

## Surrey Landscape Character Assessment: Surrey Heath Borough



April 2015

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The Surrey Landscape Character Assessment 2015 incorporates parts of the Guildford Landscape Character Assessment prepared in January 2007 by Guildford Borough Council and Land Use Consultants, modified as appropriate.

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Surrey Biodiversity Opportunity Areas (BOAs) Map

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## 1. INTRODUCTION

- 1.1 Surrey County Council commissioned a review of the Landscape Character of Surrey, to provide a consistent landscape character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment. This document contains the parts of the Surrey wide assessment which cover Surrey Heath Borough. Written in context with the county-wide Landscape Character Assessment 2015, there are likely to be references to locations outside of Surrey Heath Borough within this document.

### Background

- 1.2 In 1997, a landscape assessment was carried out entitled 'The Future of Surrey's Landscape and Woodlands', which covered the Surrey County Council administrative boundary. The approach adopted was based on the 1995 landscape assessment guidance and the Countryside Character map of England (1997), and therefore predates the current guidance on character assessment. The assessment identified 25 County Landscape Areas nesting inside 7 of the National Countryside Character Areas (figure 1). Within the study, each national area was broadly described, with more detail provided for each County Landscape Areas grouped within the National Countryside Character Areas.
- 1.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape which covers 422km<sup>2</sup> of the county (figure 2). It includes part of the North Downs and stretches from Farnham, in the west, around Guildford, Dorking, and Reigate, to Oxted, in the east. In 1998, a landscape character assessment was carried out for the Surrey Hills AONB. The character assessment drew upon the 1997 Surrey County Landscape Assessment and the landscape assessment 'The Surrey Hills Landscape' published by the Countryside Commission in 1998. It identified 13 local landscape character areas, the boundaries of which were derived from the earlier county assessments.
- 1.4 Since the county assessment and Surrey Hills AONB assessment have been completed, a National Landscape Typology has been developed (see figure 3) and was published in 2001 by the Countryside Agency (now Natural England). In some parts of the county, the 1997 Surrey county-wide assessment fits comfortably within the national landscape typology, for example in the North Downs, in other areas there are anomalies which result from the greater level of detail provided by the national typology assessment.
- 1.5 In 2002, the Countryside Agency (now Natural England) and Scottish Natural Heritage published its 'Landscape Character Assessment Guidance for England and Scotland'. The assessment methodology contained within the 2002 guidance was subsequently reaffirmed by National England in October 2014 with publication of 'An Approach to Landscape Character Assessment', which incorporates the assessment processes set out in the 2002 guidance.
- 1.6 The county of Surrey is made up of 11 Districts and Boroughs. Individually, some districts and boroughs have undertaken landscape character assessments, employing various methodologies, a number of which pre-date the current guidance. Guildford Borough has recently published a series of comprehensive studies in line with Natural England's guidance, which was originally set out in 2002.

### **Aims and Objectives of the Study**

- 1.8 The landscape character assessment presented in this study, sits within the framework provided by the national landscape character areas and the national landscape typologies. The assessment draws on existing baseline information contained in the previous county assessment, the 1998 AONB assessment and management plan, and the existing District and Borough-wide landscape character assessments.
- 1.9 Landscape character assessment is a process by which the key characteristics of an area of landscape can be identified and which contribute to the sense of place of a locality. It is also a tool by which one can achieve an understanding of the landscape today and how it has changed over time. It is as an aid to decision making and the future management of the landscape.
- 1.10 Government guidance requires that Plans, including Local Development Frameworks should be “objective led”. To this end Landscape Character Assessment provides a clear statement of the landscape resource within a Plan area. The Surrey Landscape Character Assessment forms part of the evidence base from which development and management strategies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape. This fulfils one of the core principles in national planning policy to recognise the intrinsic character and beauty of the countryside, and the requirement for Local Plans to include policies for the conservation and enhancement of the natural environment, including landscape.

## **2. METHOD STATEMENT**

### **Introduction**

- 2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002), and reaffirmed by Natural England’s 2014 ‘An Approach to Landscape Character Assessment’.
- 2.2 Geographic Information Systems (GIS) has been used to collate and present the graphical data provided as paper mapping within this study. This data will be maintained by Surrey County Council. Public access to the landscape character assessment will be available electronically through county and relevant District/Borough websites.

### **Stage 1: Desk Study/Review**

- 2.3 The initial desk study reviewed the existing landscape character assessments that cover the county. The national framework provided by the Character of England Map (Joint Character Areas) and the National Landscape Typology (landscape character types) set the overall context for the study.
- 2.4 The desk study also reviewed the physical and human influences that have shaped the landscape of the county. Physical influences (natural factors) include geology, soils, landform, drainage, and land cover, which, in turn, have a strong influence on patterns of human occupation and activity. The study also reviewed cultural/social factors such as patterns of settlement and land use, enclosure, and socio-economic and cultural traditions and influences and looked at current change in the landscape and the pressures for change acting on the landscapes of the county.

### **Stage 2: Local Landscape Characterisation**

- 2.5 Overlays of baseline information were produced using GIS mapping for geology, soils, landform, drainage, land cover, environmental designations, land use and historic landscape types/areas

(figures 4-9). Analysis of this range of data, covering both natural and cultural attributes of the landscape, were utilised in the development of draft characterisation prior to field testing.

- 2.6 The draft characterisation stage mapped draft landscape types and landscape character area boundaries and established a detailed methodology for the assessment across the county, in advance of the fieldwork.
- 2.7 The approach taken followed best practice as promoted by Natural England in maintaining a distinction between landscape types and character areas, and developing a hierarchical approach as follows:
- **Landscape Types:** generic, often extensive areas of landscape that share common combinations of geology, topography, vegetation and human influences, e.g. 'Wooded Greensand Hills' or 'Chalk Ridge'.
  - **Character Areas:** which are unique, discrete geographical areas of the Landscape Type, e.g. 'Hindhead Wooded Greensand Hills' or 'Box Hill to Tatsfield Chalk Ridge', which exhibit all, or the majority of, the recognisable characteristics of the Type, depending on the location of the Character Area.

### **Stage 3: Field Survey**

- 2.8 Field survey was used to verify draft landscape type classifications, to identify landscape character area subdivisions and define precise boundaries. The survey was systematic, using written observations, map annotations, and photographs. Standard survey checklists were used to ensure that landscape features and characteristics were recorded in a consistent and objective way. Photographs were used to record general landscape character, key characteristics and specific attributes.
- 2.9 The field survey assessed and recorded each area in terms of the extent and combination of its key characteristics and features as well as the perceptual characteristics of each area. It noted a description of landscape character, a list of landscape elements and characteristics, e.g. settlement form, landmarks and building style and assessed the aesthetic and perceptual factors e.g. pattern, scale, unity, remoteness and tranquillity of the landscape.
- 2.10 The field assessment also reviewed the current condition and management of the landscape.

### **Stage 4: Classification and Description**

- 2.11 A final review of the draft area boundaries was undertaken having regard to the desk research findings, field maps and field record sheets and the guidance on current best practice. Summary descriptions of each landscape type and landscape character area were compiled in accordance with the guidelines.
- 2.12 The landscape character assessment has been mapped at the scale of 1:25,000 and the boundaries to specific areas defined using the level of detail available at this scale. The boundaries selected for landscape types and landscape character areas are firm and recognisable features on the ground and represent a 'best fit' to the change in landscape type or character within an area. Boundaries to landscape character areas are defined but field observation often identifies a gradual transition in landscape character, it seldom changes abruptly.

### **Stage 5: Evaluation and Guidance**

- 2.13 The current status of the elements and features of the landscape was recorded and forces for change noted as examples of past change and the potential pressures for future change. Information from the desk study, fieldwork and consultation with the relevant Local Authorities was used to determine the forces for change. This evaluation identified a number of factors that may have an effect landscape character in future.
- 2.14 An outline landscape strategy was prepared for each landscape type. The strategy addresses the landscape area as a whole and identifies broad objectives for each landscape type. The aim is to set out broad objectives and principles to manage and direct landscape change in order to protect the highest quality and most sensitive landscapes from adverse change and to encourage positive change in weak or degraded landscapes.
- 2.15 For each landscape type there are a set of broad objectives; where individual character areas highlight specific issues of local importance more specific prescriptions are identified. The guidelines indicate the actions required, with reference to the overall landscape objective in order to ensure that distinctive character is maintained. To aid ease of reference the guidelines have been divided into prescriptions related to land management and prescriptions specifically related to development.

## **3. THE SURREY LANDSCAPE**

### **3.1 Introduction**

- 3.1.1 Stretching from the Thames Valley in the north, to the edge of the High Weald in the south-east, the county of Surrey contains a wide variety of landscape types. The county includes significant areas of high quality and attractive landscape, with a quarter of the county designated as an Area of Outstanding Natural Beauty (AONB). The county includes six of England's National Character Areas: the Thames Valley, Thames Basin Heaths, Thames Basin Lowlands, the North Downs, Wealden Greensand, the Low Weald and High Weald (see figure 2). The Surrey Hills Area of Outstanding Natural Beauty lies at the heart of the Surrey countryside, incorporating parts of the North Downs, the Wealden Greensands and the Wooded Low Weald. The south-eastern corner of the county includes a small section of the High Weald AONB.
- 3.1.2 To the north, the Surrey Hills give way to the Thames Basin, which includes a band of rolling claylands, areas of sandy heath and farmland, and river valley floor and floodplain. Bordering Greater London to the north, some of these areas have undergone significant change, and continue to face considerable pressure from the capital and its immediate hinterland.
- 3.1.3 To the south, between the Surrey Hills AONB and the High Weald AONB, the landscape is dominated by the Low Weald. The Low Weald is deeply rural, sparsely populated and to the west a heavily wooded landscape. Decreasing amounts of woodland are present in the south-east of the county, where the landscape turns to more open Wealden farmland.
- 3.1.4 Watercourses, mostly notably including the Wey and Mole rivers, transverse the county, flowing northwards from the Low Weald, and crossing the Surrey Hills, until eventually reaching the River Thames.
- 3.1.5 Surrey is one of the most densely wooded counties in England, with around 20% woodland cover. A significant proportion of the woodland is identified as ancient (see figure 8). Many areas

of the county are protected by nature conservation designations, including Special Protection Areas (SPAs), which require decision making authorities to consider the effects of development on the habitats of migratory and threatened birds found within the SPAs (see figure 7). SPAs are composed of many individual Sites of Special Scientific Interest (SSSI), and within Surrey include parts of the South West London Water Bodies SPA, the Thames Basin Heaths SPA, and the Wealden Heaths SPA. Large areas of Surrey are also protected for their habitats as Special Areas of Conservation, and these are Thursley, Ash, Pirbright & Chobham, the Mole Gap to Reigate Escarpment, and Windsor Forest & Great Park.

### **3.2 Surrey Hills AONB**

- 3.2.1 The Surrey Hills AONB was one of the first landscapes in the country to be designated as an Area of Outstanding Natural Beauty in 1958. It stretches across the county, meeting with the Kent Downs AONB to the east and the 'South Downs' National Park to the south and west. It includes three of England's National Character Areas: the North Downs, Wealden Greensand and Low Weald (see figure 2).
- 3.2.2 The Surrey Hills AONB lies within one of the most impressive geological features in the British Isles, the wealden uplift. Between 130-65 million years ago the landscape of South-East England was gradually inundated by the sea with the deposition of 800-1000m of sedimentary material. Layers of sand, silt, clay and chalk were laid down and compacted into what is now the wealden clays, the upper and lower greensands and gault clay and chalk. Following a period of uplift (commensurate with the formation of the Alps) the wealden dome was raised above the sea. The dome, some 215km long and up to 80km wide and lying on an east-west axis covered large parts of Kent, Sussex and Surrey. In the succeeding 20 million years the centre of the dome has been eroded to reveal the structure of the present day landscape (see figures 4 and 5).
- 3.2.3 All the rock types found in the wealden dome, with the exception of the Hasting Beds, occur in the Surrey Hills AONB and all have a profoundly different effect on the fabric of the landscape. There is a strong correlation between the geology and the landscape that has developed, which has been accentuated by the relative resistance to weathering of the various rock types.
- 3.2.4 The Surrey Hills has been shaped and used by man for thousands of years. The poor sandy soils of the Greensands and the Heavy clays of the Weald have been difficult to cultivate productively and the area has seen limited settlement. The towns around the AONB, Guildford, Godalming, Haslemere, Dorking and Reigate have all had an influence on the landscape. New roads, rail links and canals cross the Surrey Hills and the demands of growing populations in local towns and London require food, homes and recreation.
- 3.2.5 The countryside has gone through successive phases of agriculture, woodland management and quarrying and the fluctuating fortunes of rural communities has left their mark on the landscape. Although much of the archaeological evidence of early intervention lies undiscovered beneath the woodlands the history of the Surrey Hills can be seen in the architecture and settlement pattern of the area which makes a significant contribution to the landscape character of the AONB and its environs.
- 3.2.6 The most prominent feature of the Surrey Hills AONB is the chalk escarpment which marks the edge of the North Downs along the Chalk Ridge (Type CR) and provides a dramatic backdrop to the Weald to the south. The escarpment runs the length of the AONB, forming The Hog's Back

in the western section. It is generally consistent in height but the steepness of the scarp varies. On the south-facing scarp there is a mosaic of dense woodland, scrub and open downland, the woodland cover being more extensive along the eastern end of the scarp. The escarpment has been eroded by the River Mole to form the impressive and striking chalk cliffs of the Mole Gap above Dorking.

- 3.2.7 To the north of the escarpment, on the chalk dip slope, lies areas of Chalk Down with Woodland (Type CD), Open Chalk Farmland (Type CF), and Wooded North Down (Type CW). Dry valleys and coombes have been formed, set within open rolling farmland interspersed with woodland, whilst elsewhere significant later deposits of clay with flints have produced acid conditions, such as at Ranmore Common and Headley Heath, which contrast markedly with the surrounding chalk farmland.
- 3.2.8 To the south of the escarpment, the relatively soft Folkstone and Sandgate Greensands Beds form the Wooded Greensand Plateau (Type GP) south of Farnham, and also occur in the shallow and low lying Greensand Valley (Type GV) along the Tillingbourne and Pipp Brook. Harder and more resistant Greensand deposits, the Hythe Beds, form the high hills of the Greensand escarpment including the Wooded Greensand Hills (Type GW) at Hindhead, Hascombe and Leith Hill, and Open Greensand Hills (Type GO) to the south of Puttenham. Extensive woodlands cover substantial parts of the Greensand, along with important heaths, such as Thursley Heath. Fields have been carved out of the woodland and heaths fragmenting the landscape in some areas. The settlement within the Greensand Hills is sparse and road access limited to the distinctive sunken lanes which traverse the hills. The lack of access and ancient and tranquil character of the hills provides a tangible sense of remoteness within the area.
- 3.2.9 The weald clays lie at the southern foot of the greensand escarpment as a gently undulating plain. It comprises a mixture of sandstone and clays and mudstones. The soils associated with the weald are heavy and more difficult to work than the lighter soils of the adjacent greensands. The Wooded Low Weald (Type WW) is heavily wooded, much of it Semi Natural Ancient Woodland. The farmland is typically small scale with irregular field patterns and densely hedged with mixed hedgerows and hedgerow trees.

### **3.3 High Weald AONB**

- 3.3.1 The High Weald AONB was designated in 1983. It covers only a small part of Surrey at its south-east corner. The High Weald AONB stretches far into Kent to the east, East Sussex to the south-east, and West Sussex to the south-west.
- 3.3.2 The high weald is underlain by bands of sandstone and clay. Following the wealden dome uplift, the soft clay has been worn away creating a rolling landscape, with the clay forming the low valleys and the harder sandstone forming the high ridges. Elevated sandstone underlays the Wooded High Weald (Type WH) within the south-east corner of Surrey.
- 3.3.3 The high weald is an historic landscape with a mosaic of small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. Steep-sided, wooded gills are a distinctive feature of the area, having been created by streams carving deep, steep sided, channels through the area's hillsides.

### **3.4 Northern Surrey**

- 3.4.1 To the north of the Surrey Hills AONB, lies the broad Thames Basin, occupying the north-western quarter of the county. The North Downs are located both within the Surrey Hills AONB, to the north of Dorking and Reigate and outside the AONB, to the north-east of the county, where urban influences of London increase. Fingers of development, including Leatherhead, Tadworth and Kingswood, Caterham, and Woldingham penetrate southwards into the Downs from the northern edge of the county, and transport routes, in particular the M25 motorway, cut through the downland landscape. Exposed elevated locations within the downs afford extensive views of London to the north, with landmark buildings in the city discernible in the distance.
- 3.4.2 The Thames basin to the north-west of the county, is centred on the floodplains and valley floor associated with the River Thames, the basin is underlain by London Clay with superficial deposits of alluvium and river terrace gravels. The wider Thames Basin rises slightly to the south-west onto sand and gravel terraces, the flood plain being replaced by sandy heaths, woodland and farmland which surround Camberley, Woking and Weybridge. London Clays become exposed to the south to form the rolling claylands which rise to meet the dip slope of the North Downs to the south.
- 3.4.3 The River Thames itself occupies only a small part of the wide flat floodplain. Bordering London to the north, the areas of River Floodplain (Type RF) and adjacent River Valley Floor (Type RV) are characterised by heavy urban influence, including Built Up Areas, roads and gravel workings. A number of large elevated reservoirs, with high, steep and engineered embankments are also a distinctive feature in the area, and as such warrant their own landscape Type (Type RS).
- 3.4.4 Extensive areas underlain by sand and gravel drift geology which is found to the south and west of the River Thames floodplain. The extensive areas of intact heath and common, and large tracts of woodland define the distinct landscape types of Sandy Heath and Common (Type SH), and Sandy Woodland (Type SW). Areas of Sandy Heath and Common include extensive 'secret' areas of heathland used exclusively by the Ministry of Defence, but also popular recreational resources such Chobham Common. The large tracts of Woodland often consist of plantation and can be dark and secluded. Remaining areas underlain by sand are less intact and have a significantly greater human influence upon them. They are predominately farmland, with varying degrees of settlement and woodland, and as such are classified as Settled and Wooded Sandy Farmland (Type SS).
- 3.4.5 Further south, undulating clay lowlands rise up towards the north facing dip slope of the North Downs. Either side of Guildford, there is an extensive band of Wooded Rolling Clayland (Type LF), which comprises a somewhat fragmented mosaic of land cover, including dispersed woodland blocks, pastoral and arable farmland, and parkland. Land cover at the eastern end of the clay lowlands becomes more defined, with either continuous tracts of Clay Woodland (Type LW) or Rolling Clay Farmland (Type LF). Areas of Clay Woodland are largely common land, such as Epsom Common, and their proximity to significant areas of settlement make them valuable recreational resource. Although generally rural, areas of Rolling Clay Farmland have limited woodland cover, and therefore the surrounding settlements exert urban influence upon them.

### **3.5 Southern Surrey**

- 3.5.1 Between the Surrey Hills AONB, to the north, and High Weald AONB to the south-east, the landscape is dominated by the Low Weald. The Wooded Low Weald (Type WW) is an extensive area, stretching east from within the southern parts of the Surrey Hills AONB, along the southern part of the county as far east as Charlwood. The area is underlain by a mixture of sandstone and clays, siltstone and mudstones, and generally has heavy, poorly drained soil, which is nutrient poor and better suited to pasture than arable farming. The area is heavily wooded with small scale farmland of irregular field patterns and densely vegetated boundaries of mixed hedgerows and hedgerow trees. The landscape is sparsely settled, remote and deeply rural in character.
- 3.5.2 The wealden landscape become less wooded and more open towards the east to give way to the larger scale and more regular field patterns of the Low Weald Farmland (Type WF). Towns and transportation routes are set in the landscape, but both the Wooded Low Weald and Low Weald Farmland are predominantly rural landscapes.
- 3.5.3 The river Mole and Wey, wind their way northwards across the county, cutting through the Surrey Hills, including at the dramatic 'Mole Gap', until reaching the Thames. In contrast to the Thames River Floodplain, the upper reaches of these rivers, which run through the low weald, are peaceful and bordered by a narrow floodplain of rural pastoral landscape.

## **4. LANDSCAPE CLASSIFICATION**

- 4.1 Landscape types reflect the dominant influences on landscape character, often combining, geology, landform and landcover. In all cases the name conveys some sense of the character of the landscape.
- 4.2 A single landscape type (excluding Types UE and UW) has broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern in every area where it occurs. This does not mean that it will be identical, rather that there is a common pattern, which can be discerned. The landscape types are further sub-divided into landscape character areas.
- 4.3 Landscape character areas are discrete geographic areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity, and is therefore named to reflect the geographically specific qualities based on a place name or established locality.
- 4.4 The landscape types and character areas for the county are set out as follows. The areas are illustrated on figure 11, which has been prepared on a Geographic Information System (GIS), with mapping undertaken at a scale of 1:25,000.

4.5 The twenty one landscape types which create the unique and distinctive character of the Surrey landscape are listed below, (see figure 10):

CD	Chalk Down with Woodland
CF	Open Chalk Farmland
CR	Chalk Ridge
CW	Wooded North Down
GO	Open Greensand Hills
GP	Wooded Greensand Plateau
GV	Greensand Valley
GW	Wooded Greensand Hills
LF	Rolling Clay Farmland
LR	Wooded Rolling Clayland
LW	Clay Woodland
MP	Mudstone Plateau
RF	River Floodplain
RS	Reservoirs
RV	River Valley Floor
SH	Sandy Heath and Common
SS	Settled and Wooded Sandy Farmland
SW	Sandy Woodland
WF	Low Weald Farmland
WH	Wooded High Weald
WW	Wooded Low Weald

4.6 The landscape types listed above frequently adjoin or encircle, but do not include, the Built Up Areas within settlement boundaries. The following landscape type is a group of small individual areas on the edges of, or surrounded by, the Built Up Areas of towns across the county. These are unique areas, with a variety of characteristic and uses, which do not readily fall within the landscape types set out above:

UE	Distinct Areas on the Edge of Urban Areas
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4.7 Additionally, this study has identified and briefly considered, several significant individual green space areas within the county's Built Up Areas of towns across the county. These areas are entirely within the Built Up Areas of settlements and are grouped as the following landscape type:

UW	Significant Greenspaces Within Urban Areas
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## 5. LANDSCAPE TYPES AND CHARACTER AREAS

(See figure 11. For more detail of Surrey Heath Borough only, see figure 12.)

- 5.1 For contextual completeness, every landscape type and character area identified in the Surrey Landscape Character Assessment 2015 is listed below. However, landscape types and character areas which are outside Surrey Heath Borough are not described in this document, refer to the Surrey countywide document for these areas.

<b>LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND</b>	
<b>Character Areas:</b>	
CD1	Ashtead and Woodcote Parks Chalk Down with Woodland*
CD2	Tyrrell's Wood to Walton Oaks Chalk Down with Woodland*
CD3	Courtlands to Margery Chalk Down with Woodland*
CD4	Chaldon Chalk Down with Woodland*
CD5	South Woldingham Chalk Down with Woodland*
CD6	Forestdale to Woldingham Chalk Down with Woodland*
CD7	Tatsfield Chalk Down with Woodland*
Evaluation and guidance	

<b>LANDSCAPE TYPE CF: OPEN CHALK FARMLAND</b>	
<b>Character Areas:</b>	
CF1	Clandon Open Chalk Farmland*
CF2	Ranmore to Hawk's Hill Open Chalk Farmland*
CF3	Leatherhead to Epsom Downs Open Chalk Farmland*
CF4	North Looe Open Chalk Farmland*
CF5	Hooley to Chaldon Open Chalk Farmland*
CF6	Caterham to Woldingham Open Chalk Farmland*
CF7	Woldingham to New Addington Open Chalk Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE CR: CHALK RIDGE</b>	
<b>Character Areas:</b>	
CR1	Hog's Back Chalk Ridge*
CR2	Albury to Ranmore Chalk Ridge*
CR3	Box Hill to Tatsfield Chalk Ridge*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE CW: WOODED NORTH DOWN</b>	
<b>Character Areas:</b>	
CW1	Merrow and Clandon Wooded North Down*
CW2	Effingham Forest Wooded North Down*
CW3	Oaken Grove to Ranmore Common Wooded North Down*
CW4	Norbury Park Wooded North Down*
CW5	Box Hill to Oyster Hill Wooded North Down*
CW6	Banstead Heath Wooded North Down*
CW7	Chussex Plain Wooded North Down*
CW8	South Caterham Wooded North Down*
Evaluation and guidance	

<b>LANDSCAPE TYPE GO: OPEN GREENSAND HILLS</b>	
<b>Character Areas:</b>	
GO1	Shackleford Open Greensand Hills*
GO2	Godalming to Sutton Abinger Open Greensand Hills*
GO3	West Farnham Open Greensand Hills*
GO4	Dockenfield to Millbridge Open Greensand Hills*
GO5	Churt to Hascombe Open Greensand Hills*
GO6	Bramley West Open Greensand Hills*
GO7	Shamley Green Open Greensand Hills*
GO8	Betchworth and Chart Parks Open Greensand Hills*
Evaluation and guidance	

<b>LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU</b>	
<b>Character Areas:</b>	
GP1	Frensham to Witley Common Wooded Greensand Plateau*
Evaluation and guidance	

<b>LANDSCAPE TYPE GV: GREENSAND VALLEY</b>	
<b>Character Areas:</b>	
GV1	Tillingbourne and Pipp Brook Greensand Valley*
GV2	Pixham to Reigate Greensand Valley*
GV3	Gatton Greensand Valley*
GV4	Merstham to Clacket Lane Greensand Valley*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE GW: WOODED GREENSAND HILLS</b>	
<b>Character Areas:</b>	
GW1	Puttenham Wooded Greensand Hills*
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills*
GW3	St Martha's Wooded Greensand Hills*
GW4	Rowledge to Tilford Wooded Greensand Hills*
GW5	Hindhead Wooded Greensand Hills*
GW6	Wormley West Wooded Greensand Hills*
GW7	Wormley East Wooded Greensand Hills*
GW8	Loxhill to Catteshail Wooded Greensand Hills*
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*
GW10	Dorking Wooded Greensand Hills*
GW11	Skimmington Wooded Greensand Hills
GW12	Earlswood to Oxted Wooded Greensand Hills
GW13	The Chart Wooded Greensand Hills*
Evaluation and guidance	

<b>LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND</b>	
<b>Character Areas:</b>	
LF1	Knowle Hill to Leatherhead Rolling Clay Farmland*
LF2	Claygate Rolling Clay Farmland*
LF3	Lower Ashted Rolling Clay Farmland*
LF4	Horton Rolling Clay Farmland*
LF5	Ashted East Rolling Clay Farmland*
LF6	North Farnham Rolling Clay Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS</b>	
<b>Character Areas:</b>	
LR1	Wanborough Wooded Rolling Claylands*
LR2	Ockham and Clandon Wooded Rolling Claylands*
Evaluation and guidance	

<b>LANDSCAPE TYPE LW: CLAY WOODLAND</b>	
<b>Character Areas:</b>	
LW1	Great Bookham Common Clay Woodland*
LW2	Prince Coverts to Leatherhead Common Clay Woodland*
LW3	Ashted and Epsom Commons Clay Woodland*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE MP: MUDSTONE PLATEAU</b>	
<b>Character Areas:</b>	
MP1	Loseley Mudstone Plateau*
Evaluation and guidance	

<b>LANDSCAPE TYPE RF: RIVER FLOODPLAIN</b>		<b>see page 20</b>
<b>Character Areas:</b>		
RF1	Colne River Floodplain*	
RF2	Ash River Floodplain*	
RF3	Thames River Floodplain*	
RF4	Northern Bourne River Floodplain*	
RF5	Windlebrook and Southern Bourne River Floodplain	see page 24
RF6	Blackwater River Floodplain	see page 26
RF7	Lower Wey River Floodplain*	
RF8	Upper Wey River Floodplain*	
RF9	Wey and Arun Canal River Floodplain*	
RF10	Lower Mole River Floodplain*	
RF11	Upper Mole River Floodplain*	
Evaluation and guidance		see page 28

<b>LANDSCAPE TYPE RS: RESERVOIRS</b>	
<b>Character Areas:</b>	
RS1	Thames Valley Reservoirs*
Evaluation and guidance	

<b>LANDSCAPE TYPE RV: RIVER VALLEY FLOOR</b>	
<b>Character Areas:</b>	
RV1	Colne River Valley Floor*
RV2	Thames River Valley Floor*
RV3	Ash River Valley Floor*
RV4	Send River Valley Floor*
RV5	Slyfield River Valley Floor*
RV6	Peasmarsh River Valley Floor*
RV7	Shalford River Valley Floor*
RV8	Badshot River Valley Floor*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE SH: SANDY HEATH AND COMMON</b>		<b>see page 32</b>
<b>Character Areas:</b>		
SH1	Deer Rock Hill Sandy Heath and Common	see page 34
SH2	Chobham Sandy Heath and Common	see page 36
SH3	Westend and Pirbright Sandy Heath and Common	see page 38
SH4	Ash Common to Cobbetthill Sandy Heath and Common*	
SH5	Whitmoor Sandy Heath and Common*	
Evaluation and guidance		see page 40

<b>LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND</b>		<b>see page 42</b>
<b>Character Areas:</b>		
SS1	Cooper's Hill Settled and Wooded Sandy Farmland*	
SS2	Englefield Green West Settled and Wooded Sandy Farmland*	
SS3	Trumps Green to New Haw Settled and Wooded Sandy Farmland*	
SS4	Wentworth to Sheerwater Settled and Wooded Sandy Farmland	see page 44
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	see page 46
SS6	Windlesham Settled and Wooded Sandy Farmland	see page 48
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	see page 50
SS8	Chobham East Settled and Wooded Sandy Farmland	see page 52
SS9	Weybridge South Settled and Wooded Sandy Farmland*	
SS10	Woking to Byfleet Settled and Wooded Sandy Farmland*	
SS11	Pirbright to Hook Heath Settled and Wooded Sandy Farmland*	
SS12	Wyke to Mayford Settled and Wooded Sandy Farmland*	
Evaluation and guidance		see page 54

<b>LANDSCAPE TYPE SW: SANDY WOODLAND</b>		<b>see page 58</b>
<b>Character Areas:</b>		
SW1	Virginia Water Sandy Woodland*	
SW2	Bagshot and Lightwater West Sandy Woodland	see page 60
SW3	Foxhill Sandy Woodland*	
SW4	Horsell Sandy Woodland	see page 62
SW5	Wisley Sandy Woodland*	
SW6	Fairmile to Esher Sandy Woodland*	
SW7	Deepcut Sandy Woodland	see page 64
SW8	Bricksbury Hill to Rowhill Copse Sandy Woodland*	
Evaluation and guidance		see page 66

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE WF: LOW WEALD FARMLAND</b>	
<b>Character Areas:</b>	
WF1	Dorking to Hookwood Low Weald Farmland*
WF2	Flanchford to Horley Low Weald Farmland*
WF3	Horley to Swaynesland Low Weald Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE WH: WOODED HIGH WEALD</b>	
<b>Character Areas:</b>	
WH1	Domewood to Dormansland Wooded High Weald*
WH2	Dormansland East Wooded High Weald*
Evaluation and guidance	

<b>LANDSCAPE TYPE WW: WOODED LOW WEALD</b>	
<b>Character Areas:</b>	
WW1	Chiddingfold Wooded Low Weald*
WW2	West Dunsfold Wooded Low Weald*
WW3	Tugley to Sidney Wood Wooded Low Weald*
WW4	Pinks Hill to Park Hatch Wooded Low Weald*
WW5	Grafham to Dunsfold Wooded Low Weald*
WW6	Dunsfold to Pollingfold Wooded Low Weald*
WW7	Rowly Wooded Low Weald*
WW8	Cranleigh to Charlwood Wooded Low Weald*
WW9	Shamley Green to Holmwood Wooded Low Weald*
WW10	Holmwood Common Wooded Low Weald*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS</b>	
<b>Character Areas:</b>	
UE1	Heathside*
UE2	Walton Common*
UE3	Epsom Downs*
UE4	Burgh Heath*
UE5	Banstead Downs*
UE6	Redhill Common*
UE7	Earlswood Common*
UE8	Petridgewood Common and Woodland*
UE9	Holmthorpe Pits and Mercer's Park*
Evaluation and guidance	

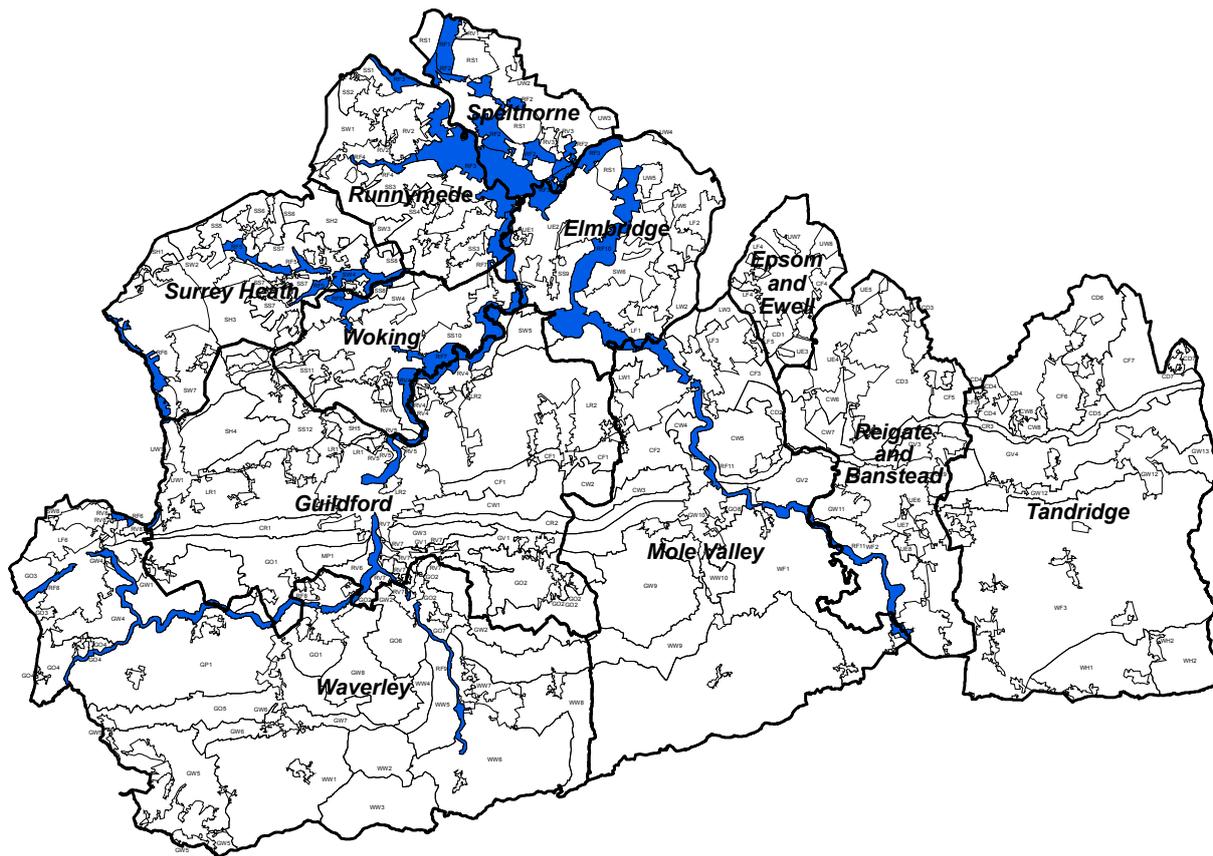
<b>LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS</b>	
<b>Character Areas:</b>	
UW1	North Camp to North Town Lakes*
UW2	Princes Lakes*
UW3	Kempton Park*
UW4	Hurst Park*
UW5	Island Barn Reservoir and River Ember*
UW6	Lower Green to Weston Green and Littleworth Common*
UW7	Ewell Hogsmill*
UW8	Nonsuch Park*
Evaluation and guidance	

\* These character areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

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**6. LANDSCAPE TYPES AND CHARACTER AREAS WITHIN SURREY HEATH BOROUGH**

6.1 The following pages describe the landscape types and character areas located within Surrey Heath Borough. The location and boundaries, and the key characteristics, of each type and area are set out, followed by evaluation and guidance for the type.



## LANDSCAPE TYPE RF: RIVER FLOODPLAIN

### Landscape Character Areas

RF1	Colne River Floodplain*
RF2	Ash River Floodplain*
RF3	Thames River Floodplain*
RF4	Northern Bourne River Floodplain*
RF5	Windlebrook and Southern Bourne River Floodplain
RF6	Blackwater River Floodplain
RF7	Lower Wey River Floodplain*
RF8	Upper Wey River Floodplain*
RF9	Wey and Arun Canal River Floodplain*
RF10	Lower Mole River Floodplain*
RF11	Upper Mole River Floodplain*

\* These Character Areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE RF: RIVER FLOODPLAIN

### Location and Boundaries

The River Flood Plain Landscape Type consists of low lying river terraces and valley bottoms following the courses of the rivers throughout the county. To the north, these include the wide floodplain of the Thames, along with associated tributaries including the Colne and Ash. The Wey and Mole have narrower floodplains snaking south towards the southern corners of the county. Boundaries are generally determined by the edge of the floodplain, as defined by the Environment Agency's Flood Zone 2, which equates to land having between 1 in 100 and 1 in 1000 annual probability of river flooding. The boundaries are generally taken to the nearest recognisable identifiable feature such as field boundaries and roads, however in some limited instances, such as where there are no nearby recognisable features on the ground, the boundaries follow a contour.

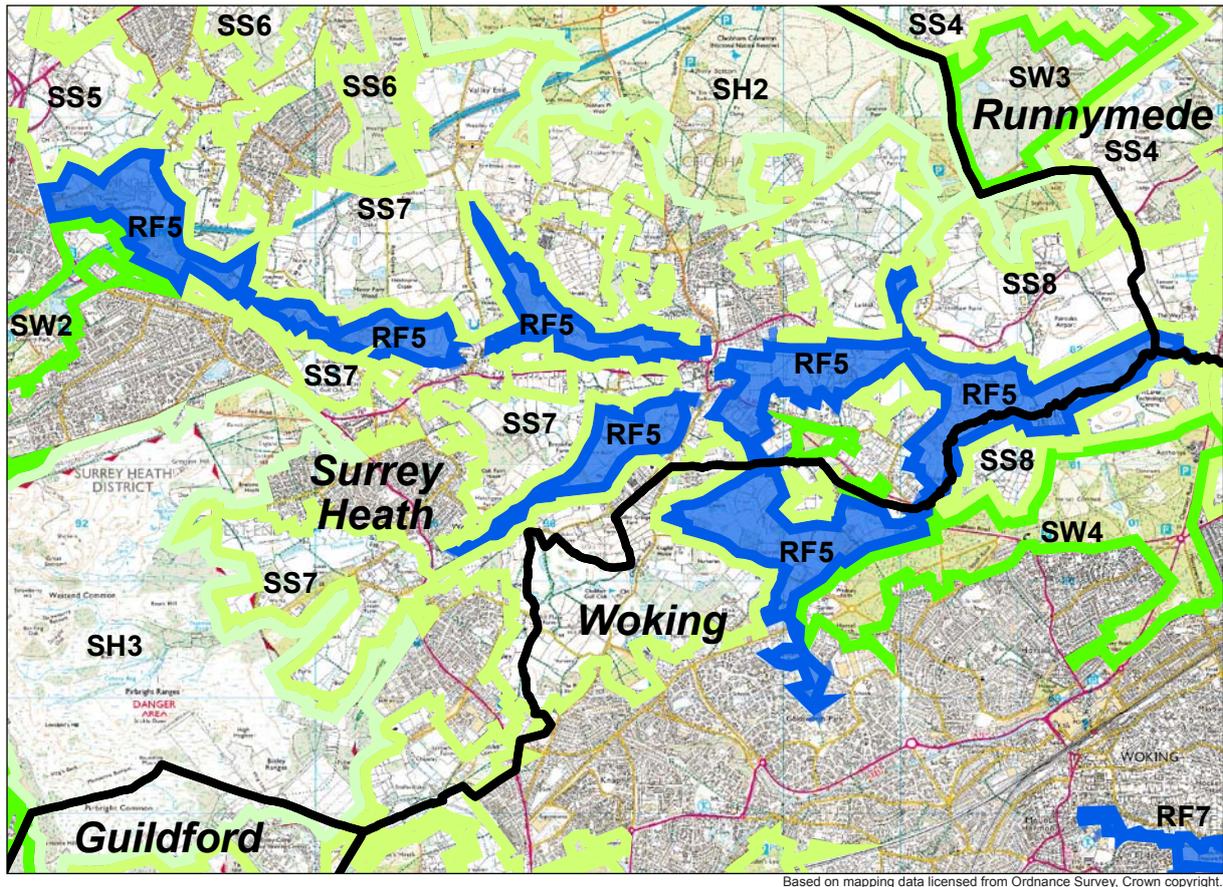


### Key Characteristics

- Low lying level areas of flood plain situated on alluvial deposits.
- Presence of water in the form of rivers, with channels, open water bodies and drainage ditches.
- Pastoral land use often with meadows grazed by cattle.
- In character areas to the north, in particular the Thames River Floodplain (Area RF3), there are significant internal and surrounding urban influences including Built Up Areas, roads and utilities.
- character areas to the south of the Thames, have few buildings apart from those associated with the river, such as mills and lock keepers cottages, plus some encroachment by large industrial units in urban areas. There is a rich ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows.
- Historical defence lines with associated World War II structures.
- Historic importance of the Wey Navigation built in the 17th century and central to the development of Guildford, now owned by the National Trust and designated as a Conservation Area.

- River floodplain character areas are also important for preserved underlying archaeology. Evidence for early settlement has been found on the terrace gravels of the valleys of the Thames, Colne, Blackwater and Wey.
- The River Mole forms the dramatic 'Mole Gap' which cuts through the North Downs of the Surrey Hills AONB and is bounded by Box Hill to the east and Norbury Park to the West.
- The Wey and Mole have a peaceful semi-enclosed landscape with a largely secluded, rural ambience enlivened in some instances by the movement and colour of boats navigating the waterways.

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## RF5: WINDLEBROOK AND SOUTHERN BOURNE RIVER FLOODPLAIN

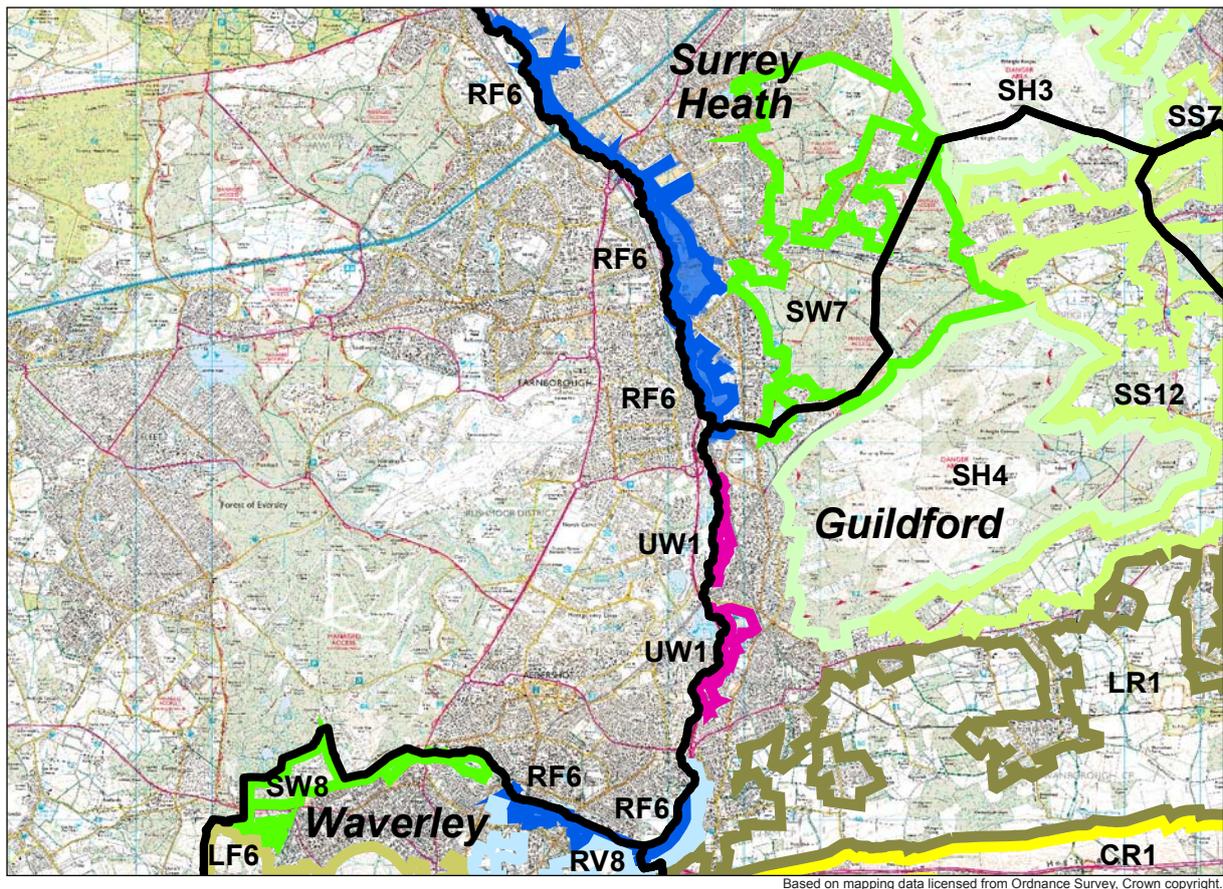
### Location and Boundaries

The Windlebrook and Southern Bourne River Floodplain is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.

### Key Characteristics

- Based on Bagshot Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology, with deposits of Alluvium superficial geology.
- Flat, low lying floodplain within the surrounding heathland landscape. The floodplain is dissected by settlement into four separate sections.
- The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere.
- Small blocks of woodland and tree groups are scattered across the character area, with a more substantial area of tree cover at the western end of the character area, which includes part of Windlesham Arboretum No ancient woodland is recorded.
- Long distance views across are generally contained by vegetation, and woodland along watercourses.
- There are relatively few roads, and no railways in the area.

- There are a number of public rights of way within the character area, allowing good access to the many watercourses.
- The character area contains a small number of dwellings, farm buildings and a nursery, and there is limited urban influence overall. The area includes the edge of Chobham Conservation Area.
- A number of areas, including Broadford Meadows, Chobham Meadows, and Bourne Fields and Young Stroat Meadows, are designated as Sites of Nature Conservation Importance for their species-rich grassland, wet meadows, marsh and wet woodland.
- With its riparian vegetation, meadows, limited urban influence and low-key public access, the majority of the character area is relatively unspoilt and tranquil.



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### RF6: BLACKWATER RIVER FLOODPLAIN

#### Location and Boundaries

The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.

#### Key Characteristics

- Underlain by Windlesham Formation Sand, Silt and Clay, Camberley Sand Formation Sand, and London Clay Formation Clay, Silt and Sand solid geology, with superficial River Terrace Deposits.
- Flat, low lying flood plain of the Blackwater valley, forming a narrow corridor adjacent to settlement.
- Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields.
- There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.
- There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.

- The A331 dual carriageway follows the Blackwater valley, crossing the river at Golden Valley Lakes. The A331 connects with a number of other roads including the M3, at junction 4 of the motorway, towards the north of the area.
- The Ascot to Guildford railway line runs along parts of the eastern edge of the character area, the South West Mainline railway passes east-west for a short distance through the centre of the character area, and a short stretch of the Alton railway line cuts through the south-eastern end of the character area. There are a number of railway stations within very close proximity of the character area, including Frimley on the Ascot to Guildford line, and Blackwater, Farnborough North and North Camp on the North Down railway line to the west of the character area.
- The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.
- There are large buildings as part of an industrial park and a business park within the northern part of the character area. Elsewhere, although surrounded by urban areas, the character area itself is unsettled.
- A number of the lake areas are designated as of Sites of Nature Conservation Importance for their wetland and wet woodland habitats. In the northern part of the character area, Hawley Meadows Site of Nature Conservation Interest is designated for its important grassland containing rare species.
- Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.

## LANDSCAPE TYPE RF: RIVER FLOODPLAIN EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

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

- Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.
- Wide river valleys associated with their meandering watercourses.
- Dramatic landscape along the River Mole where it cuts through the downs.
- Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest.
- River Wey, River Wey Navigation, restored sections of the Wey and Arun Canal, River Mole, and multiple channels and waterbodies.
- Areas of intact pattern of ditches with ditchline willows.
- Often grazed by cattle, particularly the Upper Wey River Floodplain (Area RF8).
- Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area particularly directly to the south of Guildford.
- Historic pattern of development and infrastructure linked to the waterways, particularly infrastructure of the Wey Navigation and restored parts of the Wey and Arun Canal (locks and connected buildings).
- Rural roads with narrow stone bridges.
- Attractive islands, moorings and riverside settlement within the Thames River Floodplain area
- Setting to the historically significant Runnymede.
- Provides amenity space for urban areas within the northern part of the County and major settlements of Dorking and Guildford through which they flow.
- Provides recreation opportunities for rural access through the river valleys.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Decline in active management of meadows and pasture on the floodplain and conversion to improved grassland.
- Fragmentation and decline of agricultural holdings.
- Extensive gravel extraction with restoration to open water.
- Encroachment by scrub into meadows.
- Lack of pollarding and loss of boundary willows.
- Introduction of horse grazing.
- Abandonment and infilling of the Wey and Arun Canal.
- Impact of development in adjacent areas.
- Encroachment of development on to valley floor.
- Development of transport corridor along River Mole through gap in the North Downs.
- Urbanisation and fragmentation within more urban areas to the north of the County.

##### *Future potential forces for change*

- Decline in active or traditional management of meadows and pastures.
- Decline in active or traditional management of meadows and pastures.
- Further fragmentation of agricultural land.
- Loss of over-mature willows and field trees.
- Pressure for intensification of horse grazing with further horse paddocks and consequent subdivision of fields and installation of shelters.
- Pressures for tourism/leisure infrastructure, including that generated from continuing restoration of the Wey and Arun Canal, which would affect the peacefulness of the character area.

- Pressures for development at the margins of the area, particularly near Guildford, Godalming, Farnham, Bramley, Cranleigh, Leatherhead and Dorking, where views of development would affect the rural, secluded character of the flood plain and from adjacent high level topography.
- Pressure for further development within the Thames and Blackwater floodplains.
- Potential for intensification of transport related activity along the River Mole where it forms a corridor through the downs.
- Pressure to upgrade rural roads and replace narrow stone bridges due to increase in traffic.
- Activities around sand and stone extraction in the Thames and Ash floodplains, and restoration of landscape.
- Abstraction, or reduced rainfall patterns creating more frequent water shortages throughout river catchment area.
- Increasing pressure for urbanisation of areas to the north of the County and along river valley sides.
- Intense rainfall patterns causing rivers to rise suddenly.
- Schemes to alleviate flood risk.

## **GUIDANCE**

### **Landscape Strategy**

The strategy for River Floodplain is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland, along with historic infrastructure and buildings associated with the Wey Navigation and the Wey and Arun Canal, and resist further development within the Thames and Blackwater floodplains. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors, and continued restoration of the Wey and Arun Canal.

### **Landscape Guidelines**

#### ***Land Management***

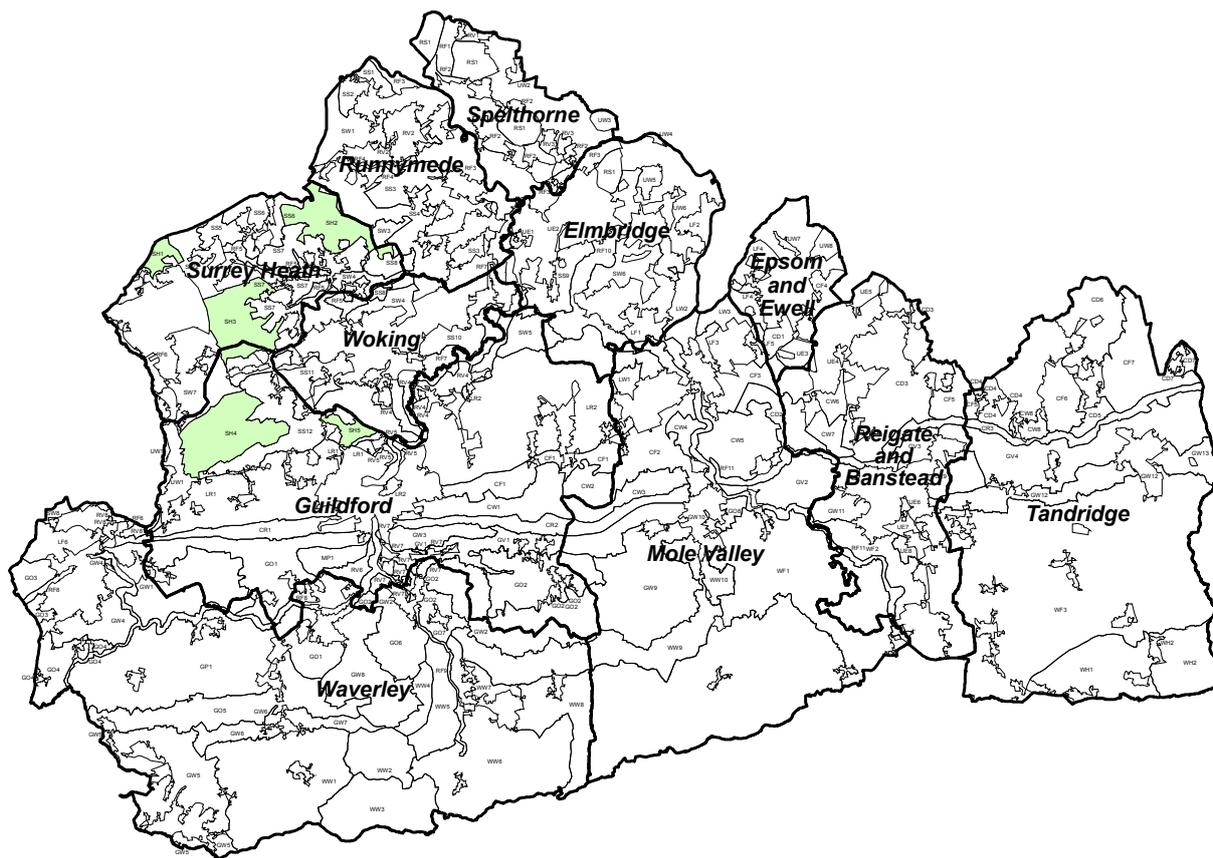
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques, to conserve and enhance key landscape features such as relatively small-scale irregular field pattern, hedgerows and hedgerow trees, ditches and ditchline willows, meadows and wetlands.
- Conserve and enhance the waterside meadows and pastures with cattle grazing management, and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.
- Protect the course of the Wey and Arun Canal to allow full restoration.
- Restoration and enhancement of worked out gravel pits. This character area type coincides with the Surrey's Rivers and Thames Valley biodiversity opportunity areas.
- Enhance A24 landscape through the Mole Gap. This area coincides with the Surrey's Rivers and North Downs biodiversity opportunity areas with potential to enhance or link together areas of high biodiversity in these areas.
- Promote strategies for the Thames and Blackwater floodplains avoiding inappropriate increase in development.
- Conserve and enhance the natural corridor and the rural setting of the Rivers Wey, Mole and Blackwater, particularly where they extend through urban areas. Ensure physical and biodiversity links to river valley character areas (Type RV) are maintained.
- Seek to ensure infrastructure associated with horses is sympathetic to the landscape character, e.g. sensitively designed fencing, and resist intensification of paddocks within the area.
- Conserve, enhance and restore riparian woodland, the stock of individual field and riverbank trees, and the blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands and the use of locally appropriate species such as willows, alder and oak trees.

- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the North Downs/Pilgrims Way, the Downs Link, the Wey Navigation towpath, Mole Gap Trail and other public footpath/bridleways or cyclepaths which cross the area, through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities and new access links for leisure and tourism through visitor management to support appropriate levels of circulation and movement patterns of different user groups.
- Encourage conservation of historic landscape pattern of meadows and waterways, and understanding of underlying archaeology.

### ***Built Development***

- Ensure any new development is sensitively sited and designed with, scale, form and detailing, including materials, which conserve the historic character and settlement pattern of the area. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB) where rivers flow through the greensand hills and chalk downs.
- Retain the largely undisturbed, rural character of the Wey and Mole valleys.
- Avoid any development on the course of the Wey and Arun Canal which would hamper full restoration.
- Avoid intensification of transport related development along the River Mole where it forms a corridor through the downs.
- Avoid inappropriate increase in development within the Thames and Blackwater floodplains.
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the rural context.
- Encourage the continuing provision of suitable native boundary tree belts to existing adjacent large scale development to reduce adverse impact on this sensitive character area and reduce glare and mass from long-distance viewpoints.
- Resist potential mineral workings on the plateau adjoining the Upper Wey River Floodplain (Area A2) which could adversely affect the landscape character
- Promote appropriate scale and form of boundary treatment to avoid negative visual impact of inappropriate boundaries on the rural character of the flood plain.
- Encourage the retention of woodland planting that screens settlement and roads adjacent to the area and consider additional planting to screen existing or new development that intrudes in rural views.
- Conserve the rural roads and small bridges minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Resist urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the largely unsettled floodplain.
- Promote the use of traditional or rural signage features with particular regard to local style and materials.

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## LANDSCAPE TYPE SH: SANDY HEATH AND COMMON

### Landscape Character Areas

SH1	Deer Rock Hill Sandy Heath and Common
SH2	Chobham Sandy Heath and Common
SH3	Westend and Pirbright Sandy Heath and Common
SH4	Ash Common to Cobbetthill Sandy Heath and Common*
SH5	Whitmoor Sandy Heath and Common*

\* These Character Areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE SH: SANDY HEATH AND COMMON

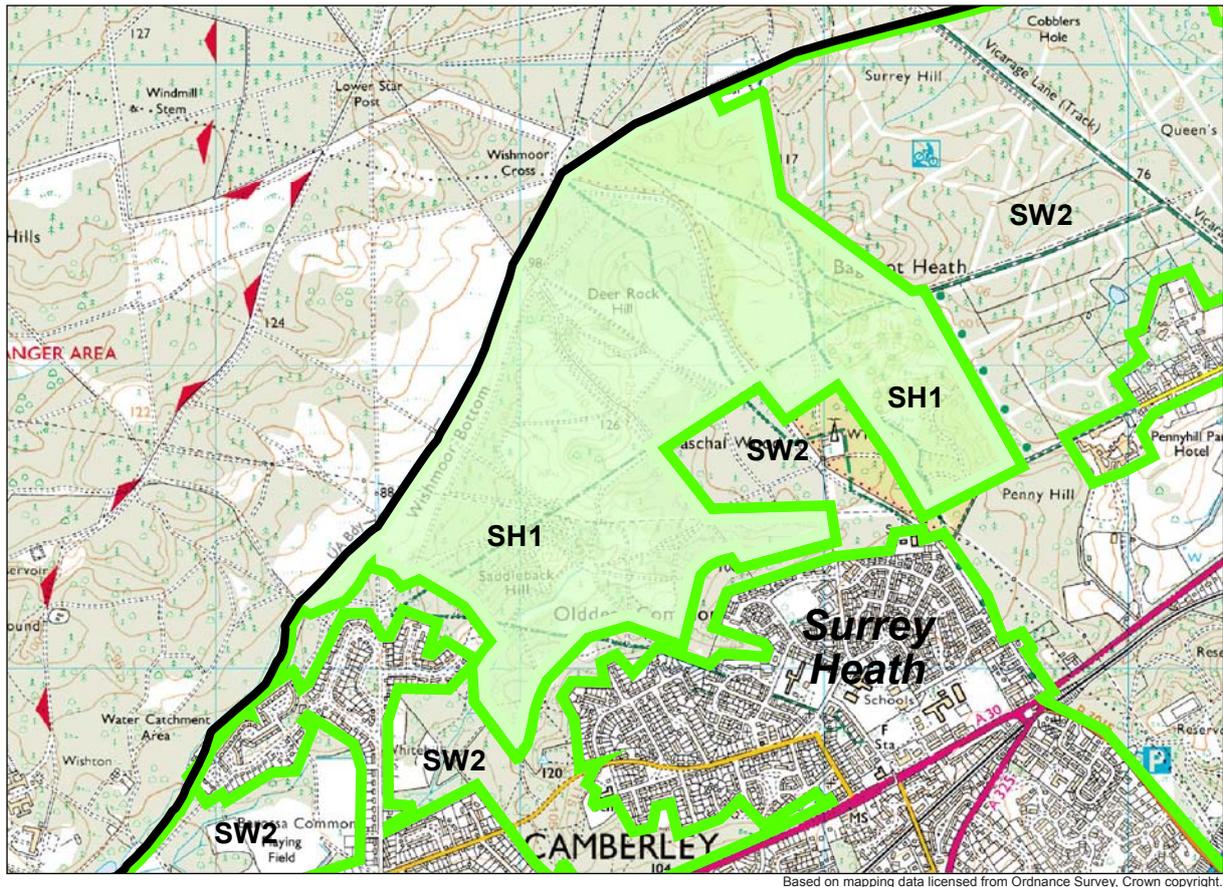
### Location and Boundaries

The Sandy Heath and Common Type comprises five dispersed character areas within the north-west part of the county, identified as largely intact heath and common, in contrast to the more developed or wooded surrounding landscape. The boundaries of the Type are based on land cover and the underlying geology.



### Key Characteristics

- A generally level landscape with slight undulations underlain by a solid sandy geology.
- Well vegetated landscape with mixed woodland blocks and belts, scrub, and heathland vegetation of high ecological interest.
- Includes large areas dominated by military land use with limited, managed or no public access.
- Settlement is largely absent apart from areas of densely concentrated army barracks and camps.
- This is generally a secret and remote landscape largely hidden from view apart from occasional glimpses through woodland into a more open interior.
- Large areas of heath with poor sandy acidic soils with lack of intensive farming and low density of early human occupation.



## SH1: DEER ROCK HILL SANDY HEATH AND COMMON

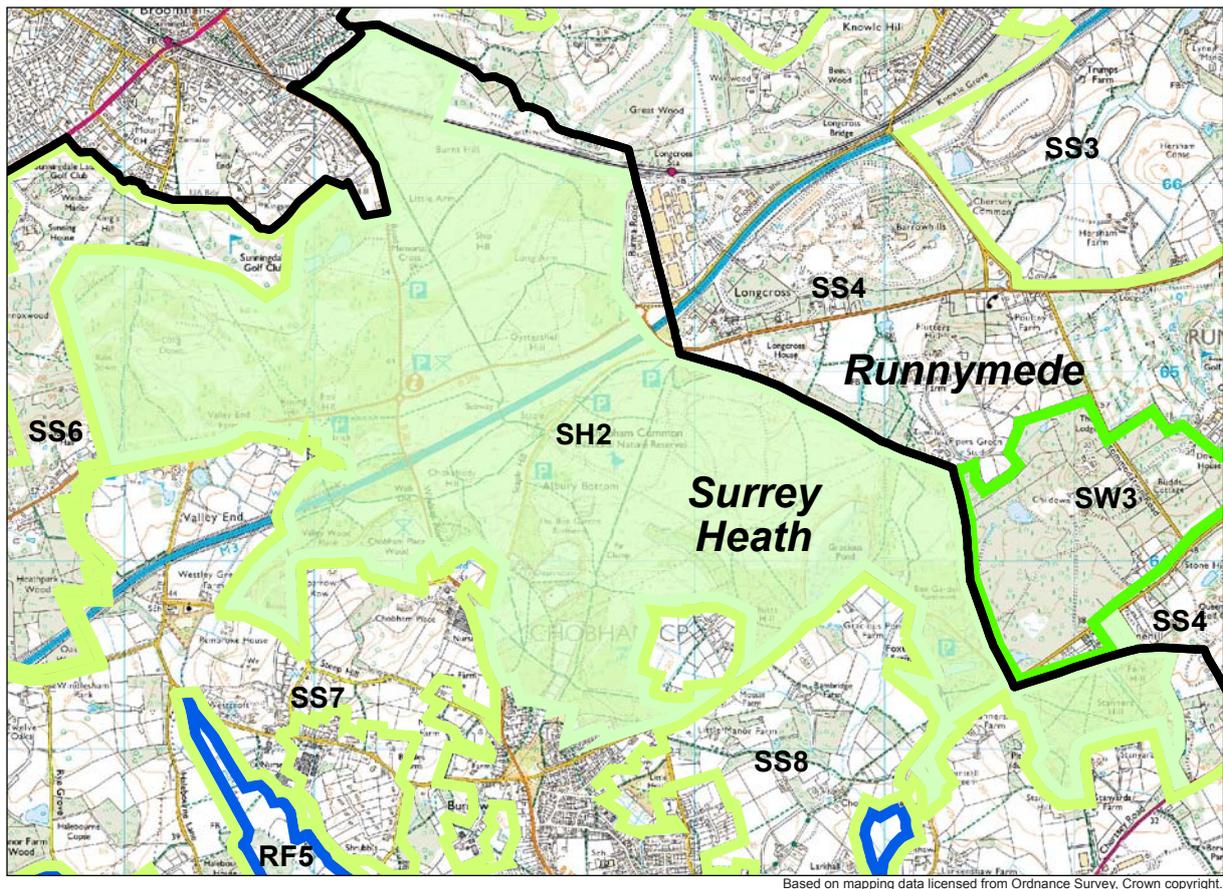
### Location and Boundaries

The Deer Rock Hill Sandy Heath and Common Character Area lies to the north-west of the county, north of Camberley. Although a gradual transition in places, the boundaries of the area are based on the changing nature of the land cover, to encompass areas of generally intact heathland. By comparison, the character area to the east and south is largely continuous woodland. The western edge of the character area is defined by the county boundary.

### Key Characteristics

- An undulating landscape, underlain by Camberley Sand Formation Sand solid geology.
- Land rises up from Wishmoor Bottom, a local valley feature which runs along the County Boundary to the west. To the east, the character area boundary abuts the large Crown Estate Swinley Forest.
- The character area is formed from extensive tracts of open heath, with scrub, and blocks of woodland.
- There are long exposed views across the heath, over scrub to woodland in the distance. Treed areas enclose or frame views in places.
- There is a network of tracks across the character area, although some parts of the heath have few formal public rights of way. The north-eastern part of the character area is Open Access Land.
- There are a few structures including pill boxes within the northern part of the character area, and a line of pylons cutting across heath and through Deer woods. However, there is no settlement.
- The entire character area is covered by the Thames Basins Heath Special Protection Area and Broadmoor to Bagshot Woods & Heaths Site of Special Scientific Interest.

- This an expansive tranquil landscape of high ecological value heathland. With limited human influence, the majority of the character area has a sense of remoteness.



## SH2: CHOBHAM SANDY HEATH AND COMMON

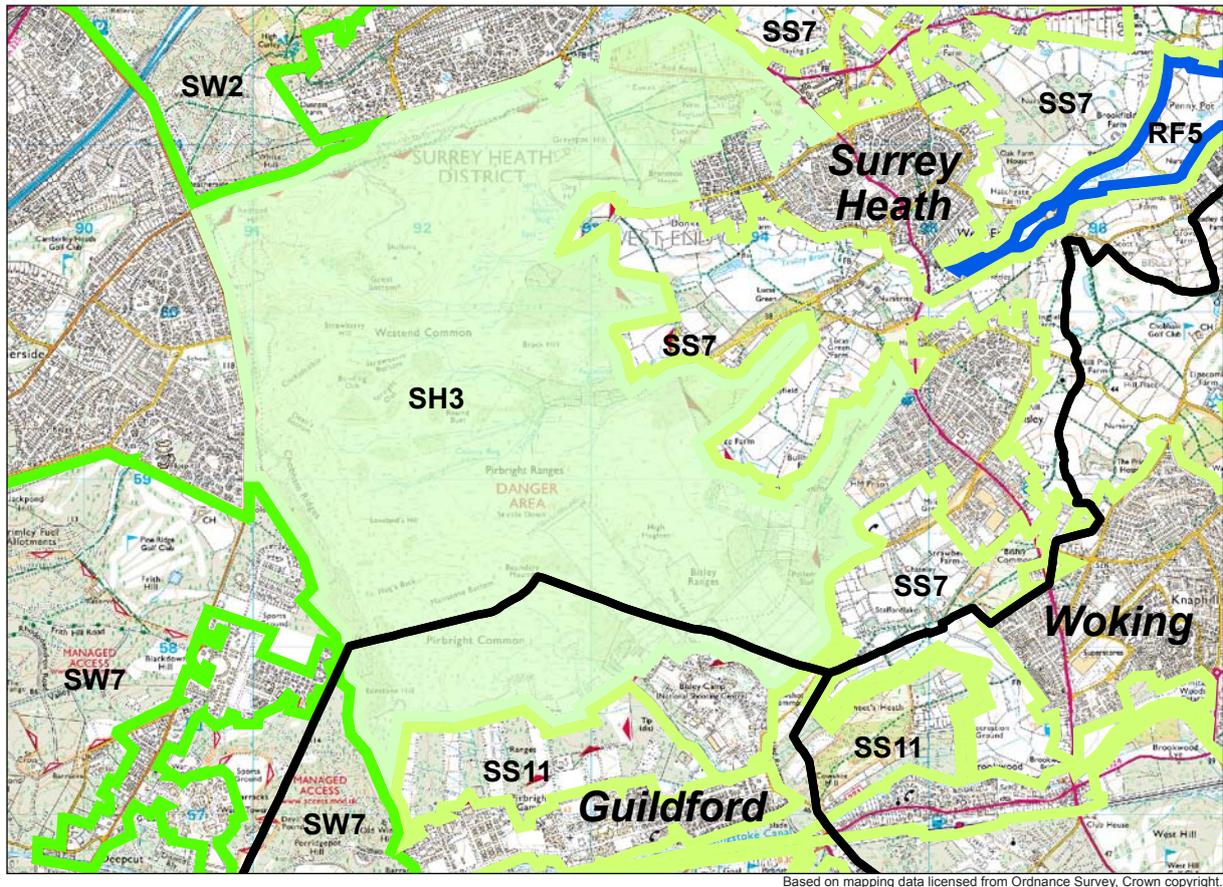
### Location and Boundaries

The Chobham Sandy Heath and Common Character Area lies to the north of Chobham, within the north-western part of the county. The character area is defined by the extent of relatively intact heath and common. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have almost no intact heathland, or are continuous woodland.

### Key Characteristics

- A gently undulating landscape, underlain by Camberley Sand Formation Sand, Windlesham Formation Sand, Silt and Clay, and Bagshot Formation Sand, solid geology.
- The character area is formed from Chobham Common, and heathland on Stanners Hill (adjacent to the south-east of Chobham Common), an area of heathland which accommodates part of Sunningdale golf course (adjacent to the north-west of Chobham Common), plus a small extension of heath at the northern end of the character area. Although used as a golf course, the area to the north-west still retains the character of heathland.
- The character area is formed from large extensive tracts of open heath, with scrub and varying sized tree groups.
- Larger blocks of woodland tend to be located at the perimeter of the common, and often include Birch and Pine with Holly edges. There are a number of wide bands of trees across the centre character area.
- There are long open expansive views across the heath, particularly from high points, looking over scrub to woodland in the distance, such as from Staple Hill and Memorial Cross. Treed areas enclose or frame views in some places.

- Cobham Common is a well-used recreational resource for walkers and cyclists. The vast majority of the character area is Open Access Land. Public rights of way and other tracks crisscross the character area, and there are numerous car parks located off the 'B' roads and more minor roads which cross through the area.
- The Waterloo to Reading railway line runs along the northern boundary of the character area, with Longcross railway station in close proximity. However, there is no direct public access from the station to Chobham Common, and despite frequent passing services, few trains currently stop at Longcross during the week and none at the weekend.
- The majority of the 'B' roads which cross the character area are screened by roadside vegetation. However, the M3 motorway crosses broadly east-west across the middle of Chobham Common, with most of the motorway at grade or elevated, and without roadside planting. It is therefore open to the surrounding landscape, and visible from public rights of way within the vicinity.
- The vast majority of the character area is unsettled, with dwellings limited to small groups of houses surrounded by woodland near the edges of the character area.
- The vast majority of the character area is registered as Common Land, and there are two scheduled monuments – earthworks at the 'Bee Garden' on Albury Bottom, and north-west of Childown Farm.
- The character area is covered by various ecological designations, including the Thames Basins Heath Special Protection Area, Site of Special Scientific Interest, Special Area of Conservation and Site of Nature Conservation Interest. Chobham Common is also a Local Nature Reserve.
- This an expansive landscape of high ecological value heathland. Human influence, from roads and the M3, and recreational activity does have an effect on the character area in places, but large relatively unspoilt areas with a feeling of tranquillity and remoteness remain.



### SH3: WESTEND AND PIRBRIGHT SANDY HEATH AND COMMON

#### Location and Boundaries

The Westend and Pirbright Sandy Heath and Common Character Area lies at the western side of the county, west of Woking. The boundaries of the area are based on the changing nature of the land cover, to encompass areas of generally intact heathland. By comparison, the surrounding character areas are settled with housing or farmland and have almost no intact heathland, or are continuous woodland.

#### Key Characteristics

- An undulating landscape underlain by Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay, solid geology.
- The majority of the character area is east facing, with landform becoming steeper and more complex towards the western edge of the character area.
- The character area consist of a large extensive tract of open heath, with scrub and small groups of trees.
- The north-eastern and central parts of the character area include areas of valley bog with watercourses, including Trulley Brook, draining into wet woodland along the eastern edge.
- There are bands of woodland located along the perimeter of the character area, which prevent views in and out of the character area.
- The character area adjoins the build-up area of Camberley to the west, and Lightwater to the north.
- The majority of the character area is used by the Ministry of Defence for training and is fenced off as a 'danger area'.

- The character area is unsettled, with no public access within the danger area, an exception being the north-east corner where there is a 'B' road, and public rights of way. A small group of houses, and two scheduled monuments, are located around New England, west of Sandpit Hill.
- Two treed areas of Westend Common, are registered as common land outside the danger zone, at the eastern edge of the character area.
- The character area is covered by numerous ecological destinations, with its intact heathlands representing one of Europe's most important and threatened habitats. The majority of the area is designated as a part of the Thames Basin Heaths Special Protection Area, it is a Site of Special Scientific Interest and a Special Area of Conservation.
- This is a contained inward looking and secluded, 'secret' landscape. With the exception of military activity, there is minor human influence across the area. As a result, this is a remote landscape with surrounding settlement hidden by perimeter vegetation.

## LANDSCAPE TYPE SH: SANDY HEATH AND COMMON EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

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

- Rich biodiversity of relatively intact heathland and commons, plus areas of wet heathland and valley bogs.
- Secluded character of landscape.
- Low key human intervention and recreation.
- Minimal settlement.
- Access managed by the military, commons, tracks and public rights of way combine to provide a recreational resource.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Regeneration of woodland on lower heathland.
- Military development of barracks, camps and ranges with associated fencing and signage.
- Transport corridors, including main roads and the M3 motorways cutting across heathland.
- Increased recreational use including car parks.

##### *Future potential forces for change*

- Pressure for development, including expansion of military development, and recreational facilities.
- Further road development and the urbanisation of existing roads through kerbing, lighting, and signage relating to military functions.
- Further encroachment of woodland onto heathland.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the Sandy Heath and Common landscape is to conserve the secluded, largely unsettled character of the area and its varied heathland habitats of high biodiversity value. Elements for enhancement are the management of the balance between heathland and woodland to minimise scrub and woodland encroachment, whilst sensitively incorporating recreational usage.

#### Landscape Guidelines

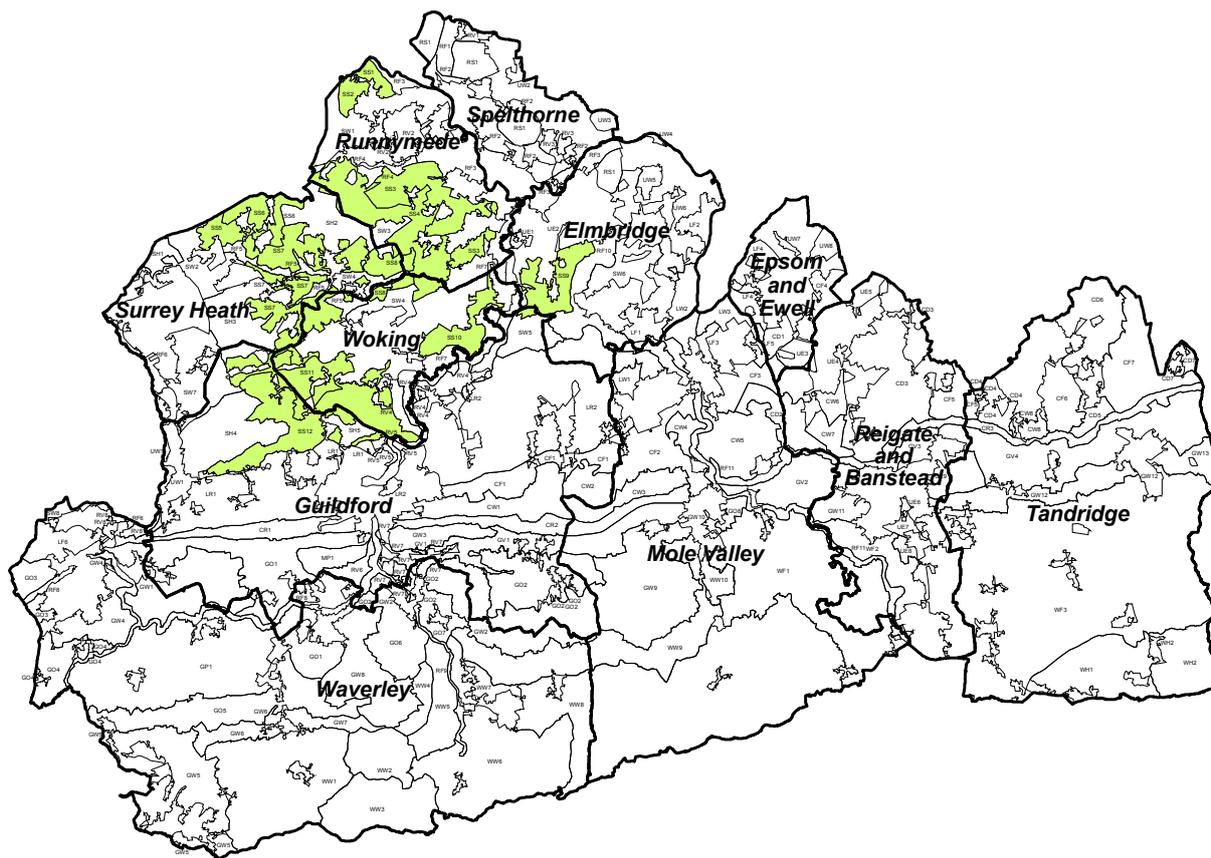
##### *Land Management*

- Seek to conserve internationally, nationally and locally important habitats and species. This character area type coincides with Surrey's Thames Basin Heaths biodiversity opportunity area.
- Seek to preserve the integrity of the generally secluded character and areas of remoteness whilst balancing the need for recreation.
- Raise awareness of the historic dimension of the landscape, and conserve historic elements.
- Promote the control of woodland and scrub growth to minimise invasion into open heathland.
- Encourage heathland management using traditional techniques.
- Seek to conserve and restore linked water features and wetland habitats ensuring balance between drainage to prevent flooding and promotion of valuable wetland habitats.

- Encourage the adoption of landscape masterplans and estate management plans by the Ministry of Defence to conserve, preserve and enhance existing landscape features within camps and barracks, and provide a suitable plan for future replacement and addition to landscape features when development occurs.

### ***Built Development***

- Conserve the sense of remoteness and isolation, resisting any development which reduces or fragments both important heathland habitat and use of commons as a recreational resource.
- Manage any recreational use of the areas of high ecological importance to avoid deterioration of important habitats and disturbance of designated species, provide habitat buffer zones if necessary.
- Promote the use of appropriate plant species and boundary treatments at the edge of the military installations to integrate development into the adjacent rural character.
- Minimise small-scale incremental change such as military signage and fencing around the perimeter of the danger zone which could change the rural peaceful character of the landscape.
- Refer to Surrey design guidance: Surrey Design (Surrey Local Government Associations).



## LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND

### Landscape Character Areas

SS1	Cooper's Hill Settled and Wooded Sandy Farmland*
SS2	Englefield Green West Settled and Wooded Sandy Farmland*
SS3	Trumps Green to New Haw Settled and Wooded Sandy Farmland*
SS4	Wentworth to Sheerwater Settled and Wooded Sandy Farmland
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland
SS6	Windlesham Settled and Wooded Sandy Farmland
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland
SS8	Chobham East Settled and Wooded Sandy Farmland
SS9	Weybridge South Settled and Wooded Sandy Farmland*
SS10	Woking to Byfleet Settled and Wooded Sandy Farmland*
SS11	Pirbright to Hook Heath Settled and Wooded Sandy Farmland*
SS12	Wyke to Mayford Settled and Wooded Sandy Farmland*

\* These Character Areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND

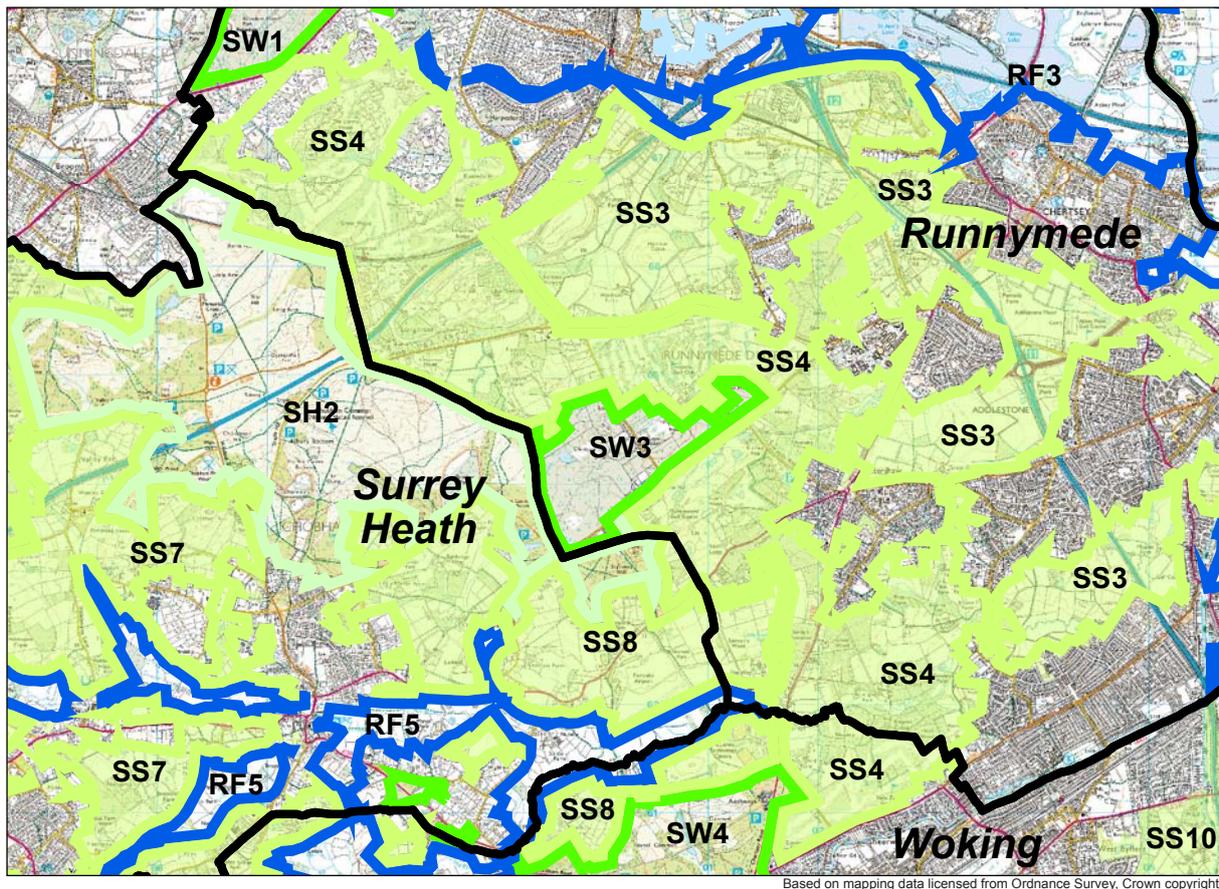
### Location and Boundaries

The Settled and Wooded Sandy Farmland Landscape Type consists of a number of character areas, covering a wide area within the north-western part of the county, to the north of the Claylands. The boundaries of the areas are based on the underlying sandy geology and the land cover consisting of a mixture of farmland, woodland and settlement. Boundaries follow the edge of roads, tracks, field boundaries and woodland.



### Key Characteristics

- Rolling landscape based on the sand solid geology formations.
- Predominately farmland, with varying degrees of settlement and woodland, with the amount of these elements, along with varying field sizes, openness and the degree of other human influences including golf courses, horse paddocks, and nurseries, broadly defining the extent of each individual character area.
- Urban influence and activity from settlement and transport, increases to the north.
- To the south, settlement becomes more scattered, with dwellings often edging commons and rural roads.
- Heavily wooded in places, with heathland commons, now largely regenerated with secondary woodland, or plantation woodland creating an enclosed landscape with glimpses to pastures, open heathland and water bodies.
- A predominately intimate landscape, with intermittent views across farmland framed by woodland.
- Varied historical sites and designed landscapes including cemeteries and memorials with important local historic, architectural, cultural or military associations.



## SS4: WENTWORTH TO SHEERWATER SETTLED AND WOODED SANDY FARMLAND

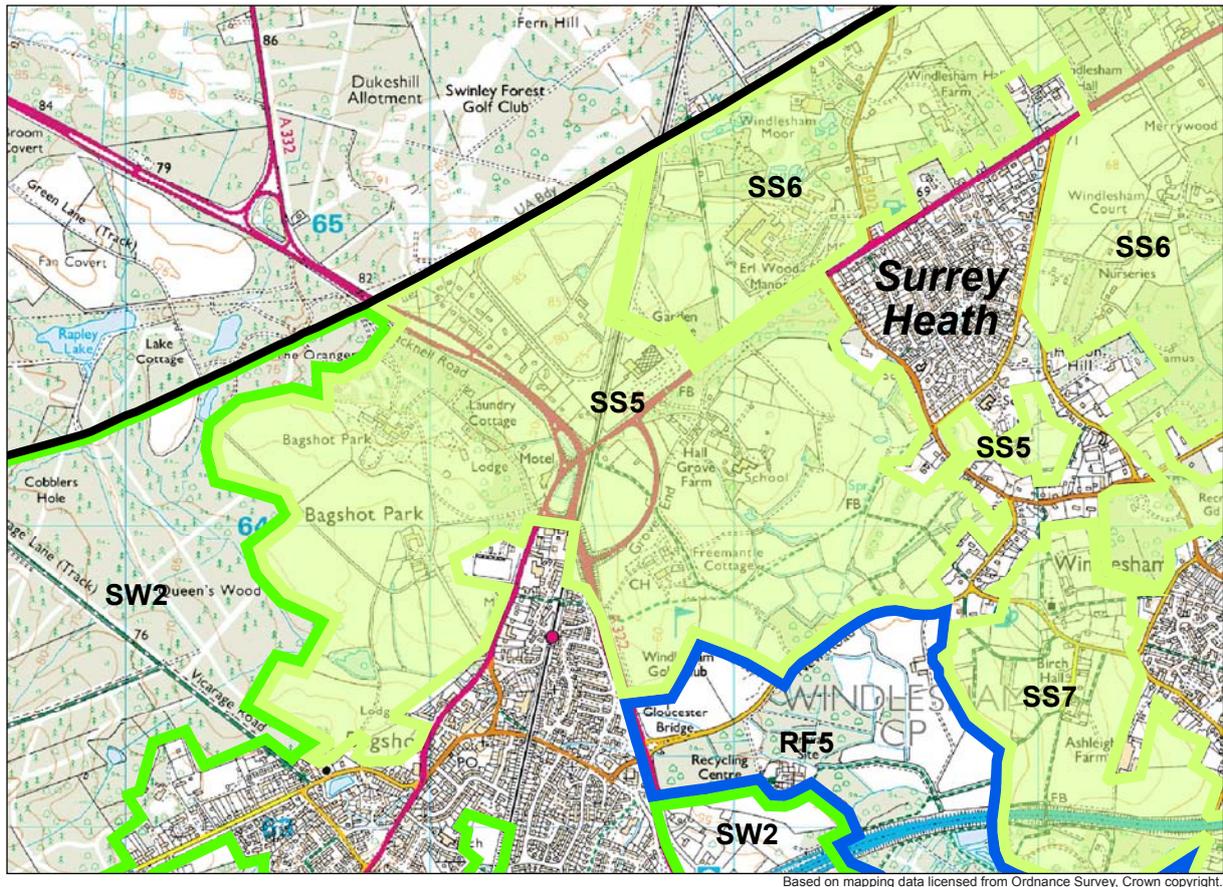
### Location and Boundaries

The Wentworth to Sheerwater Settled and Wooded Sandy Farmland Character Area is a swathe of land to the south of Chertsey. It is defined by the extent of a relatively enclosed mosaic of farmland, woodland and settlement, in contrast to the more open farmland character area to the north-east. The character area boundaries follow the edges of settlement, woodland, and roads.

### Key Characteristics

- An undulating landscape, underlain by Bagshot Formation Sand solid geology, and small areas of Windlesham Formation Sand, Silt and Clay.
- Locally falls towards a number of watercourses and ponds, across the character area.
- There are watercourses and ponds throughout the character area, including The Bourne, which flows through the southern part of the character area.
- The character area consists of considerable areas of woodland, including some areas of ancient woodland. To the north of the character area is Wentworth golf course set in clearing in the woodland, and the former Ministry of Defence site at Longcross, now used for various commercial purposes, including film studios and a test track facility. Foxhills and Queenswood golf courses occupy the central part of the character area. Elsewhere, particularly to the south of Ottershaw, the character area is more rural, with wooded interspersed with arable and pastoral fields, although uses including horse paddocks and nurseries are also present.
- Field boundaries are generally well vegetated with hedges and trees.

- Although dispersed, settlement in the form of areas of very low density large dwellings, scattered small groups of settlement and farmsteads, is spread across the majority of the character area, mostly hidden by surrounding tree cover.
- Occasionally there are views across fields to the nearest woodland, but long distance views are restricted by tree cover in most parts of the character area.
- There is a moderate network of public rights of way, but some areas have limited public access due to land uses such as golf.
- A short length of the M3 motorway crosses the character area, screened by embankments and tree cover. A limited number of 'A' roads cross the area and connect with minor roads and tracks to provide access to dwellings.
- The Waterloo to Reading railway line also crosses the character area, with Longcross railway station located within the north-western part of the character area. However, there is limited direct public access, other than to the golf course to the north, and despite frequent passing services, few trains currently stop at Longcross during the week and none at the weekend.
- There are several bowl barrows listed as scheduled monuments, near Longcross, and two listed buildings at Longcross Church.
- There are a number of Sites of Nature Conservation Importance, including woodland within the golf courses. The character area abuts the Thames Basin Heaths Special Protection Area to the west.
- Human influence, including settlement is obvious in places, and tempers the sense of remoteness. This is however, generally a secluded landscape, with woodland providing tranquillity.



## SS5: BAGSHOT TO WINDLESHAM SETTLED AND WOODED SANDY FARMLAND

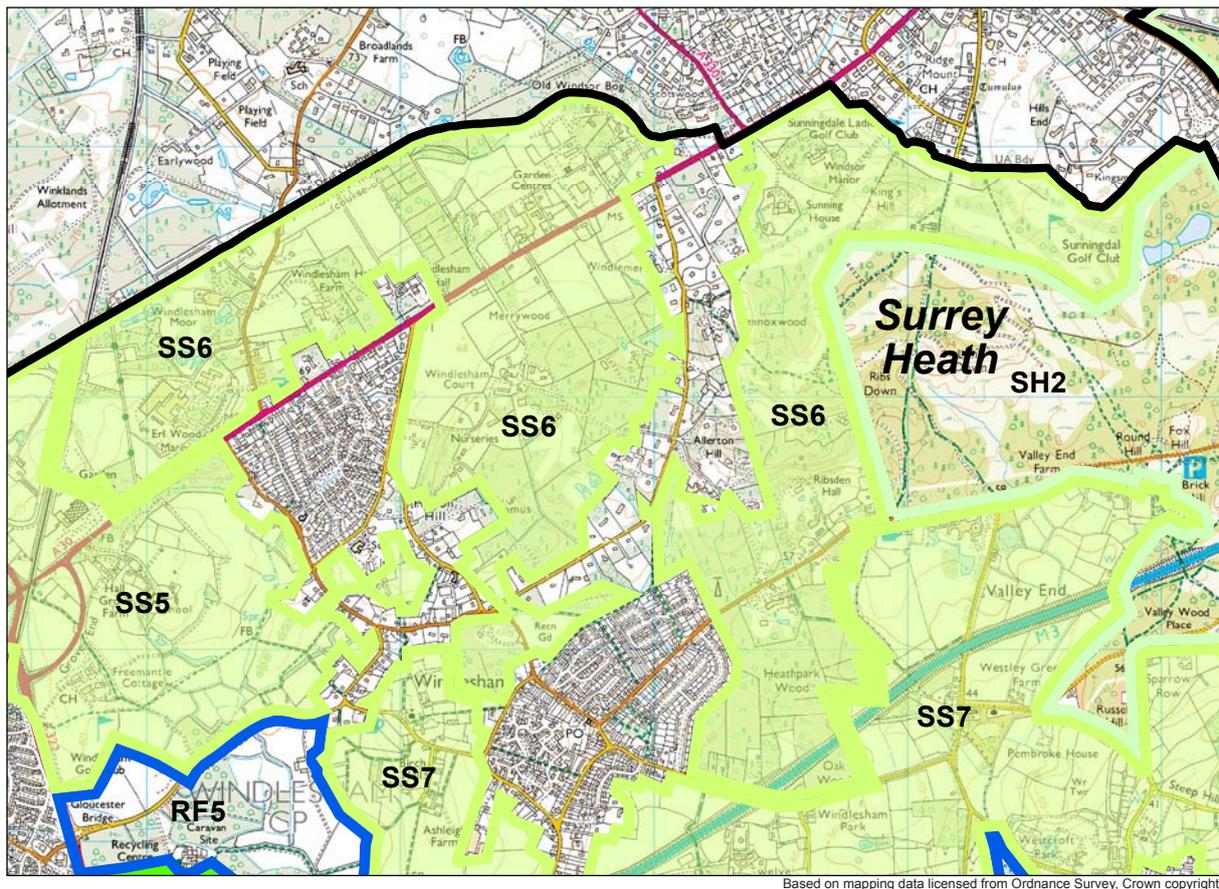
### Location and Boundaries

The Bagshot to Windlesham Settled and Wooded Sandy Farmland Character Area is a relatively small character area to the north of Bagshot. It forms a relatively open character area which contrasts with the surrounding, more wooded landscape. The county boundary defines the north-western edge of the character area. The boundary follows the edge of the Windlebrook floodplain to the south-east, settlement to the south-west and east, the edge of woodland to the west, and other features includes railway and roads elsewhere.

### Key Characteristics

- A gently undulating landscape, underlain by Bagshot Formation Sand solid geology,
- Relatively low lying, adjoining floodplain to the south, with springs, streams and ponds.
- Consists of parkland, golf courses, horse paddocks and stables, sports fields and areas of low density housing.
- There is limited woodland within the character area, largely confined to blocks of woodland (including some ancient woodland) to the north of Bagshot Park.
- There are lines of trees within the golf course and along transport routes, and scattered individual trees within parkland fields. Tree cover obscures surrounding Built Up Areas and most roads
- A number of 'A' roads, including the A30 and A322, form a junction in the centre of the character area. Elsewhere, road access is limited to private drives and tracks. The Ascot to Guildford railway line passes through the character area.

- Public rights of way cross the eastern part of the character area, but opportunities for walking is relatively limited elsewhere.
- Settlement is mainly associated with the large adjacent settlements of Bagshot and Windlesham. An area of low density housing is located in the northern part of the character area. There is a large garden centre, school, golf course and stables.
- Bagshot Park, a former deer hunting ground, occupies the western part of the character area. Owned by the Crown estate, the large historic buildings at Bagshot Park are a current royal residence.
- Unimproved wet meadows surrounding Bagshot Park Lake are designated as a Site of Nature Conservation Interest. Freemantle Field to the east, is also designed as a Site of Nature Conservation Interest for its wet grassland.
- An active landscape, with a number of uses, and busy road links. Human influence is high and limits the sense of remoteness and tranquillity. Tree cover tempers human influence slightly, but to a much lesser degree than in the surrounding more wooded character areas.



## SS6: WINDLESHAM SETTLED AND WOODED SANDY FARMLAND

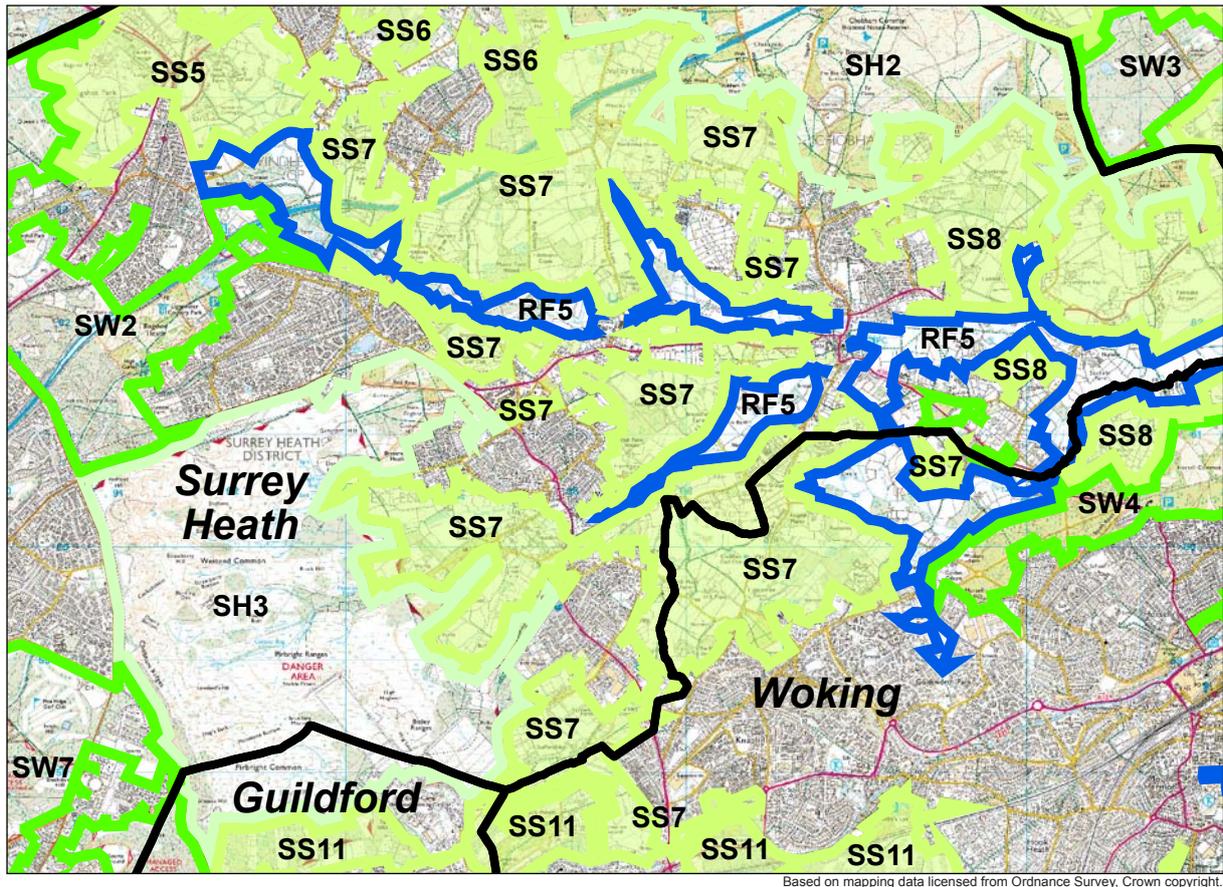
### Location and Boundaries

The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.

### Key Characteristics

- An undulating landscape, rising to Allerton Hill towards the centre of the character area. Underlain mainly by Windlesham Formation Sand, Silt and Clay solid geology.
- Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.
- Set in between the woodland are pastoral fields, along with paddocks, nurseries and garden centres.
- Settlement consists of a relatively light scattering of farmsteads, small low density areas of dwellings, and large houses enclosed by trees and evergreen shrubs. The area includes the large Californian style Updown Court. Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.
- Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.

- The A30 and two 'B' roads cross the character area, but elsewhere road access is limited to private drives and tracks.
- A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.
- Windlesham and Sunningdale are linked by a ribbon of low density dwellings, but woodland between the two main areas of settlement prevents a sense of further urbanisation of the area between the two towns.
- Views are substantially limited by tree cover.
- Sunningdale golf course, in the north-eastern part of the character area, is designated as a Site of Nature Conservation Interest for its woodland, heathland and acid grassland.
- The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.



## SS7: WINDLESHAM TO KNAPHILL SETTLED AND WOODED SANDY FARMLAND

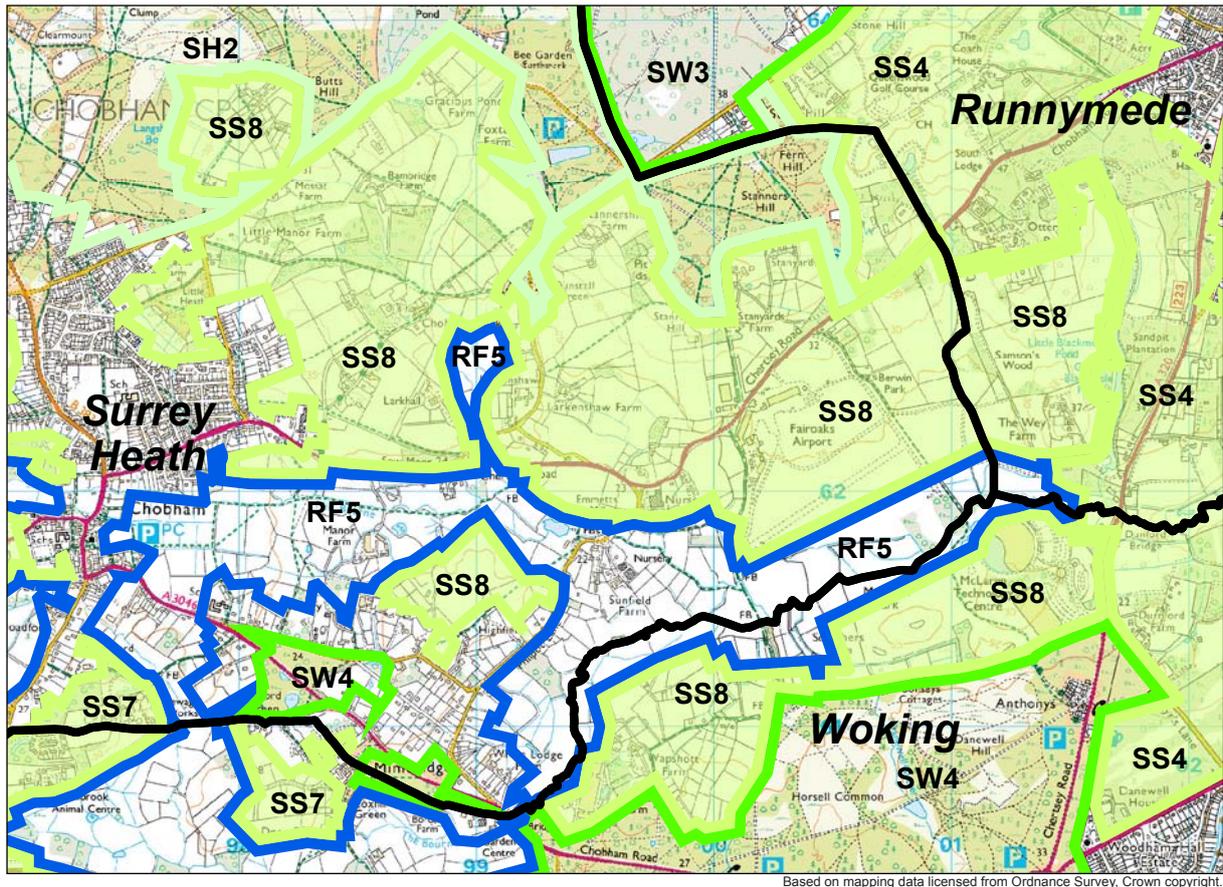
### Location and Boundaries

The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by Built Up Areas and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.

### Key Characteristics

- A gently undulating landscape, underlain by Bracklesham Group and Barton Group (undifferentiated) Sand, Silt and Clay solid geology.
- Generally low lying, surrounding adjacent areas of floodplains. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.
- The character area consists of pastoral farmland with dispersed blocks of rectilinear deciduous woodland, often with a substantial amount of Holly. Across the character area there is a light scattering of farmsteads, paddocks, nurseries, and the occasional golf course. There are small areas of common land, fringed with a limited number of houses, and small low density group of dwellings, such as near Lovelands Farm and Mink Farm.

- Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.
- Views across the landscape are generally limited by layers of hedges and woodland blocks.
- The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.
- A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.
- The M3 motorway cuts across the northern part of the character area. Partially screened by vegetation, vehicles can be glimpsed within the vicinity of the motorway. A limited number of 'A' roads cross the character area, but most roads are narrow rural lanes enclosed by hedges.
- The Old Cottage to the north-west of Burrowhill is grade II listed, and the character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common. There are also a number of areas designated as Sites of Nature Conservation Importance, such as woodland and grassland at Chobham Place.
- A rural farmland landscape with limited urban influence results in a relatively peaceful landscape. Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.



## SS8: CHOBHAM EAST SETTLED AND WOODED SANDY FARMLAND

### Location and Boundaries

The Chobham East Settled and Wooded Sandy Farmland Character Area is located to the north of Woking. It consists of two parts, either side of the Bourne river floodplain. It is defined by the edges of river floodplain, the settlement edge of Chobham to the west, and areas of heathland and woodland to the north, south and east.

### Key Characteristics

- Underlain by Bagshot Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology, falling gently towards the The Bourne floodplain.
- Consists of pastoral and arable farmland with occasional areas of woodland. Fields sizes are often larger than other surrounding areas of Settled and Wooded Sandy Farmland.
- Fields and paddocks, particularly within the north-western part of the character area have a good hedgerow structure along their boundaries, but some fields, mainly the larger fields to the south and east have lost their hedgerows.
- There are scattered farmsteads, nurseries, and very occasionally groups of low density dwellings. There are larger buildings and hangers at Fairoaks Airfield and an extensive research and development complex at the McLaren Technology Centre.
- Views are often limited or framed by hedgerows and tree cover, but views become more open to the south.
- A good network of public rights of way cross the character area and link the two halves of the character area together via footbridges across The Bourne.

- An 'A' road and a minor road cross through the northern half of the character area, but elsewhere vehicle access is limited to private drives and tracks.
- There are two small areas of registered common land, including Little Heath at the north-western end of the character area, which is also designated as a site of Nature Conservation Interest.
- The character area abuts part of the Thames Basin Heaths Special Protection Area to the south.
- A pleasant landscape, part of the setting to The Bourne, with rights of way providing opportunities for interaction with the landscape including routes to the adjacent river itself. There are limited roads, but settlement, and large buildings reduce the sense of remoteness such as around the airfield and McLaren centre.

## LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

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

- Areas of rural, intimate and peaceful character.
- Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built up areas to the north, and as a rural setting for villages and roadside settlement.
- Ponds and streams.
- Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area.
- Areas of pastoral farmland with intact field patterns.
- Remnant historic parkland.
- Historic villages centred on greens or commons, particularly to the south of the Settled and Wooded Sandy Farmland.
- Pattern of dispersed and small scale linear settlement facing onto commons or roads.
- Designed landscapes and buildings with important local historic, architectural or cultural associations, such as, Painshill Park, Foxwarren Park, Sutton Place, and those associated with the cemeteries and memorials.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Piecemeal linear settlement development associated with or along transport connections including railways and roads.
- Industrial developments including utilities, research centres, telecommunication establishments including masts etc.
- Increase in horse paddocks and golf courses.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Loss of hedgerows.
- Secondary woodland encroachment onto pastures.
- Regeneration of scrub and woodland on heathland commons.

##### *Future potential forces for change*

- Pressures for further conversion to horse paddocks.
- Increased leisure use of public rights of way network and Open Access Land.
- Increased traffic on rural road network leading to urbanisation through kerbing, lighting and signage.
- Pressure for expansion of settlement along rural roads leading to merging of villages and hamlets and loss of rural character.
- Further regeneration of woodland in more open areas, for instance where pastures are under grazed or on the surviving heathland.
- Further loss of hedgerow boundaries.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Settled and Wooded Sandy Farmland is to conserve peaceful enclosed areas with their mosaics of heathland, woodland, and pastoral farmland, and to conserve historic villages and small scale settlement set around greens and commons, including careful consideration of the impact from any further development and enhancement of recreation opportunities. There are opportunities for enhancement include management of the open heathlands and pastures to prevent encroachment by woodland and restocking hedgerows, as well as reducing visual impact of transport corridors locally.

### **Landscape Guidelines**

#### ***Land Management***

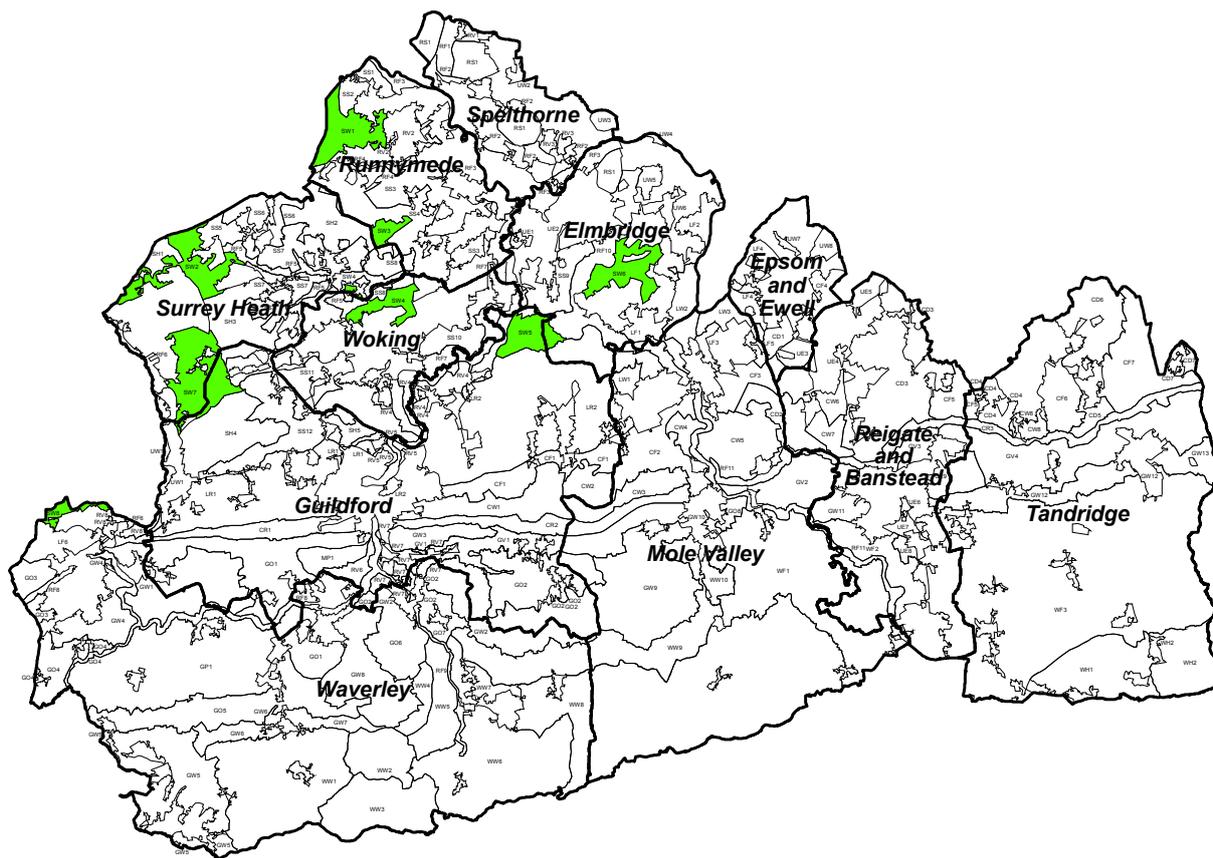
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the commons, woodlands and pastures.
- Raise awareness of the historic dimension of the landscape to landowners including the commons, parklands and woodlands.
- Conserve, manage and encourage the increase of the heathland habitats, continuing to promote local community and volunteer involvement, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners and the farming community.
- Promote the use of locally appropriate species such as oak, birch and Scots pine.
- Conserve and, where appropriate, encourage repair of the historic parkland to maintain and restore key elements such as parkland trees, avenues and woodland blocks.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manège that would affect the rural character of the area.
- Seek appropriate siting of facilities for leisure and tourism (such as car parks, play areas or picnic sites on the commons). Through active visitor management plans to predict and support appropriate levels of circulation and movement patterns. Ensure recreation use and facilities respect the low key rural character of the commons.

#### ***Built Development***

- Retain the pattern of villages, hamlets, isolated farmsteads and short rows of houses facing onto roads or commons set within the matrix of woodland, heathland and open farmland.
- Conserve the greens and commons that form the rural settings for villages.
- Retain the individual settlements avoiding merging these through linear development along roads.
- Ensure that new development is designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and maintain development control to ensure that new development is sympathetic to the wider pattern of settlement.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.

- Resist urbanisation of roads within settlement through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of existing areas of 'dark skies'.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Oppose the erection of new masts where they will be visually dominant and where they would adversely affect views of the wider landscape. Ensure sympathetic siting and design of any new tall features.
- Refer to Surrey design guidance: Surrey Design (Surrey Local Government Association).

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## LANDSCAPE TYPE SW: SANDY WOODLAND

### Landscape Character Areas

SW1	Virginia Water Sandy Woodland*
SW2	Bagshot and Lightwater West Sandy Woodland
SW3	Foxhill Sandy Woodland*
SW4	Horsell Sandy Woodland
SW5	Wisley Sandy Woodland*
SW6	Fairmile to Esher Sandy Woodland*
SW7	Deepcut Sandy Woodland
SW8	Bricksbury Hill to Rowhill Copse Sandy Woodland*

\* These Character Areas are outside Surrey Heath Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE SW: SANDY WOODLAND

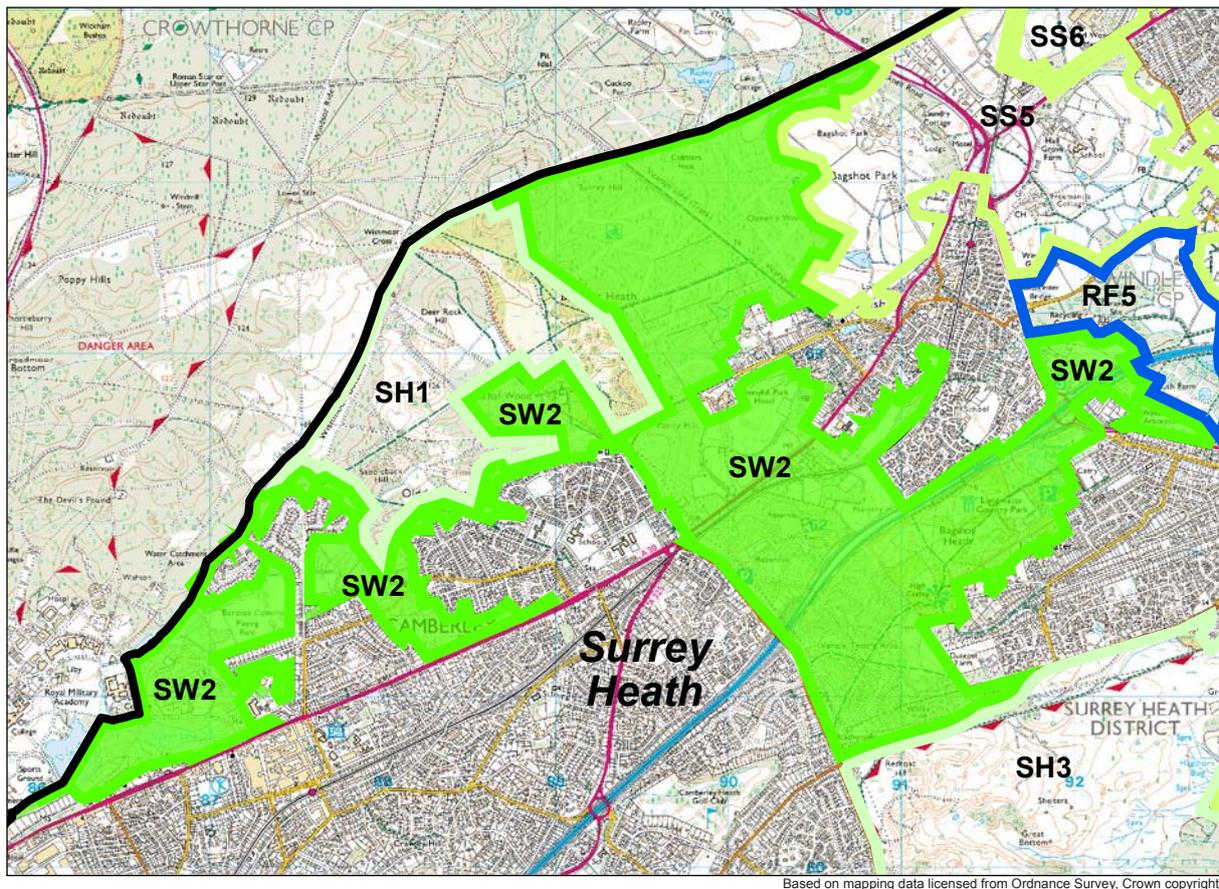
### Location and Boundaries

The Sandy Woodland Type comprises a number of dispersed character areas within the northern and western parts of the County, identified as relatively continuous tracts of woodland, with few interventions. The boundaries of the Type are based on land cover and the underlying geology.



### Key Characteristics

- An undulating landscape underlain by a solid sandy geology, and acid sandy loam soils.
- Predominately wooded with large mixed woodland blocks and plantations.
- Overall, a relatively limited amount of the woodland is recorded as ancient woodland.
- Large lakes often secluded and within woodland.
- Settlement is limited.
- In places, woodland is dissected by transport corridors, including motorways and major 'A' roads.
- An intimate, enclosed landscape, occasionally dark and oppressive within dense forest plantations.
- Designed landscapes, buildings and structures with important local historic, architectural or cultural associations.



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## SW2: BAGSHOT AND LIGHTWATER WEST SANDY WOODLAND

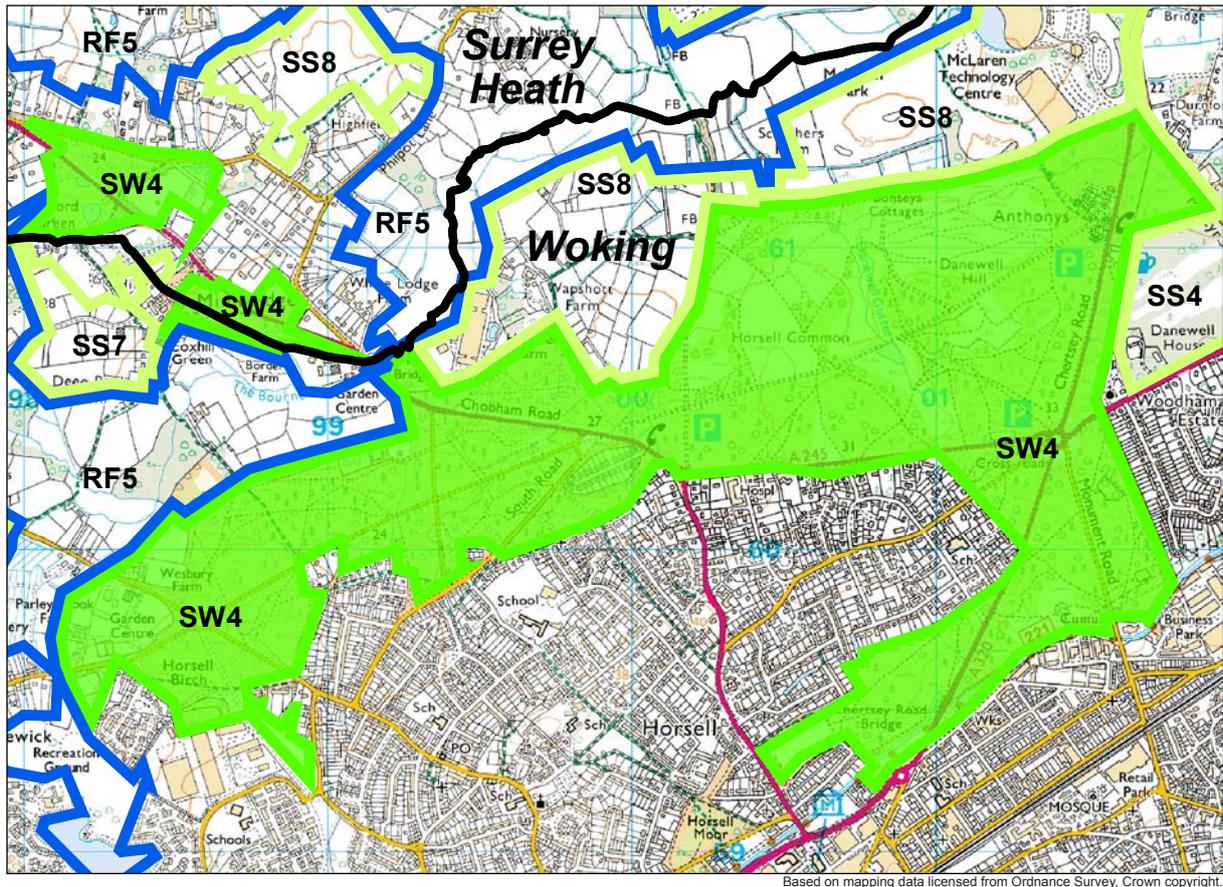
### Location and Boundaries

The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley, at the western edge of the County. The character area is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the county boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.

### Key Characteristics

- An undulating landscape, underlain by Camberley Sand Formation Sand solid geology and small areas of Windlesham Formation Sand, Silt and Clay.
- Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.
- The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate’s Swinley Forest area and Queen’s Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.
- Woodland warps around the northern edge of Camberley, providing a wooded setting to the town.

- The character area includes Bagshot Heath, and incorporates Lightwater Country Park. A network of tracks which cut through woodland at the south-eastern end of the character area form an extensive vehicle testing area.
- The far western end of the character area includes part of the Sandhurst Royal Military College grounds, including buildings and a large lake, both surrounded by woodland.
- Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.
- Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.
- The M23 motorway, A30 main road and the Ascot to Guildford railway line cut through the character area.
- Settlement of any significance is limited to ribbon development along the A30, which has well vegetated boundaries and is set back slightly from the road.
- The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.
- Bagshot Heath and the northern part of the character area is part of the Thames Basin Heaths Special Protection area, and are designated as Sites of Special Scientific Interest. Much of the remaining areas of the character area are designated as Sites of Nature Conservation Importance.
- Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key. The character area successfully prevents coalescence between Camberly, Bagshot and Lightwater, and provides a wooded setting to the settlements.



## SW4: HORSELL SANDY WOODLAND

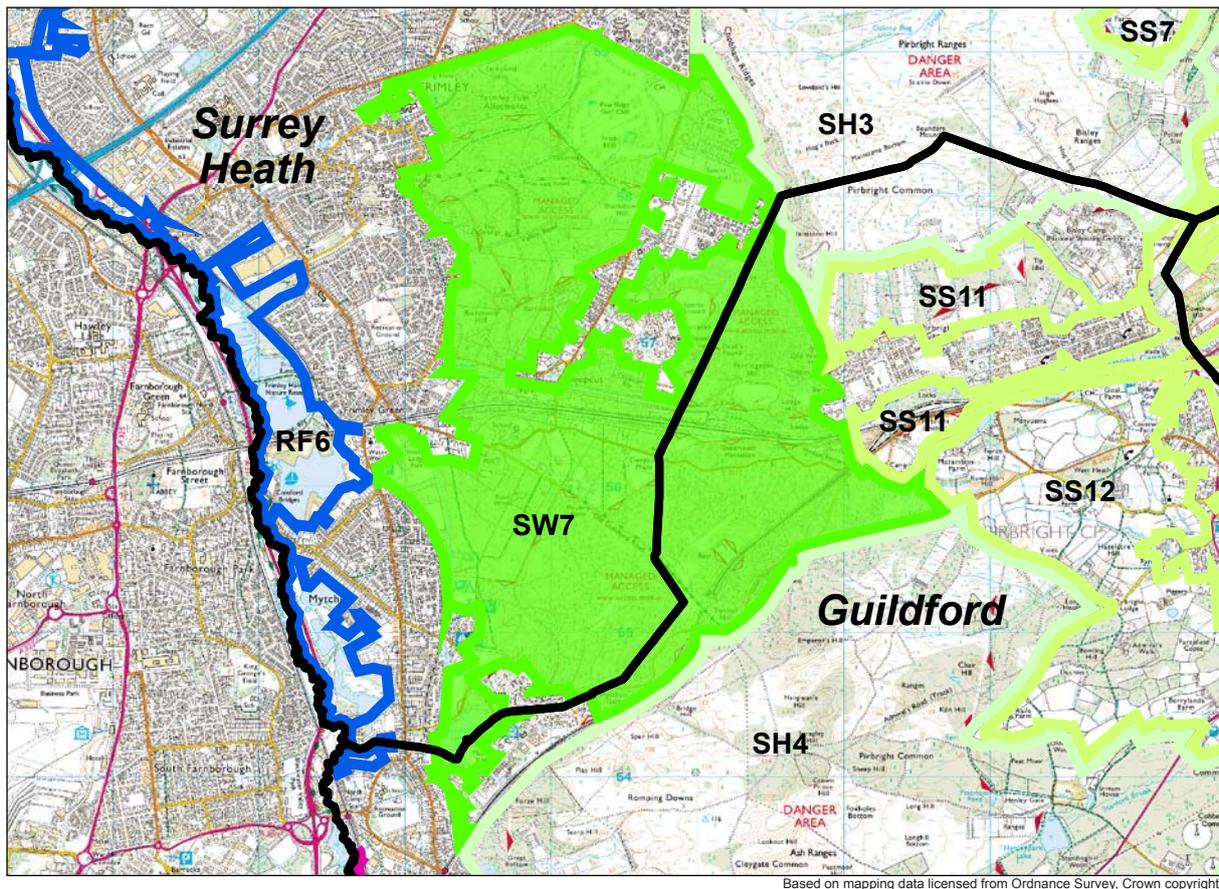
### Location and Boundaries

The Horsell Sandy Woodland Character Area lies directly north of Horsell, the northern part of Woking. The character area includes relatively continuous woodland with occasional large pockets of more open heathland, in contrast to the surrounding character areas which are settled with housing or farmland and have much less woodland. There are two small outlying areas, which are disconnected from the main body of the character area, by the settlement of Mimbridge.

### Key Characteristics

- Underlain by Bagshot Formation Sand solid geology.
- The character area falls very gently towards the Bourne river floodplain to the north-west.
- The character area consists of extensive areas of broadleaved, coniferous and mixed sandy woodland and plantations including Scots Pine, and includes pockets of heathland, including Horsell Common.
- The character area abuts the northern settlement edge of Horsell. A southern 'L' shaped portion penetrates into the Built Up Area until it reach the centre of Woking along the Basingstoke Canal.
- There are long views across heathland and along routes within the woodland, including attractive views within smaller woodland glades and clearings, and much more intimate, limited views within the woodland itself.
- The vast majority of the character area is Open Access Land, with a network of tracks and paths criss-crossing through the woodland and across areas of heath. A number of car parks aid recreational use of the area.
- A number of long straight roads pass through the woodland, giving motorists an impressive experience as they approach or leave the Built Up Areas to the south.
- Almost the entire character area is registered as Common Land. There are two scheduled monuments and part of the Basingstoke Canal Conservation Area to the south.

- The heath and parts of the woodland are part of the Thames Basin Heath Special Protection Area, and are also designated as a Site of Special Scientific Interest. Much of the remaining areas of the character area, including Horsell Common and Woodham Common, are designated as Sites of Nature Conservation Importance for their woodland and remnant heathland.
- Potential for recreational use is high, particularly in such close proximity to the large urban area of Woking. The area is well served by roads and parking areas, but the extent of their urban influence is relatively localised due to surrounding tree cover. The majority of the character area, both within woodland, and open heath surrounded by woodland, has a sense of remoteness and tranquillity.



## SW7: DEEPCUT SANDY WOODLAND

### Location and Boundaries

The Deepcut Sandy Woodland Character Area lies to the south-east of Camberley, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.

### Key Characteristics

- The character area is underlain by Camberley Sand Formation Sand solid geology, and its topography is undulating.
- The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture. There are recreational uses including sports pitches, and a golf course set within the woodland.
- Views in the majority of the character area are substantially restricted by the tree cover.
- There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes. The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.
- The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.

- The B3012 is the main access route through the area. This road and other minor roads are enclosed by surrounding woodland. The South West Mainline railway crosses through the centre of the character area parallel to and south of the Basingstoke Canal. It runs in a cutting and is enclosed by woodland. The London to Alton railway line passes through the southern end of the character area, and is also enclosed by woodland.
- Settlement within the character area is limited to a few small groups of dwellings and army barracks, surrounded by woodland.
- A linear Conservation Area runs along Basingstoke Canal, and there are a number of ecological designations, including Sites of Nature Conservation Importance, Sites of Special Scientific Interest, and part of the Thames Basin Heath Special Protection Area.
- This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.

## LANDSCAPE TYPE SW: SANDY WOODLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

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

- Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.
- Areas of dense, dark, undisturbed woodland.
- Peaceful, mostly secluded landscape with limited settlement.
- Roads through woodland forming corridors with overhanging trees.
- Pockets of open heath and glades within the woodland.
- Sense of intimacy, with views contained by woodland.
- Significant open areas, tracks and public rights of ways combine to provide recreational resource.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of broadleaf woodland and increase in conifer plantations.
- Regeneration of scrub and woodland on heathland commons.
- Increased use of the area for leisure leading to the creation of car parks and picnic areas (suffering problems with fly tipping), and golf courses.

##### *Future potential forces for change*

- Further regeneration of woodland in more open areas, where pastures are under grazed.
- Where surviving heathland is undermanaged.
- Pressure for further recreational facilities such as car parks and increasing use of footpaths and Open Access Land.
- Pressure for expansion of settlement and roads.

### GUIDANCE

#### Landscape Strategy

The strategy for the Sandy Woodland landscape is to conserve the peaceful, intimate landscape. Opportunities for enhancement requiring management of varied woodlands to conserve their ecological and historic interest, and maintain areas of heathland.

#### Landscape Guidelines

##### *Land Management*

- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners. Conserve the historic elements of the landscape.
- Conserve, enhance and restore the woodlands and heath where appropriate through effective long term management and replanting to retain their varied character and their ecological value. This character area type coincides with Surrey's Thames Basin Heaths biodiversity opportunity area. Character area SW1 links with Surrey's Thames Valley, and character area SW6 links with Surrey's Thames Basin Lowlands biodiversity opportunity areas.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable woodland and the use of locally appropriate species.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.

- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks.
- Encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape.
- Removal of fly tipping as soon as possible.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.

### ***Built Development***

- Conserve the sense of seclusion with sparse settlement enclosed by woodland.
- Maintain the wooded and undeveloped skyline.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.
- Promote the use of traditional materials and signage features with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).