken road to the west are densely vegetated and contribute to the rural character of the surrounding landscape as well as obscuring the edge of settlement from the wider landscape to the south.  The site also contributes to the setting of Oxted Mill and its Conservation Area to the south.	The steeply sloping parts of the site are visible from the public right of way to the north and east, and from housing on opposite slopes within Oxted, although the open part of the site is obscured by tree cover and landform. The site is visible from the edge of the Broadham Green and Spring Lane Oxted Conservation Area adjacent to the site boundary. All these areas are within the Candidate AONB.  The open, elevated part of the site is glimpsed through the gate along Beadles Lane, and housing adjacent to the north. There is intervisibility with the AONB from this part of the site, although this is distant.	The northern part of the site is more suitable for development.  If other parts of the site were developed it would be difficult to mitigate effects on the public right of way, the Conservation Area and the wooded slopes.	<b>SUBSTANTIAL</b>

## 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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	3	2	2	2	4	17
The site is within Candidate AONB but not within AGLV.	The site is adjacent to a Conservation Area to the south and near a Conservation Area to the north.  The site is adjacent to an area of Flood Zone to the east.	The topography of the site is distinctive and contributes to the sunken lane to the west and small valley system to the east.  The wooded slopes are characteristic of Oxted, and contribute to the character of Oxted Mill and the Conservation Area.	SURREY HISTORIC LANDSCAPE CHARACTERISATION  7. VALLEY FLOOR AND WATER MANAGEMENT 701. Miscellaneous valley floor fields and pastures  and 10. RECREATION 1007. Major sports fields and complexes  Associated with Oxted Mill.	There is a minor contribution to the AONB to the north.	There is no formal or informal public access to the site.  The slopes of the site contribute to the rural amenity of the public right of way along the eastern boundary and are visible from the Greensand Way which travels along Spring Lane, about 60m to the south.	The site is a rural site, consisting of an open, elevated field which has visual links to the AONB to the north, and scenic, steeply wooded slopes along the small valley to the east. The western boundary is formed by a sunken lane characteristic of the wooded Greensand Hills.  Roads and settlement are mostly obscured by vegetation, although the northern parts of the site have greater noticeable human influence.	<b>MODERATE</b>

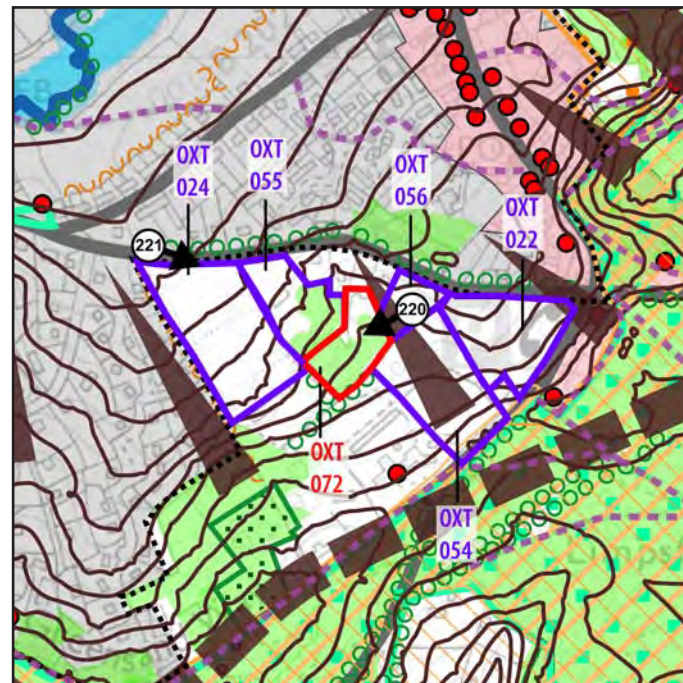




Photograph 220: View of the eastern boundary of site OXT072 from OXT056



Photograph 221: View east from A25



Plan not to scale  
See plan on page 28 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT072** is a garden site which includes significant tree cover, located between large detached properties to the south of the A25. The visual envelope may extend to glimpses of the AONB to the north from the higher slopes within the site.
- 1.2 There are localised glimpses of tree cover on site from the A25 to the north. It is seen as part of the wooded backdrop to properties.
- 1.3 The site borders sites OXT054 to the south and OXT056 to the east. There are views from the garden within OXT056.
- 1.4 There may be some glimpsed views of the AONB to the north. However, the site is unlikely to be detectable in the view from the AONB.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **OXT072** is relatively inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for housing development and could accommodate 'infill' development provided key considerations, such the site's contribution to the setting of the surrounding landscape, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



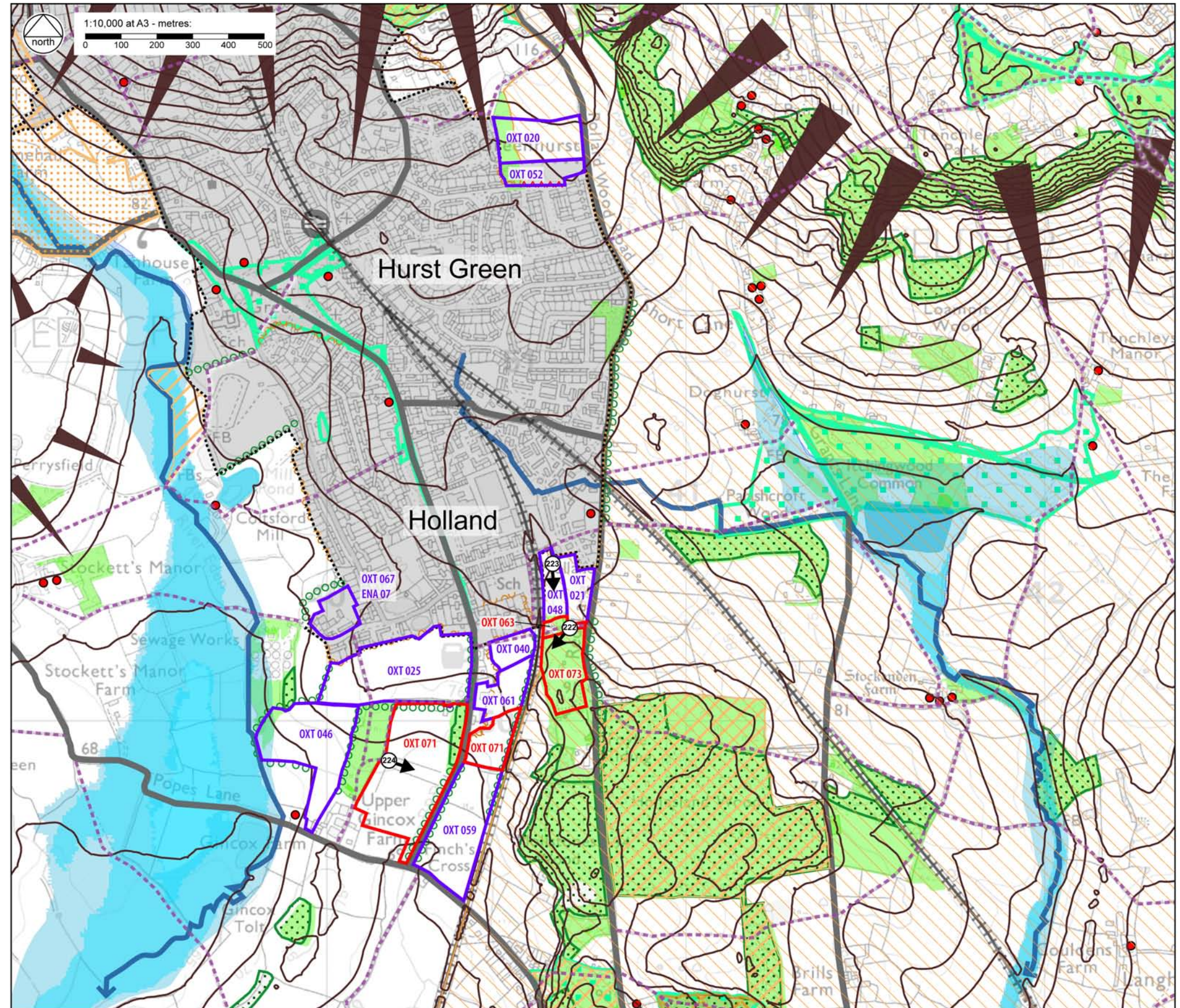
**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	3	1	3	2	3	17
<p>The site is a garden site, on north facing slopes behind 'Rocks Hill'. It is located away from the A25 between gardens and detached houses to the north and a school site to the south, and is therefore inaccessible.</p> <p>Southern parts of the site are tree covered while the northern parts of the site are a domestic garden.</p> <p>Site is on land classified as urban land.</p>	<p>There are semi mature and mature trees present on site, identified from visits to neighbouring sites. These may offer some supporting habitats and possible connectivity to woodland to the south.</p>	<p>The site is near to but not attached to the built up area boundary to the north and west. It is located in an area of detached houses set within large garden plots. Development here would dilute this settlement form.</p> <p>The topography is consistent with settlement to the west.</p>	<p>There is no contribution to separation between settlements, however the site represent some of the garden spaces between Limpsfield and Oxted.</p>	<p>The site is enclosed by housing and tree cover, but forms part of the sloping wooded setting to dispersed low density housing along the south of the Westerham Road.</p> <p>The tree cover also contributes to the north western views from properties along Wolfs Row including the Grade II listed St. Michael's School.</p>	<p>The site is obscured from wider views by housing and vegetation, however the trees on site are visible from neighbouring housing and gardens, including the listed building to the north, from Westerham Road and the edge of the Limpsfield Conservation Area.</p> <p>There may be intervisibility with the AONB from the south of the site, but it is unlikely that the site would be detectable in the view.</p>	<p>Existing mature boundary vegetation should be retained and protected.</p> <p>Limited opportunities due to the size of the site and woodland within the site.</p>	<b>MODERATE</b>

**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
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	2	2	1	1	1	3	11
<p>None.</p>	<p>The site is close to a Conservation Area and SNCI.</p>	<p>The site provides a part of the distinctive view of tree cover along the southern slopes of the A25.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION</p> <p>8. SETTLEMENT RELATED</p> <p>815. Luxury estates (post-1940)</p>	<p>There is no contribution to the AONB.</p>	<p>There is no formal or informal public access to the site.</p> <p>There are no views from the public right of way network or Greensand Way to the south.</p>	<p>The site is a garden site within an area of dispersed housing, adjacent to the A25 which reduces a sense of tranquillity and remoteness.</p> <p>Much of the site has tree cover, which has a scenic quality.</p>	<b>SLIGHT</b>





Oxted South Analysis Plan (Area 08) See Figure 7 on page 1 for plan location

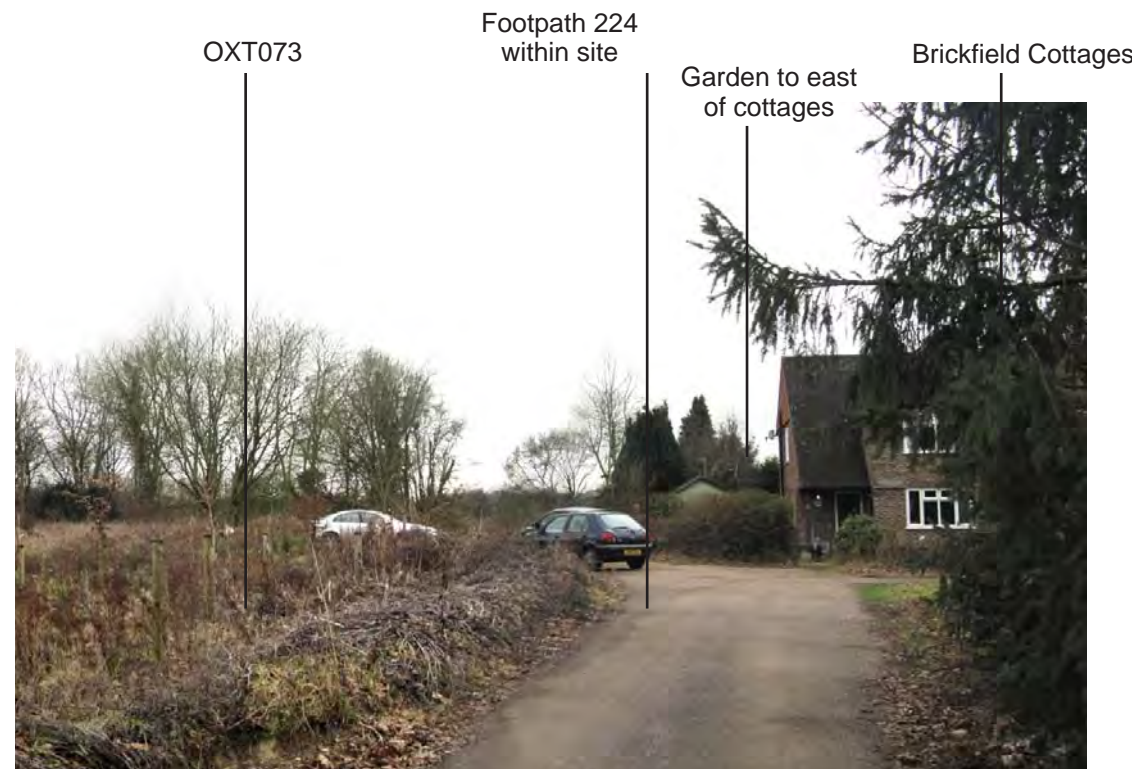
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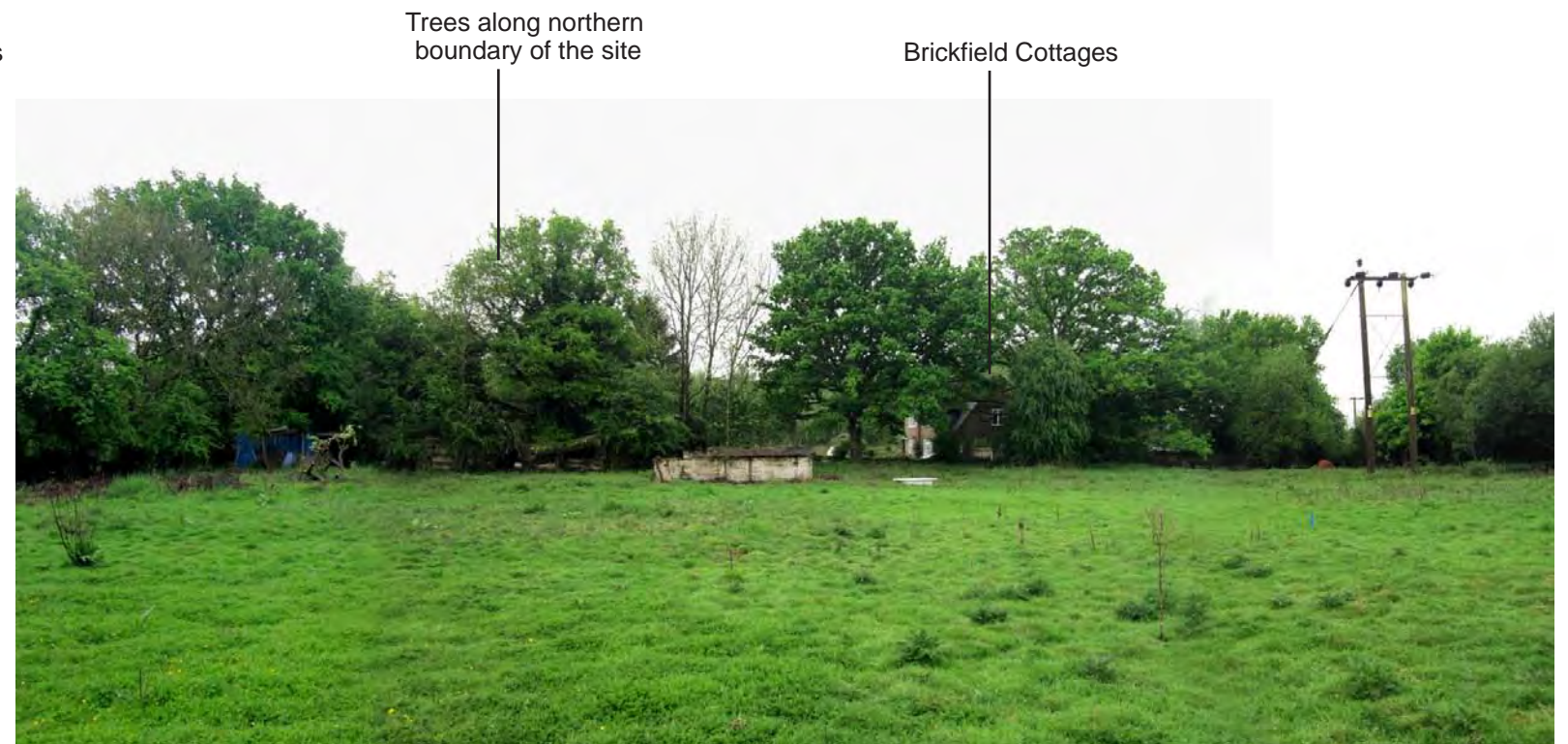
**Oxted South Settlement Analysis**

- 2.30 Oxted lies towards the eastern part of Tandridge, to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The southern part of Oxted, slopes down from the Greensand Hills into the Low Weald, which underlain by mudstone, siltstone and sandstone, occupies a large swathe of the farmland across the southern part of the District.
- 2.31 The southern part of Oxted is outside the AONB, although the Greensand Hills to the north-west are candidate areas being considered for inclusion with the AONB as part of the AONB boundary review.
- 2.32 The southern part of Oxted sits on south facing landform which falls towards the River Eden to the south-west and Crooked River to the south-east. The area is contained by the floodplain to the west and south-west, and by rising ground and woodland, including significant areas of Ancient Woodland, to the south-east.
- 2.33 To the south, between the floodplain and the rising wooded landform, and on either side of the railway, are a small collection of sites at the southern tip of Oxted, including **OXT071**, **OXT063** and **OXT073**.
- 2.34 Each site associated with Oxted South is assessed in more detail on the following pages.

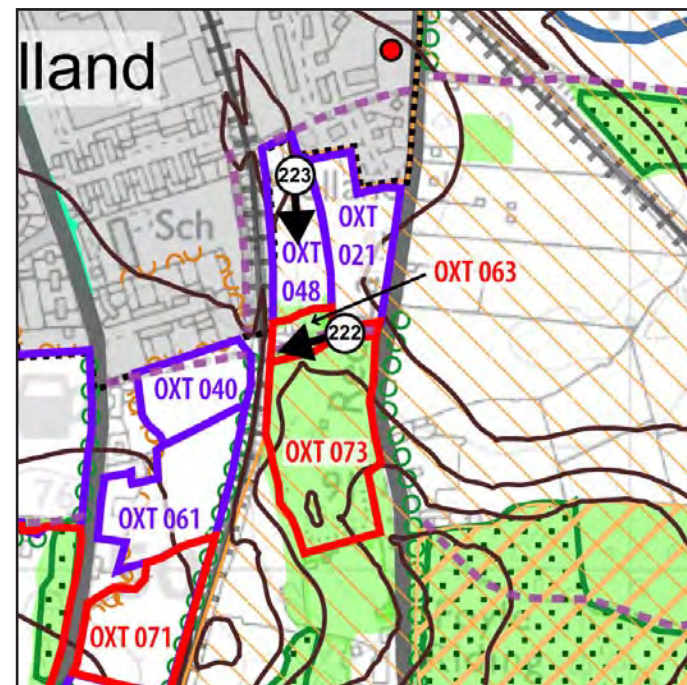




Photograph 222: View west along Footpath 224 at the southern edge of the site



Photograph 223: View of site from field to the north



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **OXT063** is a garden site located to the south of Hurst Green but detached from settlement. The visual envelope is localised however the public right of way within the site is sensitive to change.
- 1.2 The existing dwellings and gardens can be glimpsed through gaps in the boundary tree line from the footpath and fields to the north of the site, and new development adjacent to this (see Photograph 223).
- 1.3 Views from Red Lane to the east are obscured by vegetation and limited to a glimpse along the footpath/ access road.
- 1.4 Footpath 224 runs through the site to the south. This has open views of the cottages and into some of the gardens spaces.
- 1.5 There are no views from the railway line to the west, which is screened by boundary planting.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

**Moderate** sensitivity x **Slight** value =  
**Medium/High** landscape capacity

- 2.2 Site **OXT063** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate 'infill' development provided key considerations, such the site's inconsistency with the settlement pattern, are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	2	5	1	2	3	4	19
This is a small site which consists of semi-detached cottages to the west, a driveway from Red Lane to the east, which is also the route of a Public Footpath, and a garden to the west and east of the cottages. The northern boundary is formed by a grown out hedgerow to the east and trees and wooden fence to the west. The garden is enclosed by hedges. The southern boundary along the Footpath is open with views across woodland. The site is located within an area identified as grade 3 agricultural land.	The site abuts woodland to south, and has mature trees along the boundary to the north.  The site offers some potential habitat connectively along a hedgerow to the north, and a wide area of woodland to the south and south east.	The site is detached from settlement.	The site has no contribution to separation between settlements.	The site is mostly screened from the surrounding landscape by boundary vegetation to the north and an area of woodland to the south and the train line to the west.  The trees along the northern boundary make a contribution to the rural setting of the settlement edge to the north, and filter views of new development on the edge of Holland from the public right of way and wider landscape to the south.	The woodland to the south of the site and the railway line to the west obscure views from the east, south, and west.  The existing dwellings and gardens can be glimpsed through gaps in the boundary tree line from the footpath to the north of the site, and new development adjacent to this.  There are open views from the public right of way which runs through the site.	The site is detached from settlement and there is no mitigation for atypical development.  Boundary vegetation would need to be maintained in order to maintain screening along the northern edge of the public footpath.  Existing woodland screens the site from the south, and this would need to be retained and protected.	<b>MODERATE</b>

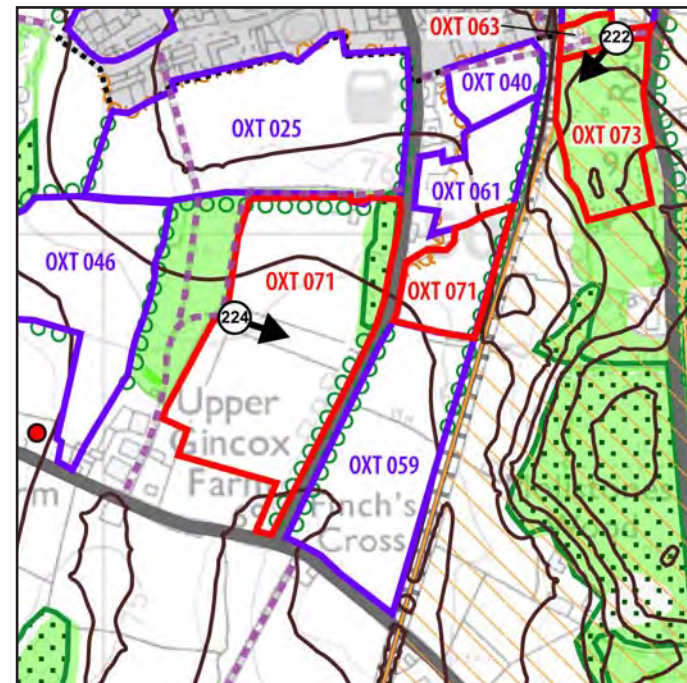
## Landscape Value:

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	1	1	1	1	4	3	14
The site is within the current extent of the AGLV.	There is Ancient Woodland within 200m to the south east.	The site is an unremarkable domestic site. The mature trees along the northern boundary are notable but not uncommon.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)  The cottages are connected to the brickworks that were within the woodland to the south.	The site is within the current AGLV, and does not contribute to any other outstanding asset.	There is a public right of way within the site which links the southern parts of Holland to Red Lane.	The site is enclosed by boundary trees and woodland giving it a degree of remoteness and tranquillity.  Urban influences are low and limited to occasional noise from the school to the north, and the road and railway line.	<b>SLIGHT</b>





Photograph 224: View east from Footpath



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT071** consists of three fields to the east and west of Holland Road. They are well contained by robust boundaries and the visual envelope is localised.
- 1.2 Views into the site from the north are filtered by wooded field boundaries. There are open views however from the footpath along the western and northern boundary of the western field.
- 1.3 To the east the railway is slightly elevated above the eastern field. Vegetation filters views into the site, although there are some more open views to the south where vegetation has gaps. In winter some views open up from land within AGLV. Views along Holland Road are restricted to views of the substantial boundary planting.
- 1.4 From the south there are filtered views from Pope's Lane across the western field. Dwellings adjacent to the lane have views with varying degrees of filtering.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **OXT071** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a detrimental effect on the character of the landscape as a whole and locally valued spaces.



**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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	5	1	4	3	5	24
The site consists of two parcels of land divided by Holland Road. To the east is a field, previously assessed, (OXT 053), with robust boundary vegetation around the site and the railway line forming the eastern boundary. To the west of Holland Road are two fields divided into a recreational area to the north with tennis courts, a small leisure centre building and amenity grass. To the south of this is a field in pasture. The western part of the site generally has robust boundaries, with blocks of woodland along the east and west boundaries. There is Ancient Woodland within the site along the north eastern boundary with the road. Site recorded as grade 3 agricultural land.	There is Ancient Woodland within the site, belts of deciduous woodland around the eastern field, which is also designated as a Potential Site of Nature Conservation Interest, and a block of deciduous woodland along the western boundary.	The site is detached from the settlement boundary of unconstrained Hurst Green.	There is no contribution to separation between settlements.	The site is part of the low weald farmland to the south of Hurst Green and contributes to this landscape through its hedgerows, and blocks of woodland.  The boundaries to the site to the east and west of Holland Road contribute to the green approach to Hurst Green from the south.	The eastern field is well contained and the western part is well contained to the east/west with north-south visual links. There are views of the western part of the site from Pope's Lane and Holland Road and houses along these. There are open views from the public right of way which runs adjacent and through the site. Parts of the site are visible from fields within the AGLV to the west and the railway line. The boundary vegetation is visible from the edge of settlement to the north. Candidate AONB is visible in the distance from the north of the site although it is unlikely that the site would be detectable in the view.	It is difficult to mitigate a detached unit of settlement.  There is limited internal structure to the western part of the site, on which to base mitigation.  Existing mature vegetation should be protected and retained.	<b>SUBSTANTIAL</b>

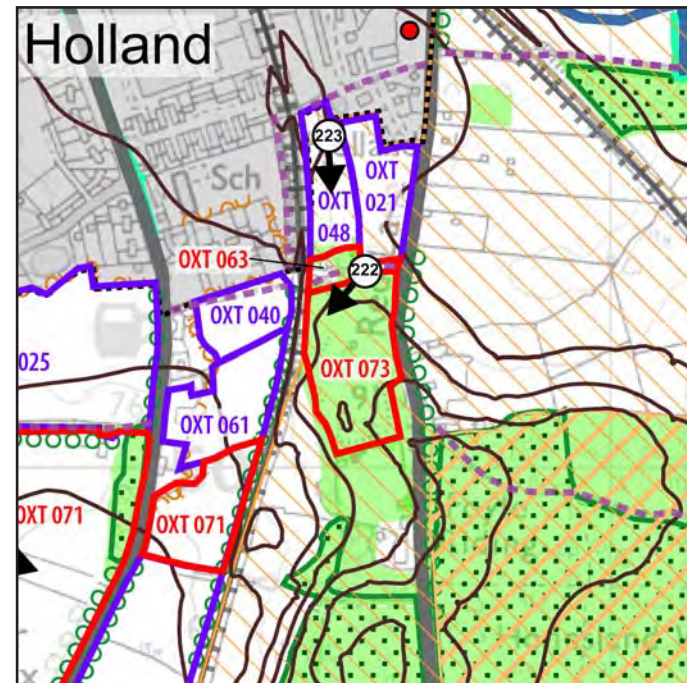
**Landscape Value:**

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	3	1	1	4	3	16
Part of the site is adjacent to AGLV.	There is Ancient Woodland within the western part of the site.  Part of the site includes a Potential Site of Nature Conservation Interest.	The site is distinctive for the blocks of woodland, some ancient, and tree lined rural roads surrounding the site. Oaks are a notable feature of these fields.  These are characteristic of the local landscape of the low weald farmland.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/SYSTEMS  113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)	No contribution to outstanding assets.	The north western part of the site is a leisure centre and includes tennis courts and public open space which is used for dog walking. There is a public right of way through the site and adjacent to the western boundary.  The eastern field has no formal or informal public access.	Mature vegetation provides a degree of enclosure, and views to the south of the site are rural and scenic. The site becomes more remote in quality to the south.  To the western part of the site the land uses also have an urbanising influence on the site, with flood lights being used at night.  The road sounds are low and do not intrude on the site.	<b>MODERATE</b>





Photograph 222: View west along Footpath 224



Plan not to scale  
See plan on page 34 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **OXT073** is a birch woodland located to the south of Hurst Green but detached from settlement. The visual envelope is localised, however the public right of way to the north of the site is sensitive to change.
- 1.2 Views from Red Lane and the farm to the east of the site are limited to views of the trees along the boundaries. Occasional glimpses into the site a possible in winter.
- 1.3 No views are possible from the railway line to the west, which is screened by boundary planting. Views from the south are restricted by wooded boundaries.
- 1.5 Footpath 224 runs adjacent to the northern boundary. This has open views across the site as do the cottages located to the north of the Footpath. Views from the field to the north are restricted.
- 1.6 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following

page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **OXT073** has substantial sensitivity due to its inconsistency with the existing settlement form and pattern, its ecological sensitivity and the lack of possibilities for successful mitigation. Combined with moderate value, the site has low capacity for housing or employment development. Development in this area would have a detrimental effect on the character of the landscape as a whole.



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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	5	1	2	3	5	22
<p>The site is an area of mature birch woodland. To the south of the site some of the trees have been removed and to the north there is some new tree planting and a new hedge along the public right of way.</p> <p>There is an open area within the site which is in poor condition, with rubble, metal and debris evident as well as earthworks. The boundary with the railway line to the east is formed by a security fence and trees. The southern boundary is an embankment with a post and wire fence to fields beyond.</p> <p>Grade 3 agricultural land Classification.</p>	<p>The site is a birch woodland which includes some mature or semi mature oaks within. There is a man made pond to the southern end of the site.</p>	<p>The site is rural in character and detached from settlement.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>The site is part of the rural continuum. Woodland on site and is visible from the road, railway and fields to the east. This contributes to the rural character of Red Lane.</p>	<p>There are localised views from the house to the north of the site, and open views from the public right of way which is to the north of the site.</p> <p>There are also views of the site from Red Lane and from the farm on Red Lane.</p>	<p>The site is detached from settlement and there is no mitigation for an isolated unit of settlement and loss of woodland.</p> <p>It would be difficult to mitigate the effects on the rurality of the public right of way.</p>	<p><b>SUBSTANTIAL</b></p>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	2	1	1	3	3	15
<p>The site is within the current extent of the AGLV.</p>	<p>The site is close to a Potential Site of Nature Conservation Interest to the south, and near an Site of Nature Conservation Interest and Ancient Woodland to the south west.</p>	<p>The site is a distinctive area of birch woodland.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</p>	<p>The site is within the current AGLV, and does not contribute to any other outstanding asset.</p>	<p>There is no formal or informal access into the site.</p> <p>There is a public right of way along the open northern edge of the site and the site forms part of the visual amenity from the footpath. The footpath connects the southern part of Holland across the railway line to Red Lane.</p> <p>Footpath 200 to the south-east has views of the site.</p>	<p>The site is a woodland which is scenic and rural.</p> <p>Urban influences are low however there is some noise from the school to the north, and occasional noise from the road and railway line.</p>	<p><b>MODERATE</b></p>







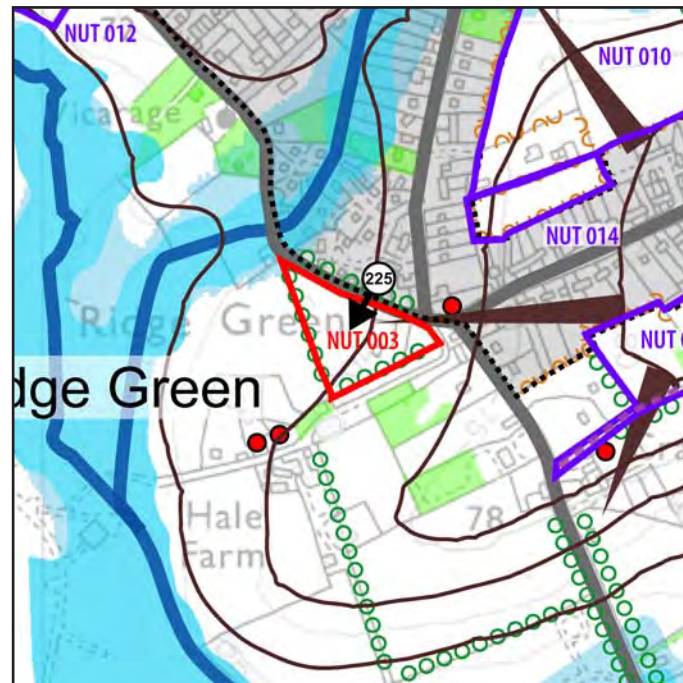
### South Nutfield Settlement Analysis

- 2.35 South Nutfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. The village is approximately 1.5km to the south-west of Bletchingley. Redhill is a similar distance to the west. The village is located along the Redhill to Tonbridge railway line, and the M23 motorway runs north-south nearby to the west, but there is no access onto the M23 from the road network within the vicinity of the settlement.
- 2.36 The majority of South Nutfield is located in the Low Weald, at the foot of the Wooded Greensand Hills to the north. Although detached from the Surrey Hills AONB, the distinctive area of Wooded Greensand Hills adjacent to the north of South Nutfield are under consideration as a candidate for inclusion within the AONB. The extensive Low Weald Farmland adjoins the settlement to the south.
- 2.37 South Nutfield has a relatively sprawling form, with a limited identifiable central core at the railway station. Ribbon development has occurred along the local network of minor roads, and has not been contained by landform or watercourses, with the settlement crossing over Nutfield Brook near the railway station. A significant part of the village is orientated north-south along Mid Street, which extends up into the south facing slopes of the Greensand Hills to the north.
- 2.38 To the south, settlement has extended westwards, to the north side of Kings Cross Lane. On the southern side of Kings Cross Lane site **NUT003** located to the south of the village near the junction of Kings Cross Lane, Mid Street and Crab Hill Lane. To the south-east, settlement extends on rising ground along both sides of Kings Cross Lane. Adjacent to this ribbon development to the east are sites **NUT019** and **NUT020**.
- 2.39 Each site associated with South Nutfield is assessed in more detail on the following pages.





Photograph 225: View south from Kings Cross Lane



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT003** is a triangular field, on gently sloping land to the south of South Nutfield. The site is contained by surrounding boundary planting and the visual envelope is localised.
- 1.2 From the north the site is visible through the access gate, however views from the road are otherwise obscured by the robust roadside hedge. Dwellings along the edge of settlement may have views in from top floor windows but visual links are mostly screened.
- 1.3 To the east, south and west views are mostly limited to views of the boundary hedges. However, Hale Farm has glimpsed views into the site in winter (see Photograph 225).
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **NUT003** is relatively inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for housing development due to its slight value, provided considerations such as settlement pattern are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



**Landscape Sensitivity:**

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	4	1	3	2	2	18
The site is a triangular field to the south of Kings Cross Lane. There are old tennis courts within the site, rough grassland to the east and large area of brambles to the west and a track running through the centre of the site. Along the boundary with the road to the north is a mixed native hedgerow with occasional tree. The boundaries along the south and west are formed by outgrown hedgerows, and include pine trees. There are large areas of scrub along the site boundaries. Recorded as Grade 3 Agricultural Land.	The site contains areas of scrub and rough grassland which may provide supporting habitats.  The site is part of the wider rural continuum to the south of South Nutfield and boundary hedges may offer connectivity.	The site is adjacent to the soft settlement edge of South Nutfield along Kings Cross Lane. Development would not be consistent with the pattern of settlement, which includes dispersed, detached houses to the south of the lane.	There is no contribution to separation between settlements.	The site is part of the wider rural area to the south of South Nutfield and forms a part of the slopes above the Nutfield Brook.  The site is contained by boundary vegetation which contributes to the soft edge of the settlement of South Nutfield, and filters the settlement edge from the wider landscape.	There are localised views from housing including views from Ridge Green Farmhouse which is Grade II listed and possibly glimpses from Hale Farm House which is also Grade II listed. Overlooking by adjacent properties on the edge of settlement is limited by boundary vegetation.	Potential housing would be well screened by existing boundary vegetation, if retained and protected appropriately.  Effects on the setting to Ridge Green Farmhouse and Hale Farm House should be avoided.	<b>MODERATE</b>

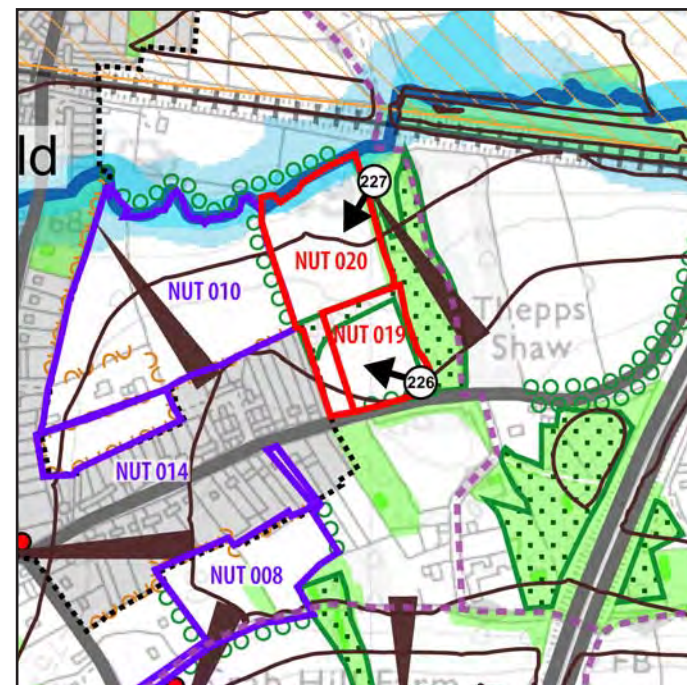
**Landscape Value:**

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	2	1	1	1	3	12
None.	The site is near to an area of Flood Zone to the north west.  The site is near to three Grade II listed properties and forms a minor part of their setting.	The site has rough grassland on site and stands of pines to the south, which are distinctive.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)	No contribution to outstanding assets.	There is no formal or informal public access.	The site is rural and enclosed by hedgerows and mature trees which results in a degree of remoteness and a moderate scenic quality.  There is an urbanising influence from Redhill Aerodrome and overhead aircraft noise which is occasionally audible. The abandoned tennis courts detract slightly from the rural nature of the site.	<b>SLIGHT</b>





Photograph 226: View north west from vegetation along Kings Cross Lane



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT019** is a pastoral field to the east of South Nutfield. The site is contained by woodland on two sides and the visual envelope is localised.
- 1.2 To the north and east the site is surrounded by woodland. In winter views are occasionally glimpsed from permissive paths within Thepps Shaw. The Candidate AONB is visible along the skyline to the north.
- 1.3 Partial and glimpsed views are possible along Kings Cross Lane, especially in winter. These are open along the access lane to the west and from housing on the edge of settlement to the south west.
- 1.4 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **NUT019** is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	3	1	3	2	2	17
<p>The site is a small pastoral field with significant boundary vegetation. Kings Cross Lane forms the southern boundary of the field and consists of a wide verge with mature trees and scrub. Ancient woodland forms the boundaries to the north and east.</p> <p>To the west there is a wooden fence along the track which accesses NUT020, and a low laurel hedge along the garden of 34, which forms the edge of settlement.</p> <p>The site is recorded as Grade 3 and 4 agricultural land.</p>	<p>The site has Ancient Woodland within the site and to the north and east, and a wide belt of trees to the south. There is a large pond within the area of Ancient Woodland to the north, according to OS maps.</p> <p>These are likely to provide supporting habitats and connectivity.</p> <p>The site is within a larger area designated as a potential Site of Nature Conservation Interest.</p>	<p>Development is consistent with the settlement pattern of ribbon development along Kings Cross Lane.</p> <p>However, the site is detached from the settlement boundary by the access track to site NUT 020.</p> <p>Development of this site would extend South Nutfield to the east.</p>	<p>There is no contribution to separation between settlements.</p>	<p>The site is enclosed and inward looking but is part of the Low Weald Farmland to the north east of South Nutfield.</p> <p>The site contributes to the green approach to South Nutfield from the east and forms part of the rural setting to the village.</p>	<p>There are glimpsed, localised views from housing along Kings Cross Lane, with varying degrees of filtering, and the public right of way through Thepps Shaw to the east.</p> <p>The site is well contained by trees and woodland but there are glimpsed views of the Candidate AONB/ AGLV.</p>	<p>Potential housing would be well screened by existing boundary vegetation if retained appropriately.</p> <p>Existing mature boundary vegetation, which includes Ancient Woodland, should be retained and protected.</p> <p>Mitigation would need to include reducing impacts on the wider potential Site of Nature Conservation Interest.</p>	<b>MODERATE</b>

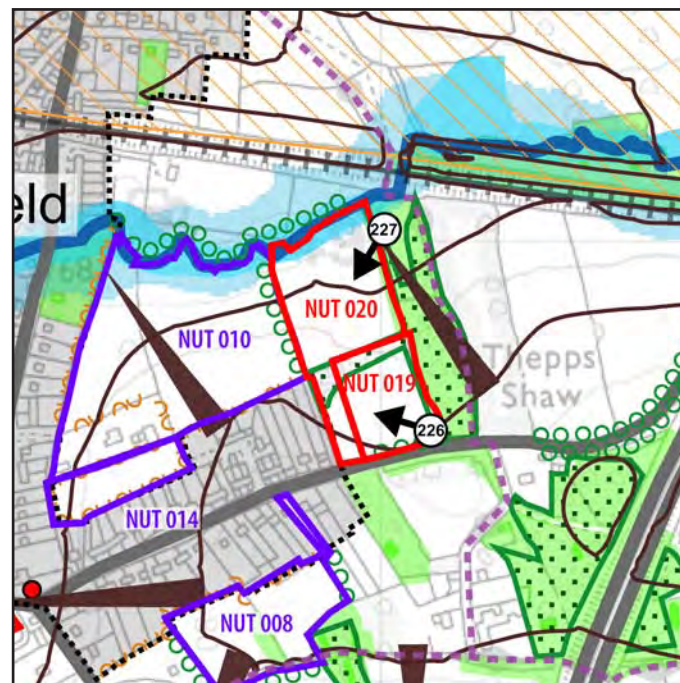
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	2	1	2	3	15
<p>None.</p>	<p>There is Ancient Woodland within the site.</p> <p>The site is within a larger area designated as a potential Site of Nature Conservation Interest.</p>	<p>The site is part of a distinctive field system to the east of South Nutfield.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 105. Enclosed strips and furlongs The site forms part of a small area classified as enclosed strips and furlongs. Very few examples of this type, and those that do survive have often become fragmented. Small, narrow fields with slightly curving boundaries.</p>	<p>The site is well contained and makes no contribution to outstanding assets.</p>	<p>There is no formal or informal public access to the site.</p> <p>There is some visual access from the public right of way through Thepps Shaw to the east. This links to the Greensand Way to the north.</p>	<p>The site is enclosed by mature trees and outgrown hedgerows to the north, east and south which results in a degree of tranquillity and remoteness.</p> <p>The road network is audible at times which occasionally detracts from the sense of tranquillity and a single dwelling overlooks the site from the west which results in some urbanising influence,</p>	<b>MODERATE</b>





Photograph 227: View south-west from Nutfield Brook



Plan not to scale  
See plan on page 42 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **NUT020** is a pastoral field to the north east of South Nutfield. The site is contained by woodland on three sides and the visual envelope is localised.
- 1.2 To the east, south and west the site is surrounded by woodland. In winter views are occasionally glimpsed from permissive paths within Thepps Shaw to the west (see Photograph 227).
- 1.3 Glimpsed views are possible from the railway line, the public right of way across the railway line, the cricket club to the north west and paths along Nutfield Brook to the north.
- 1.4 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

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

- 2.2 Site **NUT020** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its landscape quality and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a detrimental effect on the Low Weald Farmland character of the landscape as a whole.



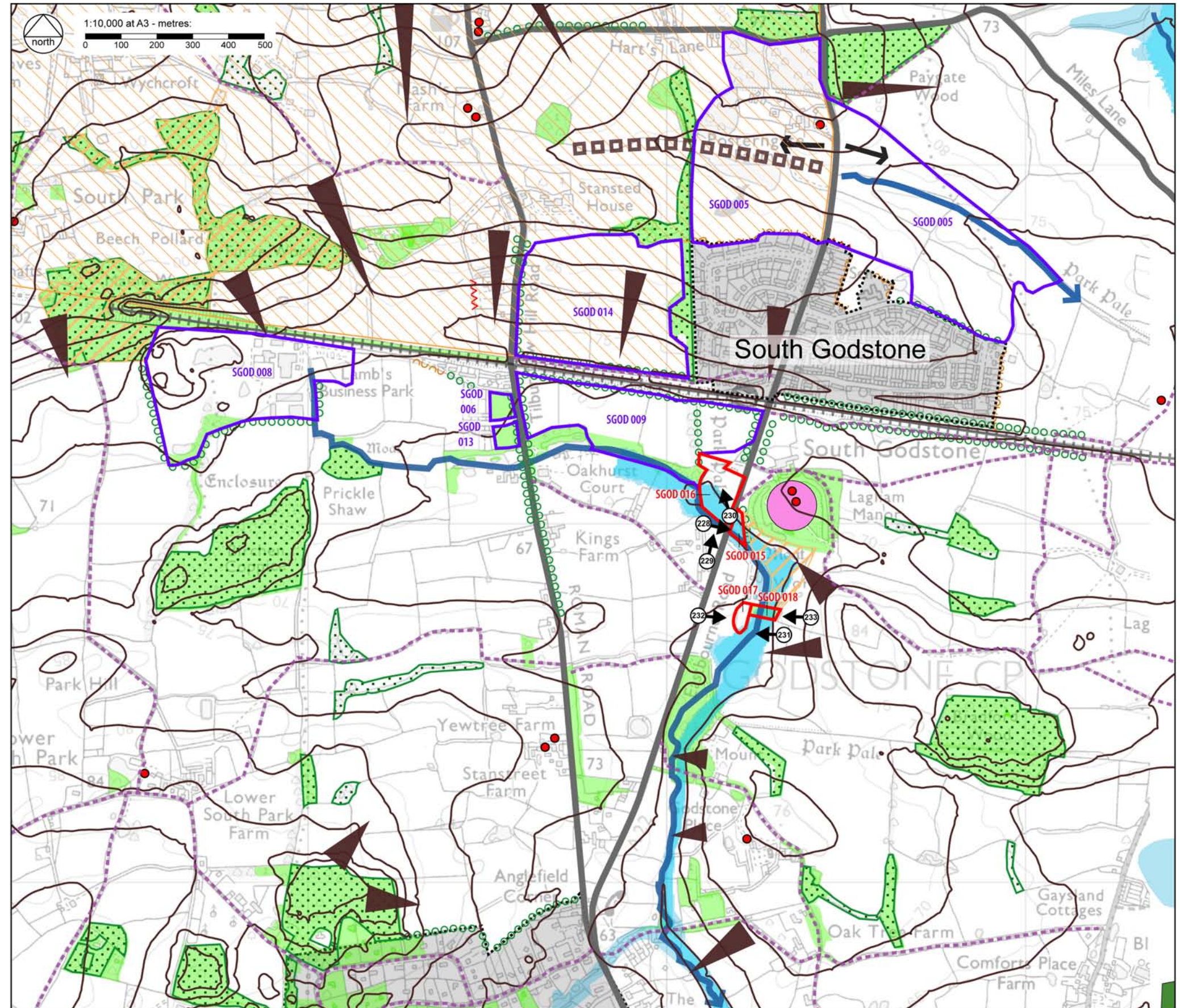
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	3	5	1	3	2	4	22
The site is a field in pasture used for grazing. It is set back from Kings Cross Lane by one field and is accessible by a track to the south from the lane. It slopes gently towards Nutfield Brook to the north. The field is subdivided by fences and has a stable to the west. To the south and east the boundaries are formed by Ancient Woodland. To the north the boundary is formed by the Nutfield Brook and trees and vegetation along it. The western boundary is formed by an grown out hedgerow. The site is recorded as Grade 4 agricultural land.	The northern part of the site is within an area of Flood Zone and part of the vegetated corridor along the Nutfield Brook.  The area within Flood Zone is a Biodiversity Opportunity Area.  There is Ancient Woodland to the south and east of the site.  Vegetation around the site offers the potential for habitat connectivity.	The site is detached and not consistent with the settlement pattern of ribbon development along King Cross Lane.	There is no contribution to separation between settlements.	The site is part of the Low Weald Farmland to the north east of South Nutfield.  The site is inward looking and well contained, but boundary vegetation is visible from South Nutfield, Kings Cross Lane and Footpath 303.	The site is well contained by boundary vegetation with views being mostly limited to views of the boundary vegetation.  However, there are glimpsed and localised views from the railway line, the public right of way to the east of the site, and across Nutfield Brook from the Cricket Club Ground to the north west.  There are views from Kings Cross Lane of the track accessing the site.	Detached from settlement, development would not be consistent with the existing settlement pattern.  Mitigation would need to include reducing the impacts on the Biodiversity Opportunity Area to the north.	<b>SUBSTANTIAL</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	2	1	2	3	15
None.	The site has a small area of Flood Zone to the north of the site.  Biodiversity Opportunity Area DP19 along Nutfield Brook to the north of the site.  There is Ancient Woodland to the east and west of the site.	The site is part of a distinctive field system to the east of South Nutfield.  The area of woodland and the brook are distinctive.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS 105. Enclosed strips and furlongs  Very few examples of this type, and those that do survive have often become fragmented. Small, narrow fields with slightly curving boundaries.	The site is not visible from an outstanding asset.	There is no formal or informal public access.  There is some winter visibility from the public right of way to the east. This links to the Greensand Way to the north.	The site is enclosed by mature trees and outgrown hedgerows, and nearby settlement is not visible resulting in a sense of remoteness and a scenic quality.  The road network is audible at times which occasionally detracts from the sense of tranquillity.  There is occasional noise from the railway line to the north.	<b>MODERATE</b>





South Godstone Analysis Plan (Area 10) See Figure 7 on page 1 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.



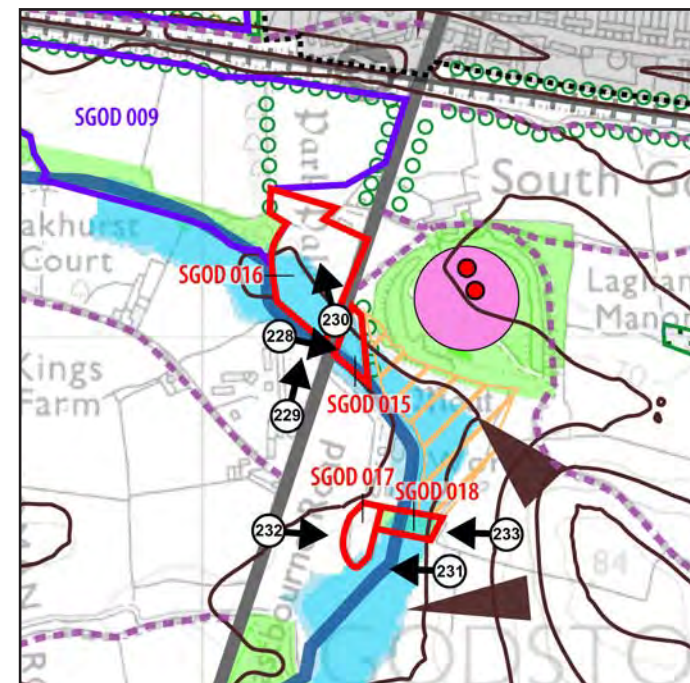
### South Godstone Settlement Analysis

- 2.40 South Godstone lies within the centre of Tandridge, situated in the Low Weald, underlain by mudstone, siltstone and sandstone. The village is outside the Surrey Hills AONB, although the Greensand Hills which are a candidate for inclusion within the AONB lie a few miles to the north, and the AGLV abuts the settlement to the north and west.
- 2.41 South Godstone is a relatively small nucleated settlement surrounded by farmland, and focused on the A22 at the crossing point with the Southern Railway Redhill to Tonbridge railway line.
- 2.42 Located in the undulating Low Weald, the village is predominately on south facing topography. The settlement edges are well defined by tree cover where they interface with the surrounding rural landscape, including a woodland belt along the western edge and vegetation either side of the railway which contains the village to the south. Further afield, small woodland blocks and watercourses break up the regularity of the farmland landscape bounded by clipped hedges with mature oaks.
- 2.43 A collection of sites are located along the minor watercourse and gentle valley feature to the south of South Godstone, separated from the village by the railway line. These are **SGOD015**, **SGOD016**, **SGOD017** and **SGOD018**.
- 2.44 Each site associated with South Godstone is assessed in more detail on the following pages.





Photograph 228: View east from the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **SGOD015** is a small garden nursery site, with moderate visual sensitivity due to being located adjacent to a Scheduled Monument.
- 1.2 The public right of way to the north, and areas of land adjacent to the Scheduled Monument have filtered views of the site, although these are mostly limited to views of the boundary trees.
- 1.3 Views from the east are obscured by the boundary vegetation.
- 1.4 The site has open fence boundaries to the south and west. This allows views in from the approach to the south along the Eastbourne Road and surrounding landscape, including from the nursery site to the immediate south, from the public footpath along Water Lane and properties adjacent.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With moderate sensitivity and value, site **SGOD015** is judged to have a medium landscape capacity for housing development. The site could potentially accommodate development proposals, provided proposals demonstrate no adverse impacts on the setting of the existing landscape. Other evidence relevant to the site's suitability for development should also be considered.



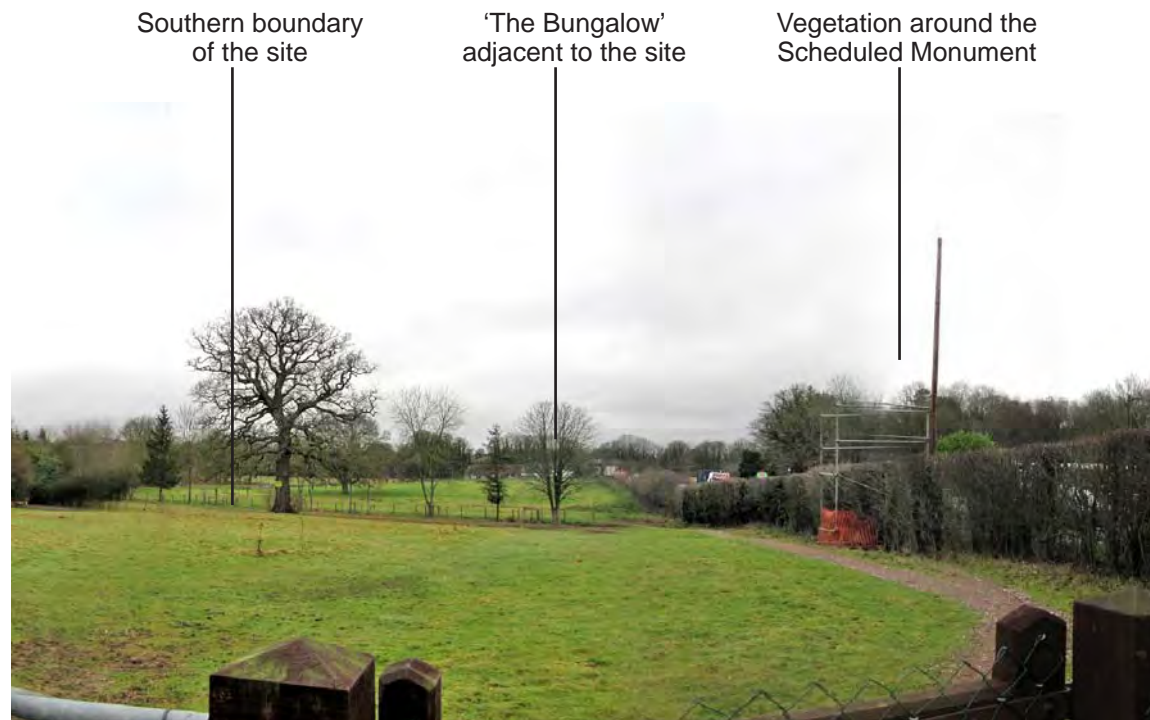
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	5	1	2	3	5	20
The site is a small part of a nursery site, and consists of hard surfacing for car parking, storage areas and greenhouses to the southern boundary. There are some mature trees within the site and along the eastern boundary of the site. The road boundary is formed by a wire fence. A stream forms the southern boundary, and there are a mixture of boundary treatments along the edge of the Scheduled Monument and Site of Nature Conservation Interest to the north west. The site is somewhat unkempt due to its land use. The site is recorded as Grade 4 agricultural land.	The site is adjacent to a Site of Nature Conservation Interest, a stream and mature trees around the Scheduled Monument. The hardstanding parts of the site have little potential to support habitats.  The trees along the eastern boundary connect to the north and south, so may be part of a wildlife corridor.	The site is detached from settlement.	There is no contribution to separation between settlements.	Mature boundary trees along the eastern boundary contribute to the wooded character of the landscape around the Scheduled Monument.  The land use of the site results in a neutral contribution to the setting of the surrounding landscape.	The site is visible from the road due to the open western boundary.  The public right of way to the north of the site and areas of land adjacent to the Scheduled Monument have filtered views, although no open views from the Scheduled Monument.	The site is detached from settlement and within an area of Flood Zone.	<b>MODERATE</b>

**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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	5	1	2	3	1	2	15
None.	The site is entirely within an area of Flood Zone.  The site is adjacent to a Site of Nature Conservation Interest, a Scheduled Monument and listed buildings (Grade II* and Grade II).  There is a Biodiversity Opportunity Area across the site.	The site is unremarkable, in horticultural use.	SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS  106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)  Park of the historic Park Pale around Latham Manor.	The wooded eastern boundary contributes to the setting of the Scheduled Monument.	There is a public right of way to the north which has a view of the site. There is no recreation use of the site.	The site is within a rural area to the south of South Godstone and there are some scenic views to the south and west.  The A22 is a major road linking London to Eastbourne and is busy the majority of the time. This detracts from any sense of tranquillity.	<b>MODERATE</b>

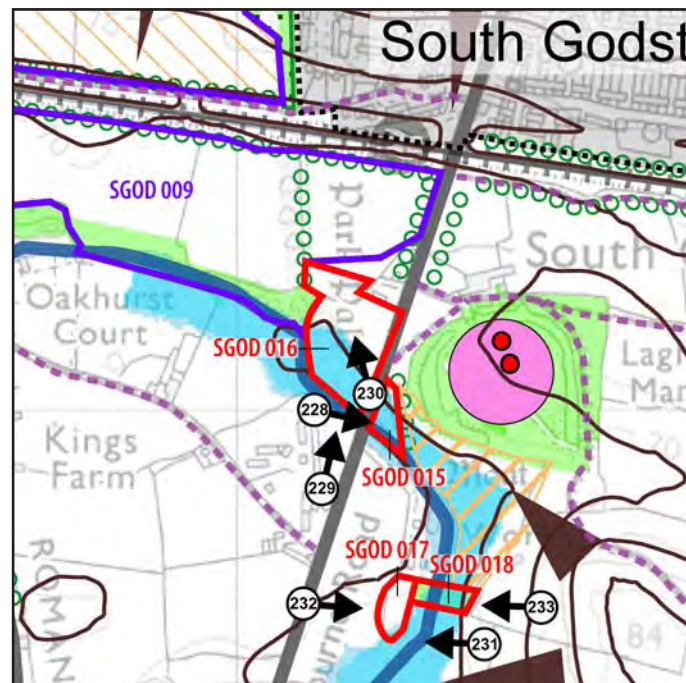




Photograph 229: View north from RSPCA centre



Photograph 230: View north-west from the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **GOD016** is a large agricultural field, divided up into a series of grazing fields. It lies across a small valley landform. The visual envelope extends to all sides of the site, but longer distance views are also possible from within the valley to the north and south.
- 1.2 To the north and east of the site a low road side hedgerow and rolling landform allow views from the adjacent northern field and dwellings, the road as it passes the field and the public rights of way network and field adjacent to the Scheduled Monument.
- 1.3 There is an open boundary along the south of the site which allows views from the adjacent field and access road to the RSPCA centre (see Photograph 229). Longer distance views are restricted however by vegetation.
- 1.4 To the west the site is contained by layers of garden vegetation and vegetation along the stream obscuring views of the site.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

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

- 2.2 Site **SGOD016** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the local landscape setting and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a detrimental effect on the Low Weald Farmland character of the landscape as a whole.



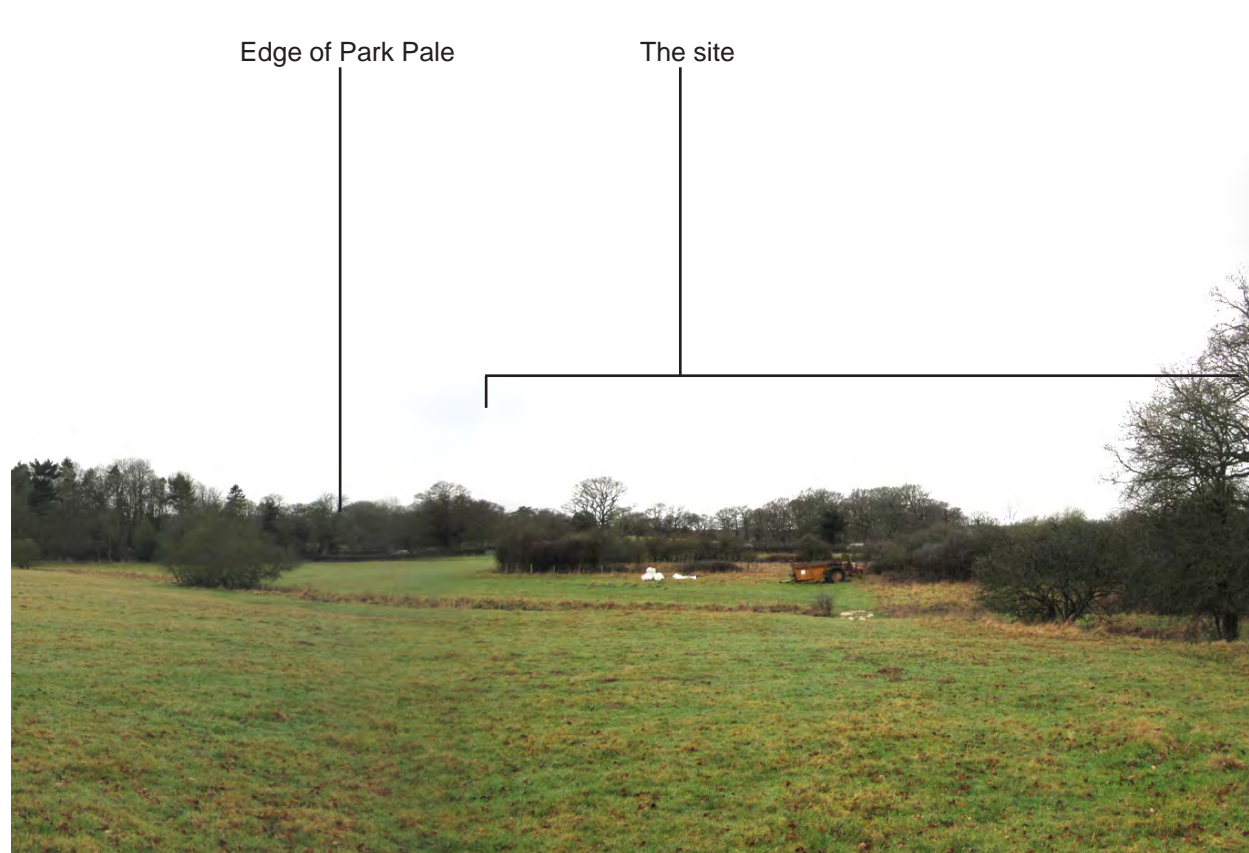
**Landscape Sensitivity:**

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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	5	1	3	3	5	23
<p>The site is a field in pasture, to the south of South Godstone, which slopes very gently towards the stream running along the southern boundary.</p> <p>The western boundary is formed by vegetation along the historic Lagham Park Pale and to the north is a variety of boundaries including a hedgerow with gaps, post and wire fence, and wooden fence. There is a low, mixed native hedgerow along the road. There is a mature oak tree within the site.</p> <p>The majority of the site is recorded as Grade 4 agricultural land.</p>	<p>The site is located to the north of a stream and has hedgerows which run through the site providing habitat connectivity to the north and south.</p> <p>The southern part of the site is within an area of Flood Zone.</p>	<p>The site is detached from settlement.</p>	<p>There is no major contribution to separation between settlements.</p>	<p>The site is part of the rural low weald farmland to the south of South Godstone and contributes to the setting of the Scheduled Monument to the east.</p> <p>The site and surrounding fields are visible from the road over the low hedge which contributes to the rural approach to South Godstone.</p>	<p>The field is to the west of Lagham Manor Scheduled Monument and is visible from parts of it, including the surrounding public rights of way network.</p> <p>There are open views from the A22 road, over the low hedge.</p> <p>The three dwellings to the north of the site have views onto the site.</p>	<p>Effects on the amenity of the public rights of way network to the east of the site, and the setting of the Scheduled Monument would be difficult to mitigate.</p> <p>Development on this site would lead to a detached unit of settlement.</p> <p>Boundary vegetation would need to be enhanced in order to mitigate some of the impacts on views.</p>	<b>SUBSTANTIAL</b>

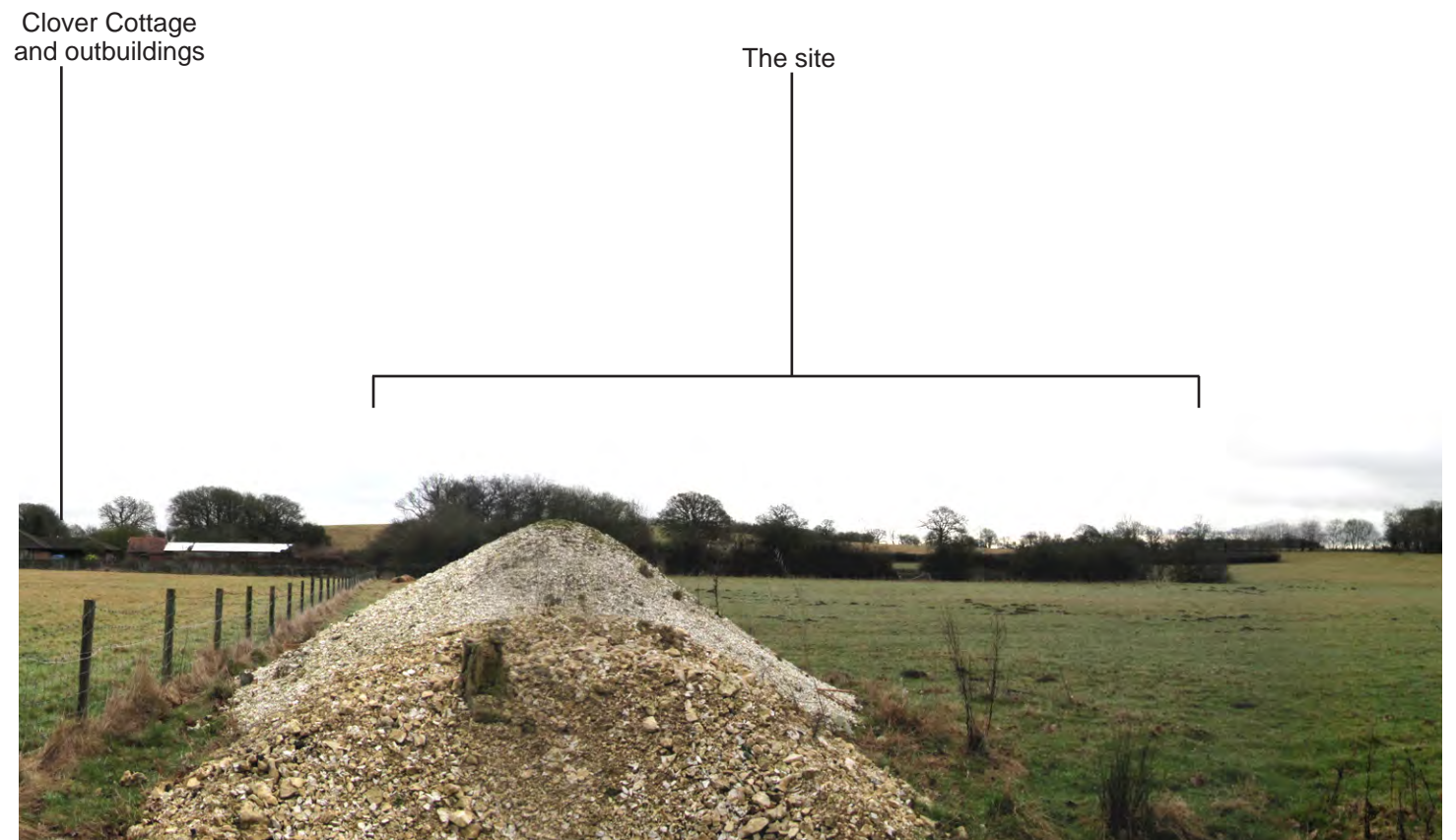
**Landscape Value:**

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	2	3	3	2	2	16
<p>None.</p>	<p>The southern part of the site falls into an area of Flood Zone. This is also designated as a Biodiversity Opportunity Area.</p> <p>There is a Scheduled Monument to the east of the site.</p>	<p>The site is characteristic of the Low Weald Farmland to the south of South Godstone.</p> <p>The mature oak tree within the site is notable.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/SYSTEMS</p> <p>106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</p> <p>The western boundary is part of an historic Park Pale around Lagham Manor.</p>	<p>The field is part of the immediate rural setting to the Scheduled Monument to the west.</p>	<p>There is no formal or informal public access to the site.</p> <p>There is visual access of the site from public rights of ways near to the site.</p>	<p>The site is within a rural area to the south of South Godstone and there are some scenic views to the south west and east across the Scheduled Monument.</p> <p>The A22 is a major road linking London to Eastbourne and is busy the majority of the time. This detracts from a sense of tranquillity.</p>	<b>MODERATE</b>

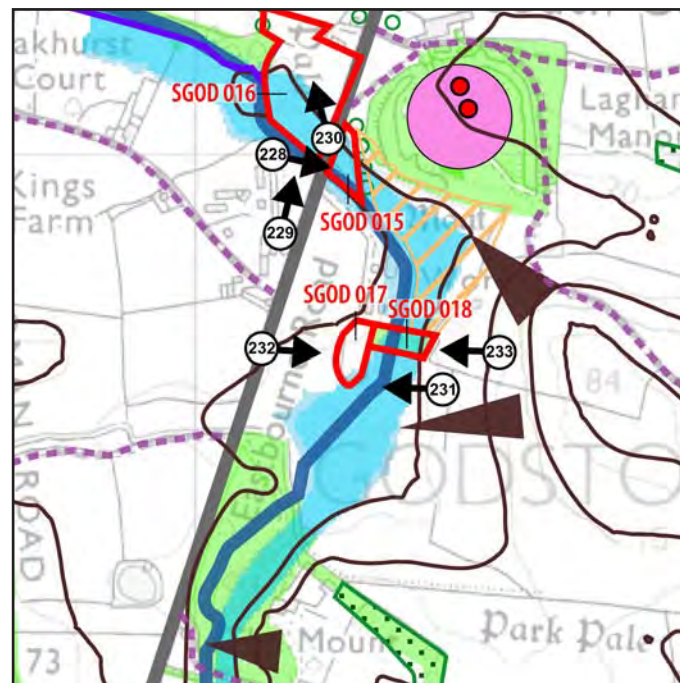




Photograph 231: View west towards the A22



Photograph 232: View east from the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **SGOD017** is an oval shaped field which lies in a slight dip along the slopes of a minor water course, allowing views of the boundary trees and hedges from the surrounding landscape. Potential development rooftops would be visible above the line of the existing boundary planting.
- 1.2 From the north, north west and west the site's boundaries are visible from the adjacent field, along the A22 for approximately 250 metres and from the public rights of way network where it joins the road. Properties to the north and west have views of the site.
- 1.3 To the east the land rises up in a small ridge above the stream. There are glimpsed views of the site from the parts of this ridge, and open views from the field to the immediate east and south of the site.
- 1.5 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Slight** value = **Low/Medium** landscape capacity
- 2.2 The landscape capacity for housing development of site **SGOD017** is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement and the low potential for successful mitigation.



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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	5	1	3	3	5	22
<p>The site is an oval shaped field in pasture, with post and wire fences and a grown out hedgerow boundary which is gappy in places. It is accessed by a track from the north.</p> <p>To the east of the site is a small area of woodland (SGOD018).</p> <p>The site is recorded as Grade 4 agricultural land.</p>	<p>The site has native hedgerow boundaries and is connected to an area of woodland and may offer some habitat connectivity.</p> <p>The site is located near to a minor watercourse and Site of Nature Conservation Interest.</p>	<p>The site is detached from settlement.</p>	<p>There is no contribution to separation between settlements.</p>	<p>The site is part of the rural low weald farmland to the south of South Godstone.</p> <p>The significant hedgerows around the boundaries make a minor contribution to the rural approach into South Godstone from the south.</p>	<p>The site is located within a slight dip allowing views from the surrounding landscape. Filtered views are possible from the small ridge to the east of the site which is used informally by walkers/ joggers.</p> <p>Views are possible from areas adjacent to the public rights of way network to the east and open views are possible from Bridleway 539 along Water Lane to the west.</p> <p>Dwellings to the north and west of the site have filtered views of the site.</p>	<p>Development of this site would lead to an isolated unit of development which would be visible in the surrounding landscape.</p>	<b>SUBSTANTIAL</b>

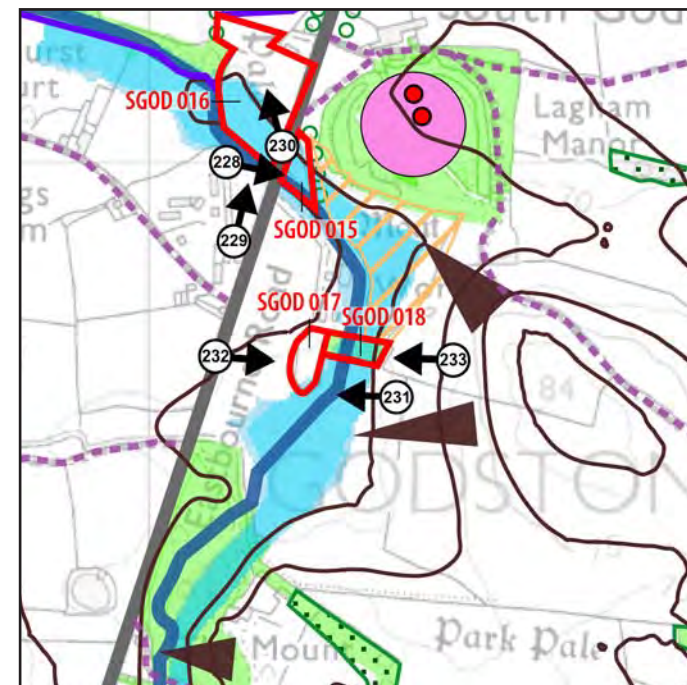
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	2	2	1	2	3	13
<p>None.</p>	<p>There is a small amount of Flood Zone within the site.</p> <p>There is a Biodiversity Opportunity Area across the site.</p>	<p>The site is distinctive due to its shape and densely vegetated boundaries.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS</p> <p>106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</p> <p>Site within Park Pale of Latham Manor.</p>	<p>There is no contribution to outstanding assets.</p>	<p>There is no formal or informal public access to the site.</p> <p>The site forms a minor part of the rural amenity to the public right of way network.</p>	<p>The surrounding landscape is pastoral and scenic due to its topography. Tree cover to the east lends a degree of scenic quality.</p> <p>The A22 to the west is a busy road linking London to Eastbourne. This detracts from a sense of tranquillity and remoteness.</p>	<b>SLIGHT</b>





Photograph 233: View west towards the A22



Plan not to scale  
See plan on page 50 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **SGOD018** is a small block of woodland in a small dip along a minor watercourse. The trees on site are a visible part of the surrounding landscape.
- 1.2 From the north the site's boundaries are visible from the adjacent fields and properties and the areas adjacent to the Scheduled Monument, which is sensitive to change.
- 1.3 To the east the land rises up in a small ridge above the stream. There are open views of the site from the ridge, which is used informally by walkers and joggers and is crossed by the public right of way network.
- 1.4 The field to the south has open views of the site. To the west the trees on site are visible behind site SGOD017 from the along the A22 for approximately 250 metres and from the public rights of way network where it joins the road.
- 1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating

feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

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

- 2.2 Site **SGOD018** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its visual sensitivity and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and views from the surrounding landscape.



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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	4	5	1	3	2	5	24
<p>The site is a small area of woodland, with hummocky ground, within a small valley system.</p> <p>The site has open boundaries to the south and east, and has a small embankment along the north. This boundary is delineated with a post and wire fence.</p> <p>There is a small stream running through the centre of the site.</p> <p>The site is recorded as Grade 4 agricultural land.</p>	<p>There is mature/ semi mature tree cover, including oak, across the site and adjoining hedgerows to the north and east. There is a stream through the site and associated flood plain. The site is likely to provide a variety of supporting habitats and habitat connectivity.</p> <p>The site is adjacent to a Site of Nature Conservation Interest to the north.</p>	<p>Detached and distant from settlement.</p>	<p>The site does not contribute to separation between settlements.</p>	<p>The site is part of the rural low weald farmland to the south of South Godstone.</p> <p>The site forms part of the small valley system to the south of the Scheduled Monument.</p> <p>The tree cover on the site makes a minor contribution to the rural approach into South Godstone from the south.</p>	<p>There are views of the trees which make up the site from the A22. Dwellings along the A22 and to the north of the site have localised views.</p> <p>The public rights of way network, including Bridleway 539 and Bridleway 245 have open views of the site across the intervening land. There are views from the small ridge to the east which is used informally by walkers/ joggers.</p> <p>Views from the Scheduled Monument are obscured by topography.</p>	<p>Development of this site would lead to an isolated unit of development and the loss of woodland.</p>	<b>SUBSTANTIAL</b>

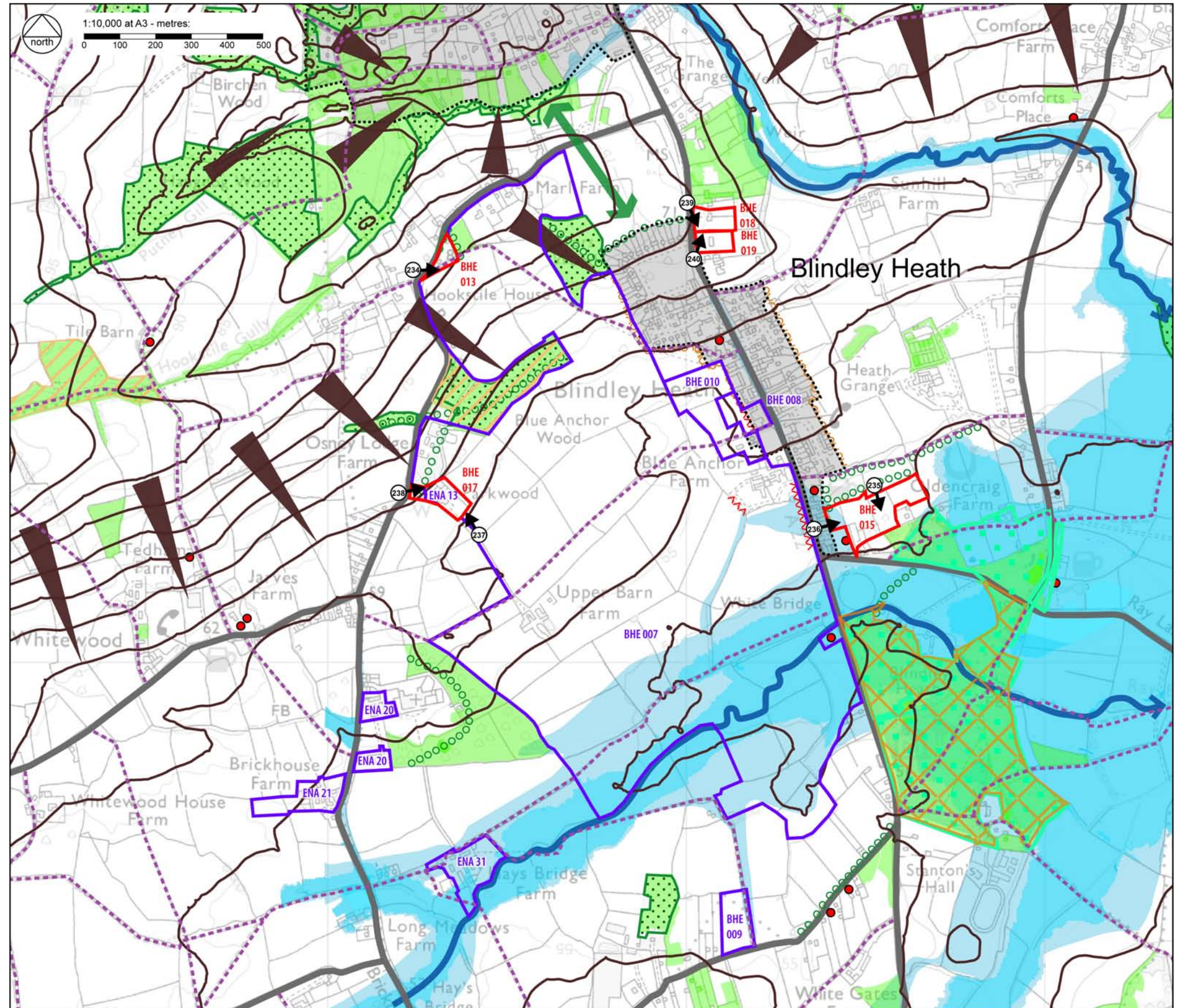
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	5	3	2	1	2	3	17
<p>None.</p>	<p>Most of the site is in an area of Flood Zone.</p> <p>The site is partially adjacent to a Site of Nature Conservation Interest.</p> <p>There is a Biodiversity Opportunity Area across the site.</p>	<p>Small blocks of woodland at the corners of fields is a characteristic and distinctive feature of the Low Weald Farmland.</p>	<p>SURREY HISTORIC LANDSCAPE CHARACTERISATION 1. FIELD PATTERNS/ SYSTEMS</p> <p>106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</p> <p>Site within Park Pale of Lagham Manor.</p>	<p>There is no contribution to an outstanding asset.</p>	<p>There is no formal or informal public access to the site.</p> <p>The site forms part of the rural amenity to the public right of way network.</p>	<p>The surrounding landscape is pastoral and scenic due to its topography. The site is not overlooked by settlement and urban influences are relatively low.</p> <p>The A22 to the west is a busy road linking London to Eastbourne. This detracts from a sense of tranquillity.</p>	<b>MODERATE</b>



11 Blindley Heath

- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Blindley Heath Analysis Plan (Area 11) See Figure 7 on page 1 for plan location

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**Blindley Heath Settlement Analysis**

- 2.45 Blindley Heath lies near the central southern part of Tandridge, on the A22 approximately 2km to the south of South Godstone. The settlement is distant from both the Surrey Hills AONB to the north, and the High Weald AONB to the south.
- 2.46 Blindley Heath is located in the heart of the Low Weald Farmland, which forms a large swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone. The local landform undulates gently, falling towards minor watercourses through the Weald, with the settlement generally on south facing topography overall.
- 2.47 This village is a relatively small settlement set along either side of the A22. Low density settlement of large houses continues to the north along the east side of the A22, and includes sites **BHE018** and **BHE019**. To the south, the settlement is contained by the Blindley Heath common and floodplain. Site **BHE015** is located to the east of the south end of the settlement, with the floodplain on three sides.
- 2.48 Small hamlets and scattered farmsteads, set along a network of rural lanes are characteristic of the surrounding landscape. Within this pattern of rural low density development are sites **BHE013** and **BHE017**, both located off Byers Lane.
- 2.49 Each site associated with Blindley Heath is assessed in more detail on the following pages.





Photograph 234: View east from western corner of the site



Plan not to scale  
See plan on page 60 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **BHE013** is generally well contained by vegetation to the north and is glimpsed in context with surrounding low density dwellings along Byers Lane.
- 1.2 However, the site is open to the south and can be seen from the public footpath which crosses the site and from across the adjacent fields. Located on a local high point, the site forms part of the backdrop in views north from the rural farmland and public rights of way to the south of the site.
- 1.3 The visual sensitivity of the site is therefore judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Slight** value = **Low/Medium** landscape capacity
- 2.2 Site **BHE013** has substantial sensitivity due to its inconsistency with the existing settlement pattern, the contribution it makes to the setting of the surrounding landscape and its visual sensitivity. Combined with a slight landscape value, the site has low/medium capacity for development, and development on the site would have a detrimental effect on the character of the landscape. 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	4	1	4	4	4	22
The northern portion of the site consists of a generally well maintained domestic garden with outbuildings associated with a large dwelling located within the site. The southern portion of the site consists of a small fenced off part of the adjacent grass field. The southern boundary is open, delineated solely by a post and rail fence. The northern boundary is marked by a thick ornamental hedge. The eastern boundary adjoins an area of deciduous woodland. The site is located within an area identified as grade 3 agricultural land.	The site abuts woodland to the east, although habitat connectively provided by the site is relatively low.	The site is part of the existing collection of low density housing along Byers Lane, but is detached from the main settlement of Blindley Heath.	The site does not contribute to separation between settlements.	The site is located towards the top of the local ridge feature above Hookstile Gully to the north. The northern part of the site is largely contained from the surrounding landscape by boundary vegetation. However the southern part of the site is open to the landscape to the south.	There are glimpses of the site and the existing dwelling from Byers Lane through gaps in boundary vegetation, although the site is not prominent in views from properties and rights of way to the north due to local tree cover. However, the site and its existing dwelling are open to view from the public footpath which crosses through the site. The site is seen on high ground, albeit at an increasing distance, from the footpath as it continues south towards Blindley Heath. Surrounding tree cover prevents the site from 'sky lining' in views from the south.	Existing tree cover should be maintained and enhanced. Views of potential development from the south, and the alteration of the field boundary pattern would be difficult to mitigate in the short term.	<b>SUBSTANTIAL</b>

## Landscape Value:

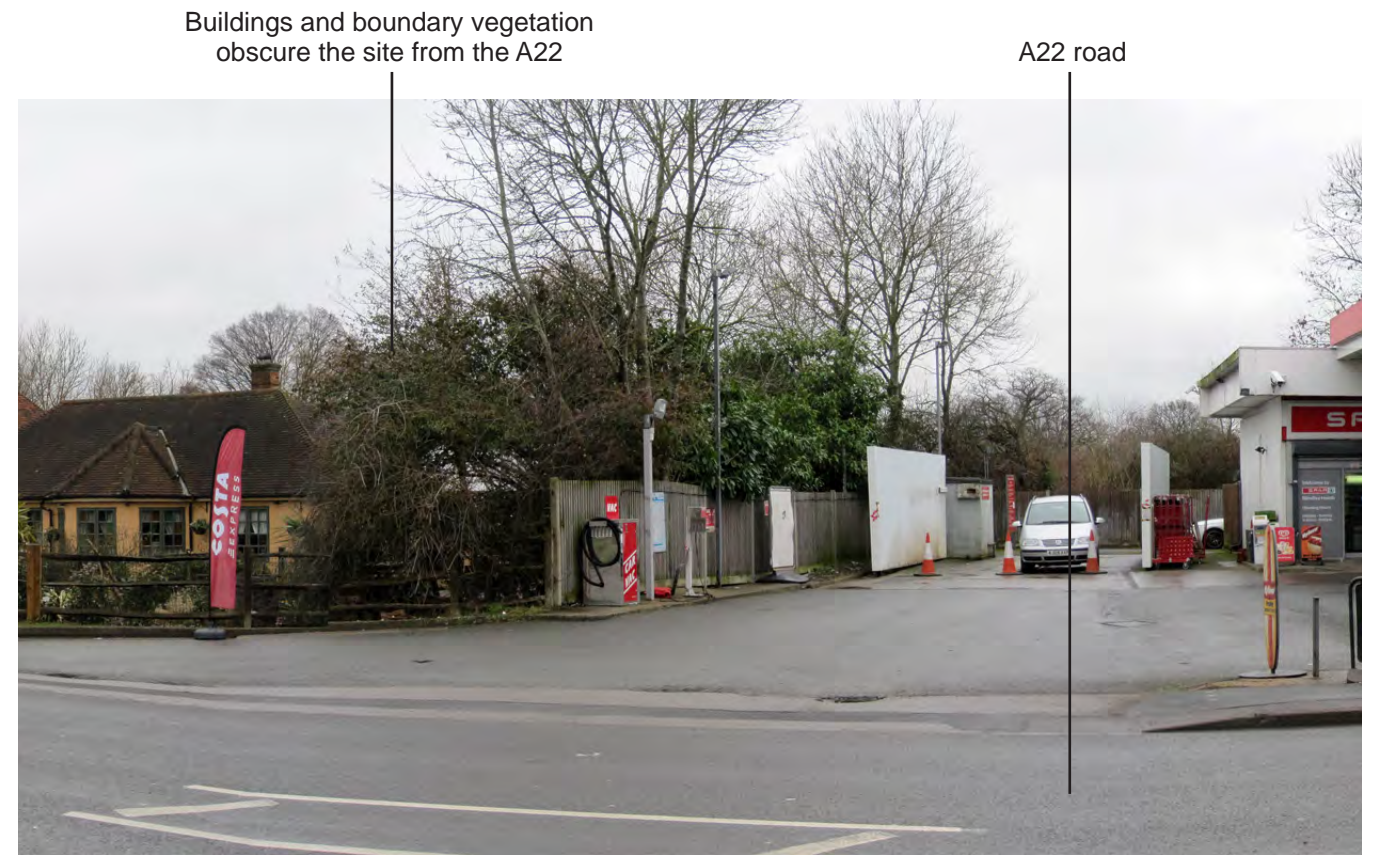
Landscape designations	Ecological and other designations (eg. heritage, Flood Zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	3	1	1	3	3	13
None.	None.	The site contains unremarkable domestic gardens and dwelling characteristic of the locality, although the southern part of the site is part of the larger field pattern to the south, and forms part of the view towards the top of the ridge in views from the south.	Surrey Historic Landscape Characterisation:  8. SETTLEMENT RELATED  802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)	The site has no significant contribution to the setting of outstanding assets.	A public footpath passes through the site connecting Blindley Heath with the wider public rights of way network to the west.	The northern part of the site is domestic in character with obvious human influence. However, this is an enclosed site with adjacent woodland, and the southern part of the site is part of the rural pastoral landscape to the south, with a pleasant outlook.	<b>SLIGHT</b>



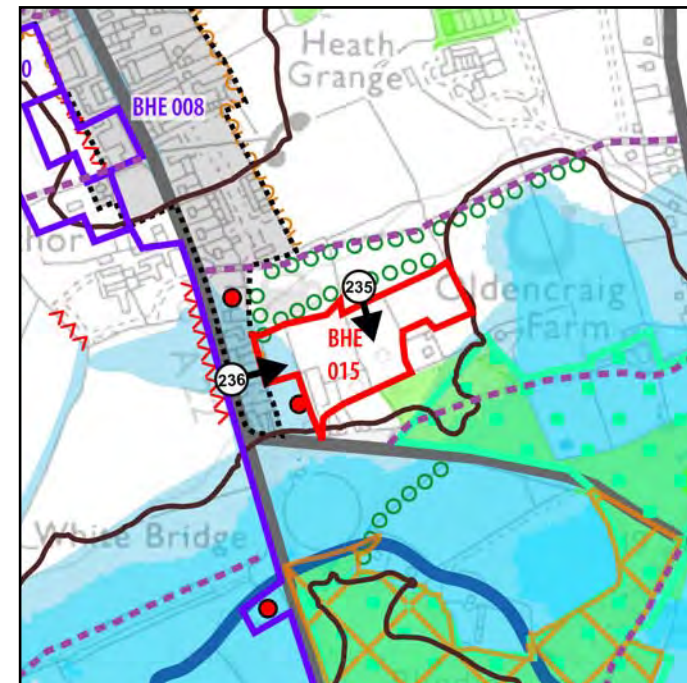
11 Blindley Heath: Site BHE015



Photograph 235: View south from northern edge of the site



Photograph 236: View east from A22 road



Plan not to scale  
See plan on page 60 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 There are few public vantage points in the wider landscape from where site **BHE015** is visible.
- 1.2 Surrounding vegetation and existing development to the south and east screen the site in local views. However there are glimpses into the site or views of the site boundary vegetation from the public footpath to the north and from adjacent dwellings.
- 1.3 Overall, the visual sensitivity of the site is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With both moderate sensitivity and value, site **BHE015** is considered to have medium landscape capacity for development. The site is potentially suitable for limited development within the western end of the site, in association with the existing ribbon development which is orientated north-south along the A22, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape. 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	3	1	2	2	3	17
<p>The site consists of a small group of pastoral grass grazing fields. There is a well defined landscape structure along internal and perimeter boundaries, with mature hedges and trees.</p> <p>The site is located in an area classified as grade 3 agricultural land.</p>	<p>Mature vegetation along boundaries provides some habitat connectivity.</p>	<p>The site is located at the southern end of Blindley Heath. The orientation of the site is inconsistent with the general north-south orientation of Blindley Heath, with the eastern end of the site becoming more distant from the A22 frontage, along which the majority of Blindley Heath is focused.</p>	<p>The site does not contribute to separation between settlements.</p>	<p>The site is relatively inward looking, although provides a transition with tree cover, between the edge of settlement and the wider rural landscape to the east.</p>	<p>The site is flat and generally well contained from the majority of the surrounding landscape by boundary and surrounding vegetation. At closer range, the northern site boundary is visible from the public footpath to the north of the site, and there are views of the site from properties adjacent to the site. Glimpses of potential development rooftops may be glimpsed from the west, including from the A22, but would be seen in context with existing development along the road.</p>	<p>Tree cover should be maintained and enhanced to reduce visual impact of any potential development.</p>	<b>MODERATE</b>

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	3	2	2	1	3	15
<p>None.</p>	<p>The site contains a small area of Flood Zone, and is adjacent to the grounds of Maynards (a grade II listed building) and Blindley Heath common land.</p>	<p>The site consists of small scale pasture with well vegetated boundaries, notable from nearby public footpath and adjacent properties.</p>	<p>There are historic listed buildings and common land within the vicinity of the site.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>110. Small regular fields with straight boundaries (parliamentary enclosure type)</p>	<p>The site forms the northern setting to the wooded common land to the south.</p>	<p>The site has no internal or adjacent public access.</p>	<p>These are pleasant, generally well enclosed, pastoral fields, although nearby human influence reduces the sense of tranquillity and remoteness.</p>	<b>MODERATE</b>



Site structures set with treed backdrop

Woodland to north of the site



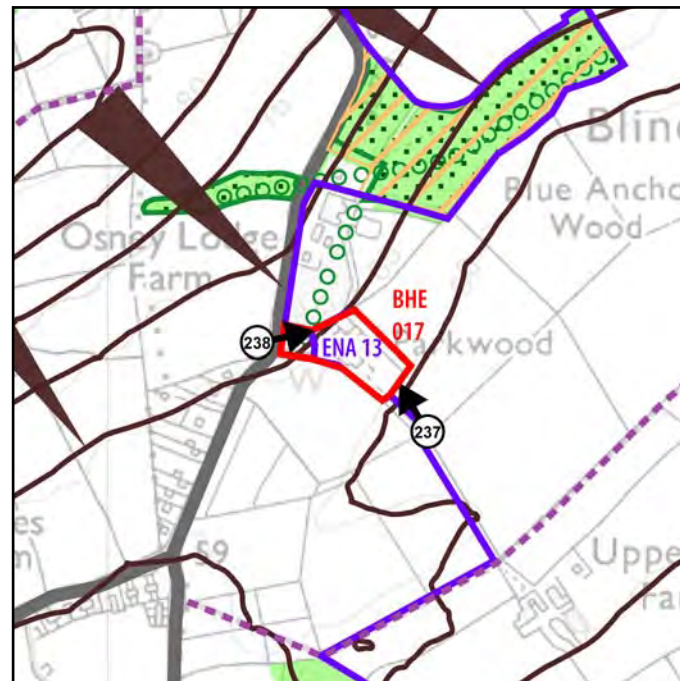
Photograph 237: View north-west from track to south-east of the site

Existing dwelling within the site

Sheds within the site



Photograph 238: View east from Byers Lane



Plan not to scale  
See plan on page 60 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **BHE017** contains relatively large commercial/industrial buildings. In views from the south and east, including along the track adjacent to the site, these structures are set within a wooded backdrop and are not prominent on the skyline (see photograph 237).
- 1.2 To the north, the site and its structures are obscured by adjacent woodland on rising ground. To the west, the dwelling within the western end of the site can be seen from Byers Lane, with further larger structures on falling topography momentarily glimpsed beyond (see photograph 238).
- 1.3 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Detached from any significant area of settlement, site **BHE017** is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and other sensitive considerations are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	5	1	2	3	3	16
<p>This is an existing brownfield site, consisting of large sheds and hard standing.</p> <p>There is security fencing around perimeter, but the site is open to the lane.</p> <p>The site is within an area recorded as grade 3 agricultural land.</p>	No significant ecologically sensitivity features identified.	The site is detached and distant from any significant area of settlement.	The site has no contribution to separation between settlements.	<p>The site is visible from the wider landscape to the east but tucked down with a wooded backdrop.</p> <p>The site provides limited contribution to setting of surrounding landscape.</p>	<p>Woodland obscures the site from view to the north and west.</p> <p>The existing dwellings within the site are visible from Byers Lane. Sheds within the site are visible from the wider landscape to the east and south, and are tucked down the slope against woodland and do not skyline when viewed from the east.</p> <p>The site is open to view in the distance across intervening paddocks set with trees as a backdrop.</p>	<p>Existing adjacent woodland screens the site well to the north and west.</p> <p>New planting to screen sheds to the east and south should be native and in keeping with woodland in the locality. Enhanced boundary planting along Byers Lane should be considered.</p> <p>Potential to develop smaller buildings.</p>	<b>MODERATE</b>

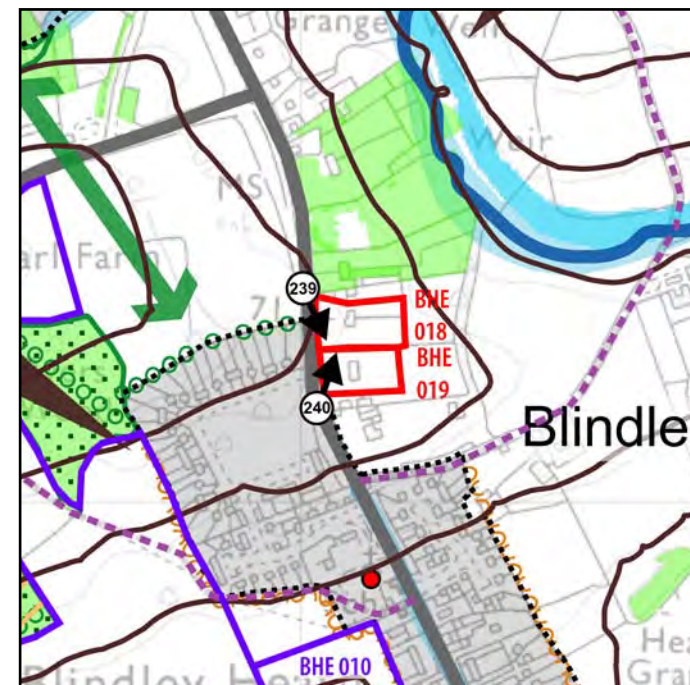
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	2	1	1	1	1	2	9
None.	There are areas of Ancient Woodland, one of which is a Site of Nature Conservation Interest within 200m to the north.	The site is mainly occupied by unremarkable large sheds similar to agricultural sheds in the rural farming landscape, but with a more industrial feel.	<p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</p>	The site is near to high quality woodland, but does not contribute to its setting.	The site has no public access.	<p>The site borrows some scenic quality from adjacent woodland, but commercial/ industrial use limits tranquillity and remoteness.</p> <p>Smell of smoke from nearby pet cemetery.</p>	<b>SLIGHT</b>





Photograph 239: View south-east from the A22 road



Plan not to scale  
See plan on page 60 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **BHE018** is a visually unobtrusive part of the ribbon development consisting of large scale houses along the A22 road (see photograph 239). The site is secluded by boundary vegetation which limits local views into site to glimpses from the A22 and adjacent properties.
- 1.2 The visual sensitivity of the site is therefore considered to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Slight** sensitivity x **Slight** value = **High** landscape capacity
- 2.2 With slight sensitivity and value, site **BHE018** is considered to be relatively unconstrained, and have a high landscape capacity for development, provided the form of any new development is in scale with existing local 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	1	2	1	2	2	2	12
<p>The site is made up of a large semidetached house and gardens with outbuildings and ornamental plants, enclosed by domestic boundaries.</p> <p>The site is within an area classified as grade 3 agricultural land.</p>	No features of significant ecological sensitivity noted.	The site is part of the existing ribbon development of large houses set down in secluded gardens along the A22, which extend north of the more built up parts of Blindley Heath.	The site has no contribution to separation between settlements.	The site forms a small part of the northern approach into Blindley Heath.	The site is relatively well contained by boundary vegetation, although there are glimpses through the site entrance from the A22. Overlooking from adjacent properties is limited.	Boundary vegetation should be retained and enhanced to maintain visual screening.	<b>SLIGHT</b>

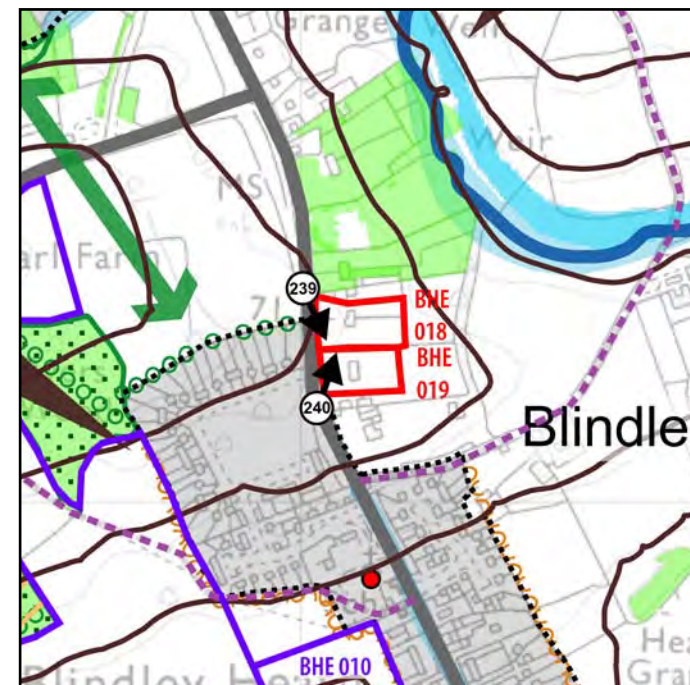
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	1	1	8
None.	An area of Flood zone is nearby to the north, but no designations are noted within the site.	This is a domestic site characteristic of the ribbon development of large scale houses along the this stretch of the A22.	<p>None identified.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no public access.	Urban-edge land uses, including adjacent dwellings and the busy road prevent any sense of tranquillity or remoteness.	<b>SLIGHT</b>





Photograph 240: View north-east from the A22 road



Plan not to scale  
See plan on page 60 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **BHE019** is a visually unobtrusive part of the ribbon development consisting of large scale houses along the A22 road (see photograph 240). The site is secluded by boundary vegetation which limits local views into site to glimpses from the A22 and adjacent properties.
- 1.2 The visual sensitivity of the site is therefore considered to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Slight** sensitivity x **Slight** value = **High** landscape capacity
- 2.2 With slight sensitivity and value, site **BHE019** is considered to be relatively unconstrained, and have a high landscape capacity for development, provided the form of any new development is in scale with existing local settlement. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

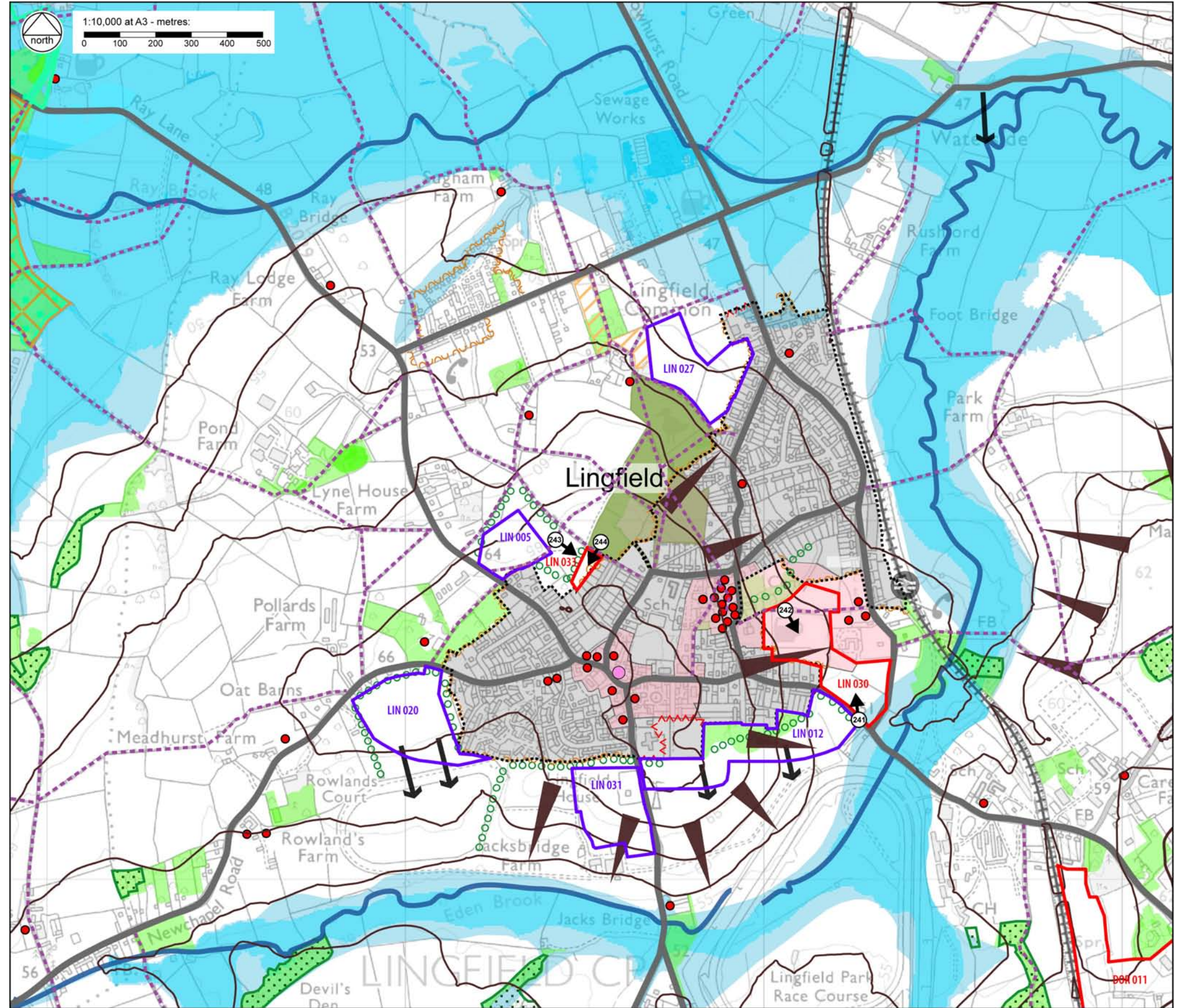
Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	1	2	1	2	2	2	12
<p>The site includes the large Dippen Hall building used as offices, outbuildings, car parking and ornamental lawns and hedges.</p> <p>There are substantial mature trees along the site boundaries, particularly to the north, east and west. The southern edge of the site has more domestic scale boundaries.</p> <p>The site is within an area classified as grade 3 agricultural land.</p>	No features of significant ecological sensitivity noted.	The site is part of the existing ribbon development of large houses set down in secluded gardens along the A22, which extend north of the more built up parts of Blindley Heath.	The site has no contribution to separation between settlements.	The site forms a small part of the northern approach into Blindley Heath.	The site is relatively well contained by boundary vegetation, although Dippen Hall is visible from the A22 through the site entrance and above boundary vegetation. The site is overlooked by adjacent properties to the south.	Boundary vegetation should be retained and enhanced to improve visual screening.	<b>SLIGHT</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	2	1	9
None.	No designations are noted within the site.	Dippen Hall gives the site a degree of distinctiveness, however large houses are characteristic of the ribbon development along this stretch of the A22.	<p>None identified.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no public access.	<p>Urban-edge land uses, including adjacent dwellings and the busy road prevent any sense of tranquillity or remoteness.</p> <p>Gardens to the rear of Dippen Hall are slightly more secluded than those to the front adjacent to the A22.</p>	<b>SLIGHT</b>



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Lingfield Heath Analysis Plan (Area 12) See Figure 7 on page 1 for plan location

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### Lingfield Settlement Analysis

- 2.50 Lingfield is located in the south-eastern part of Tandridge, approximately 6km to the south of Oxted. The village is located along the B2029 road, approximately 1.5km east of the A22. The East Grinstead branch of the Oxted railway line runs along the village's eastern edge.
- 2.51 Lingfield is distant from the Surrey Hills AONB to the north, but is within 2km of the High Weald AONB to the south. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone.
- 2.52 The local landform around Lingfield, falls towards the Eden Brook and Ray Brook flood zones, which contain the village to the south, east and north. The historic core with its Conservation Area, medieval church and numerous listed buildings is located on an elevated position towards the centre and south-eastern parts of the village. More recent development has spread out along roads, but is largely confined to the higher ground. Site **LIN030** is partially within the Conservation Area, but also descends south-east onto open fields towards the Flood Zone. Lingfield Racecourse is situated just outside Lingfield on lower ground further to the south-east.
- 2.53 North of Lingfield is a small dispersed area of settlement known as Lingfield Common, with an extensive network of public footpaths crossing the fields between Lingfield Common and Lingfield to the south. Along the north-western edge of Lingfield, there is a nature reserve, and a recreation area on the upper extent of north facing slopes with views out over the Low Weald to the north. Adjacent to the nature reserve is site **LIN033**. A limited stretch of ribbon development also extends along the south edge of Newchapel Road, out to the west of Lingfield.
- 2.54 Each site associated with Lingfield is assessed in more detail on the following pages.



12 Lingfield: Site LIN030

New Place Farm including oast house

Southern portion of the site



Photograph 241: View north from the B2028 road.

Public footpath leading to railway station



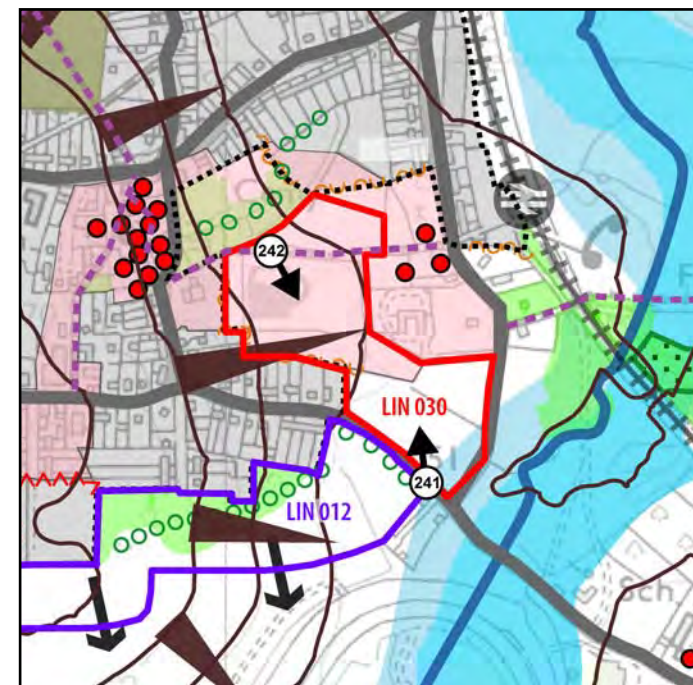
Photograph 242: View south-east from public footpath which runs between the northern and southern parts of the site

Wooded High Weald on the horizon

Central portion of the site

Housing adjacent to the south of the site

Western site boundary with pub garden



Plan not to scale  
See plan on page 72 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **LIN030** is open to view from the road network to the south-east, the public footpath which runs through the site, and from existing settlement adjacent to the site. The site is in the Conservation Area, but not visible from the historic centre of Lingfield.
- 1.2 There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.
- 1.3 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 both moderate sensitivity and value, site **LIN030** is considered to have medium landscape capacity for development. The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	1	2	3	3	4	2	18
<p>The site consists mainly of grass fields. Boundaries vary, but are generally well vegetated. Post and wire fencing with barbed wire and metal gates along footpath through the northern part of the site.</p> <p>Majority of site recorded as grade 3 agricultural land.</p>	No features with significant ecological sensitivity identified.	<p>The northern and central part of the site is on similar topography to surrounding settlement, and surrounded by housing, would effectively be 'infill'.</p> <p>The southern portion of the site however descends towards the flood plain associated with Eden Brook to the south-east, and although within the outer road network of Lingfield, begins to protrude into the surrounding rural landscape.</p>	The southern portion of the site is part of the undeveloped land between Lingfield and Dormansland. Combined with low density development either side of the railway, development within the southern portion of the site would weaken the sense of separation between the two settlements.	<p>The central and northern parts of the site are relatively inward looking, but provide a degree of open aspect to adjacent properties.</p> <p>However, the southern portion of the site is a noticeable part of the south-eastern approach into Lingfield, and provides a rural setting to the village.</p>	<p>The northern and central parts of the site are open to view from the public right of way through the site. The central part of the site is overlooked by adjacent housing. The southern portion of the site is open to view from the south and east, including along the B2028 road and Station Road.</p> <p>The site is screened from the historic core of the Conservation Area to the west by adjacent settlement, but housing is likely to be visible from the road to the east over pub garden boundaries.</p> <p>There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.</p>	Any development should be in keeping with the Conservation Area. Combined with existing tree cover, potential planting could screen site effectively from the limited views from the south-east, although views into the site from adjacent properties and from the footpath through the site would remain. Effects on views of church spire from the south-east should be avoided.	<b>MODERATE</b>

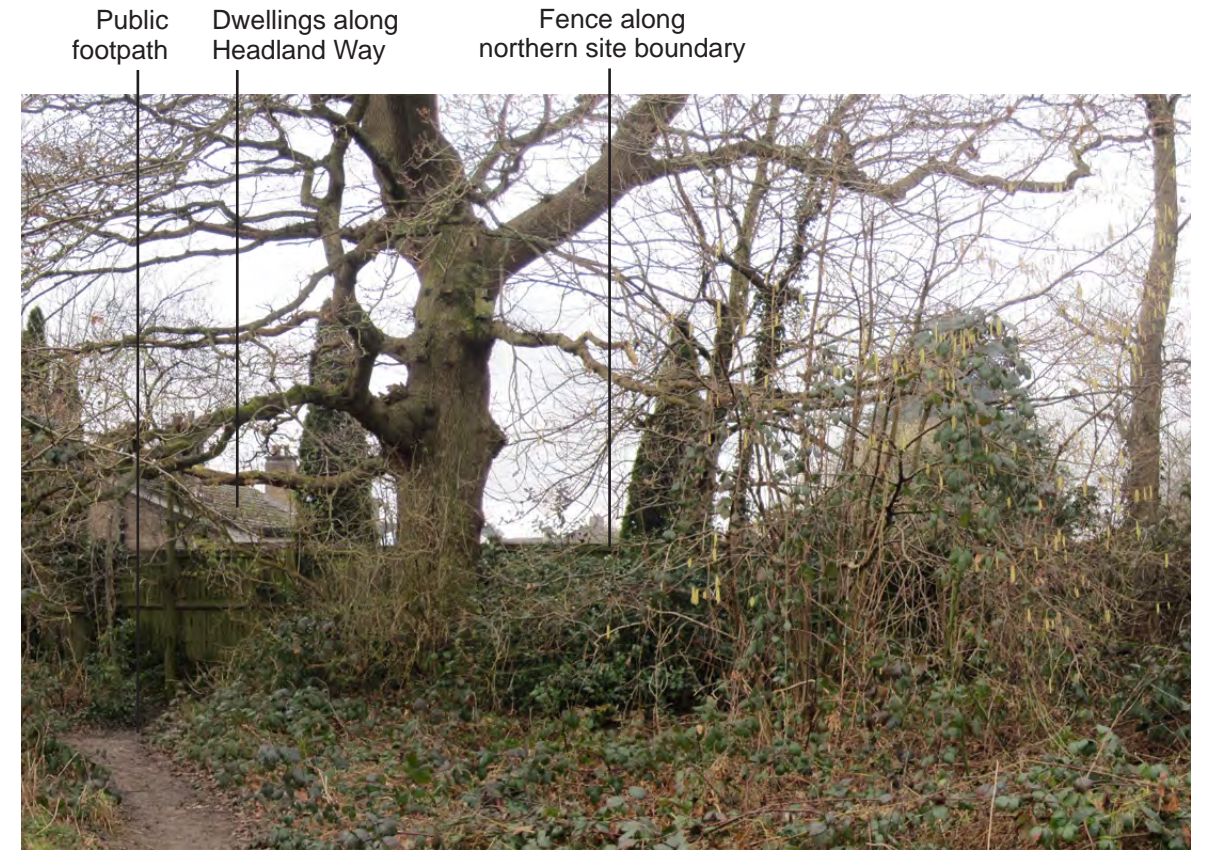
Landscape Value:

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	4	4	3	2	20
None.	The site is located within the Conservation Area, and a small area of Flood Zone extends into the south-east corner of the site.	The site is unremarkable in itself, but within a Conservation Area and provides a rural approach into Lingfield.	<p>The site forms the land between two considerable areas of historic settlement.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	The site is part of the open setting to the eastern approach to a significant grouping of listed buildings in the centre of Lingfield, including grade I listed church of St Peter and St Paul, and part of the approach to a group of listed buildings to the west, including grade II New Place, dating from 1617.	A public footpath runs through the site which is well used by pedestrians accessing the railway station from the majority of Lingfield.	<p>Despite being in the Conservation Area, the site has urban-edge land uses introduced through defensive fencing and adjacent modern housing.</p> <p>Fields within the southern part of the site are part of the transition to rural countryside surrounding Lingfield.</p>	<b>MODERATE</b>

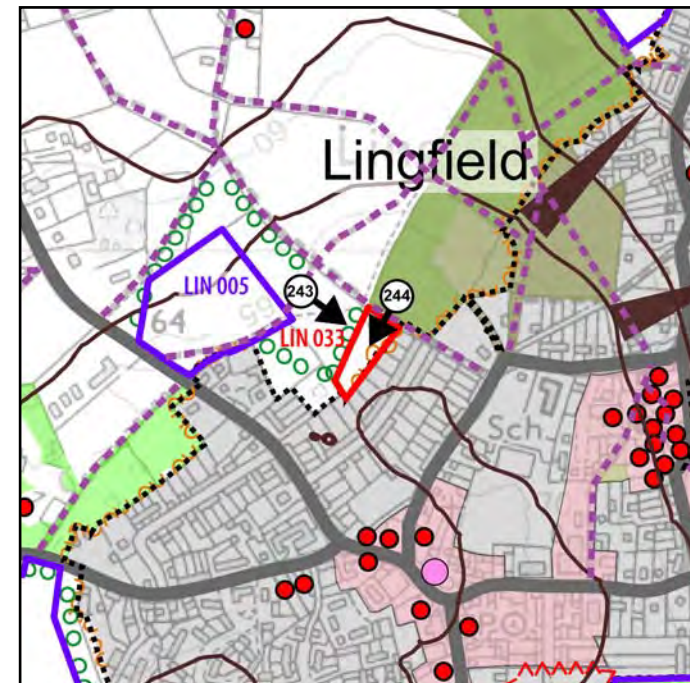




Photograph 243: View east from public footpath



Photograph 244: View south from local nature reserve



Plan not to scale  
See plan on page 72 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **LIN033** is generally well contained, however there are glimpses into the site from the local nature reserve to the north, and the western site boundary can be seen from the public footpath to the west.
- 1.2 The site is seen in context with glimpses of adjacent dwellings, and overall is considered to have **Slight** visual sensitivity. 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:  
  
**Slight** sensitivity x **Slight** value = **High** landscape capacity
- 2.2 With slight sensitivity and value, site **LIN033** is considered to be relatively unconstrained, and have a high landscape capacity for development, provided the form of any new development is in scale with existing local settlement and the setting to the adjacent local nature reserve is carefully considered and protected. Other evidence relevant to the site's suitability for development should also be considered.



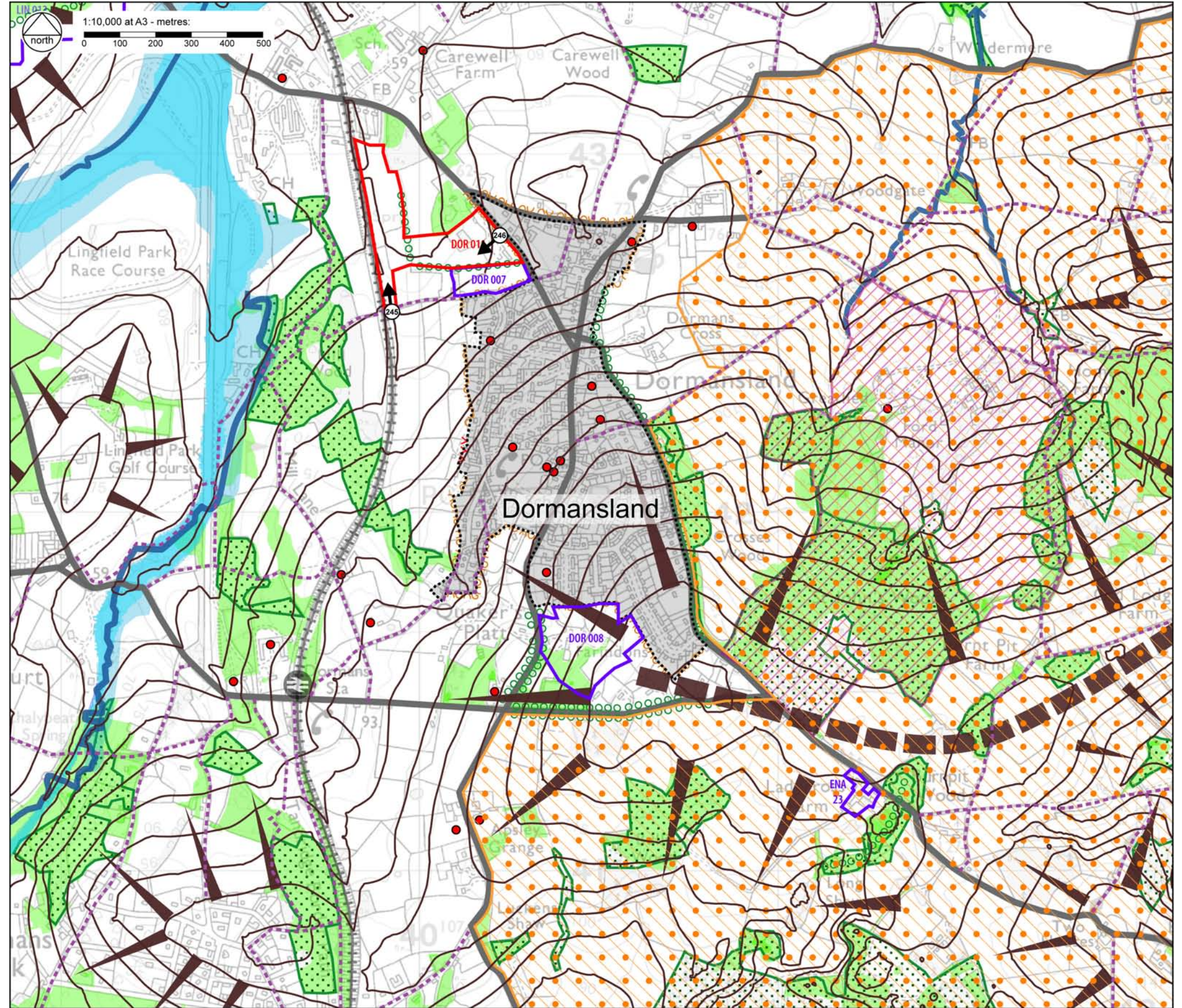
## Landscape Sensitivity:

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	2	1	1	3	2	2	13
<p>This is a relatively small site with a dwelling, other structures and an informal garden.</p> <p>There are substantial mature trees along the western boundary.</p> <p>Majority of site recorded as grade 3 agricultural land.</p>	Boundary vegetation provides a degree of wildlife habitat connectivity.	The site is within the current extent of Lingfield, well defined in this location by the robust boundary formed by the mature trees along the western edge of the site.	The site has no contribution to separation between settlements.	Vegetation along the western site boundary provides a treed settlement edge and buffer to the countryside to the west.	<p>The site is generally well contained, although there are glimpses of dwellings within and beyond the site from the public footpath to the south, therefore there is the potential for any new development to be similarly glimpsed from the public footpath, particularly in winter.</p> <p>Development on the site is likely to be seen from the local nature reserve over the northern boundary fence, albeit seen in context with existing housing. There would also be views of development from nearby bungalows to the south and east, and from Headland Way between dwellings.</p>	Maintain/enhance boundary planting, particularly along the boundary to the local nature reserve.	<b>SLIGHT</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	2	1	1	1	1	2	9
None.	The site is adjacent to a local nature reserve to the north.	The site is an unremarkable domestic site. The mature trees along the western boundary have some interest, although are not unusual.	<p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no public access.	The site has limited scenic quality. Human influence, including adjacent settlement, prevents a sense of tranquillity or remoteness.	<b>SLIGHT</b>





Dormansland East Analysis Plan (Area 13A) See Figure 7 on page 1 for plan location

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**Dormansland Settlement Analysis**

- 2.55 Dormansland is located in the south-east of Tandridge, approximately 8km south of Oxted. The village is accessed off the B2028 along its northern edge, approximately 1km from Lingfield along the B2028 across the Eden Brook valley. Dormans railway station is some distance from the village, to the south-west.
- 2.56 Dormansland is situated on the northern edge of the Wooded High Weald, underlain by sandstone and siltstone, with the south-eastern edges of the village abutting the High Weald AONB. The village sits on the relatively steep north facing slopes which ascend from the Flood Zone associated with the Eden Brook, up into the High Weald. The settlement overlooks the Low Weald to the north, with distant glimpses of the North Downs on the horizon.
- 2.57 Large parts of Dormansland are contained by the surrounding road network which form the settlement boundaries, including the B2028 to the north, Hollow Lane to the east and Mutton Hill to the south. To the west, the settlement edge is less well defined, with an irregular pattern of dwellings backing onto the rural landscape.
- 2.58 Site **DOR011** is located at the lowest part of Dormansland at its north-western edge, sloping north-westwards towards Lingfield.
- 2.59 The site is assessed in more detail on the following pages.



East Grinstead branch railway on embankment

South-western part of the site

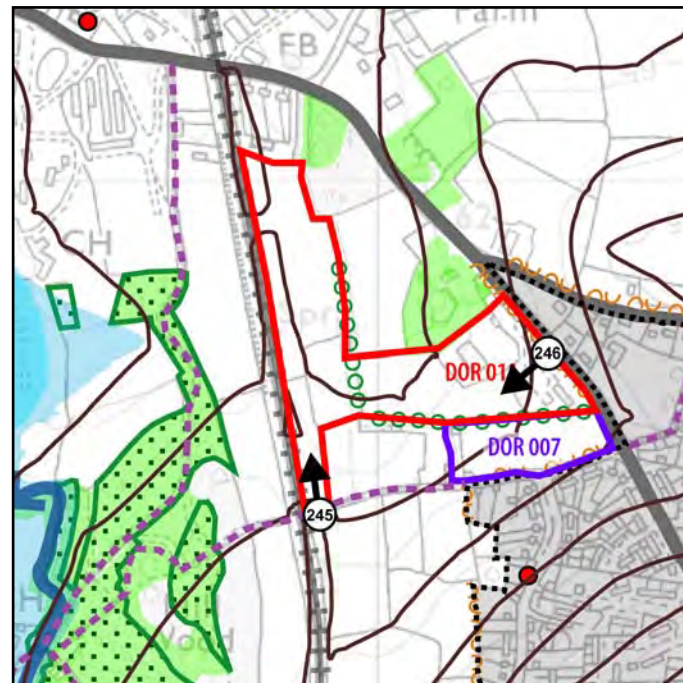


Photograph 245: View north into the site from short length of public brideway

Eastern part of the site beyond hedge



Photograph 246: View west from Dormans Road



Plan not to scale  
See plan on page 78 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **DOR011** is open to view from the public brideway along the southern edge of the site, and its eastern edge, including existing structures, is visible along Dormans Road. This site is obscured in more distant views by intervening vegetation and the adjacent railway embankment.
- 1.2 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Slight** value = **Low/Medium** landscape capacity
- 2.2 Site **DOR011** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, and the contribution it makes to the separation between Lingfield and Dormansland. Combined with a slight landscape value, the site has low/medium capacity for development, and development on the site would have a detrimental effect on the landscape. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

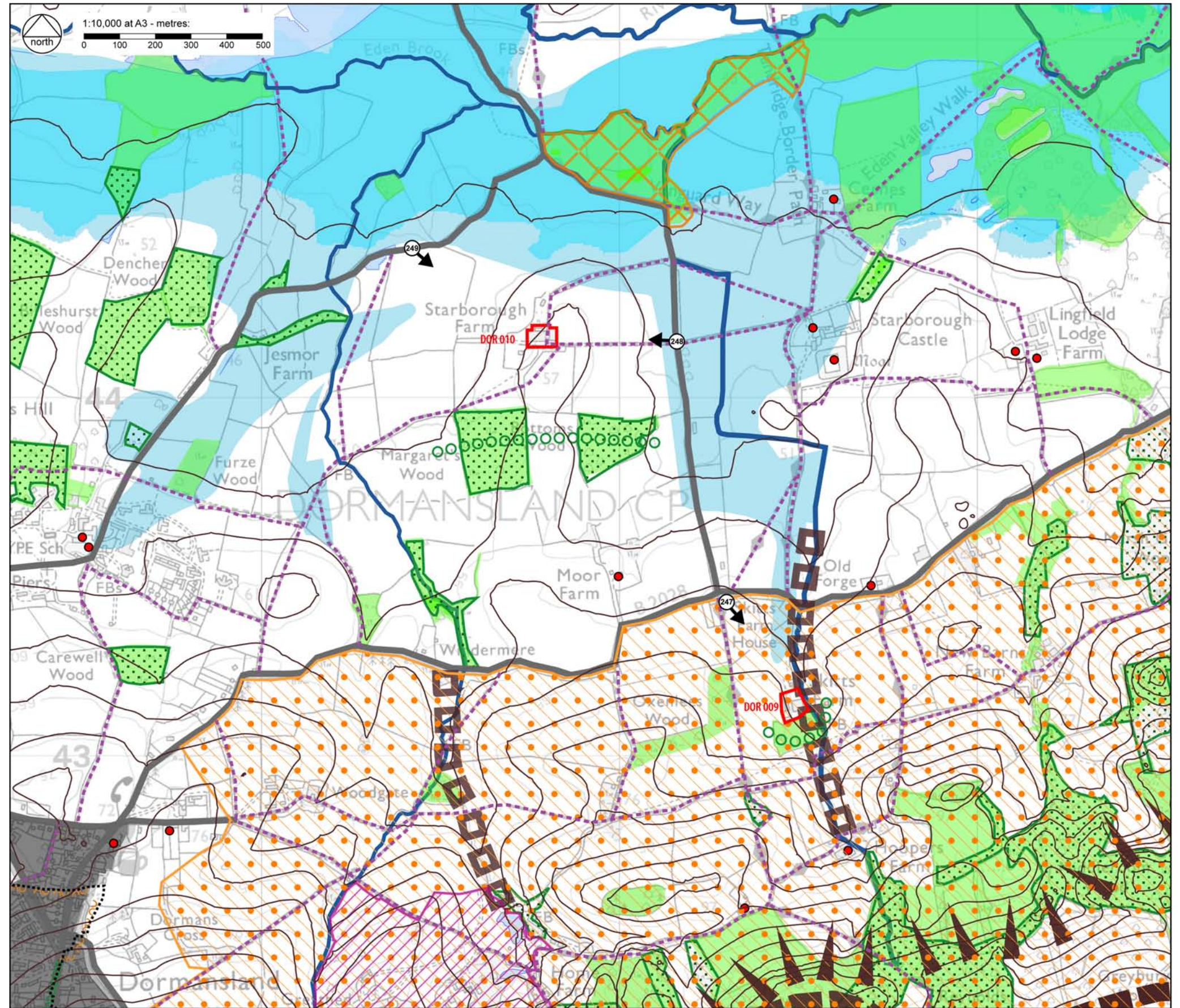
Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	4	4	3	3	3	23
<p>The site consists of a relatively intact group of small scale pattern of pastoral fields with a network of mature boundary vegetation.</p> <p>The eastern end of the site is degraded slightly by dilapidated structures.</p> <p>The site is within areas classified as grade 3 and grade 4 agricultural land.</p>	Boundary vegetation provides habitat connectivity. A minor watercourse runs within the site.	The site descends further northwards down the slope towards Lingfield, than the existing village of Dormansland, and reaches the railway embankment to the west.	The site is a significant part of the physical (rather than visual) separation between Dormansland and Lingfield.	The site is part of the secluded rural setting to the north-west of Dormansland.	The site is generally well enclosed from the wider landscape. However, at closer range, the southern part of the site is open to view from a short length of the public bridleway adjacent to the southern site boundary, and the western part of the site is visible from passing trains along the East Grinstead branch railway which is on embankment along the edge of the site. The eastern boundary is visible along Dormans Road on the northern approach into Dormansland, and the site can be glimpsed from the limited number of adjacent properties. Woodland and the railway embankment obscure the site elsewhere, including from the golf course to the west.	The network of internal and perimeter boundary vegetation should be retained and would be difficult to replicate if lost.	<b>SUBSTANTIAL</b>

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	3	2	2	1	3	13
None.	None.	The well vegetated internal boundary contributed to the enclosed character of the area.	<p>Identified as probable examples of early enclosure from woodland undertaken on a systematic basis, created by regular enclosure or 'assarts' from larger areas of woodland.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>108. Small rectilinear fields with wavy boundaries</p>	The site has a limited contribution to the wooded northern setting of the High Weald AONB located on the other side of Dormansland.	The site has no formal public access.	Enclosure provided by boundary tree cover, and mostly subtle human influences, results in a degree of remoteness and tranquillity, particularly within in the western part of the site, except when interrupted by the occasional sound of passing trains.	<b>SLIGHT</b>



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Dormansland East Analysis Plan (Area 13A) See Figure 7 on page 1 for plan location

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**Dormansland North-East Settlement Analysis**

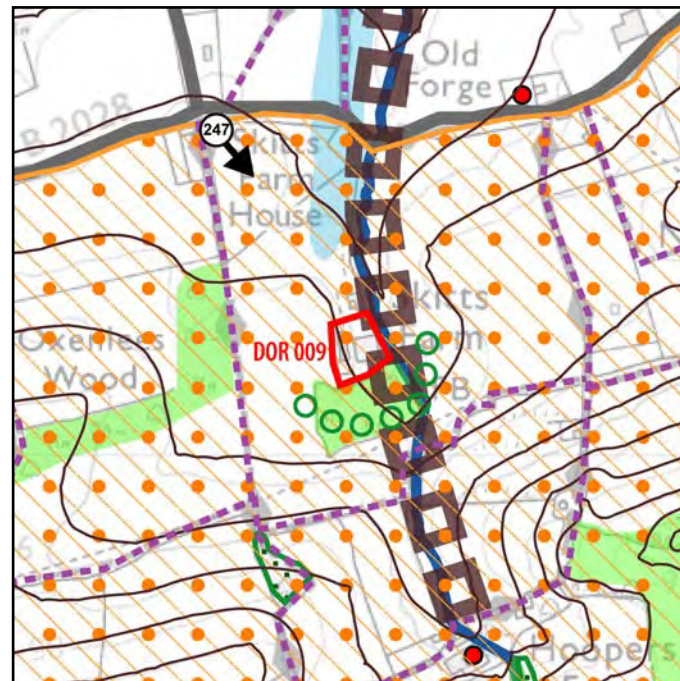
- 2.60 Approximately 2km to the east of Dormansland, is site **DOR009**, set within the wooded undulating landscape of the High Weald AONB. **DOR010** is located in the lower lying Wealden farmland, approximately 2km to the north-east of Dormansland.
- 2.61 Each site associated with Dormansland East is assessed in more detail on the following pages.



Existing sheds within the site  
Dwelling associated with Skitts Manor Farm adjacent to site



Photograph 247: View south into the High Weald AONB from the Vanguard Way where it meets the B2028 road



Plan not to scale  
See plan on page 82 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **DOR009** is set down in a minor valley feature and backed by woodland and boundary vegetation which limits the visibility of the site from the local landscape.
- 1.2 However, structures within the site can be glimpsed from both the Vanguard Way (see photograph 247), and Tandridge Border Path Long Distance Paths, and are part of the view experienced by walkers within the local AONB.
- 1.3 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 Site **DOR009** is judged to have moderate sensitivity and value, resulting in a medium capacity rating. The site is therefore potentially suitable for limited development in the form of replacement employment structures which are sympathetic to the AONB landscape within which the site is located. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	5	1	3	3	3	19
<p>The small site consists of a hard standing, a large shed and other structures.</p> <p>There are large mature trees along the eastern and western boundary and the site abuts woodland to the south.</p> <p>The site is within an area classified as grade 3 agricultural land.</p>	<p>The site itself has limited features of ecological sensitivity, but adjoins woodland and a stream.</p>	<p>The site is detached and distant from any significant settlement.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>The treed boundaries contribute to the wooded character of the surrounding High Weald.</p>	<p>The majority of the site is well contained by boundary vegetation and the adjacent woodland, although the top of the large shed within the site can be seen from the Vanguard Way Long Distance Path to the west, and from the Tandridge Border Path Long Distance Path to the east. The site can also be glimpsed from limited locations along the B2028 through occasional gaps in vegetation, and at varying distance from local scattered properties. The site is sat down in a local valley feature and with a wooded backdrop does not skyline in the majority of views.</p>	<p>Boundary vegetation should be maintained and enhance as appropriate to limit views of site structures.</p> <p>The scale of any new buildings should not exceed that of the existing shed. There is potential to replace the large shed with structures sympathetic to the AONB location.</p>	<b>MODERATE</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
5	1	3	1	1	2	2	15
<p>The site is within the High Weald AONB.</p>	<p>None.</p>	<p>Valley landform, mature boundary vegetation and the adjacent Potter's Wood along the southern boundary, lend a degree of distinctiveness to the site.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/SYSTEMS</p> <p>114. 'Prairie' fields (large enclosures with extensive boundary loss)</p>	<p>The site is within the High Weald AONB, not part of it's setting.</p>	<p>Although the site itself has no public access, it is surrounded by an extensive network of public rights of way, including the Vanguard Way Long Distance Path and the Tandridge Border Path Long Distance Path, and is a visually unobtrusive part of the view experienced when walking through the northern part of the AONB, including from the Long Distance Paths.</p>	<p>Although surrounded by AONB landscape and good boundary vegetation, the site itself is heavily influenced by employment use.</p>	<b>MODERATE</b>

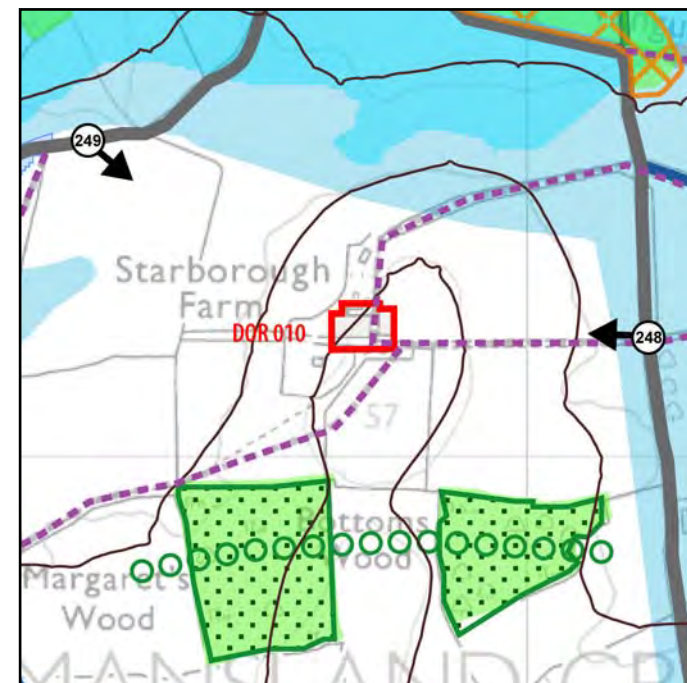




Photograph 248 View west from Starborough Road



Photograph 249: View south-east from St Pier's Lane



Plan not to scale  
See plan on page 82 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **DOR010** is open to view at close range from the public footpaths which converge at the site, and albeit at a greater distance, across the landscape to the north.
- 1.2 Located on a local high point, existing site structures are relatively prominent. A line of conifers to the south of the site limits skylining of the site buildings, but these trees appear slightly incongruous in the local landscape.
- 1.3 Therefore, 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 employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Detached from any significant area of settlement, site **DOR010** is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and other sensitive considerations are taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

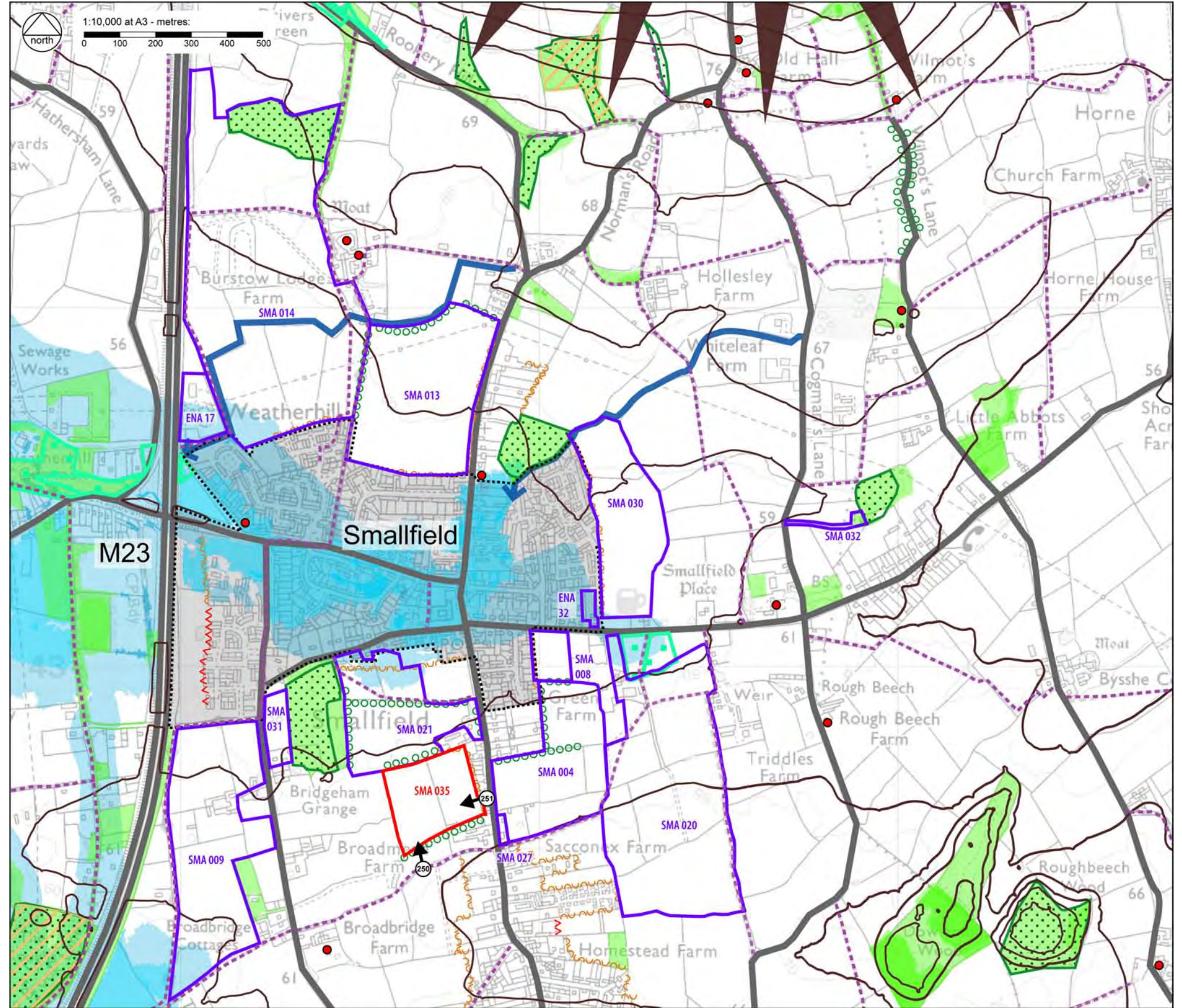
Inherent landscape quality (intactness and condition)					Ecological sensitivity					Inconsistency with existing settlement form/pattern					Contribution to separation between settlements					Contribution to the setting of surrounding landscape/settlement					Views (visual sensitivity)					Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>					Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
1					1					5					1					2					4					4					18				
<p>The small site includes several large, agricultural style sheds and other structures, along with hard standing.</p> <p>There is a line of large conifers along the south of the site, but elsewhere the site boundary is open with limited vegetation.</p> <p>The site is within an area classified as grade 3 agricultural land.</p>					<p>No features of ecological significance noted.</p>					<p>The site is detached and distant from any significant settlement.</p>					<p>The site has no contribution to separation between settlements.</p>					<p>The site is on a local high point making the site structures and conifers along the southern boundary noticeable in the landscape, particularly from the north.</p>					<p>The site is seen at close range from the public rights of way network surrounding the site, including routes which converge near the south of the site and then pass through its centre. Buildings within the site can also be glimpsed from the road network to the north through gaps in vegetation.</p> <p>The line of conifers to the southern boundary, and woodland blocks further south, limit views of site structures in views from the south, including from the High Weald AONB.</p> <p>The Surrey Hills AONB can be seen on the horizon but the site is unlikely to be identifiable in views from the Surrey Hills AONB.</p>					<p>Significant planting would be required to reduce the visibility of site structures in views from the north. However, tall trees such as the existing conifers along the southern edge of the site are likely to be out of context with the existing surrounding landscape character.</p> <p>The scale of any new buildings should not exceed that of the existing buildings.</p>					<b>MODERATE</b>				

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
1					1					1					1					2					3					1					10				
<p>None.</p>					<p>None.</p>					<p>Site structures are noticeable in the local landscape, but are not out of place in the low weald farmland. The line of conifer trees to the southern boundary is slightly incongruous in the rural landscape.</p>					<p>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS  114. 'Prairie' fields (large enclosures with extensive boundary loss)</p>					<p>The site is a limited part of the wider northern setting to the High Weald AONB, but intervening woodland restricts intervisibility with the AONB.</p>					<p>A public footpath passes through the centre of the site and connects with a network of public rights of way, including the Vanguard Way Long Distance Path and the Tandridge Border Path Long Distance Path, which continue south into the High Weald AONB.</p>					<p>The site is heavily influenced by employment use and the incongruous line of conifer trees.</p>					<b>SLIGHT</b>				



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Smallfield Analysis Plan (Area 14) See Figure 7 on page 1 for plan location

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### Smallfield Settlement Analysis

- 2.62 Smallfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. Horley is approximately 1km to the west of Smallfield, and Gatwick airport is nearby to the south-west. The western edge of the village is close to the M23 motorway, which can be accessed from Smallfield via a contorted route to Junction 9 of the motorway.
- 2.63 The village is situated within the Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone. Unusually for settlements in the Low Weald, which often occupy elevated positions in the landscape, Smallfield sits within a low lying area, centred on a significant area of Flood Zone. The perimeters of the village, including ribbon development along roads, which rise slightly onto higher surrounding ground, such as along Chapel Road to the north, and Redehall Road to the south. Site **SMA035** is located to the west of the ribbon development along Redehall Road, slightly detached from the main settlement of Smallfield to the north.
- 2.64 Each site associated with Smallfield is assessed in more detail on the following pages.



The site glimpsed through gaps in intervening boundary vegetation

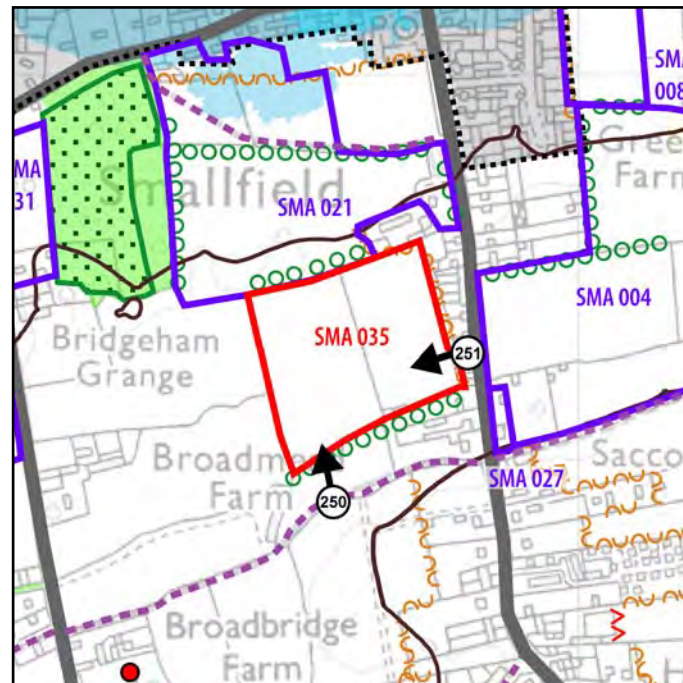


Photograph 250: View north from public bridleway

The site glimpsed between properties along Redehall Road



Photograph 251: View west from Redehall Road



Plan not to scale  
See plan on page 88 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **SMA035** and its boundaries can occasionally be glimpsed from nearby vantage points including the public right of way to the south of the site (photograph 250) and front dwellings along Redehall Road (photograph 251).
- 1.2 The site is obscured from view in the wider landscape by layers of boundary vegetation. Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **SMA035** is judged to have moderate sensitivity and slightly value, resulting in a medium/high landscape capacity for development. The site could accommodate development provided the local settlement pattern, the setting to the surrounding landscape/settlement, and views towards the site, are carefully taken into account. Other evidence relevant to the site's suitability for development should also be considered.



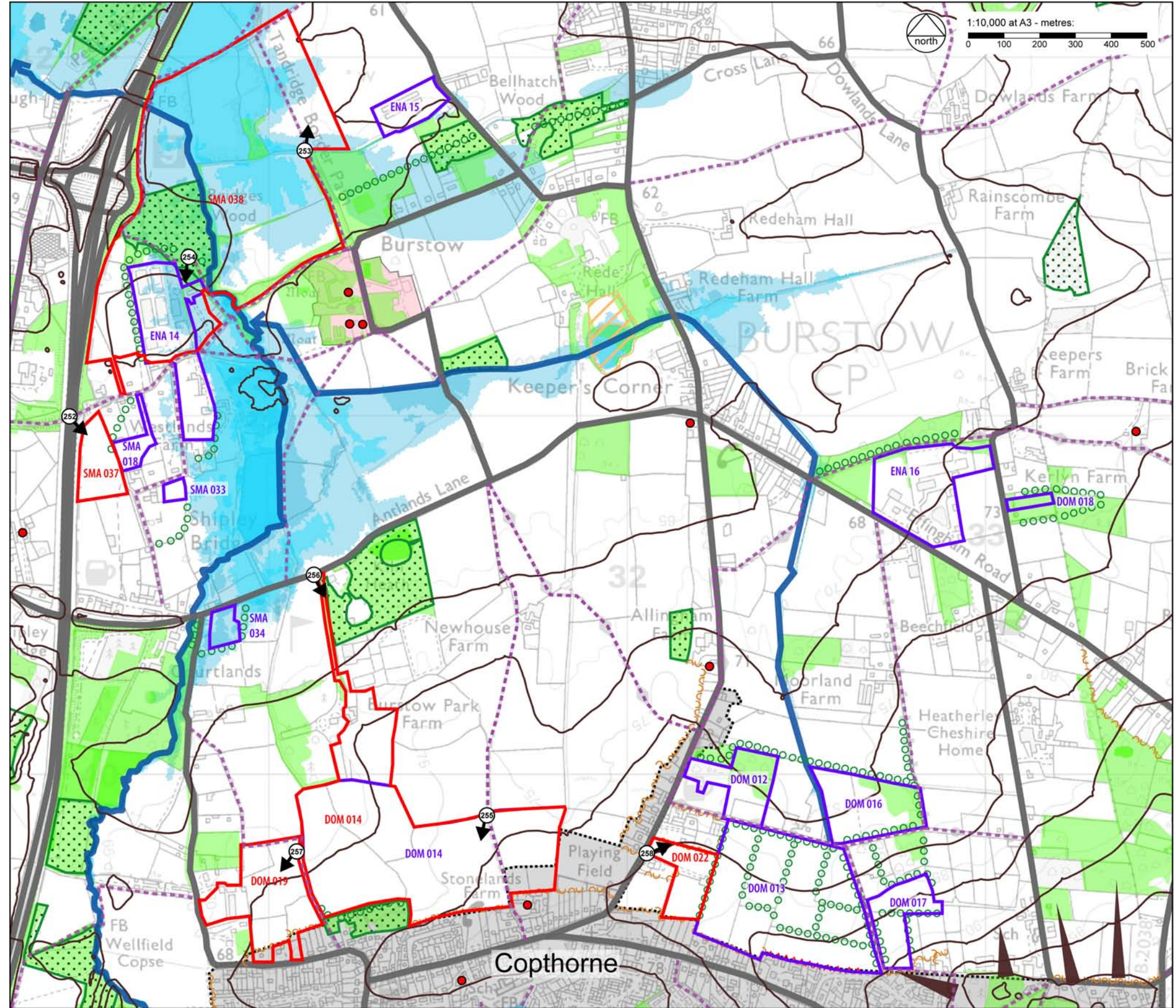
## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	3	1	3	3	2	17
<p>The site consists of pastoral fields/paddocks, with strong boundary vegetation.</p> <p>The southeast corner of the site includes structures related to horse keeping.</p> <p>The site is within an area classified as grade 4 agricultural land.</p>	Mature boundary vegetation provides habitat connectivity.	The site is relatively disconnected from the main settlement of Smallfield to the north, but similar to other areas of settlement either side of Redehall Road to the south.	The site does not separate any significant settlements.	The site is part of the rural landscape which borders the edge of Smallfield. The treed boundaries filter the urban edge from the countryside.	<p>Site boundary vegetation and occasionally the site itself, can be glimpsed from a limited number of locations including from sections of the public bridleway to the south and the public footpath to the north.</p> <p>The site can also be seen from adjacent dwellings along Redehall Road, and from limited locations along the road itself through gaps between house.</p> <p>The site is obscured from the wider landscape by surrounding boundary vegetation and settlement.</p>	Boundary vegetation should be retained and enhanced. Any development within the site should locate open space along the western edges of the site to provide a buffer to the wider rural landscape, and should provide a buffer to existing dwellings.	<b>MODERATE</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	2	2	1	1	2	10
None.	None.	The majority of the site consists of pleasant rural countryside, although not unique, and visible from limited viewpoints.	<p>Some time depth in the form of early field enclosure is recorded.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no formal public access.	<p>The site is relatively well enclosed, but human influences including horse related structure and glimpses of adjacent housing, limit the sense of remoteness.</p> <p>Overhead aircraft noise is noticeable.</p>	<b>SLIGHT</b>





Burstow Analysis Plan (Area 15) See Figure 7 on page 1 for plan location

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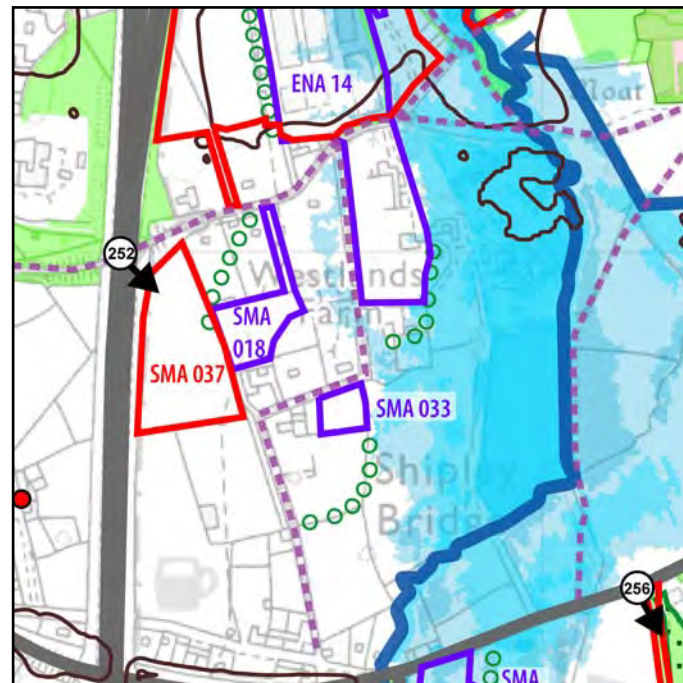
**Burstow Settlement Analysis**

- 2.65 Burstow consists of a collection of dispersed areas of settlement at the south-west corner of the District. Horley and Gatwick airport are approximately 2km to the west. The southern District boundary borders the northern edge of Copthorne within Mid Sussex District, to the south. To the west is the M23, with access to the motorway via junction 10 to the south.
- 2.66 The area lies within a gently undulating part of the Low Weald Farmland, but is generally north facing towards the Flood Zone around Smallfield.
- 2.67 Sites **DOM014**, **DOM019** and **DOM022** are located along the generally well-wooded northern edge of Copthorne. Sites **SMA037** and **SMA038** are located within the rural landscape between Smallfield to the north, Copthorne to the south, and the M23 motorway to the west.





Photograph 252: View south-east from elevated section of the Sussex Border Path as it crosses the M23 motorway



Plan not to scale  
See plan on page 92 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 There are views into site **SMA037** from the Sussex Border Path Long Distance Path as it passes north of the site and from the elevated location to the north-west of the site along a road bridge over the M23.
- 1.2 However, the site is enclosed from the surrounding landscape by vegetation, and the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing and/or employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **SMA037** is judged to have moderate sensitivity and slight value, resulting in a medium/high landscape capacity for development. The site could accommodate housing development provided the majority of the boundary vegetation is maintained, and the local settlement pattern and views towards the site, are carefully taken into account. Alternatively, employment use could be accommodated provided the scale of the site's structures are not significantly out of scale with the surroundings. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	5	1	1	2	1	15
<p>The site is an undeveloped field of rough grass. There is significant tree cover along the site boundaries, although there are some gaps, including to the west adjacent to the M23 motorway.</p> <p>The site is within an area of grade 4 agricultural land.</p>	Boundary vegetation provides a degree of habitat connectivity.	The site is detached and relatively distant from any significant settlement.	The site has no contribution to separation between significant settlements.	The site is inward looking and disconnected from the rural landscape to the west by the adjacent M23 motorway.	The site is enclosed from the surrounding landscape by vegetation, although there are views into the site from the Sussex Border Path Long Distance Path as it passes north of the site and from the elevated location to the north-west of the site along a road bridge over the M23.	The site is already well contained by boundary vegetation.	<b>MODERATE</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	1	2	9
None.	An area of Flood Zone is within the vicinity of the site to the east, but the site itself has no other designations.	The site is part of a small scale pattern of pastoral fields with thick boundary vegetation, however it is detached from the wider landscape by the M23 motorway and on its own is relatively unremarkable with few visual links to the wider landscape.	<p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no formal public access.	Enclosure provides a degree of remoteness, but the adjacent M23 limits the tranquillity.	<b>SLIGHT</b>



Northern part of the site

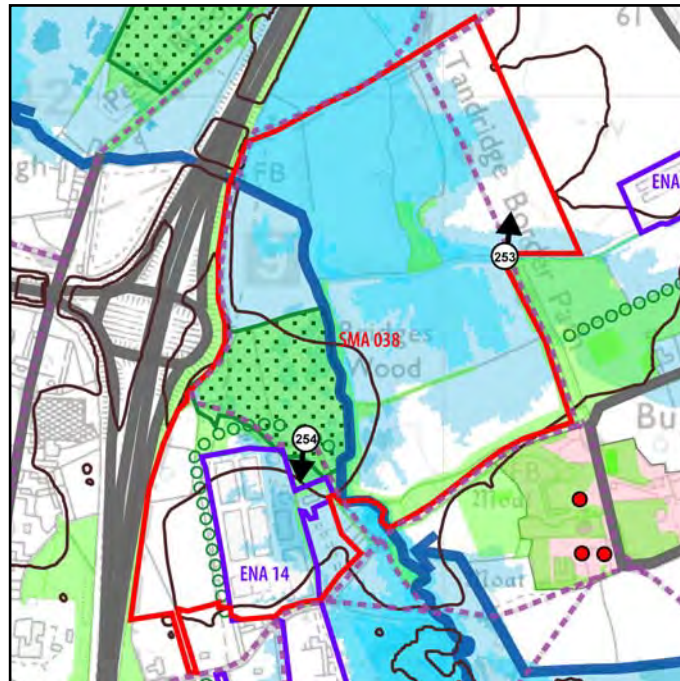


Photograph 253: View north from Tandrige Border Path

Glimpses of structures within the southern part of the site



Photograph 254: View south from public footpath through the centre of the site



Plan not to scale  
See plan on page 92 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Views of site **SMA038** are relatively localised despite it being a large site. However, there are significant lengths of public rights of way through and adjacent to the site which have open views of the site, including part of the Tandrige Border Path.
- 1.2 The visual sensitivity of the site is therefore 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 employment development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

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

- 2.2 Site **SMA038** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, the intactness of parts of the site, and its visual sensitivity. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a significant detrimental effect on the landscape as a whole. 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	4	5	1	2	4	3	23
<p>The northern part of this large site consists of small to medium scale pastoral fields divided by thick boundary vegetation and are identified as large assarts. The southern part of the site is degraded with land uses including sheds and storage.</p> <p>The site is within an area of grade 4 agricultural land.</p>	<p>The site includes a significant block of Ancient Woodland, and Burstow Stream runs through the centre of the site.</p>	<p>The site is detached from any significant settlement.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>The site is relatively secluded, but the northern part of the site is part of the wider rural continuum of pastoral fields and well vegetated boundaries.</p>	<p>There are open views of the site from a number of public rights of way which cross through or adjacent to the site, including the Tandridge Border Path Long Distance Path.</p> <p>The north-eastern portion of the site is open and can be glimpsed from properties and Broadbridge Lane to the east. Elsewhere, the site is relatively well contained from the surrounding landscape by layers of vegetation.</p>	<p>The loss of rural landscape would be difficult to mitigate if the site was developed in its entirety.</p> <p>The site is generally well screened by considerable surrounding tree cover.</p> <p>New structures should not be any higher than those existing to the south of the site.</p>	<b>SUBSTANTIAL</b>

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	4	2	3	1	3	2	16
<p>None.</p>	<p>The site contains a significant block of Ancient Woodland and the majority of the site is within an area of Flood Zone. Burstow Conservation Area adjoins the site to the south.</p>	<p>The northern part of the site with its pastoral fields and thick boundary vegetation has a degree of distinctiveness although not uncommon to the local area.</p>	<p>The northern part of the site is identified as large assarts from the late medieval period.</p> <p>Burstow Conservation Area and its listed buildings adjoin the site to the south-east.</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>103. Large irregular assarts with wavy or mixed boundaries</p>	<p>The site has no significant contribution to the setting of outstanding assets.</p>	<p>A number of public rights of way cross through or adjacent to the site, including the Tandridge Border Path Long Distance Path.</p>	<p>The site is a pleasant landscape to the north, although road noise from the M23, and land use to the south limit tranquillity and remoteness.</p>	<b>MODERATE</b>



Pattern of grazed fields bounded by a network of well maintained hedgerows frequently containing large mature oaks, characteristic of the Low Weald Farmland

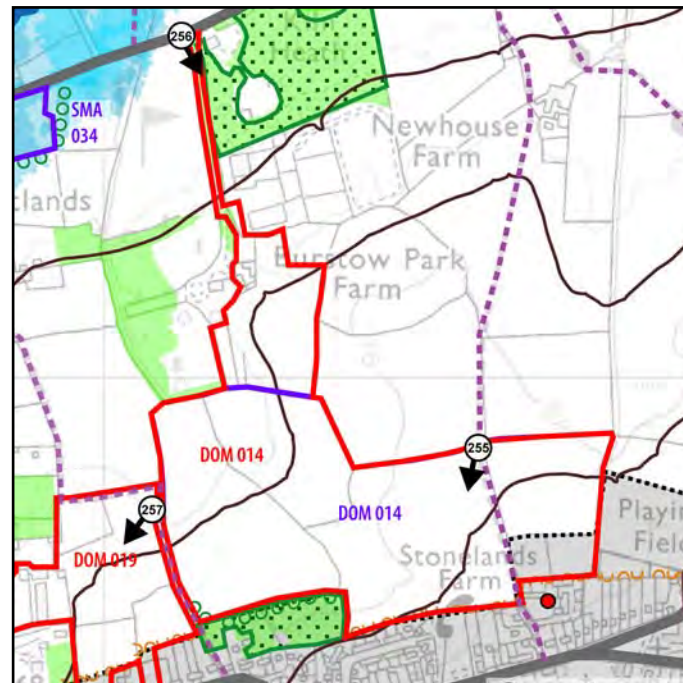
Limited glimpses of northern edge of Copthorne filtered by boundary vegetation

Ancient woodland along eastern edge of northern access route into the site



Photograph 255: View south across the site from public footpath within the site

Photograph 256: View south from B2037 at northern access point



Plan not to scale  
See plan on page 92 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **DOM014** is a large, relatively open site, with views across the site and rural countryside continuum from local public rights of way, and roads and settlement to the south.
- 1.2 Consequently, the visual sensitivity of the site is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Substantial** sensitivity x **Moderate** value = **Low** landscape capacity
- 2.2 Site **DOM014** has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, its visual sensitivity and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a significant detrimental effect on the Low Weald Farmland character of the landscape as a whole. 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	4	2	4	4	4	23
<p>The site is typical low weald farmland of large scale fields bounded by ditches and regular low clipped boundary hedges with occasional large mature trees along hedge lines.</p> <p>There are two smaller fields used as paddocks in the south east corner of the site, and an area of remnant parkland associated with Burstow Park Farm to the north.</p> <p>The majority of the site is recorded as Grade 3 Agricultural Land.</p>	There is hedge and ditch network connectivity, and adjacent Ancient Woodland.	<p>These are large scale fields part of rural farmland continuum to north.</p> <p>Two smaller fields in the south east corner of the site are slightly better related to settlement edge given their smaller extent and being located adjacent to existing settlement edge.</p>	These are large scale fields constituting a significant proportion of the undeveloped landscape within the wider gap between Copthorne and Smallfield.	The site is part of the rural continuum providing northern farmland setting to Copthorne.	<p>This is an open landscape by virtue of mostly large scale fields and low hedges, visible from filtered northern edge of Copthorne. There are close range views of the site from internal footpaths and Tandridge Border Path to the northeast. The northern access route is open to view from along the B2037 road.</p> <p>There are distant views of the site across the wider rural landscape, including from the main road and dwellings across playing fields. There are also distant reverse views of North Downs to the north, but site would be difficult to perceive from the AONB given the intervening distance.</p>	There is limited scope given that any new planting would be inconsistent with the existing character of the low weald farmland of open fields and low clipped hedges. Some limited potential to accommodate small scale development within the south-east corner fields, but majority of site should be retained as farmland.	<b>SUBSTANTIAL</b>

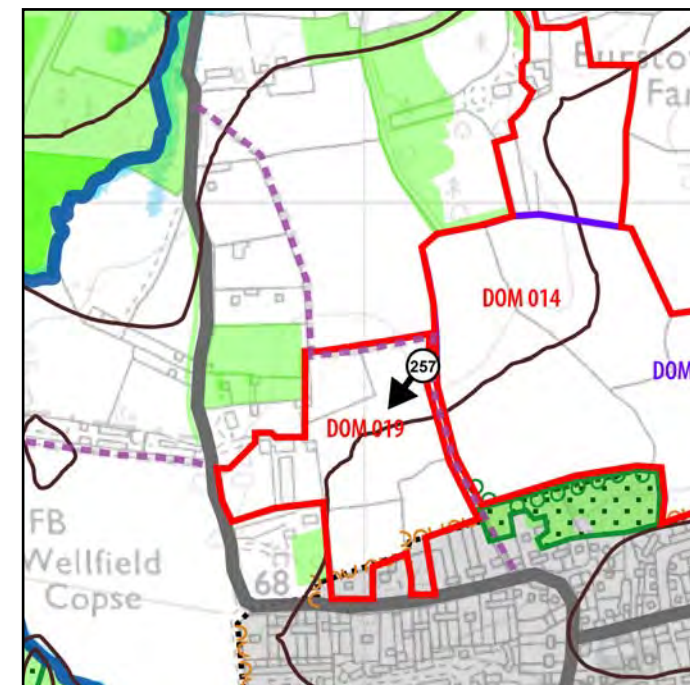
## Landscape Value:

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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	2	4	2	1	3	3	16
None.	The site is adjacent to blocks of Ancient Woodland to the south-west and the north, and there is a listed building near the south east corner of the site.	The site includes typical low weald farmland with its distinctive large field pattern and low clipped hedges and occasional large mature trees along hedge lines.	<p>The site includes areas identified as large assarts and parkland. Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/ SYSTEMS</p> <p>104. Regular assarts with straight boundaries</p> <p>9. PARKLAND AND DESIGNED LANDSCAPES</p> <p>905. Smaller designed gardens</p>	The site has no significant contribution to the setting of outstanding assets.	<p>Public footpaths cross through/ adjacent to site and link with wider rights of way network.</p> <p>The Tandridge Border Path is to the east of the site.</p>	<p>The majority of the site is pleasant farmland, with a moderate scenic quality.</p> <p>The filtered edge of settlement to the south, and structure associated with activity at Burstow Park Farm to the north, temper the sense of remoteness.</p>	<b>MODERATE</b>





Photograph 257: View south-west from public footpath at north-east corner of the site



Plan not to scale  
See plan on page 92 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **DOM019** is open to view from the public footpath which passes within the eastern and northern edges of the site, and there are glimpses of the site from the site entrance off Shipley Bridge Lane.
- 1.2 The site is obscured in views further from the site, by intervening layers of boundary vegetation.
- 1.3 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **DOM019** is judged to have moderate sensitivity and slight value, resulting in a medium/high landscape capacity for development. The site could accommodate development provided the local settlement pattern, the setting to the surrounding landscape/settlement and views towards the site, are carefully taken into account. Other evidence relevant to the site's suitability for development should also be considered.



## Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	2	3	1	3	3	2	16
<p>The site incorporates areas of rough grassland, including areas of wet grass, some significant boundary vegetation of varying quality and young birch copses around the perimeter of site, and includes a business/industrial area of large buildings, hard standing and containers.</p> <p>The site is somewhat degraded compared to the farmland characteristic of the Low Weald to the east.</p> <p>The site is within areas of grade 3 and 4 agricultural land.</p>	<p>The site has a number of connected grass, scrub and hedge habitats.</p>	<p>The western part of the site already contains buildings which are part of the low density ribbon development along Shipley Bridge Lane, although it is detached from the main area of Copthorne to the south. The eastern portion of the site becomes part of the wider rural continuum to the north-east.</p>	<p>The site has no contribution to separation between significant settlement.</p>	<p>Trees within the site and along its boundaries provide a vegetated transition from the farmland to the north and the settlement edge to the south.</p>	<p>There are open views of the site from the public footpath which runs around the sites eastern and northern edges, including views of the business/industrial use, and glimpses through the site entrance off Shipley Bridge Lane. There are also filtered views into the site from properties adjacent to the south.</p> <p>At greater distance, the site is obscured by layers of vegetation in the wider landscape.</p>	<p>Boundary vegetation should be retained and enhanced as appropriate. Tree groups around the perimeter of the site could be enhanced with complementary planting to buffer footpath routes and adjacent properties from potential development within the site.</p> <p>Any new structures should be in keeping with the area, and there is potential to reduce the scale/density of built form in the western part of the site helping to assimilate new development in the landscape.</p>	<b>MODERATE</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	2	2	1	3	2	12
None.	None.	<p>Tree cover within the site provides interest, but the site has few of characteristic features typical of the Low Weald farmland to the east.</p>	<p>The eastern part of the site is recorded as having been created from asserted woodland.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>1. FIELD PATTERNS/SYSTEMS</p> <p>103. Large irregular assarts with wavy or mixed boundaries</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	<p>The site has no significant contribution to the setting of outstanding assets.</p>	<p>A public footpath runs through the eastern and northern edges of the site, linking Copthorne to Shipley Bridge.</p>	<p>Tree cover provides a limited degree of enclosure, and there are pleasant views east, however structures/activity at the business centre, a tall mast, and road noise significantly reduce the scenic quality to the west, and the sense of tranquillity and remoteness overall.</p>	<b>SLIGHT</b>



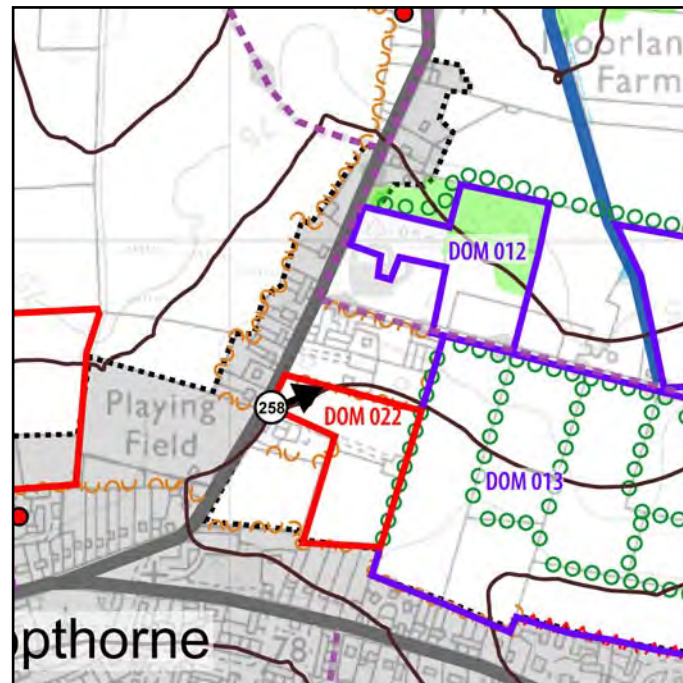
Hedge along western site boundary adjacent to Copthorne Bank road

Western part of the site

Structures related to horse keeping along eastern edge of the site



Photograph 258: View north-west from Copthorne Bank adjacent to western edge of the site



Plan not to scale  
See plan on page 92 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site DOM022 is well contained from the wider landscape by surrounding vegetation. However, within the local vicinity, the site is visible through the access gate, and above the roadside hedge, from Copthorne Bank, and seen from nearby properties.
- 1.2 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Slight** sensitivity x **Slight** value = **High** landscape capacity
- 2.2 With slight sensitivity and value, site **DOM022** is considered to be relatively unconstrained, and have a high landscape capacity for development, provided the form of any new development is in scale with existing local settlement. Other evidence relevant to the site's suitability for development should also be considered.



## Landscape Sensitivity:

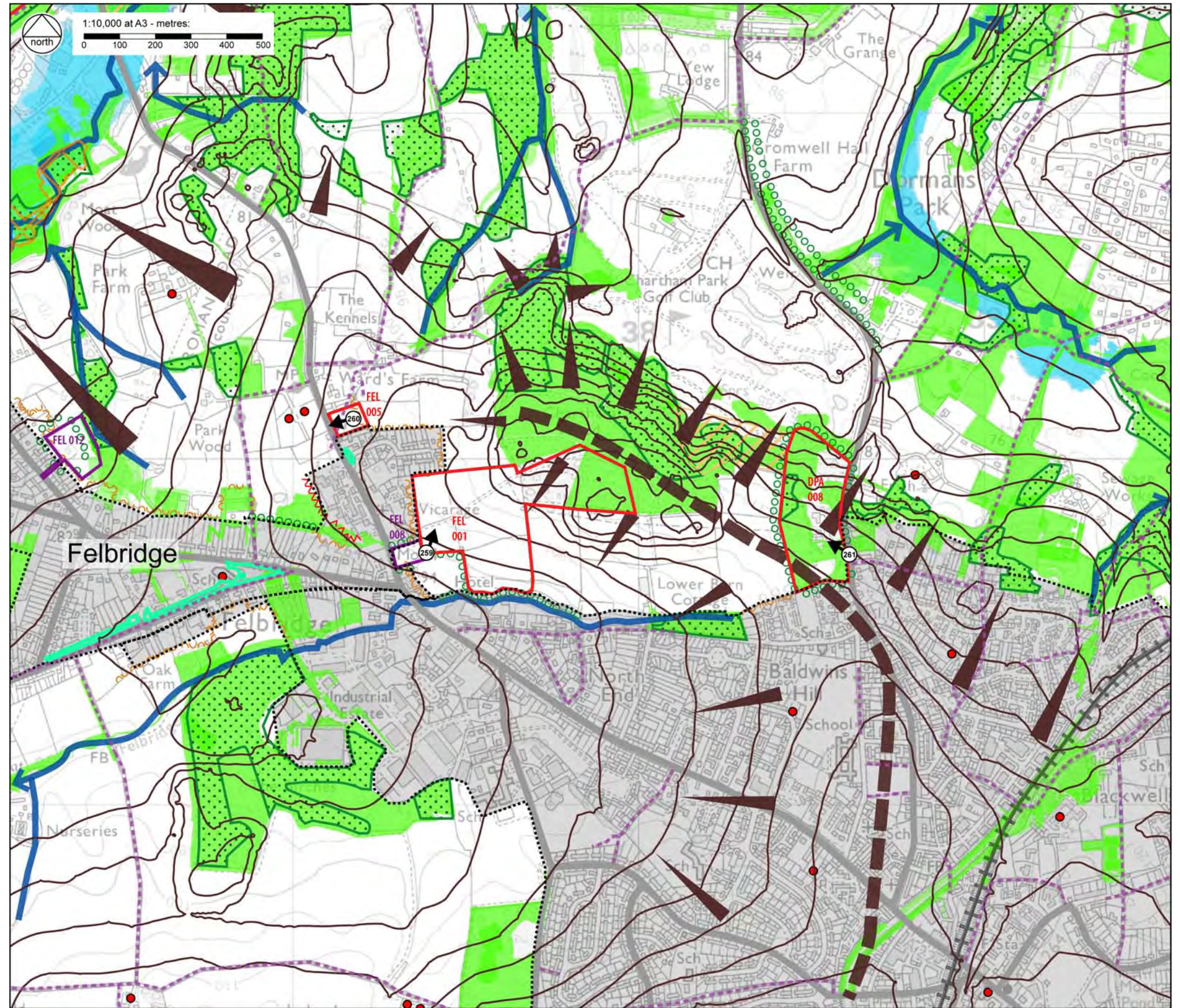
Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	2	1	2	2	2	14
<p>The site consists of pastures used as paddocks, a limited number of small horse keeping structures, and an access track.</p> <p>Site boundaries are generally well vegetated with mature trees or hedges, although vary in condition.</p> <p>The site is within an area of grade 3 agricultural land.</p>	Boundary vegetation provides a degree of habitat connectivity.	Although beyond the main east-west band of Copthorne to the south, the site is surrounded by existing development focused along Copthorne Bank, to the north and south.	The site has no contribution to separation between significant settlement.	The site provides a small undeveloped part of the northern approach into Copthorne, and limits the influence of built form on the more intact landscape to the east. However, the main focus of openness on the approach into Copthorne is across the playing fields on the opposite site of Copthorne Bank road, including distant views of the Surrey Hills AONB on the horizon.	<p>The site is visible through the access gate, and above the roadside hedge, from Copthorne Bank, and seen from nearby properties, with varying degrees of filtering.</p> <p>Views of the site are seen in context with existing surrounding dwellings, including recent housing development.</p>	<p>Tree planting along the western boundary along Copthorne Bank, with any new development set back from the road, would help reduce the impact of further development along the northern approach into Copthorne.</p> <p>Existing mature boundary vegetation should be protected and retained.</p>	<b>SLIGHT</b>

## 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 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	1	2	1	1	1	2	9
None.	None.	The site is unremarkable paddocks, but has mature boundary vegetation, and is a recognisable part of the approach into Copthorne.	<p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	The site has no significant contribution to the setting of outstanding assets.	The site has no public access.	Tree cover lends a degree of scenic quality to the site, but surrounding influences, including houses, the busy road and overhead aircraft noise prevent a sense of tranquillity or remoteness.	<b>SLIGHT</b>



- KEY**
-  Sites assessed in 2017 (as labelled)
  -  Sites assessed in 2016 (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Felbridge Analysis Plan (Area 16B) See Figure 7 on page 1 for plan location

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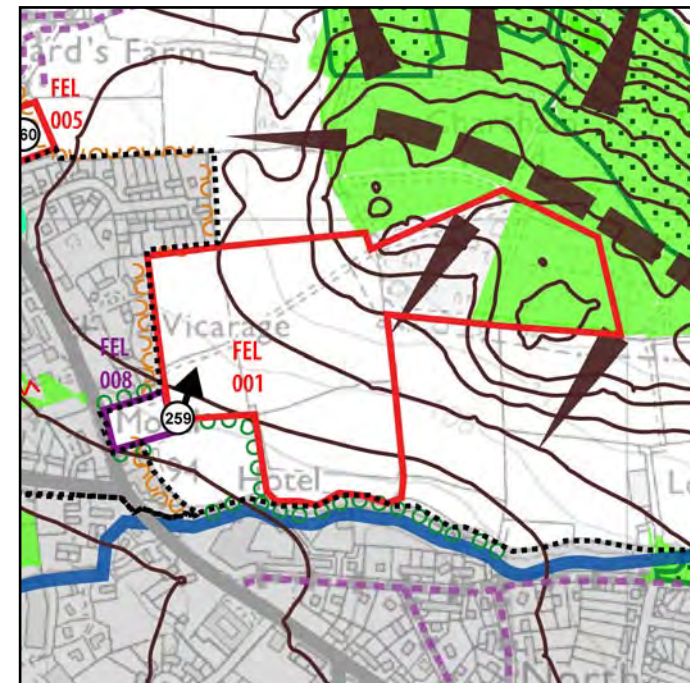
**Felbridge Settlement Analysis**

- 2.68 Felbridge is located at the southern edge of the District and adjoins East Grinstead within Mid Sussex, to the south-east. The majority of Felbridge is located along the A264 road, which connects with junction 10 of the M23 motorway, approximately 6km to the west.
- 2.69 The settlement is located within the High Weald character area, but outside the High Weald AONB, which is approximately 4km to the east. Felbridge is situated on generally north facing slopes which rise up from the Low Weald into the High Weald to the south, and largely consist of ribbon development along the road network.
- 2.70 Site **FEL005** is located off the A22 at the northern edge of the settlement. **FEL001** is set back from the frontage along the A22 near the border with East Grinstead. Site **DPA008** is located off Lingfield Road, on the approach into East Grinstead.
- 2.71 Each site associated with Felbridge is assessed in more detail on the following pages.





Photograph 259: View north-east from western part of the site



Plan not to scale  
See plan on page 104 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **FEL001** is well contained by surrounding vegetation and is visible from a limited number of locations within the vicinity.
- 1.2 The site is therefore judged to have **Slight** visual sensitivity. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

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

**Substantial** sensitivity x **Slight** value = **Low/Medium** landscape capacity

- 2.2 Site **FEL001** has substantial sensitivity due to its inconsistency with the existing settlement pattern, the contribution it makes to the setting of the surrounding landscape and the intactness of parts of the site. Combined with a slight landscape value, the site has low/medium capacity for development, and development on the site would have a detrimental effect on the character of the landscape. 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	2	4	3	4	2	4	23
<p>The site consists of a small group of pastoral fields divided by relatively intact hedges and mature trees. There are mature field trees in the centre of the site.</p> <p>The north-east corner of the site incorporates deciduous woodland, as part of Chartham Wood.</p> <p>The south-western part of the site includes an overgrown scrubby area, and the very southern portion of land includes tennis courts.</p> <p>The site is within an area of grade 3 agricultural land.</p>	<p>The network of mature boundary vegetation provides habitat connectivity. The site abuts Felbridge Water (a tributary to the River Eden) along the southern edge of the site.</p>	<p>The site is located on the northern side of Felbridge Water which defines the current extent of Felbridge to the south. The site ascends up the local ridge feature to the north and away from Felbridge which is on lower ground to the south.</p>	<p>The site forms part of the separation between Felbridge and East Grinstead, on the eastern side of the A22.</p>	<p>The site is enclosed and inward looking, but forms part of the rural, well treed, and sloping setting, to the east of Felbridge and north of East Grinstead.</p>	<p>The majority of the site is obscured from view by tree cover along site boundaries, and surrounding layers of vegetation. There are occasional glimpses into the site from adjacent properties and from a short stretch of the A22 as it passes the site entrance point.</p> <p>A limited number of properties overlook the site, and there are no views of the site from public rights of way.</p>	<p>Boundary vegetation should be retained. The loss of the sloping undeveloped setting to Felbridge, loss of separation, and the woodland, would be difficult to mitigate if these areas were developed.</p>	<b>SUBSTANTIAL</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	3	1	1	2	3	12
<p>None.</p>	<p>None.</p>	<p>The site is part of the pattern of pastoral fields divided by significant boundary vegetation, on south facing slopes above Felbridge. However the site is not widely visible from within the vicinity.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	<p>The site has no significant contribution to the setting of outstanding assets.</p>	<p>The site has no public access, although there are tennis courts in the southern part of the site, and the site is adjacent to the Felbridge and Sunnyside Cricket Club ground to the south-west.</p>	<p>Tree cover and woodland provide a degree of scenic quality to the site, and enclosure which provides a sense of tranquillity and remoteness although this is tempered in places by nearby urban influences to the south and west.</p>	<b>SLIGHT</b>



Housing overlooking the site to the south

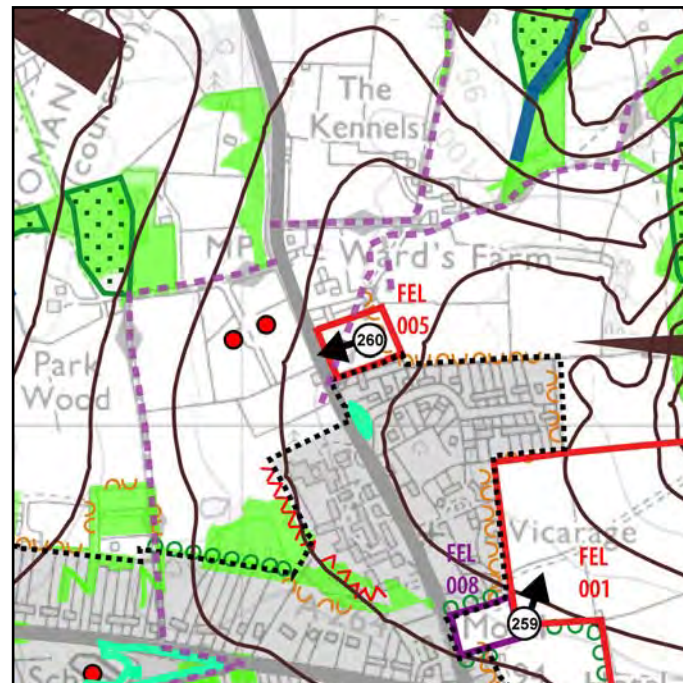
Public footpath diagonally through the centre of the site

Hedge and trees along western boundary with the A22 road

Housing overlooking the site to the south



Photograph 260: View west from centre of the site along public footpath



Plan not to scale  
See plan on page 104 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Site **FEL005** is obscured from the wider landscape, however there are open views from the public footpath which crosses through the centre of the site, close range views into the site from adjacent dwellings to the north and south, and glimpses through the site entrance from the adjacent A22.
- 1.2 The site is therefore judged to have **Substantial** visual sensitivity. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **FEL005** is judged to have moderate sensitivity and slight value, resulting in a medium/high landscape capacity for development. The site could accommodate development provided views towards the site are carefully taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	2	2	1	2	4	3	17
<p>This is a small site of rough grass and regenerating scrub. There are mature trees along the eastern boundary to the rural landscape to the east, and a hedge and trees along the western boundary adjacent to the A22 road. Boundaries to the north and south are more domestic.</p> <p>The site is within an area of grade 3 agricultural land.</p>	<p>The rough grassland and mature boundary vegetation provide wildlife habitats.</p>	<p>The site is on the edge of the main settlement to the south, but its location and size are in keeping with the existing development along the A22 on either side of the site.</p>	<p>The site has no contribution to separation between significant settlements.</p>	<p>The site is enclosed and inward looking, but forms a small undeveloped part of the northern approach into Felbridge.</p>	<p>The site is open to view from the public footpath through the centre of the site and is overlooked by adjacent dwellings to the north and south.</p> <p>There are limited glimpses through the site entrance from the adjacent A22, but the site is obscured from view in the wider landscape by surrounding tree cover and development.</p>	<p>The loss of the an open aspect from the public footpath would be difficult to mitigate.</p> <p>The boundary vegetation along the A22 should be retained to continue screen the site, although some length is likely to be lost for site access/sight lines.</p> <p>The design of any new development should consider planting to reduce the visual impact from adjacent.</p>	<b>MODERATE</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	2	1	1	3	2	11
<p>None.</p>	<p>None.</p>	<p>Tree cover gives a degree of interest, although the site is generally unremarkable and in keeping with the locality.</p>	<p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>811. Regular settlement with paddocks (post-1940)</p>	<p>The site has no significant contribution to the setting of outstanding assets.</p>	<p>A public footpath runs diagonally through the centre of the site, connecting with the Tandridge Border Path long distance path to the north-east.</p>	<p>Tree cover provides a degree of scenic quality. Bird song is masked by road noise and adjacent dwellings prevent a sense of remoteness.</p>	<b>SLIGHT</b>



Housing overlooking the site to the south

Public footpath diagonally through the centre of the site

Hedge and trees along western boundar with the A22 road

Housing overlooking the site to the south



Photograph 261: View north-west towards the site entrance from the A22 road.



Plan not to scale  
See plan on page 104 for wider context and key to symbols

**Site Visibility (see accompanying photograph above):**

- 1.1 Although site **DPA008** is obscured in the majority of views by its significant boundary vegetation, the eastern boundary of the site is relatively prominent on an embankment adjacent to Lingfield Road, and nearby properties overlook the site boundaries to the south and east.
- 1.2 The site is therefore judged to have **Moderate** visual sensitivity. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity
- 2.2 Site **DPA008** is judged to have moderate sensitivity and slight value, resulting in a medium/high landscape capacity for development. The site could accommodate development provided boundary vegetation is maintained where possible, and the local settlement pattern is taken into account. Other evidence relevant to the site's suitability for development should also be considered.



Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
2	2	4	1	2	3	3	17
<p>The site consists of the former grounds of Hill House and other buildings.</p> <p>The gardens include overgrown ornamental plants such as rhododendrons, tall specimen trees and orchard trees.</p> <p>There is thick mixed vegetation along site boundaries.</p> <p>The site is within an area of grade 3 agricultural land.</p>	<p>The site includes a pond and some variety in wildlife habitats.</p>	<p>The topography is consistent with the landform to the south on a slight local ridgeline, and adjacent to settlement to the south and east, is situated on a fairly prominent position above Lingfield Road and beyond the east-west belt of vegetation which currently forms the main northern settlement edge to the west of Lingfield Road.</p>	<p>The site is a small part of the wider landscape between the northern built up areas of Felbridge and East Grinstead, but has very limited separation function.</p>	<p>The site appears as part of the mixed woodland block on the embankment above Lingfield Road on the northern approach into Baldwins Hill and East Grinstead to the south. Despite the elevated location, the site is not prominent in the wider landscape due to local woodland/tree cover.</p>	<p>The internal part of the site is very well screened by boundary vegetation, but the eastern boundary along Lingfield Road is more visually sensitive due to its position at the top of the embankment along the west side of the road.</p> <p>Nearby properties overlook the site boundaries to the south and east.</p>	<p>Potential housing would be well screened by existing boundary vegetation if retained appropriately. However there would likely be a significant loss of internal tree cover.</p>	<b>MODERATE</b>

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 <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	3	3	1	1	1	2	12
<p>None.</p>	<p>The site includes a small area of Ancient Woodland, and is adjacent to a Site of Nature Conservation Interest to the north-west.</p>	<p>The site provides a relatively distinctive view of tree cover and ornamental flowering plants along Lingfield Road on the approach into Baldwins Hill and East Grinstead.</p>	<p>Surrey Historic Landscape Characterisation: 9. PARKLAND AND DESIGNED LANDSCAPES  905. Smaller designed gardens</p>	<p>The site has no significant contribution to the setting of outstanding assets.</p>	<p>The site has no public access.</p>	<p>Some dilapidation and defensive entrance gates limit scenic quality, but the lack of visibility through the site boundaries provides a degree of remoteness.</p>	<b>SLIGHT</b>