

## Surrey Landscape Character Assessment: **Mole Valley District**



**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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## Appendix A

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 Mole Valley District. Written in context with the county-wide Landscape Character Assessment 2015, there are likely to be references to locations outside of Mole Valley District 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 dipslope, 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 dipslope 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 |
|----|-------------------------------------------|

- 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 Mole Valley District 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 Mole Valley District 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>see page 20</b> |
|----------------------------------------------------|--------------------------------------------------------|--------------------|
| <b>Character Areas:</b>                            |                                                        |                    |
| CD1                                                | Ashtead and Woodcote Parks Chalk Down with Woodland    | see page 22        |
| CD2                                                | Tyrrell's Wood to Walton Oaks Chalk Down with Woodland | see page 24        |
| 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                            |                                                        | see page 26        |

| <b>LANDSCAPE TYPE CF: OPEN CHALK FARMLAND</b> |                                                  | <b>see page 28</b> |
|-----------------------------------------------|--------------------------------------------------|--------------------|
| <b>Character Areas:</b>                       |                                                  |                    |
| CF1                                           | Clandon Open Chalk Farmland*                     |                    |
| CF2                                           | Ranmore to Hawk's Hill Open Chalk Farmland       | see page 30        |
| CF3                                           | Leatherhead to Epsom Downs Open Chalk Farmland   | see page 32        |
| 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                       |                                                  | see page 34        |

| <b>LANDSCAPE TYPE CR: CHALK RIDGE</b> |                                   | <b>see page 38</b> |
|---------------------------------------|-----------------------------------|--------------------|
| <b>Character Areas:</b>               |                                   |                    |
| CR1                                   | Hog's Back Chalk Ridge*           |                    |
| CR2                                   | Albury to Ranmore Chalk Ridge     | see page 40        |
| CR3                                   | Box Hill to Tatsfield Chalk Ridge | see page 42        |
| Evaluation and guidance               |                                   | see page 44        |

\* These character areas are outside Mole Valley District 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>see page 48</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 | see page 50        |
| CW4                                         | Norbury Park Wooded North Down                  | see page 52        |
| CW5                                         | Box Hill to Oyster Hill Wooded North Down       | see page 54        |
| CW6                                         | Banstead Heath Wooded North Down*               |                    |
| CW7                                         | Chussex Plain Wooded North Down*                |                    |
| CW8                                         | South Caterham Wooded North Down*               |                    |
| Evaluation and guidance                     |                                                 | see page 56        |

| <b>LANDSCAPE TYPE GO: OPEN GREENSAND HILLS</b> |                                                  | <b>see page 58</b> |
|------------------------------------------------|--------------------------------------------------|--------------------|
| <b>Character Areas:</b>                        |                                                  |                    |
| GO1                                            | Shackleford Open Greensand Hills*                |                    |
| GO2                                            | Godalming to Sutton Abinger Open Greensand Hills | see page 60        |
| 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  | see page 62        |
| Evaluation and guidance                        |                                                  | see page 64        |

| <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>see page 66</b> |
|--------------------------------------------|-----------------------------------------------|--------------------|
| <b>Character Areas:</b>                    |                                               |                    |
| GV1                                        | Tillingbourne and Pipp Brook Greensand Valley | see page 68        |
| GV2                                        | Pixham to Reigate Greensand Valley            | see page 70        |
| GV3                                        | Gatton Greensand Valley*                      |                    |
| GV4                                        | Merstham to Clacket Lane Greensand Valley*    |                    |
| Evaluation and guidance                    |                                               | see page 72        |

\* These character areas are outside Mole Valley District 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>see page 76</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  | see page 78        |
| GW10                                             | Dorking Wooded Greensand Hills                  | see page 80        |
| GW11                                             | Skimmington Wooded Greensand Hills              | see page 82        |
| GW12                                             | Earlswood to Oxted Wooded Greensand Hills*      |                    |
| GW13                                             | The Chart Wooded Greensand Hills*               |                    |
| Evaluation and guidance                          |                                                 | see page 84        |

|                                                 |                                                  |                    |
|-------------------------------------------------|--------------------------------------------------|--------------------|
| <b>LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND</b> |                                                  | <b>see page 88</b> |
| <b>Character Areas:</b>                         |                                                  |                    |
| LF1                                             | Knowle Hill to Leatherhead Rolling Clay Farmland | see page 90        |
| LF2                                             | Claygate Rolling Clay Farmland*                  |                    |
| LF3                                             | Lower Ashted Rolling Clay Farmland               | see page 92        |
| LF4                                             | Horton Rolling Clay Farmland*                    |                    |
| LF5                                             | Ashted East Rolling Clay Farmland                | see page 94        |
| LF6                                             | North Farnham Rolling Clay Farmland*             |                    |
| Evaluation and guidance                         |                                                  | see page 96        |

|                                                    |                                             |                     |
|----------------------------------------------------|---------------------------------------------|---------------------|
| <b>LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS</b> |                                             | <b>see page 100</b> |
| <b>Character Areas:</b>                            |                                             |                     |
| LR1                                                | Wanborough Wooded Rolling Claylands*        |                     |
| LR2                                                | Ockham and Clandon Wooded Rolling Claylands | see page 102        |
| Evaluation and guidance                            |                                             | see page 104        |

|                                         |                                                    |                     |
|-----------------------------------------|----------------------------------------------------|---------------------|
| <b>LANDSCAPE TYPE LW: CLAY WOODLAND</b> |                                                    | <b>see page 108</b> |
| <b>Character Areas:</b>                 |                                                    |                     |
| LW1                                     | Great Bookham Common Clay Woodland                 | see page 110        |
| LW2                                     | Prince Coverts to Leatherhead Common Clay Woodland | see page 112        |
| LW3                                     | Ashted and Epsom Commons Clay Woodland             | see page 114        |
| Evaluation and guidance                 |                                                    | see page 116        |

\* These character areas are outside Mole Valley District 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 118</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* |                     |
| 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                       | see page 120        |
| RF11                                       | Upper Mole River Floodplain                       | see page 122        |
| Evaluation and guidance                    |                                                   | see page 124        |

| <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 Mole Valley District 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>Character Areas:</b>                          |                                                   |
| 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*                  |
| Evaluation and guidance                          |                                                   |

| <b>LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND</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* |
| 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*         |
| Evaluation and guidance                                     |                                                            |

| <b>LANDSCAPE TYPE SW: SANDY WOODLAND</b> |                                                  |
|------------------------------------------|--------------------------------------------------|
| <b>Character Areas:</b>                  |                                                  |
| 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* |
| Evaluation and guidance                  |                                                  |

\* These character areas are outside Mole Valley District 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>see page 128</b> |
| <b>Character Areas:</b>                      |                                           |                     |
| WF1                                          | Dorking to Hookwood Low Weald Farmland    | see page 130        |
| WF2                                          | Flanchford to Horley Low Weald Farmland*  |                     |
| WF3                                          | Horley to Swaynesland Low Weald Farmland* |                     |
| Evaluation and guidance                      |                                           | see page 132        |

|                                             |                                            |
|---------------------------------------------|--------------------------------------------|
| <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>see page 134</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    | see page 136        |
| WW9                                        | Shamley Green to Holmwood Wooded Low Weald | see page 138        |
| WW10                                       | Holmwood Common Wooded Low Weald           | see page 140        |
| Evaluation and guidance                    |                                            | see page 142        |

\* These character areas are outside Mole Valley District 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                                             |                                    |

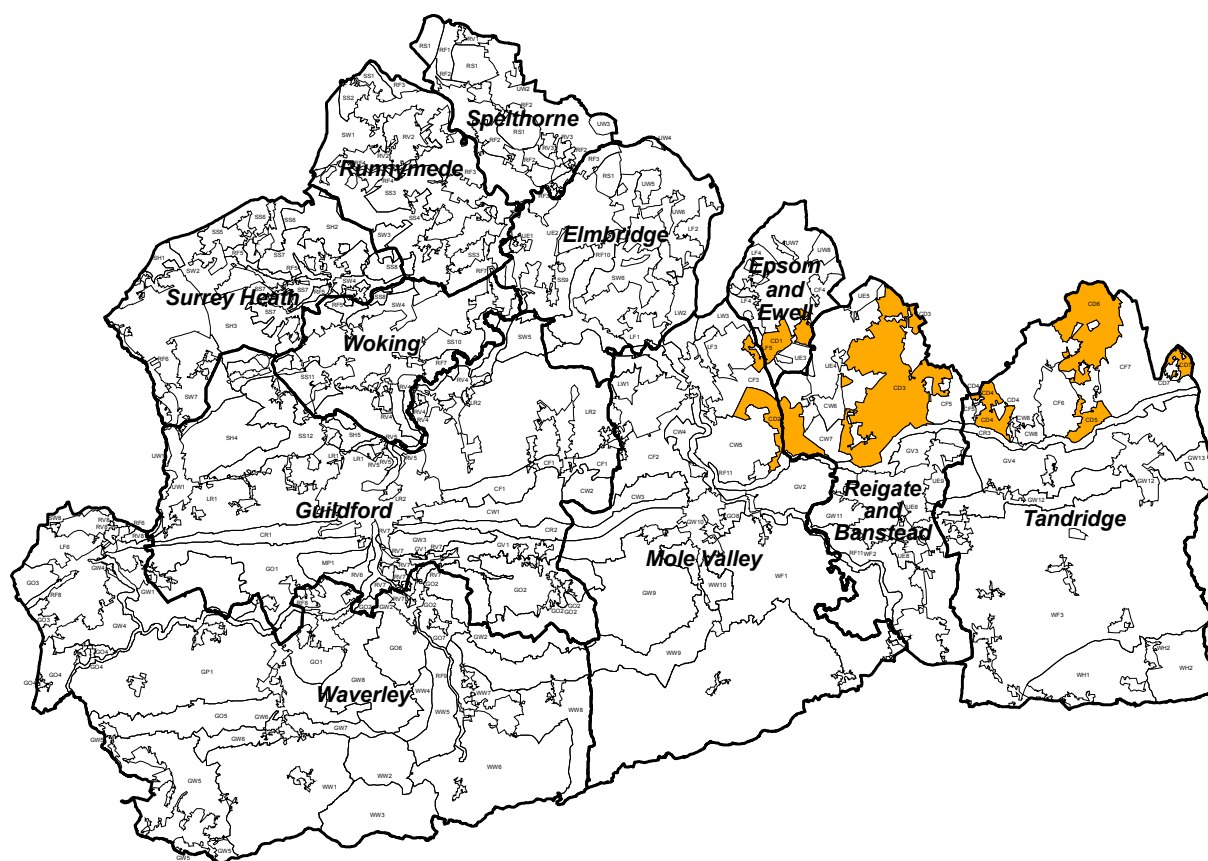
| <b>LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS</b> |                                                     |
|----------------------------------------------------------------------|-----------------------------------------------------|
| <b>Character Areas:</b>                                              |                                                     |
| 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 Mole Valley District 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 MOLE VALLEY DISTRICT**

- 6.1 The following pages describe the landscape types and character areas located within Mole Valley District. 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 CD: CHALK DOWN WITH WOODLAND

### Landscape Character Areas

|     |                                                        |
|-----|--------------------------------------------------------|
| CD1 | Ashted 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*                    |

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

## LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND

### Location and Boundaries

The Chalk Down with Woodland Type is located to the north-east of the county. Along with areas of Open Chalk Farmland (Type CF) and Wooded North Down (Type CW), it forms part of a wide band of downland, to the north of the Chalk Ridge (Type CR) and the south facing scarp. To the south, the chalk downland gives way to greensand hills and valleys, while to the north, downland turns to rolling clayland. Defined by underlying geology, scale of woodland cover and land use. Boundaries follow easily recognisable features including roads, woodland edges and field boundaries. A relatively limited portion of the Type is within the north-eastern extent of the Surrey Hills AONB.



### Key Characteristics

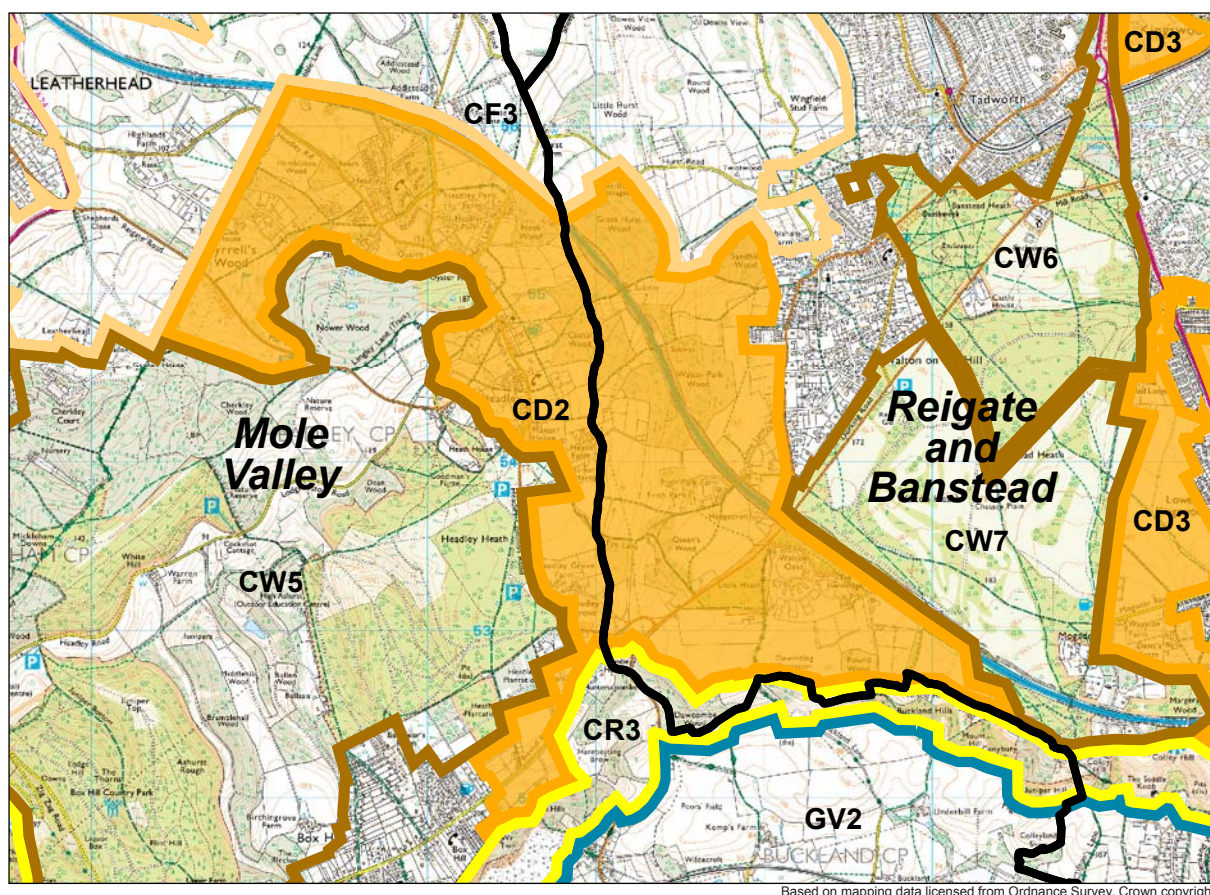
- Rolling downland, with occasional steep slopes. Landform is generally 100m AOD to 200m AOD in elevation, but up to 250m in some places.
- Consists predominately of a mosaic of medium to small scale fields and woodland.
- Woodland is dispersed, but includes some large blocks, and wide tree belts.
- Fields are predominately pastoral, but small scale paddocks and parcels of land associated with settlement are also a common feature.
- Less intensively farmed than the Open Chalk Farmland Type, with significantly more settlement, including hamlets such as Headley near Walton on the Hill and Farnleigh near Warlingham, other small groups of dwellings, and more isolated scattered farmsteads and houses.
- Elevated locations afford long distance views, often framed by woodland.
- Historic landscapes associated with the management of woodland, grazing of animals and human occupation.





- 'B' roads and a limited number of public rights of way, including a short length of the Thames Down Link Recreational Path, provide access, but formal public access is limited in large areas by golf courses.
- There is a hamlet at Ridgecourt, and elsewhere there are scattered buildings including stable complexes, and large houses/schools.
- The character area includes part of the Chalk Lane Conservation Area, and the registered Ashtead Park. The wooded areas of Ashtead Park form a Local Nature Reserve and is designated as a Site of Nature Conservation Interest for its mixed broadleaved woodland and semi-improved neutral grassland. Epsom golf course is a Site of Nature Conservation Interest, designated for its calcareous grassland.
- The character area overlooks Built Up Areas to the north and acts as a setting to surrounding settlement, with varying degrees of openness. The area provides recreation in the form of Ashtead Park and golf courses, however public access across a considerable portion of the character area is restricted. Whilst tranquillity and remoteness is limited due to surrounding settlement, roads, and internal land use, the majority of the character area is a well-treed, relatively rural, landscape.





## CD2: TYRRELL'S WOOD TO WALTON OAKS CHALK DOWN WITH WOODLAND

### Location and Boundaries

The Tyrrell's Wood to Walton Oaks Chalk Down with Woodland Character Area stretches east from Leatherhead, roughly parallel to the M25 motorway, between more extensively wooded areas of downland to the south-west, and open chalk farmland to the north, until it meets the top of the chalk ridge scarp to the south. The character area is defined by underlying geology, woodland cover and settlement edges, with boundaries largely follow the edges of woodland, a section of the M25 motorway, settlement, and other easily recognisable features such as field boundaries. The southernmost part of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Elevated chalk downland, based mainly on the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating, fairly complex landform, becoming more elevated towards the south.
- The southern part of the character area extends into the Surrey Hills AONB.
- Consists predominately of medium scale pastoral fields, occasionally with larger arable fields. There are also areas of small fields such as paddocks, associated with settlement with well vegetated boundaries. Fields are interspersed with woodland blocks, approximately half of which are ancient woodland, along with tree belts and hedgerows. The northern part of the character area contains Tyrrell's Wood golf course.
- Tree cover restricts long distance views in places.



- Roads dissect the northern half of the character area, and although the central part of the character area, largely covered by woodland, is crossed by the M25 motorway, the character area has limited road access. Public rights of way cross the majority of the character area, including part of the Thames Down Link Recreational Path.
- The character area includes a number low density settlements and individual dwellings, along with a business park used for pharmaceuticals research at Walton Oaks located towards the south of the character area. The north-eastern area is less settled, but abuts the western edge of Walton on the Hill.
- Remnants of a parkland landscape around the Headley area.
- The southern end of Walton Heath, is registered as common land, and there is a scheduled monument at Stane Street on the northern edge of the character area.
- The character area includes two small areas designated as Sites of Nature Conservation Importance, including Great Hurst Wood with its semi-natural woodland and rich flora, and the ancient semi-natural woodland of Sandhill Wood. The character area also abuts significant areas of ecological designations, including Sites of Special Scientific Interest and Special Areas of Conservation to the south.
- Tree cover aids tranquillity although tranquillity and remoteness is reduced by internal and adjacent

## LANDSCAPE TYPE CD: CHALK DOWN WITH 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:

- Rolling small-medium scale downland.
- Mosaic of woodland, pasture and low-key settlement.
- Blocks of woodland including ancient woodland and tree belts.
- The network of hedgerows with hedgerow trees.
- Remnant chalk grassland.
- Historic settlements designated as Conservation Areas.
- A network of rural roads and lanes.
- Distant views from elevated southern areas, occasionally framed by tree cover, including views over chalk scarp and greensand hills to the south.
- Role of the area as a relatively rural backdrop to the claylands to the northwest and built up areas to the northeast.
- Historic land and field patterns, field systems, and monuments.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of areas of chalk grassland.
- Hedgerow and hedgerow trees losses, resulting from poor management of remaining hedgerows.
- Increase of settlement, including proliferation of low density dwellings along roads and expansion/development of villages.
- Increase in horse paddocks with consequent subdivision of the fields and installation of shelters.
- Development of golf courses.

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

- Loss of areas of chalk grassland.
- Further loss of hedgerow boundaries and hedgerow trees.
- Loss of key views.
- Pressure for ribbon development along lanes, increase of individual dwellings and decline in importance of historic settlement cores.
- Pressures for further conversion of agricultural landscapes to horse paddocks with subsequent subdivision of fields, potential damage and loss of parkland trees, installation of associated ancillary buildings and structures.
- Conversion of agricultural land uses for new golf courses.
- Increasing traffic on narrow rural road network leading to urbanisation of rural roads through kerbing, additional lighting and signage.
- Pressure for development of road infrastructure.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the Chalk Down with Woodland Type is to conserve the rural mosaic of fields and woodland whilst resisting increase in urbanisation through further ribbon development and horse paddocks. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland.

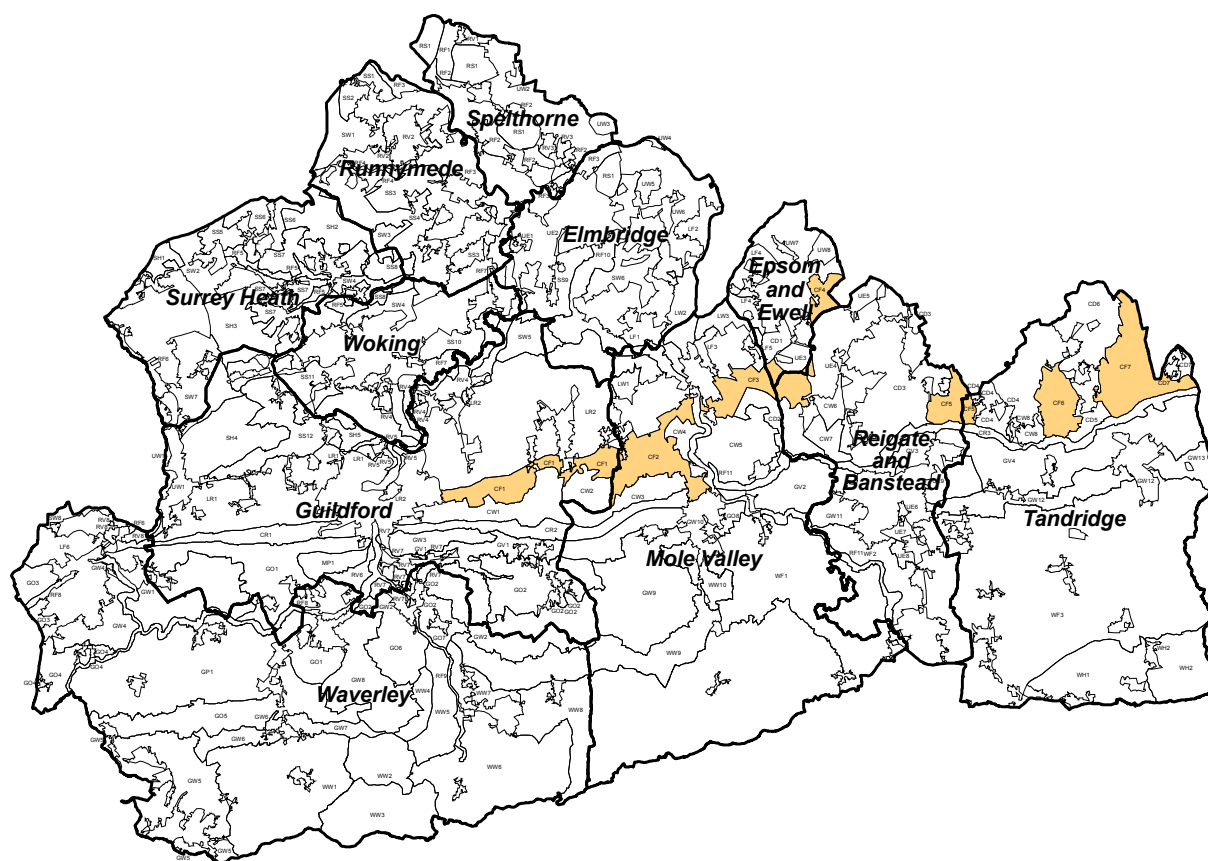
## **Landscape Guidelines**

### ***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 hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity and key positive landscape attributes. This character type coincides with the Surrey's North Downs biodiversity opportunity area.
- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners including the field patterns and woodlands. Conserve historic elements of the landscape.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Ensure consistent management and restocking of hedgerows.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments and resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- 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***

- Limit expansion of settlement, through ribbon development along rural lanes, and conserve existing historic settlements and farmsteads.
- Retain natural buffers and boundaries to settlements using existing landscape features and characteristics. To protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging.
- Encourage any new built development to respect locally distinctive settlement patterns, employ locally characteristic building forms and include sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Retain woodland that screens development and consider opportunities for further such linear tree belt planting to enhance rural views and to better integrate development into the rural area.
- Conserve the rural roads lanes, minimising small-scale incremental change such as signage, fencing and kerbing, or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Resist urbanisation of roads within settlements or as part of new development through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter including inappropriate boundary fences and entrance features.
- 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 signage features with particular regard to local style and materials.



## LANDSCAPE TYPE CF: OPEN CHALK FARMLAND

### Landscape Character Areas

|     |                                                  |
|-----|--------------------------------------------------|
| 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* |

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

## LANDSCAPE TYPE CF: OPEN CHALK FARMLAND

### Location and Boundaries

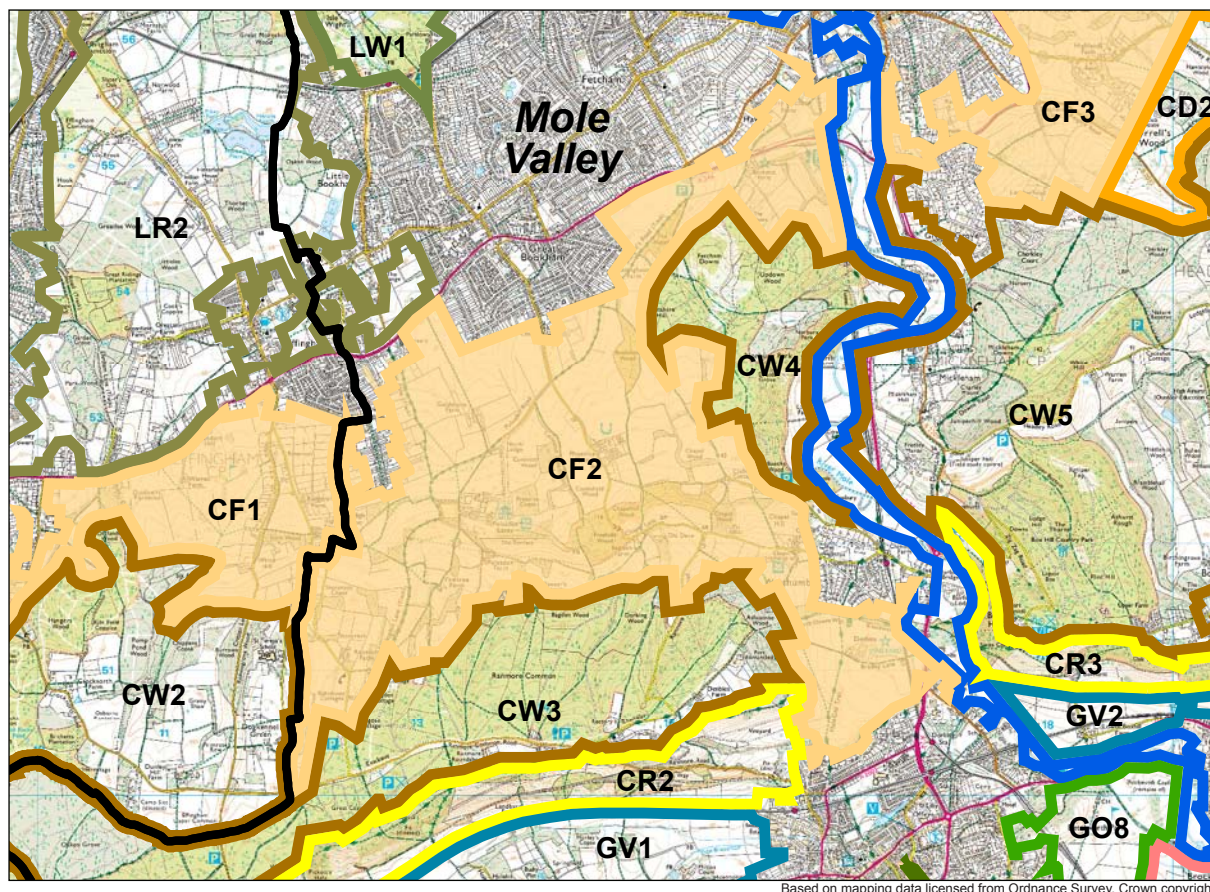
The Open Chalk Farmland Landscape Type comprises a number of Character Areas extending across the central and north-eastern part of the County, and are interspersed with areas of Chalk Down with Woodland (Type CD) and Wooded North Down (Type CW). The boundaries are based on the changes in geology, scale of landscape and land cover. Parts of the Type are within the northern and eastern extents of the Surrey Hills AONB.



### Key Characteristics

- Founded on chalk, forming the lower slopes of the dip slope of the North Downs.
- Predominantly open pastoral farmland of large scale fields with occasional woodland plantations.
- Linear pattern of settlement with dwellings lining rural lanes and sunken roads, and some large scattered farmsteads.
- Dramatic views up over the area to the Wooded Chalk Downs on the higher slopes to the south.
- Provides a rural unsettled backdrop to lower areas to the north.





## CF2: RANMORE TO HAWK'S HILL OPEN CHALK FARMLAND

### Location and Boundaries

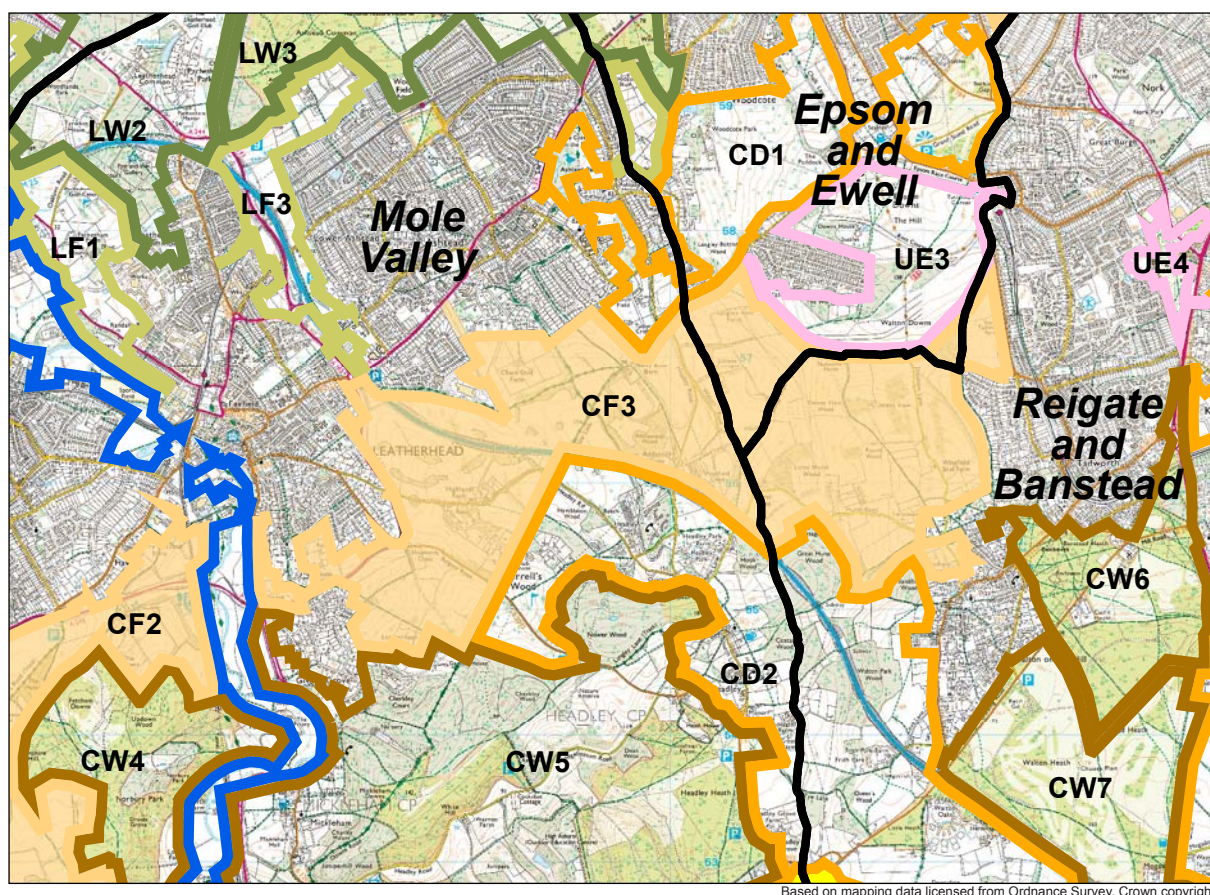
The Ranmore to Hawk's Hill Open Chalk Farmland Character Area stretches from Ranmore (to the south of Effingham) to the River Mole River Floodplain, and wraps around more wooded areas of downland to the east and south. The northern edge of the character area is defined by the edge of settlement, including Effingham and Great Bookham, and the south-eastern corner of the character area abuts Dorking. Boundaries largely follow the edges of woodland and settlement and part of the edge of floodplain to the east. The vast majority of the character area is located within the Surrey Hills AONB.

### Key Characteristics

- Elevated chalk downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating landform, generally facing north, becoming steeper to the south as it rises up to meet the wooded downs.
- The field pattern is dominated by large scale, rectilinear open arable fields to the north, becoming smaller, more pastoral, and irregular in shape to the south in response to more complex topography.
- To the extreme south of the character area nearest Dorking, the field pattern becomes dominated by the rectilinear landscape of viticulture surrounding Denbies Vineyard, This extends across both lower and upper slopes visible from the A24.
- There is an increase in tree cover, including occasional blocks of ancient woodland, hedges and individual trees, to the south.
- Parkland associated with Polesden Lacey lies at the centre of the character area.

- Limited woodland and hedges to the north allow views north of the wooded higher ground of the adjacent character area.
- Hedge-lined rural lanes wind across the character area, although access to some parts of the character area is limited to tracks and public rights of way. The North Downs Way National Trail cuts across the south-east corner of the character area and connects with the Mole Gap Trail Recreational Path and a network of other rights of way, which criss-cross the character area.
- Settlement is limited to a number of large farmsteads, Polesden Lacey Edwardian house with its registered historic gardens and estate grounds, and occasional isolated dwellings. Denbies Vineyard is located to the east. West Humble Chapel is located to the west of the main settlement of Westhumble, and is a scheduled monument.
- A rural landscape, with noticeably less settlement than open chalk downland to the east, becoming slightly more enclosed towards the south due to an increase in tree cover and small scale field pattern.





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## CF3: LEATHERHEAD TO EPSOM DOWNS OPEN CHALK FARMLAND

### Location and Boundaries

The Leatherhead Downs Open Chalk Farmland Character Area is an area of open chalk downs surrounded by more wooded areas and settlement, and lies to the east of the River Mole River Floodplain. Boundaries follow the edges of settlement, woodland, floodplain, and easily recognisable features such as roads. The character area is outside the Surrey Hills AONB, but abuts it to the west.

### Key Characteristics

- Elevated chalk downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating landform, generally facing north, with the western part of the character area turning to face west and form the eastern slopes of the River Mole River Floodplain. In the north, topography falls towards a local valley feature around Langley Vale and Walton Downs.
- Consists of large scale, arable fields with some hedged field boundaries and occasional small groups of mature trees.
- Relatively open landscape across the character area with long distance views across the downs. Occasional blocks of woodland and some significant hedges and tree belts result in some localised enclosure.
- Includes and abuts the M25 motorway to the south and the A24 and B2033 cut through the character area, but otherwise there are a relatively limited number of roads/lane across the character area. Access to a number of areas limited to minor tracks and rights of way. Public rights of way cross the character area and connect with the Thames Down Link Recreational Path at the western edge of the character area.



- Settlement is limited to isolated farmsteads and other occasional dwellings, including Downside Manor, and a small service area off the A24; influence from settlement surrounding the character area is generally limited.
- A rural, relatively tranquil landscape, providing open aspect between the south of Leatherhead and more wooded areas beyond. Western part of the character area provides a sloping setting to the River Mole River Floodplain.
- The character area includes an enclosure scheduled as an ancient monument at South Tadworth Farm, at the west of the character area.
- A number of woodland blocks are designated as Sites of Nature Conservation Importance, including areas designated for their ancient semi-natural woodland and ground flora.
- Large scale landscape with a sense of remoteness. Limited settlement and road network aids tranquillity, particularly towards the centre of the character area.

## LANDSCAPE TYPE CF: OPEN CHALK 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:

- Pattern of rolling large-scale fields.
- Hedgerows and hedgerow trees.
- Remnant chalk grassland.
- Woodland including ancient woods, plantations, regenerated woodland on common land and quarries and shaws, and occasional linear 'hangers' on local north-south valley sides, particularly within Caterham to Woldingham Open Chalk Farmland (Area CF6) and Woldingham to New Addington Open Chalk Farmland (Area CF7), to the east of the County.
- Limited settlement, connected by a network of rural roads, including narrow sunken lanes.
- Open views across uninterrupted undulating landform to woodland.
- Role of the area as a rural backdrop to the claylands to the northwest and built up areas to the northeast.
- Historic field patterns, trackways and parkland.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and hedgerow trees plus poor management of remaining hedgerows.
- Loss of areas of chalk grassland due to conversion to improved pasture.
- Increase in scrub establishment.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Expansion of villages.
- Past quarrying of slopes now abandoned.
- Development of golf courses.

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

- Pressure for expansion and infill of settlement along lanes, expansion of individual dwellings and a higher density of building plots.
- Further loss of hedgerow boundaries and hedgerow trees.
- Pressures for further conversion to horse paddocks with subsequent subdivision of fields, potential damage and loss of parkland trees, installation of associated ancillary buildings and structures.
- Increasing traffic on narrow rural road network (including sunken lanes) leading to damage to the structure of the sunken lanes urbanisation of rural roads through kerbing, additional lighting and signage.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the Open Chalk Farmland is to conserve the open character of the area, retaining the sparsely settled ambiance, rural sunken lanes and remaining hedgerow boundaries, woodland plantations, shaws and remnant chalk grassland. Elements requiring enhancement are the hedgerows and hedgerow trees while any increase in horse paddocks and further settlement needs to be carefully managed to retain the area's distinctive rural character.

## **Landscape Guidelines**

### ***Land Management***

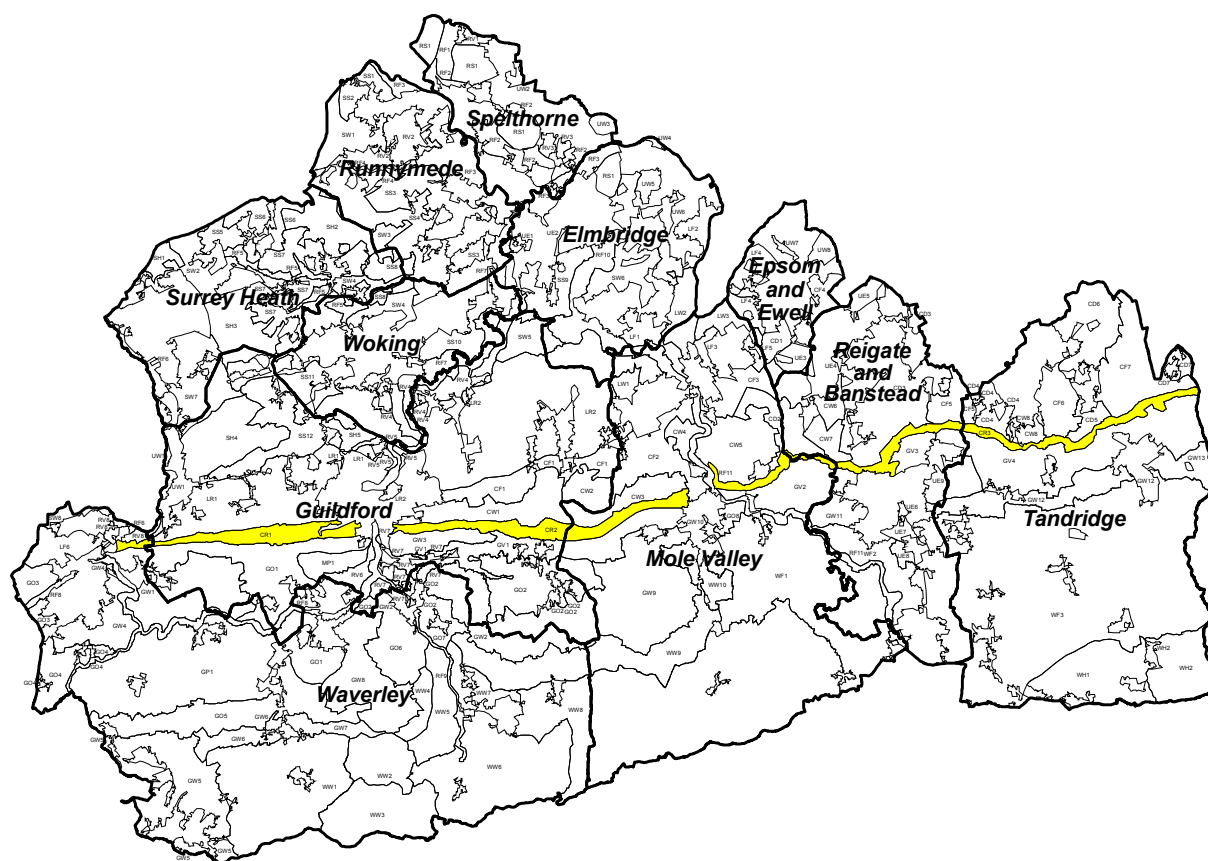
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity value and key positive landscape attributes. This landscape character type coincides with Surrey's North Downs biodiversity opportunity area.
- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners including the field patterns and woodlands. .
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, beech, hazel and yew within woodlands and hedgerows.
- Encourage consistent management and restocking of hedgerows and nurture new hedgerow trees to maintain stock.
- Conserve and enhance the areas of chalk grassland, including the removal of scrub, and consider opportunities to extend and link fragmented sites.
- Encourage appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as a boundary treatment. Avoid fencing small areas of land in this landscape type.
- 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 a precedent.
- Avoid development of permanent horse exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.
- Encourage sensitive design and management of new land uses such as golf courses to retain and existing landscape features and promote the restoration or planting of key landscape features and species rich chalk grassland.

### ***Built Development***

- Conserve the sense of an open unsettled landscape, and maintain open views across uninterrupted rolling landform. Any development located to minimise visual impact on the landscape .
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Ensure any new large-scale structures to respect the area's rural context through appropriate form, scale and materials.
- Avoid the location of any new large mass of development or bulky structures where they would be visually intrusive. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, particularly regarding issues of intrusive colour and glare, and integrate with the area's rural context.
- Retain woodland that screens development and consider opportunities for further tree belt planting to enhance rural views and to better integrate development into the rural area.

- Ensure that infill or further development along the tree lined sunken lanes conserves their distinctive rural character.
- Conserve the rural roads and sunken lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Resist urbanisation of roads within settlements or as part of new development through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter including inappropriate boundary fences and entrance features.
- Ensure that road schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the unsettled ridge slopes.
- Promote the use of traditional signage features with particular regard to local style and materials.

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## LANDSCAPE TYPE CR: CHALK RIDGE

### Landscape Character Areas

|     |                                   |
|-----|-----------------------------------|
| CR1 | Hog's Back Chalk Ridge*           |
| CR2 | Albury to Ranmore Chalk Ridge     |
| CR3 | Box Hill to Tatsfield Chalk Ridge |

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

## LANDSCAPE TYPE CR: CHALK RIDGE

### Location and Boundaries

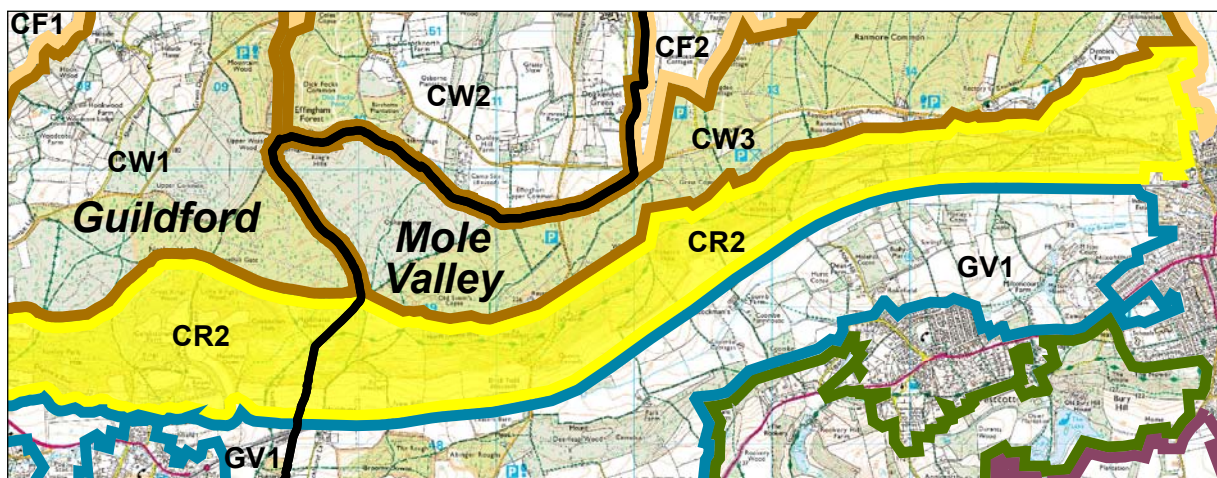
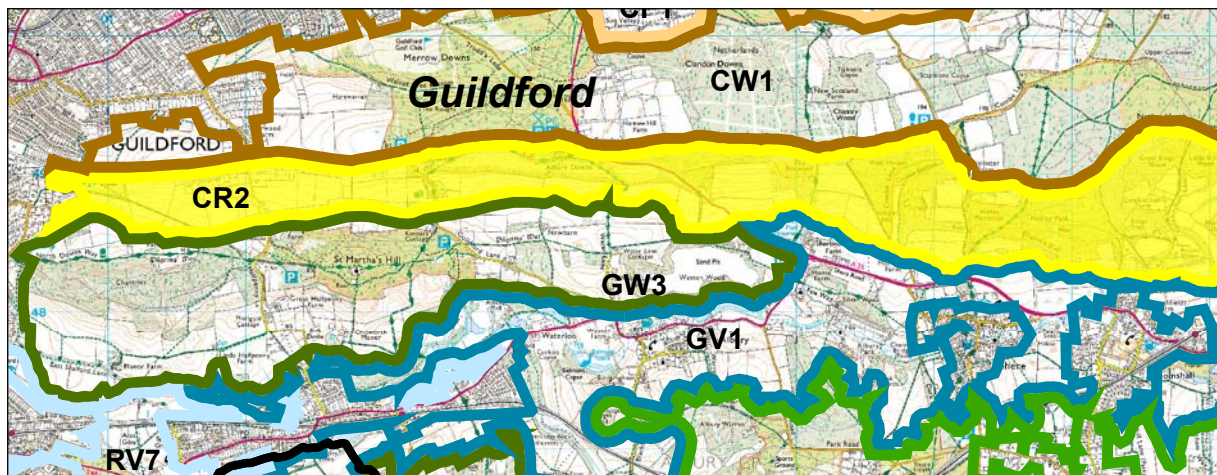
The three areas in the Chalk Ridge Type form a narrow belt of land running east-west across the centre of the county, between the wooded chalk downs and rolling claylands to the north and the open and wooded Greensand Hills to the south. The boundaries of these areas are based on the underlying geology and topography and follow the edge of roads, tracks and contours.



### Key Characteristics

- Steeply rising slopes of the North Downs forming a dramatic chalk ridge, and iconic part of the Surrey Hills AONB.
- Clay deposits sit over the chalk along the eastern section of the scarp, supporting the growth of large areas of deciduous woodland.
- There are large fields of arable and pasture on the slopes with woodland blocks particularly to the east and small areas of chalk grassland along the ridge top.
- Sparse settlement pattern of hamlets, scattered farmsteads and substantial houses.
- A historical line of communication and defence with numerous vantage points.
- A peaceful rural landscape providing panoramic views from the rising slopes and ridge top and forming a backdrop to the surrounding lower land and towns including Guildford, Dorking, Reigate, Redhill and Oxted.
- Historic trackways joining notable viewpoints with strong cultural and recreational associations.
- Historic landscapes associated with human occupation, cultivation of woodland and industrial activity.





## CR2: ALBURY TO RANMORE CHALK RIDGE

### Location and Boundaries

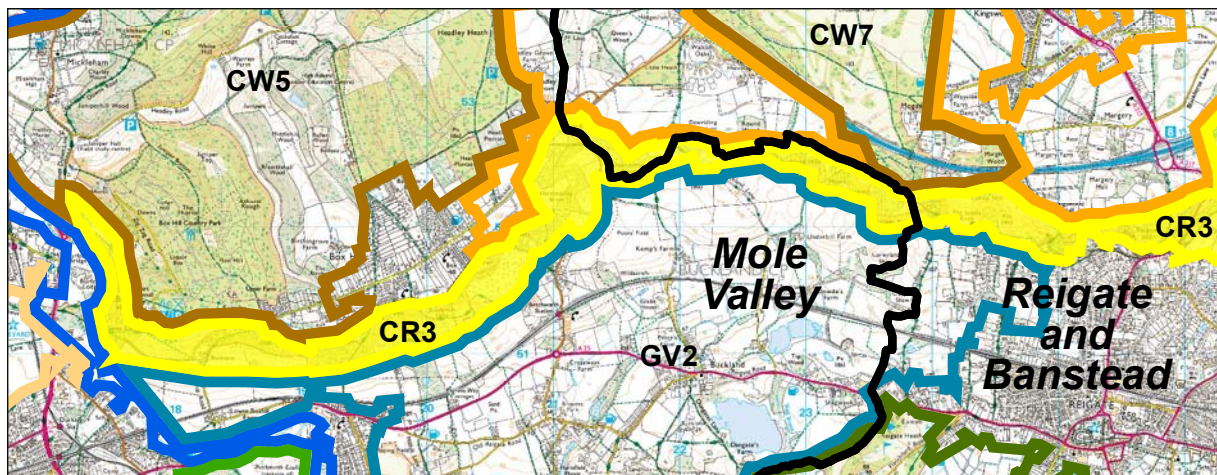
Albury and Ranmore Chalk Ridge is a narrow south facing scarp slope extending eastward from Guildford to Dorking. The boundaries of the area are defined by the change in underlying geology from the Seaford Chalk to the greensand to the south and, to the north, by the top of the scarp slope. The character area lies within the Surrey Hills AONB.

### Key Characteristics

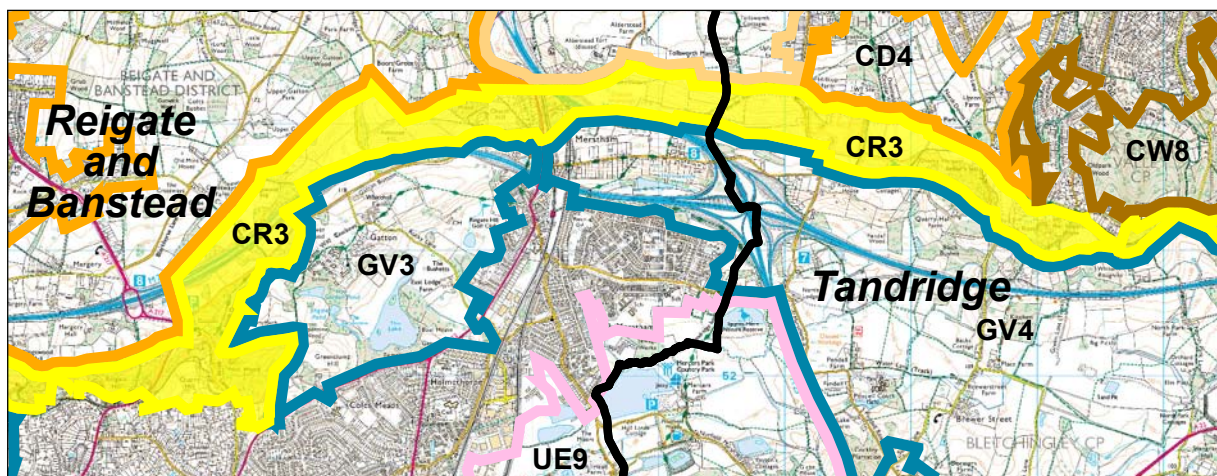
- A section of the scarp slope of the North Downs based on the chalk of the Seaford Chalk Formation, the Lewes Nodular Chalk Formation, and the Holywell Nodular Chalk Formation and New Pit Chalk Formation.
- Steep chalk scarp slope, with the elevated North Downs to the north.
- Separated from the rest of the chalk ridge to the east by the River Mole.
- The steeply rising ground provides wide views to the south to the greensand hills and forms the rural backdrop to the Tillingbourne Greensand Valley.
- A mix of pasture, with some arable fields and chalk grassland with large blocks of oak and beech woodland (much of it ancient) clothing the upper slopes particularly to the central area and the east.
- Occasional small scale, irregular shaped fields of pasture with thick hedgerows and tree belts along boundaries. More rectilinear shaped, medium-scale, arable fields run along the length of the lower slopes, interspersed with small blocks of woodland and occasional hedges.

- Biodiversity value in the woodland, chalk grassland and scrub.
- A fairly sparse pattern of settlement in the form of scattered farmsteads nestled into the slopes and large early 20th century houses along the western section of the ridge.
- Rural roads, sunken lanes, and footpaths rise up the slopes sometimes following combe valleys.
- Historic parkland is present at Netley Park.
- Historic trackways and the North Downs Way National Trail runs along the top of the scarp and links to numerous other rights of way which cut across the character area as they descend the scarp slope. Two minor lanes transverse the slope, and North Downs railway line (which coincides with the change from chalk to greensand) runs along the southern edge of the character area.
- Eastern end of character area includes part of the vineyards of Denbies winery.
- The slopes includes a number of areas registered as common land, including Albury Downs, West Hanger, Coombe Bottom and Hackhurst Downs.
- A substantial length of the upper and middle slopes is designated as the Hackhurst and White Down Site of Special Scientific Interest, and there are a number of Sites of Nature Conservation Importance and Local Nature Reserves
- This is a rural, unsettled landscape given variety by its dramatic landform and varied land cover of pasture and woodland. Peacefulness and tranquillity is aided by woodland cover across majority of the character area.

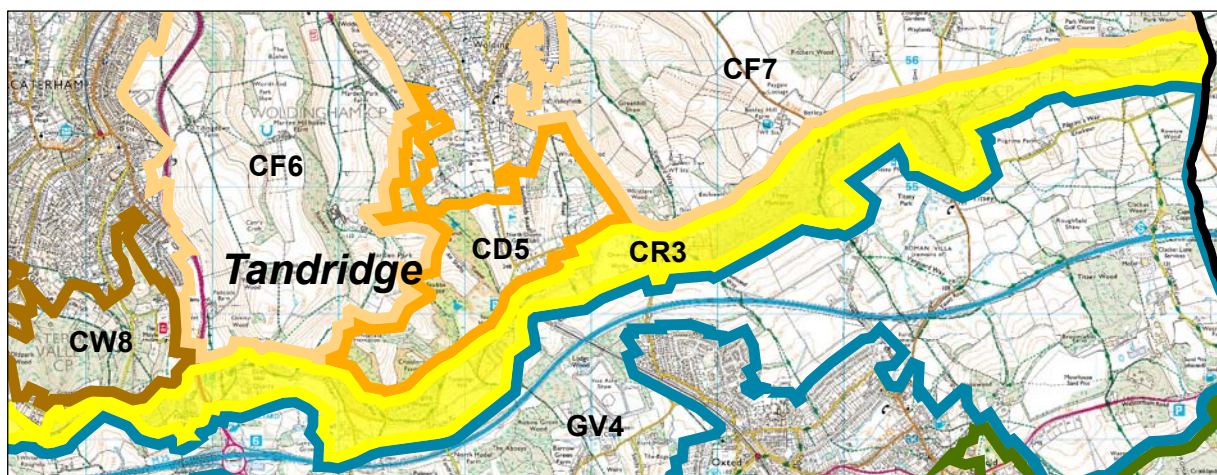




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## CR3: BOX HILL TO TATSFIELD CHALK RIDGE

### Location and Boundaries

The Box Hill to Tatsfield Chalk Ridge is a narrow scarp slope. The aspect of the slope varies, but overall it is south facing. The boundary of the character area broadly coincides with the change from chalk to greensand to the south, and by the top of the scarp slope. For very short stretches the character area immediately abuts Reigate to the south, and Caterham to the north. The character area lies within the Surrey Hills AONB.

## Key Characteristics

- A steep chalk scarp slope to the south of the elevated North Downs to the north.
- Based on a number of chalk formations, including the Holywell Nodular Chalk Formation and New Pit Chalk Formation.
- The eastern and western parts of the slope are heavily wooded, and include some areas of ancient woodland. Occasional small scale, irregular shaped fields of pasture with thick hedgerows and tree belts, including Ash and Field Maple. The central section of the character area, north of Redhill, has more open, larger scale, arable fields, with more limited areas of woodland.
- Sloping landform affords wide views over the greensand hills to the south, including expansive views from Reigate Hill, and provides a dramatic backdrop to landscape to the south.
- The North Downs Way National Trail runs along the length of the character area, alternating between the foot and top of the scarp, and connects with a number of other rights of way which cross the character area, including the Greensand Way Recreational Path. Nearby car parks aid recreational use.
- A number of lanes weave across the character area, and the M25 motorway runs roughly parallel to the ridge along most of its length within the character area. The M25 and M23 both cut across the scarp slope toward the middle of the character area, north of Redhill.
- There is limited settlement, which includes isolated farmsteads, and occasional hamlets including part of Merstham Village Conservation Area in the west.
- A series of larger adjacent settlements including Dorking, Reigate Redhill and Godstone and Oxted follow in parallel to the line to the south of the scarp. The character area also touches the edge of Caterham north of Godstone. The presence of these larger urban areas are apparent from a number of vantage points along the chalk scarp.
- The character area includes part of historic Lower Gatton Park and part of Titsey Place Park. A number of scheduled monuments are also present including Reigate Fort, War Coppice Hill Fort and lime kilns, such as at Oxted chalkpit.
- A combination of Sites of Special Scientific Interest, Sites of Nature Conservation Importance, and Special Areas of Conservation cover a large portion of the character area. There is also a Local Nature Reserve at Hill Park near Tatsfield at the eastern end of the character area.
- A rural, unsettled, dramatic landscape with peacefulness and tranquillity aided by woodland cover. The sense of tranquillity is reduced slightly towards the middle of the character area due to the visually intrusive motorway intersection and a reduction in woodland cover.



## LANDSCAPE TYPE CR: CHALK RIDGE 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:

- Iconic chalk spine through the county, with panoramic views from the ridgeline over the greensand hills and low weald to the south, including popular, and well known, viewpoints such as at Newlands Corner, Ranmore Common, Box Hill, Colley Hill and Gravelly Hill.
- Series of views linked by well connected public rights of way network including the North Downs Way which meanders between Chalk Ridge (Type CR) and Wooded North Down (Type CW).
- Rural, often wooded and unsettled, backdrop to views from surrounding rural landscape and settlement.
- Areas of open sloping downland and ancient woodland.
- Intact, varied pattern of fields, often created by hedges and hedgerow trees running across the slopes
- Areas of remnant chalk grassland.
- Combes and dry valleys.
- Sparse settlement, largely of traditional farmsteads.
- Rural roads and lanes, often sunken, which wind up slopes.
- Along the Hogs Back to the west, a balance of linear tree belts on ridge top providing screening of the A31 with the provision of views out from the road.
- Clay deposits over chalk supporting large areas of woodland along the eastern end of the scarp. An almost continuous chain of deciduous woodland drapes over the top of the scarp. Woodland encloses open areas of grassland or arable farmland below.
- Historic landscapes associated with woodland management, human occupation and industrial activities.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and mature hedgerow trees plus poor management of remaining hedgerows.
- Loss of chalk grassland.
- Lack of active management leading to loss of biodiversity value and historic interest of the woodlands.
- Redundant quarries, and active workings such as at Oxted chalkpit.
- Clusters of telecom masts on the ridge line.
- Developments of Dorking and Guildford divide the chalk ridge around the Rivers Wey and Mole where they cut through the North Downs.
- Proximity of Reigate and Redhill to chalk spine between Colley Hill and Gatton.
- North-south transport corridor A24, M23 and A22 form barriers to east-west connections. .
- Development of A31, and M25 motorway and connecting major roads which run along or cut across the ridge.
- Development of the A31 in the west of the character area, including its development as a dual carriageway, and increasing speed and volumes of traffic creating a general barrier to north-south movement. M25 crosses and runs parallel with character area in the eastern section affecting tranquillity.

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

- Possible pressures for the urbanising and further road development along the M25, and A31 and connecting major roads, including further lighting and development such as services. Road safety screens along the A31 which are highly visible along the ridge line and affect the availability of viewpoints along the A31. Noise and views of the M25 affects the tranquillity of the eastern section.
- Increasing traffic on the rural tracks and roads running across the ridge leading to urbanisation through kerbing, lighting and signage.
- Pressure for widening/improvements to footpaths, further recreational facilities such as car parks and viewing places along the ridge top, and increasing use of footpaths and Open Access Land.
- Further loss of chalk grassland, hedgerows and hedgerow trees, and linear tree belts in places
- Addition of new telecom masts and continuing addition to existing.
- Continuation of chalk quarrying at Oxted chalkpit.

## **GUIDANCE**

### **Landscape Strategy**

Maintain the wide and far ranging views from the many viewpoints along the ridge line and the sparse settlement. The field pattern and hedgerow boundaries and hedgerow trees should be conserved while there is potential to enhance and reinforce some of the hedgerows. The remnant areas of chalk grassland should be conserved and opportunities taken to extend and link these isolated areas. Conserve the open nature of the landscape which forms a backdrop to the surrounding rural areas, and towns and villages that run parallel with the chalk ridge such as Guildford, Dorking, Redhill and Reigate, Godstone and Oxted. The chalk ridge contains the Hog's Back landscape to the west, and the open nature should be conserved, in particular where it forms the setting to Guildford.

### **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 existing field pattern, hedgerows and woodland, in particular beech trees and woodland.
- Conserve and enhance connectivity of areas of high biodiversity value and key positive landscape attributes. This area coincides with the Surrey's North Downs biodiversity opportunity area.
- Encourage consistent and appropriate management, reinforcement, and restocking of hedgerows.
- Balance screening of the arterial A-Roads and M25 with retaining key views out from the ridge.
- Conserve, enhance and restore small woodlands through effective long term management and replanting.
- Control invasive species in woodland such as sycamore and rhododendron ponticum.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, beech and yew.
- Reduce conifer planting on the scarp.
- Conserve and enhance the areas of chalk grassland and consider opportunities to extend and link fragmented sites.
- Raise awareness of the historic dimension of the landscape, and underlying archaeology to landowners.
- Encourage appropriate siting and management of horse paddocks.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.

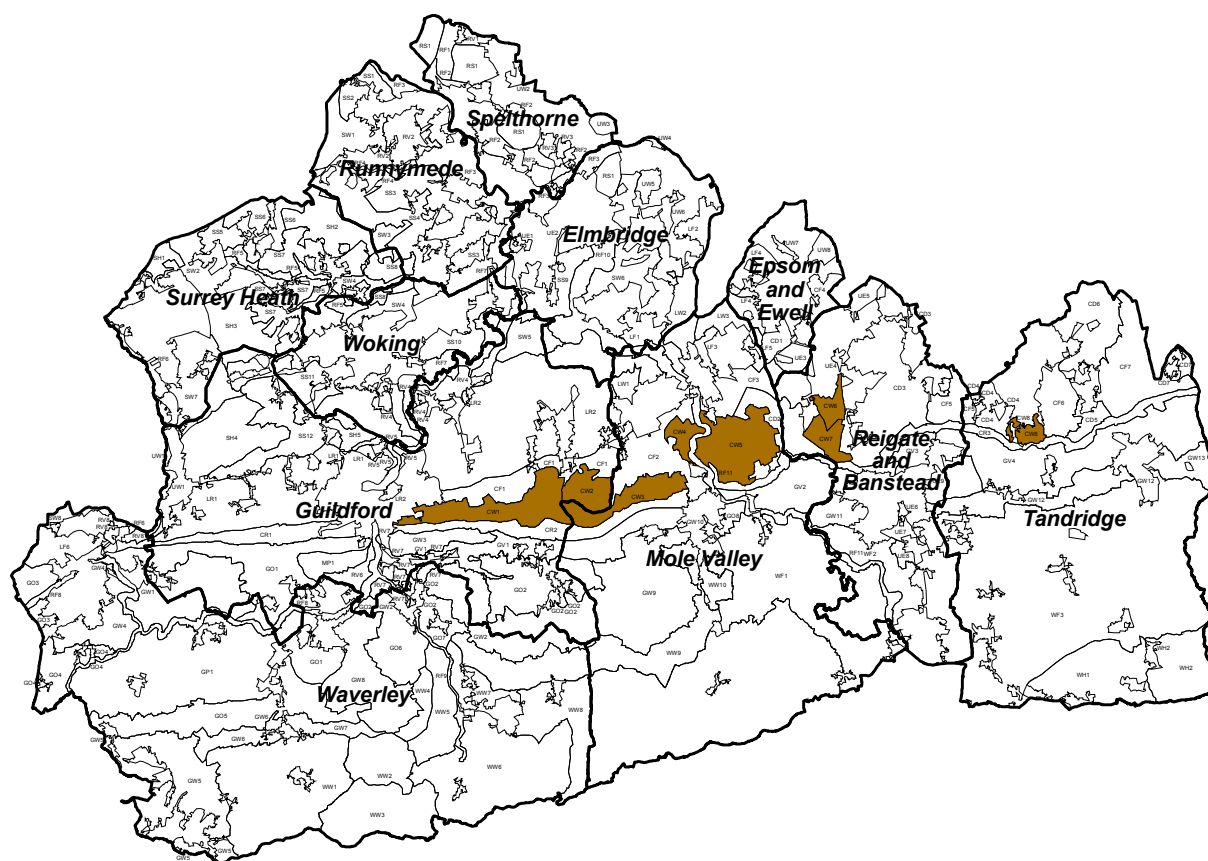


- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks on the ridgeline.
- Encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape.
- Protect important views and maintain areas of open, undeveloped skyline.

### ***Built Development***

- Conserve the sense of a rural, sparsely settled area with visible development limited to occasional traditional farmsteads. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Resist the spread of settlement up the slopes from the foot of the ridge.
- Aim to utilise existing masts in preference to the erection of new tall structures.
- Consider the impact of development in adjacent areas in views from the ridgeline. Maintain the rural setting and containment of villages at the foot of the ridge.
- Protect landscape character and quality from further negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness, and work to foster local distinctiveness where standard design criteria creates a lack of variation and 'urbanisation' of rural roads.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements, which would change their character.
- 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 signage features with particular regard to local style and materials.
- Promote appropriate management of car parks, rest areas and viewpoints by land owners and support sense of ownership through the encouragement of stakeholder or local community adoption of areas.

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## LANDSCAPE TYPE CW: WOODED NORTH DOWN

### Landscape Character Areas

|     |                                                 |
|-----|-------------------------------------------------|
| 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*               |

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

## LANDSCAPE TYPE CW: WOODED NORTH DOWN

### Location and Boundaries

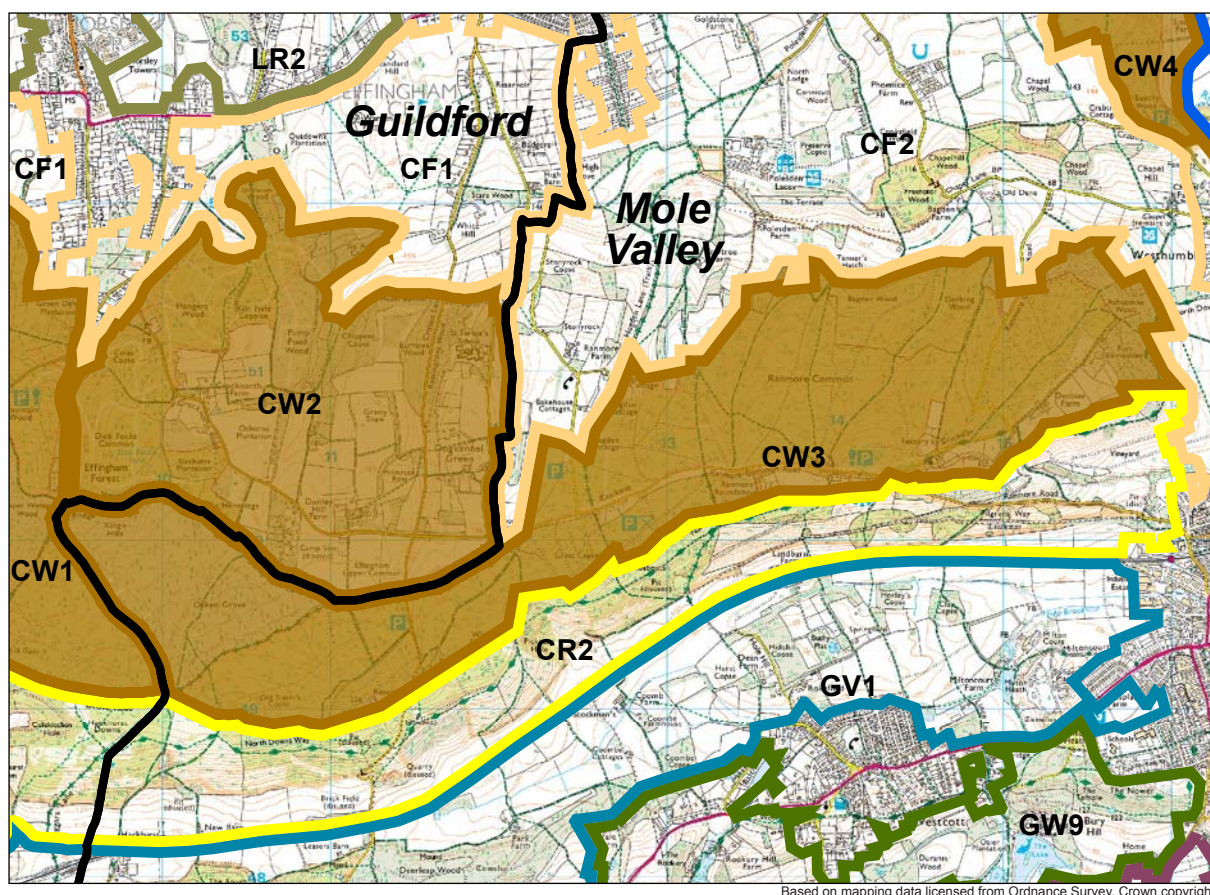
The Wooded North Down landscape Type includes a band of land to the north of the chalk ridge, east of the Guildford. Part of the wider downland, the Type becomes dispersed to the east, separated by areas of Chalk Down with Woodland (Type CD) and Open Chalk Farmland (Type CF). The majority of the Type is located on the upper slopes of the dip slope of the North Downs. The boundaries of the areas are based on geology, topography and land cover and follow roads, tracks, footpaths, contours and the edge of woodland blocks. A significant portion of the Wooded North Downs Landscape Type forms part of the Surrey Hills AONB.



### Key Characteristics

- Underlain by chalk with drift deposits of sand and gravel, and clay with flints. A peaceful, secluded landscape of wooded slopes rising to meet the ridgeline to the south.
- Mosaic of mixed woodland blocks, including areas of ancient woodland, and open grazed pastoral farmland.
- Sparse settlement pattern of scattered farmsteads and large houses which sit into the slopes and combe valleys.
- Historic landscape pattern associated with management of woodland, trackways, and grazing of animals.





## CW3: OAKEN GROVE TO RANMORE COMMON WOODED NORTH DOWN

### Location and Boundaries

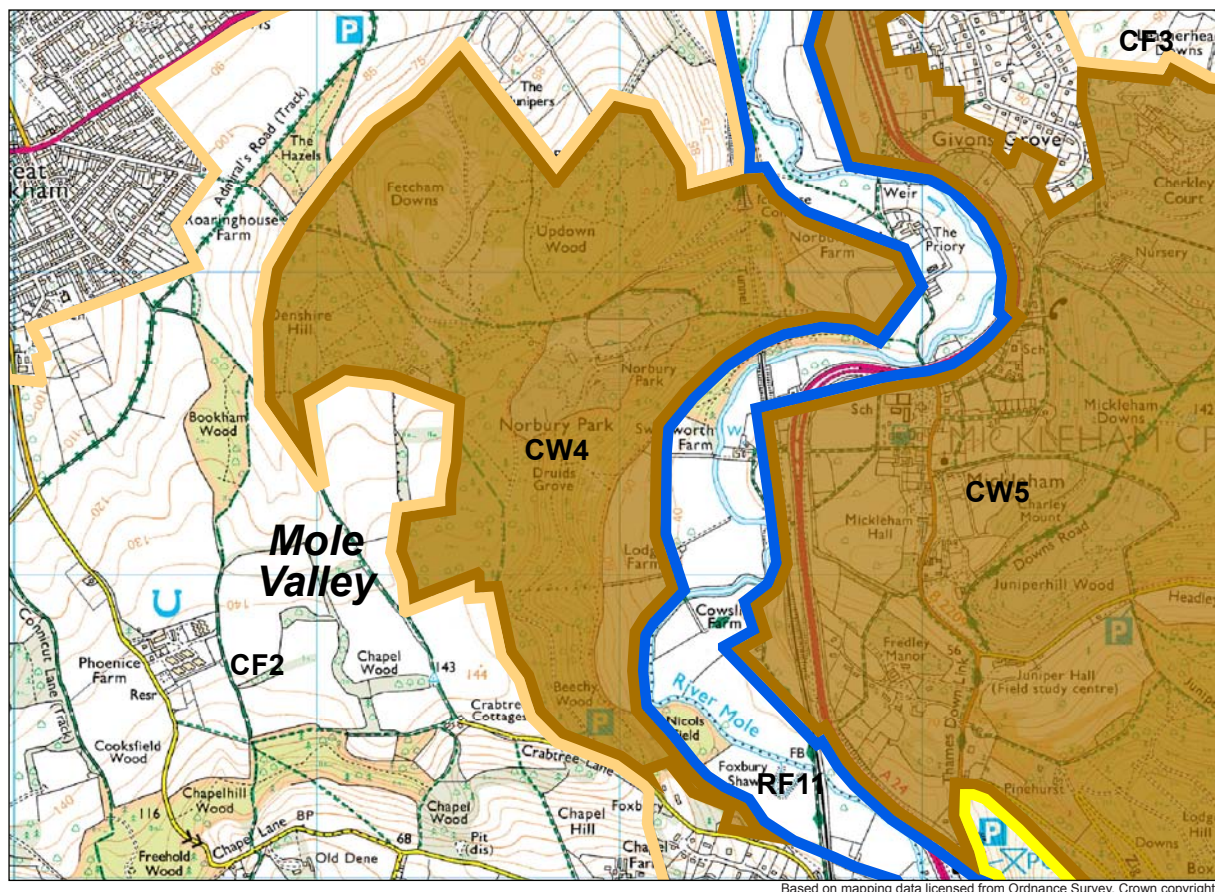
The Oaken Grove to Ranmore Common Wooded North Down Character Area is a heavily wooded tract of downland, north of the chalk scarp. The northern boundary is largely defined by Sheep Walk Lane and the northern edge of Ranmore Common. The character area is within the Surrey Hills AONB.

### Key Characteristics

- Elevated chalk downland, based mainly on the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Rolling landform, which follows the northern dip slope.
- Extensively wooded, with continuous woodland cover across almost the entire character area., Small enclaves of fields, such as those associated with Denbies Farm at the south-east corner.
- The area includes large blocks of ancient woodland, mixed woodland and Ranmore Common.
- The dense woodland cover encloses the area and restricts views across the majority of the character area.
- Few roads cross the character area. Ranmore Common Road passes through the middle of a clearing in the woodland, and connects to a limited number of other trackways which cross the character area. The North Downs Way National Trail crosses through the eastern end of the character area and connects with a number of public rights of way which cross through the woodland.
- A number of parking areas, a picnic site, and a view point overlooking the scarp slope, are located around the character area, and aid recreational use of the woodlands.
- Very limited settlement, including one or two isolated dwellings, and farmsteads in the southeast corner of the character area, including Denbies Farm.

- Ranmore common is designated as a Site of Special Scientific Interest.
- Extensive woodland combined with limited settlement and roads, results in secluded and peaceful, and substantially remote landscape.
- St Barnabas Church (Grade II\* listed) is a notable and dramatic building set in woodland on Ranmore Common Road. Built in the Gothic revival style and designed by George Gilbert Scott.





## CW4: NORBURY PARK WOODED NORTH DOWN

### Location and Boundaries

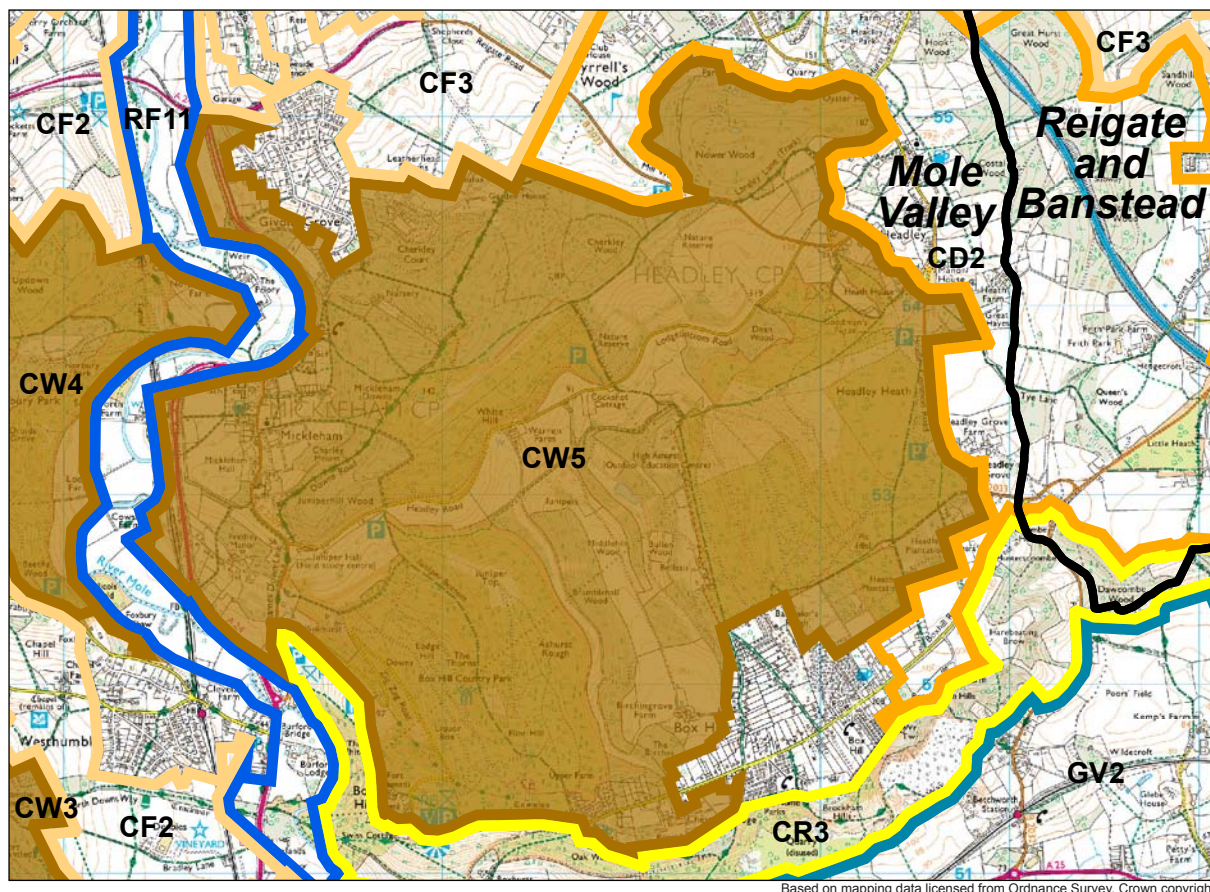
The Norbury Park Wooded North Down is a wooded area to the west of Mickleham and north of Dorking, within the wider North Downs. It forms part of the western steeply sloping valley sides to the River Mole and its floodplain below. The area is defined by the woodland boundaries and the extent of the flood plain to the east, and is located within the Surrey Hills AONB.

### Key Characteristics

- Elevated chalk downland, based mainly on the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- The character area has a generally rolling landform which includes steep wooded slopes forming the western valley side slopes of the 'Mole Gap' passing through the North Downs.
- Extensively wooded, with continuous woodland cover across almost the entire character area. Exceptions include fields associated with Norbury Park Farm and Lodge Farm on the lower slopes to the east of the character area.
- The character area includes extensive tracts of ancient woodland.
- The dense woodland cover encloses the area and restricts views across the majority of the character area, although there are occasional views across the Mole Gap, from the eastern edge of the character area.
- Part of the Mole Gap Trail Recreational Path, and two other public rights of way, cross through the character area, but there are no significant roads within the character area. The Leatherhead to Horsham railway line cuts through the eastern end of the character area, mostly within the Mickleham Tunnel under Norbury Park.

- Buildings within the historic Norbury Park Estate, including the manor house, are the only form of settlement in the character area.
- Norbury Park is mentioned in the Domesday Book of 1086, and the current estate house dates from 1774. 'Druids Grove' contained within the park, is an important grove of yew trees claimed to be used by Druids for rituals and ceremony. The park as a whole is grade II registered and has links to the picturesque movement.
- The majority of the woodland which covers the character area is designated as a Site of Special Scientific Interest, and a Special Area of Conservation.
- Extensive woodland with no significant roads or settlement, results in secluded and peaceful landscape across the majority of the character area.





## CW5: BOX HILL TO OYSTER HILL WOODED NORTH DOWN

### Location and Boundaries

The Box Hill to Oyster Hill Wooded North Down Character Area is an extensive area of wooded chalk downland to the north of Dorking, above the chalk ridge to the south, and the River Mole floodplain to the west. The area is defined by the edges of the woodland, the top of the chalk ridge scarp to the south and the floodplain to the west. A large portion of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Elevated, chalk downland, based mainly on the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- The character area has complex rolling topography, including several elevated vantage points, such as Box Hill, White Hill and Oyster Hill, separated by local valley features. The western part of the character area to the north-west of Box Hill, slopes down to Mickleham and forms the majority of the eastern slopes to the River Mole valley and its floodplain below.
- The character area comprises extensive areas of continuous woodland cover, particularly on the higher ground, such as Box Hill, Bramblehall Wood, Cherkley Wood and Nower Wood, which include large tracts of ancient woodland.
- In between woodland blocks there are areas of more open pasture, and occasionally, irregular medium-large scale arable fields. In the eastern part of the character area is the extensive Headley Heath, a combination of wooded and more open common land
- Woodland cover provides enclosure and restricts views in parts of the character area, however there are long distance and panoramic views from a number of locations, including the iconic Salomons Memorial on Box Hill.

- The character area incorporates the village of Mickleham and associated small scale fields, on the lower western slopes of the Mole Valley, and abuts the villages of Box Hill to the south, and Givons Grove to the north. Elsewhere there are groups of houses and more isolated farmsteads, located along rural lanes throughout the character area.
- Cherkley Court is a large mansion set in woodland to the north-west of the character area, and is prominent in views from the west. A popular National Trust visitor centre is located on Box Hill.
- The Thames Down Link Recreational Path crosses the western half of the character area and connects to other long distance public rights of way within the character area. The North Downs Way National Trail passes adjacent to the southern boundary of the character area, along the top of the ridge scarp to the south.
- The character area includes Mickleham Conservation Area, the Broadwood Folly grade II listed building and a number of scheduled monuments including Box Hill Fort.
- The majority of the woodland is covered by ecological designations including Sites of Special Scientific Interest, Special Areas of Conservation, and Sites of Nature Conservation Importance (SNCI). The SNCI is designated for its mosaic of chalk grassland, ancient semi-natural & secondary woodland and wood pasture and parkland.
- Degree of tranquillity and remoteness varies across the character area, depending on the level of enclosure provided by wooded and presence of settlement, but overall a relatively secluded, peaceful character area. Headley Heath in particular, to the east of the character area, is remote and undisturbed.

## LANDSCAPE TYPE CW: WOODED NORTH DOWN EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

- Varied woodlands, including extensive tracts of ancient woods, plantations and wooded heathland, with the attendant biodiversity and historic value.
- Peaceful, mostly secluded landscape with limited settlement.
- Pockets of farmland enclosed by woodland.
- Pronounced ridge which functions as a rural wooded backdrop to lower areas to the north, with unsettled skyline in most places.
- Rural roads and sunken lanes, overhung by trees, create tunnelled views through the woodland.
- Ridge provides views, largely framed by woodland, over the greensand hills and low weald to the south, and over the claylands to northwest.
- Access to public panoramic viewpoints such as at Newlands Corner, Ranmore Common, Box Hill, Colley Hill and Gravelly Hill by a well connected public right of way network, including the North Downs Way which meanders between the Chalk ridge (Type CR) and Wooded North Down (Type CW) landscape types.
- Ridge tops framing the Mole Gap.
- Historic landscape pattern of trackways and woodland associated with woodland management and movement of animals.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and hedgerow trees.
- Loss of chalk grassland and heathland through regenerated woodland or conversion to arable and improved pasture.
- Loss of well managed beech woodland and increase in conifer plantations.
- 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 loss of hedgerows and hedgerow trees.
- Use of farmland for horse pasture with consequent subdivision of the fields and installation of shelters.
- Pressure for further recreational facilities such as car parks and viewing points along the ridge top and increasing use of footpaths and Open Access Land.
- Fragmentation of woodland ownership and lack of traditional management of woodland.
- Pressure for further expansion of settlement.
- Increasing traffic on narrow rural lane including sunken lanes leading to damage to the structure of the lanes and urbanisation through kerbing, additional lighting and signage.
- Recreation pressure including cycling, both on and off road.

### GUIDANCE

#### Landscape Strategy

The strategy for Wooded North Down landscape is to conserve the peaceful, rural landscape with large tracts of ancient woodland. Opportunities for enhancement are restocking hedgerows and ensuring management of varied woodlands to conserve their ecological and historic interest.

## **Landscape Guidelines**

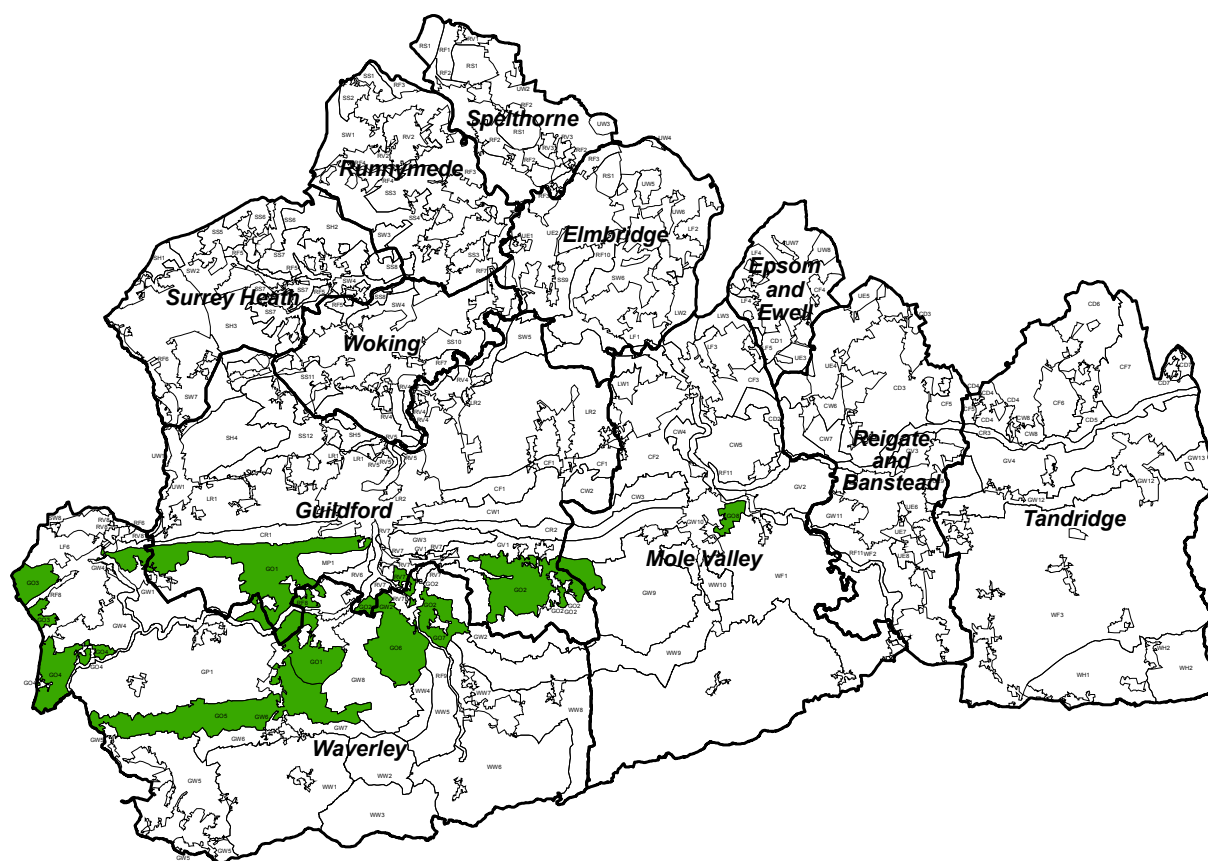
### ***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity and key positive landscape attributes. This landscape character type coincides with Surrey's North Downs biodiversity opportunity area.
- Raise awareness of the historic dimension, and underlying archaeology of the landscape to landowners including the field patterns, trackways, and woodlands. Conserve the historic elements of the landscape.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- 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 such as oak, beech, ash, hazel and yew within woodlands and hedgerows.
- Ensure consistent management and restocking of hedgerows.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns, especially in relation to the SAC designation at the Mole Gap, and value of its habitats.
- 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 such as the North Downs Way and car parks to retain the rural, unsettled character of the landscape.
- Removal of fly tipping.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments and resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- 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.
- Maintain the existing dispersed pattern of settlement of farmsteads avoiding expansion of settlements into wooded character areas.
- Maintain the wooded and undeveloped skyline.
- Conserve the rural roads and sunken lanes, particularly the strong pattern created by narrow, treed lanes, minimising small-scale incremental change such as signage, fencing, domestic access or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- 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 buildings materials and signage features with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).





## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

### Landscape Character Areas

|     |                                                  |
|-----|--------------------------------------------------|
| 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  |

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

## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

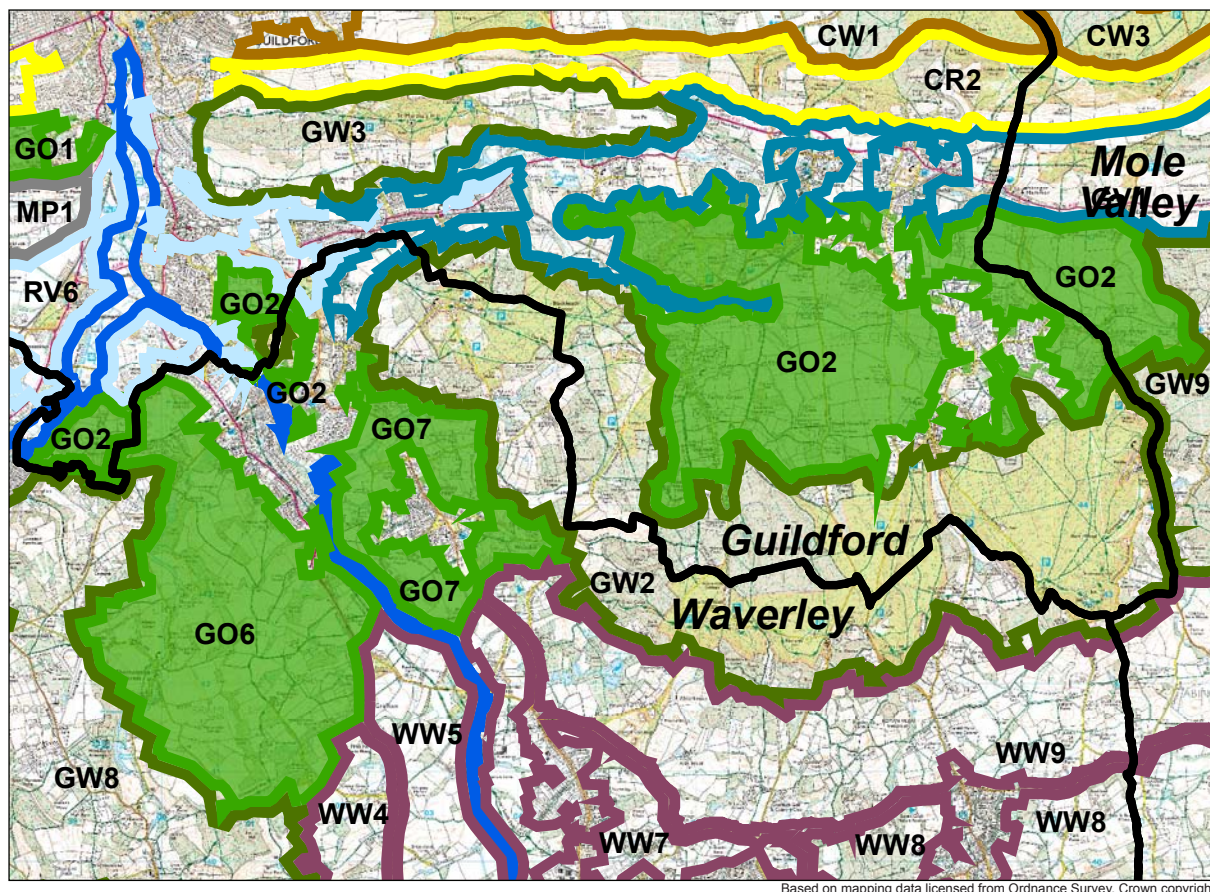
### Location and Boundaries

The Open Greensand Hills Landscape Type stretches across the County from east to west, generally to the north of the wooded greensand hills. Boundaries are based on the underlying geology and the open farmland land cover marking the transition to the chalk landscapes to the north and the wooded greensand hills to the south.



### Key Characteristics

- Undulating landscape underlain by greensand.
- Predominantly pastoral with woodland, heathland and paddocks.
- Low to medium density settlement with scattered farmsteads, historic villages and linear settlement along rural lanes and roads.
- Views across valleys and open farmland to surrounding unsettled wooded hills.
- Historic landscape pattern associated with small scale farming and early human occupation, on light sandy soils either side of the Surrey river valleys.



## GO2: GODALMING TO SUTTON ABINGER OPEN GREENSAND HILLS

### Location and Boundaries

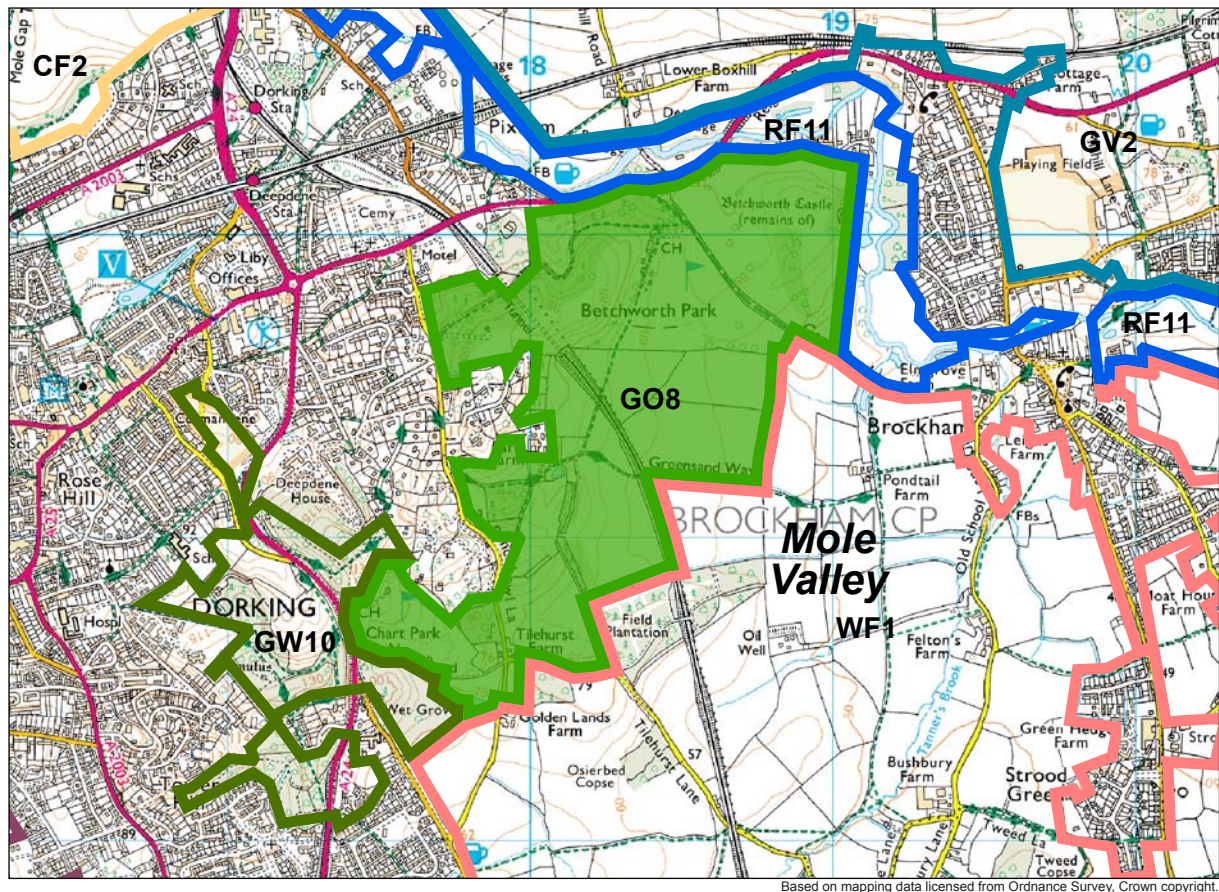
The Godalming to Sutton Abinger Open Greensand Hills character area lies towards the centre of the County with boundaries based on the change in land cover to the wooded greensand hills to the south and in the change in topography to the Greensand Valley to the north. There are small isolated sections of this area to the south of Shalford, which surround Chinthurst Hill. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.
- A predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area .
- A varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees.
- A tributary of the Tillingbourne River runs through the centre of the area from east to west.
- There are open views across the central pastures to the unsettled wooded hills to the south and west. Albury Heath and Shere Heath are Open Access Land with areas of open heath and regenerated woodland.
- Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area.
- Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.

- Part of the grade II registered gardens at Albury Park are within the northern part of the character area. Albury Warren, Albury Heath and Kiln Rough are designated as a Site of Nature Conservation Interest with their broadleaved semi-natural woodland, mixed woodland and conifer plantations.
- This is a rural landscape with open views to the unsettled wooded hills beyond.





## GO8: BETCHWORTH AND CHART PARKS OPEN GREENSAND HILLS

### Location and Boundaries

The Betchworth and Chart Parks Open Greensand Hills is a small character area to the east of Dorking. It is defined by the edge of Dorking, the River Mole river floodplain to the north and east, and the edge of the underlying greensand geology to the south. The boundary follows settlement and floodplain edges, and other recognisable features such as woodland, roads and field boundaries. Northern and western parts of the character area are within the Surrey Hills AONB.

### Key Characteristics

- Underlain by Hythe Formation Sandstone, with gently undulating landform, sloping down to the low weald to the south-east. Rises up more steeply towards the north-west with more pronounced topography.
- The northern and western parts of the character area consist of golf courses. To the south-east, outside the AONB, are relatively large scale arable fields with limited boundary vegetation. Woodland occupies the higher ground to the north-west and west and there are a few small woodlands and tree belts on lower ground to the south.
- South-east facing slopes afford views across the low weald beyond.
- The small character area includes very limited settlement and has limited road access. There are however, a number of public rights of way which cross the area, including part of the Greensand Way Recreational Path. The Leatherhead to Horsham railway line passes through the character area, partly within the Betchworth tunnel through the higher ground within the north of the character area.

- The character area includes a small part of Deepdene registered park/garden (Grade II\*) to the west, and remains of Betchworth Castle which is a scheduled monument, at the eastern end of the character area.
- A largely unsettled character area, facing away from Dorking and towards the wider rural landscape to the south-east, but human influences including golf courses, limit the sense of remoteness.



## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

### 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 pastoral, rural, peaceful character.
- Woodland shelterbelts, copses and farm woods.
- Hedgerows and hedgerow trees.
- Remnant heathland.
- Ponds and streams with associated riparian woodland.
- Intimate, local valley features.
- Isolated farmsteads and historic villages of traditional local materials.
- Strong settlement and road pattern.
- Areas of historic parkland.
- Open views to wooded backdrop of hills (largely to the south).

##### Forces for change/sensitivities/pressures

###### *Past Change*

- Loss or poor management of hedgerows and hedgerow trees.
- Loss of heathland areas due to encroachment by woodland and creation of golf courses.
- Increase in settlement.
- Fragmentation of land through increased number of horse paddocks and manège with attendant field shelters and post and rail fences.
- The negative noise and light pollution effect of the A3 to the west and the A25 to the north .
- Some additional rural light pollution from the conversion of farm buildings.
- Activities around quarrying.

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

- Further loss of hedgerows and hedgerow trees.
- Further increase in number of horse paddocks across the landscape.
- Pressure for increased recreational use leading to widening and surfacing of footpaths.
- Further encroachment of woodland on heathland.
- Increasing traffic on the rural tracks and roads leading to damage of roadside banks, urbanisation through kerbing, lighting and signage.
- Pressure for expansion of settlements, urban fringe encroachment and other development.
- Potential for increased intensification of agriculture including additional polytunnel expansion.
- Activities around quarries and their restoration.

#### GUIDANCE

##### Landscape Strategy

The landscape strategy for the Open Greensand Hills is to conserve the pastoral landscape, the intimate valleys, historic villages, scattered farmsteads, woodlands and heath. Opportunities for enhancement are in management of the hedgerow network and the woodland and heath, and in new woodland planting to screen visually intrusive elements such the M25.

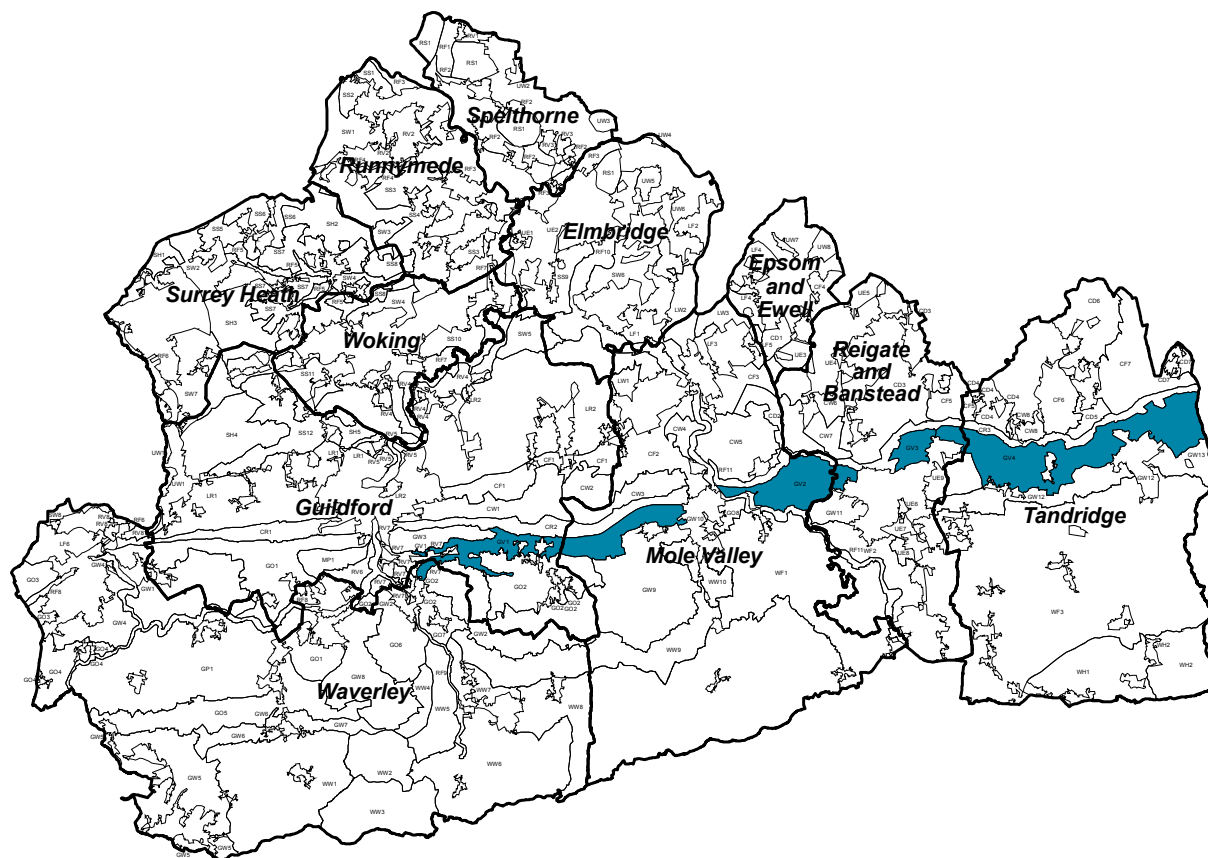
## **Landscape Guidelines**

### ***Land Management***

- Conserve areas of rural, pastoral farmland.
- Extend or link fragmented areas of high biodiversity value or landscape attributes through landscape restoration or land management opportunities.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the heathland, woodlands, hedgerows and parkland. Resist inappropriate agricultural intensification where it adversely affects the area character. Encourage consistent management and restocking of hedgerows.
- Conserve the remnant areas of heathland, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Conserve and enhance the woodlands of historic and ecological interest such as the ancient woodland ancient belts and gills.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, Scots pine and yew.
- Raise awareness of the historic dimension of the landscape to landowners including the parkland and woodlands.
- Conserve and, where appropriate, encourage repair of the historic parkland to maintain and restore key elements such as parkland trees, woodland blocks, designed views and boundary features.
- 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 to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage, protect the 'ruralness' and visual amenity of the North Downs Way.
- Consider tree planting to visually and acoustically screen domestic boundaries and major roads such as the A25 , A3 and A24 and reinforce rural character.
- Maintain open views across pastures to unsettled wooded ridges.

### ***Built Development***

- Conserve the settlement of intact contained historic villages and scattered farmsteads.
- Retain the distinct individual villages avoiding expansion along roads with ribbon development which would lead to merging of villages.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing, kerbing or improvements to the road network which would change their character.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this rural area. Design of lighting schemes to respect rural location, biodiversity requirements and dark skies areas.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Avoid the location of any new development or bulky structures in areas which would be visually intrusive or where appropriate, subject development to rigorous landscape and visual impact assessment. Site carefully, and design to minimise impact, particularly regarding issues of intrusive lighting, colour and glare, and integrate with the area's rural context through mitigation.
- If extraction development occurs, seek to conserve key landscape features within areas of extraction and reinstate landscape elements following restoration of worked sites in character with the local landscape character.



## LANDSCAPE TYPE GV: GREENSAND VALLEY

### Landscape Character Areas

|     |                                               |
|-----|-----------------------------------------------|
| GV1 | Tillingbourne and Pipp Brook Greensand Valley |
| GV2 | Pixham to Reigate Greensand Valley            |
| GV3 | Gatton Greensand Valley*                      |
| GV4 | Merstham to Clacket Lane Greensand Valley*    |

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

## LANDSCAPE TYPE GV: GREENSAND VALLEY

### Location and Boundaries

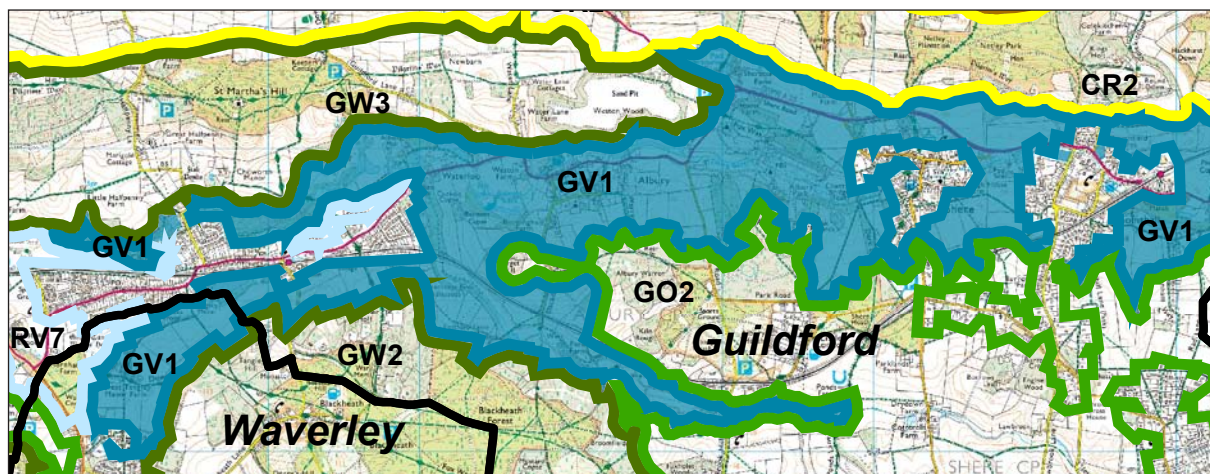
The Greensand Valley Type runs broadly east-west along the southern foot of the North Downs ridge scarp slope between Guildford and Oxted. Between Guildford and Dorking, the Greensand Valley is relatively narrow, associated with the Tillingbourne River and Pipp Brook. To the east of Dorking the Greensand Valley broadens and encompasses land between the more elevated greensand hills to the south and the North Downs to the north covering an area referred to as the Vale of Holmesdale. The Vale is divided by Redhill and Reigate, and then continues between Redhill and around Godstone and Oxted, following the foot of the North Downs in to neighbouring Kent. Boundaries are based on topography and land cover marking the transition from the open valley sides to the wooded hills to north and south.



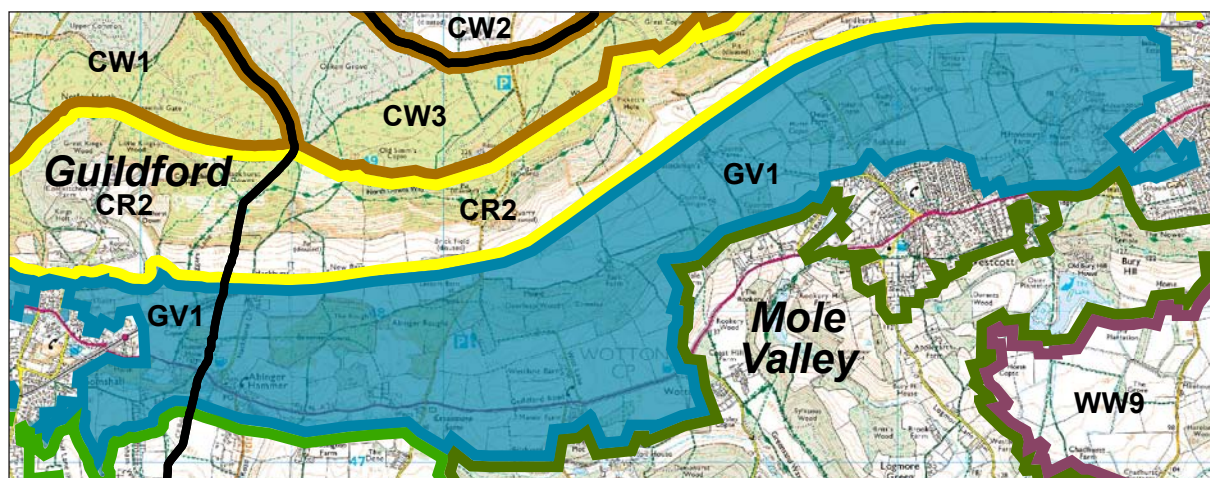
### Key Characteristics

- Valley based on greensand with alluvium, diamicton and sand and gravel drift geology.
- Moderately flat or gently undulating farmland enclosed by the North Downs scarp to the north and the hills of the greensand ridge to the south.
- The area is crisscrossed the headwaters of a number of important river catchments. The Pipp Brook which flows in to the River Mole, the Tillingbourne which flows in to the Wey, and the River Eden
- Presence of the Tillingbourne with ponds, streams and weirs and the Pipp Brook with lakes, ponds and streams.
- The Tillingbourne, flowing west, is set within an intimate, small scale valley floor with a chain of historic villages set amongst pastures, woodland and parkland.
- The Pipp Brook, flows east to the River Mole around Westcott and through Dorking.
- The headwaters of the River Eden flows south from Godstone and Oxted towards Edenbridge in Kent.
- Semi-enclosed area with rural views to the open pastoral valley sides, the North Downs scarp and the wooded slopes of the greensand hills.
- Contains east west transport links running parallel with the scarp to the north.
- Historic landscape pattern based on mixed farming on the easily cultivated lighter soils between the chalk of the North Downs and the heavier clay soils of the low weald.





Continues below



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## GV1: TILLINGBOURNE AND PIPP BROOK GREENSAND VALLEY

### Location and Boundaries

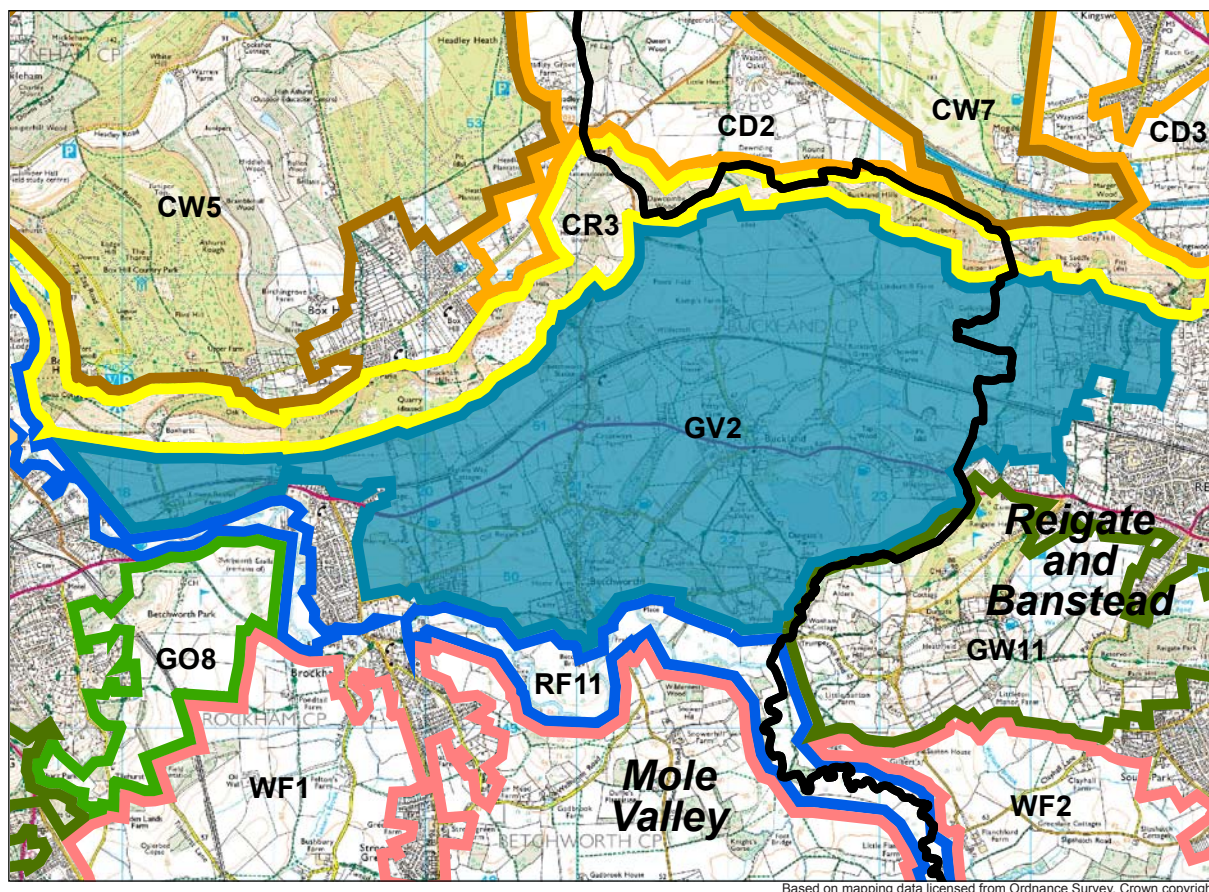
This is a narrow valley sited towards the centre of the county, following the east-west course of the Tillingbourne and easterly course of the Pipp Brook. The boundaries of the area are based on the landform and land cover and follow contours defining the top of the open lower slopes of the valley sides where they meet the steeper wooded crests of the greensand hills to north and south. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Narrow valley underlain by Folkestone and Hythe Formations Sandstone with Alluvium along the course of the Tillingbourne and Head Deposits of Clay, Silt and Sand along the valley floor and lower slopes. Mixed glacial deposits run with the Pipp Brook alluvium.
- Open farmland on the lower valley slopes with pastures grazed by sheep, cattle and horses plus arable fields. Large and medium irregular fields are bounded by rural fences and hedgerows with some hedgerow trees.
- Small woods including ancient Oak woodland along the valley floor and rising up the slopes give a sense of enclosure. Higher ground within the valley is covered with substantial tracts of woodland, largely Semi-natural ancient woodland, at Holeshill Copse and Deerleap Wood.
- Presence of the Tillingbourne with evidence of past industry in ponds and weirs and mills, and current economic use such as watercress beds at Abinger and Trout farm at Gomshall.



- Intricate settled and wooded valley floor, but with views of the North Downs ridge slope to the north. The wooded slopes of the greensand hills and the chalk ridge form a rural backdrop to the area.
- The A25 and A248 travel along the edge of the floodplain while a network of rural sunken lanes and public rights of way rise up the slopes to link with the chalk downs and the greensand hills.
- Dense settlement occupies the valley floor of the Tillingbourne, with a string of historic villages, while the valley sides are sparsely settled with scattered farmsteads. Westcott and Dorking occupy the southern valley slopes of the Pipp Brook. Widespread use of sandstone (Bargate stone) as a building material sometimes with characteristic decorative galleting in Ironstone.
- Small areas of registered common land at the western end of the character area include Gomshall Marsh and Abinger March Green.
- Historic parks and gardens include Albury Park, with gardens designed by John Evelyn in the 17th century and still retaining strong physical and visual influence locally plus the smaller historic parks and gardens of Weston House, Postford House and Woodhouse Copse and a scheduled monument near Sonders Place.
- Holehill Copse is designated as a Site of Nature Conservation Interest for its semi-natural ancient woodland.
- A varied landscape with the more intimate and settled valley floor contrasting with the open farmland of the slopes.



## GV2: PIXHAM TO REIGATE GREENSAND VALLEY

### Location and Boundaries

The Pixham to Reigate Greensand Valley Character Area is located to the west of Reigate, at the foot of the chalk ridge scarp to the north. It is defined by underlying geology, and topography. The boundary follows recognisable features such as roads and field boundaries. The northern section of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Underlain mainly by the Upper Greensand Formation Siltstone and Sandstone, and Folkestone Formation Sandstone, with areas of Gault Formation Mudstone.
- Wider, less well defined valley landform than the Tillingbourne and Pipp Brook Greensand Valley to the west.
- Undulating topography, generally south facing as it descends from the scarp to the north, but then rises again along the southern boundary of character area to meet the wooded greensand hills at Skimmington and the River Mole floodplain and the low weald to the south-west.
- Small water courses, water bodies and ponds. Larger open water areas resulting from restored mineral workings around Buckland.
- The character area includes medium scale arable fields with limited hedgerows along boundaries, giving way to smaller pastoral fields to the south with an increase in tree cover. There are paddocks associated with dwellings within the southern and eastern part of the character area. The character area includes a number of active and former quarry pits.
- There are relatively limited areas of woodland, including Ash and Field Maple.
- Northerly views from the character area include the North Downs ridge and scarp.

- The A25 runs east-west through the middle of the character area linking to minor roads across the area. There is a network of public rights of way, including the North Downs Way National Trail and Greensand Way Recreational Path. The North Downs railway line passes east-west through the character area and Betchworth railway station is located adjacent.
- Includes the villages of Betchworth and Buckland, and abuts the western edge of Reigate. Elsewhere, particularly to the south, there are a number of small groups of house and more isolated dwellings and farmsteads.
- The character area includes the Buckland Conservation Areas and parts of the Betchworth, and Flanchford Road and Colley Lane Reigate, Conservation Areas. A number of lime kilns at Betchworth Quarry are scheduled monuments, and there are bowl barrows in Reigate Heath which are also scheduled as ancient monuments. There is also a Grade II listed building at Skimmington.
- A relatively rural character area, becoming more remote and tranquil to the north, but settlement limits tranquillity and remoteness to the south.

## LANDSCAPE TYPE GV: GREENSAND VALLEY EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

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

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

#### Forces for change/sensitivities/pressures

##### *Past Change*

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

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

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

## **GUIDANCE**

### **Landscape Strategy**

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

### **Landscape Guidelines**

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

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

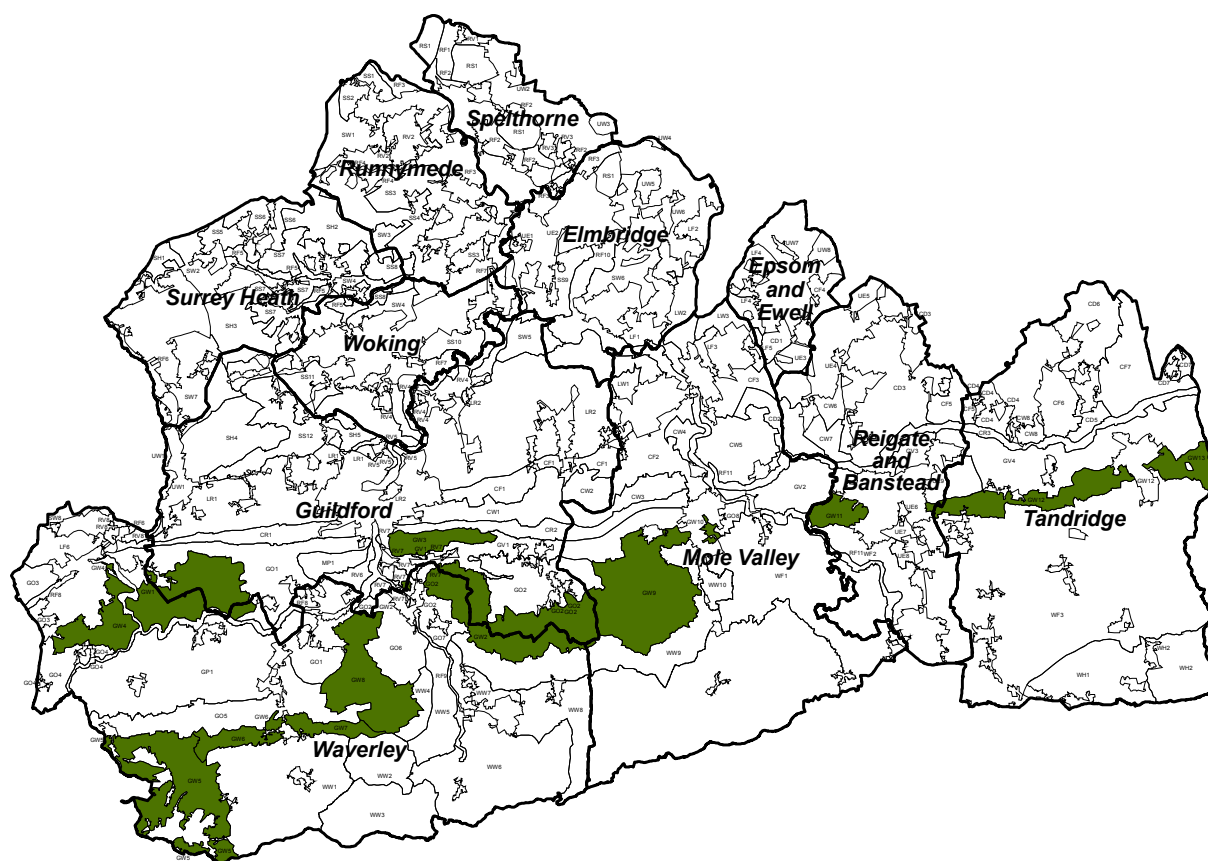
#### ***Built Development***

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



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

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## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

### Landscape Character Areas

|      |                                                 |
|------|-------------------------------------------------|
| 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*               |

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

## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

### Location and Boundaries

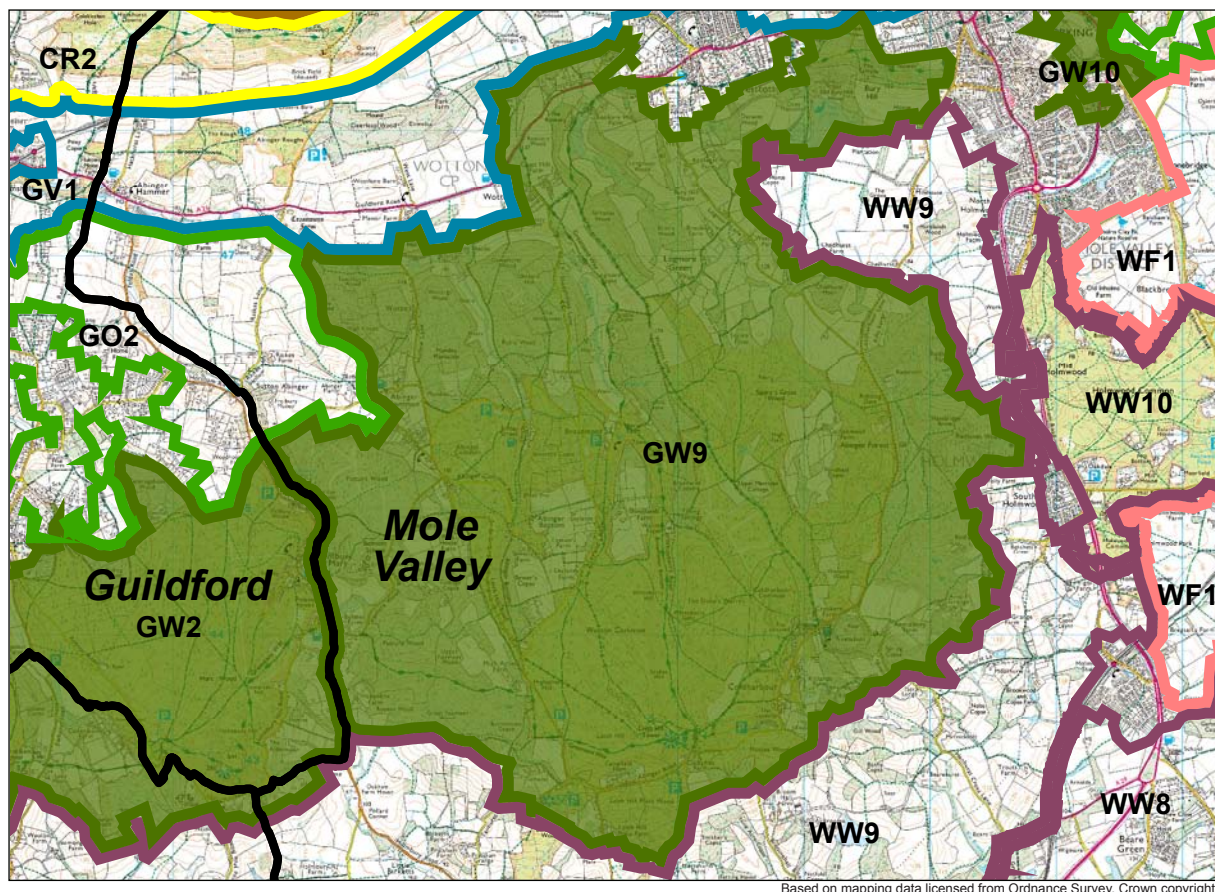
The Wooded Greensand Hills Type contains Character Areas sited largely on the southern part of the greensand, with Open Greensand Hills (Type GO) generally to the north, and often marks the boundary between the Greensand and the Low Weald to the south. Boundaries are based on underlying geology, landform and the wooded land cover and broadly following contours and the edges of woodland blocks.



### Key Characteristics

- Undulating hills based on greensand.
- A secluded landscape dominated by woodland, with areas of pasture and open heathland.
- Sparsely settled with scattered farmsteads and small cottages along rural lanes.
- Incised, sunken, often steep, winding lanes, with exposed roots and sandy soil to roadside banks. Overhanging surrounding tree cover results in a tunnel effect along the lanes.
- Peaceful, remote landscape with a high sense of enclosure, yet often with contrasting panoramic views out over lower ground which aid the appreciation of the elevated nature of the Landscape Type and its prominence in the local landscape.
- Historic landscape pattern associated with animal husbandry and movement, and woodland management.





## GW9: LEITH HILL TO BURY HILL WOODED GREENSAND HILLS

### Location and Boundaries

The Leith Hill to Bury Hill Wooded Greensand Hills Character Area is a continuation of an extensive stretch of wooded greensand hills to the east of Shamley Green. The character area extends northward to meet the Tillingbourne and Pipp Brook Greensand Valley to the north, and is defined along its southern and western edges by the edge of the underlying greensand geology. The boundary largely follows woodland edges, but elsewhere follows easily recognisable features such as roads and field boundaries. The character area is within the Surrey Hills AONB.

### Key Characteristics

- Based on the Lower Greensand Group Sandstone and Mudstone.
- Complex topography of ridges and valleys, with high points including the prominent Leith Hill in the south-western part of the character area. Descends to meet the low weald to the south and east.
- There are a series of local valleys in the northern part of the character area, centred on water courses, including the upper reaches of the Tillingbourne and the Pipp Brook, which flow towards the broader Greensand Valley to the north.
- Consists predominately of extensive tracts of woodland, including large areas of ancient woodland, mixed plantation, wooded valley sides, common land and small areas of remnant parkland. Small scale arable and pastoral fields, bounded by intact hedges, form occasional open pockets within the woodland, and there are open small-scale pastoral landscapes along the steep sided valley features associated with watercourses, such as the upper reaches of the Tillingbourne and the Pipp Brook.

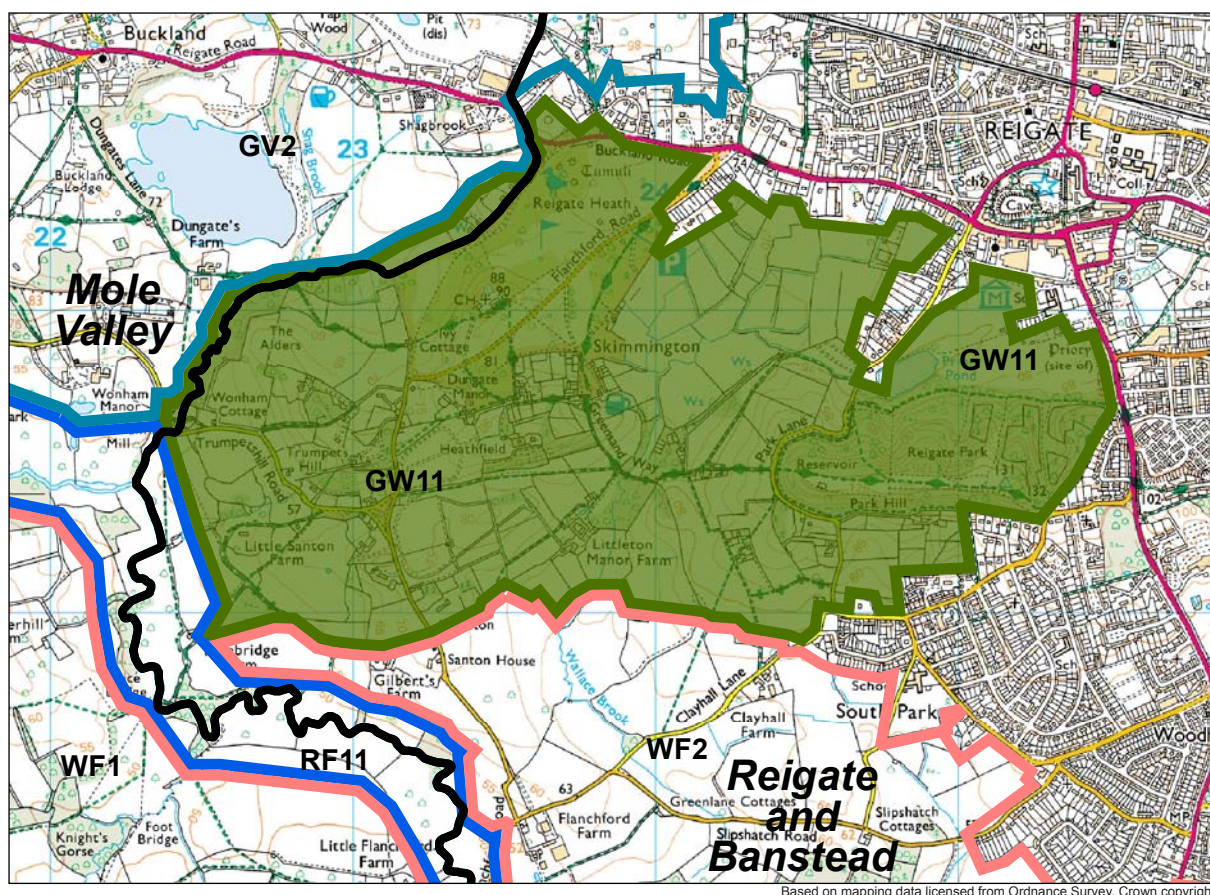


- Extensive tree cover results in an enclosed, secluded character area with limited long distance views from the majority of the area. However, high vantage points, particularly towards the south of the character area, such as at Leith Hill Tower, provide panoramic views over the surrounding landscape.
- A number of roads and rural lanes, cross the character area. Routes are enclosed and overhung by the surrounding tree cover, resulting in dark tunnels through the woodland. Winding lanes are often sunken with steep deep sided verges and exposed tree roots.
- Access to significant areas of woodland is limited to tracks and paths. However, the public rights of way network, including a long section of the Greensand Way Recreational Path, is extensive, and links to a number of car parks, picnic areas and public houses. Large tracts of the character area are Open Access Land.
- There are small, secluded hamlets including Coldharbour, and around Abinger Common, along with scattered farmstead which are often situated in pockets of open fields within the woodland.
- Large areas within the southern part of the character area are registered as common land, such as Coldharbour Common, Wotton Common and Abinger Common.
- Presence of historic features include Wotton House and its grounds (registered Grade II), Friday Street, Broadmoor and Coldharbour Conservation Areas, along with parts of the Holmbury St Mary and Milton Street Conservation Areas. The character area includes a number Grade II listed buildings mainly grouped within the hamlets around the commons, and a hill fort scheduled as an ancient monument at Anstiebury Camp.
- Large areas of woodland are designated as Sites of Special Scientific Interest, and there are two smaller areas designated as Site of Nature Conservation Interest for their semi-natural ancient woodland.
- A rural landscape, with woodland providing a deep sense of remoteness and tranquillity, occasionally tempered by recreational activity, such as at Leith Hill, and by the presence of dwellings, such as at Abinger Common.



- The Terrace, part of the former Deepdeen estate is a part of the registered park (Grade II\*) that also include the gardens of Kuoni Travel, Dorking Golf Club and Chart Park. The views from the terrace north to the Downs and south over the weald are of special importance and recorded in the watercolours commissioned by John Britton.
- Despite being surrounded by Dorking and being crossed by the A24, woodland helps created a sense of remoteness in places. Rights of way through the character area are a valuable recreational resource for the surrounding Built Up Areas, although the character area is relatively self-contained with limited direct public access to the wider countryside to the south-east.





## GW11: SKIMMINGTON WOODED GREENSAND HILLS

### Location and Boundaries

The Skimmington Wooded Greensand Hills Character Area is a relatively small character area to the west of Reigate, located between the more open greensand valley to the north and the lower wealden landscape to the south. The area is defined by the underlying geology, topography and woodland cover, with boundaries following roads, field boundaries and edges of woodland. The character area is outside the Surrey Hills AONB and located between the edge of the valley of the River Mole and Reigate.

### Key Characteristics

- Underlain by Folkestone Formation Sandstone, Sandgate Formation Sandstone and Mudstone, and Hythe Formation Sandstone.
- Undulating hills above the low weald to the south. Rises to high points at Reigate Park, to the east, and Trumpets Hill, to the west, which surround lower lying ground towards the central northern area of the character area. The orientation of slopes varies, but slopes at the southern part of the character area face south towards the low weald.
- Prominent wooded hillsides viewed from within the surrounding low weald farmland and greensand valley areas, rising to a point marked by the windmill at Reigate Heath.
- Less extensively wooded than many other areas of wooded greensand hills, but includes blocks of woodland and heath, along with areas of small-medium scale fields, with hedges and tree belt boundaries. The central northern part of the character area also encompasses an area of lower lying ditched lined pasture.

- Tree cover encloses some parts of the character area, but views to the wider landscape, framed by woodland are often possible, particularly from elevated locations. There are panoramic views over the surrounding landscape and Reigate, from the Greensand Way as it passes along the top of Reigate Park.
- Minor roads, cross the character area, and include Park Lane with its deeply sunken lengths with high roadside earth banks and exposed tree roots. Roads on gentler topography within the western part of the character area are generally less enclosed.
- There is a good network of public rights of way across the majority of the area, including the Greensand Way Recreational Path.
- The character area borders the towns of Reigate to the east, and includes a number of scattered farmstead and large dwellings, particularly within the southern part of the character area.
- The character area forms the eastern edge of valley of the River Mole. The elevated nature of the greensand hills creates a slightly more undulating character to valley side along this section.
- There is a relatively large area of registered common land at Reigate Heath to the north-west of the character area. The character area also includes a small part of the Flanchford Road and Colley Lane Reigate Conservation Area, and the Reigate Town Centre Conservation Area overlaps slightly into the character area. There are a number of bowl barrows in Reigate Heath which are scheduled as ancient monuments, and a Grade II listed building at Skimmington.
- The northern part of the character area contains a number of ecological designations including Reigate Heath, which is a large block of lowland heath designated as a Site of Special Scientific Interest and Local Nature Reserve. Reigate Park is designated as a Site of Nature Conservation Interest.
- A rural, fairly peaceful character area, although remoteness is reduced by influence of surrounding Built Up Areas and internal settlement. Pasture toward the central northern part of the character area provides a relatively rural setting to the Conservation Areas to the north. Reigate Park provides a prominent wooded hill setting to Reigate.



## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

### 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 remote, largely unsettled character.
- Series of undulating wooded ridges and hills that run as a parallel ridgeline to the North Downs chalk scarp across Surrey.
- Forms the southern backdrop to line of settlements that sit parallel with the chalk scarp
- Function as wooded skyline in views from surrounding areas, particularly the wooded hill tops between Limpsfield and Redhill, and to the west of Reigate.
- Mixed woodlands including many ancient woodlands, and woodland on the tops of high ground.
- Open heathland of high ecological value.
- Areas of pasture with largely intact hedgerows on lower slopes.
- Rural roads and lanes often highly enclosed by tree cover, and including distinctive, steep, narrow, winding sunken lanes, with deep roadside banks of exposed earth and tree roots.
- Generally limited settlement.
- Prominent historic buildings and monuments, including Hascombe Hill Iron Age fort, and windmills at Ewhurst and Reigate Heath.
- Wide views out over the surrounding landscape, particularly from viewpoints at the edges of the area.
- Series of notable viewpoints with numerous cultural connections and often referred to in literature such as Leith Hill, Gibbet Hill, and around Limpsfield Chart.
- The Devil's Punchbowl at the western extent with its strong historical and cultural associations, and other areas of dramatic landform.
- Leith Hill with its prominent tower, the highest point in the South East with panoramic views across the weald.
- Reigate Heath with panoramic views, especially of the chalk scarp, and collection of scheduled monuments.
- Wooded charts and commons around Limpsfield Chart.
- A well established rights of way network, including the Greensand Way following the greensand ridge and linking notable viewpoints.

##### Forces for change/sensitivities/pressures

##### *Past Change*

- Regeneration of woodland on heathland/commons.
- Loss or poor management of hedgerows in farmland areas.
- Loss of beech coppice.
- Pressure on rural lanes from vehicular use.
- Loss of settlement distinctiveness.
- Increasing in recreational use including car parking.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Telecommunications masts
- Mineral extraction and restoration of landscape.

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

- Further regeneration of woodland on surviving heathland.
- Further loss of hedgerows.
- Pressures for further conversion to horse paddocks.
- Increased leisure use of public rights of way network and Open Access Land.
- Increased traffic on rural roads and sunken lanes leading to urbanisation through kerbing, lighting and signage and damage to the banks of the sunken lanes.
- Pressure for expansion of settlement, further telecommunications infrastructure and quarrying.
- Restoration of old mineral sites.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Wooded Greensand Hills is to conserve the remote and relatively unsettled, rural landscape with its varied woodland, areas of open heathland, rural lanes, and views over wider landscape to the south. Elements to be enhanced and conserved are field boundaries, woodland and heathland, and the sunken rural lanes.

### **Landscape Guidelines**

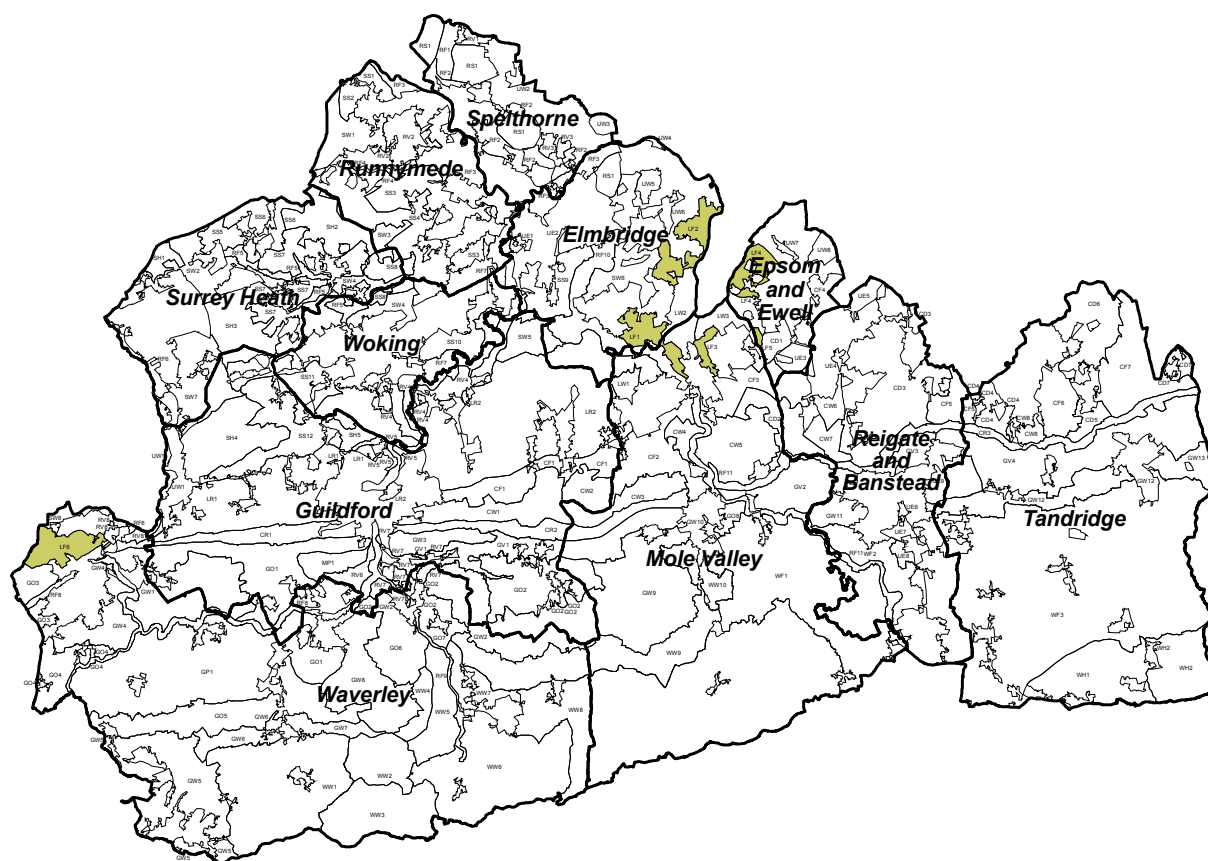
#### ***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the woodlands, heathland, common, pastures, species rich chalk grassland, hedgerows, and parkland.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Enhance or connect fragmented areas of high biodiversity value or positive landscape attributes through opportunities in landscape restoration or changes in land management. This landscape type coincides with Surrey's Wealden Greensand biodiversity opportunity area.
- Encourage consistent management and restocking of hedgerows.
- Protect sunken lanes
- Manage trees and woodlands to ensure that key views are retained, such as from Tilburstow Hill.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage understanding and conserve the historic elements of the landscape.
- Protect and manage beech coppice.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine, alder and yew.
- Ensure that infrastructure supporting leisure activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Retain and enhance public rights of way.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manèges that would affect the rural character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain unsettled wooded skyline.
- Consider mitigation such as woodland planting to reduce the visual impact of quarrying.
- Promote nature conservation on golf courses.

### ***Built Development***

- Conserve the secluded, largely unsettled landscape.
- Conserve the distinctive pattern and character of existing settlements and historic buildings and their settings.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing, new domestic access or improvements to the road network which would change their character and take measures to protect the banks of the sunken lanes and the tracks from damage by vehicles.
- Ensure infill development is sensitive to tree lined sunken lane boundaries and conserves and protects the distinct character of the area.
- Conserve and protect the distinct relationship and character between historic cores of towns and villages and the surrounding countryside.
- Conserve areas of undisturbed wooded skyline.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area.
- Oppose the erection of further tall structures where they would be visually dominant, and aim to utilise existing masts in preference to the erection of new ones. Ensure sympathetic siting and design of new features where erection is necessary.
- Seek to conserve the surrounding character and key landscape features within areas of sand extraction and reinstate landscape elements following restoration of worked sites.
- Conserve rural buildings.

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## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

### Landscape Character Areas

|     |                                                  |
|-----|--------------------------------------------------|
| 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*             |

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



## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

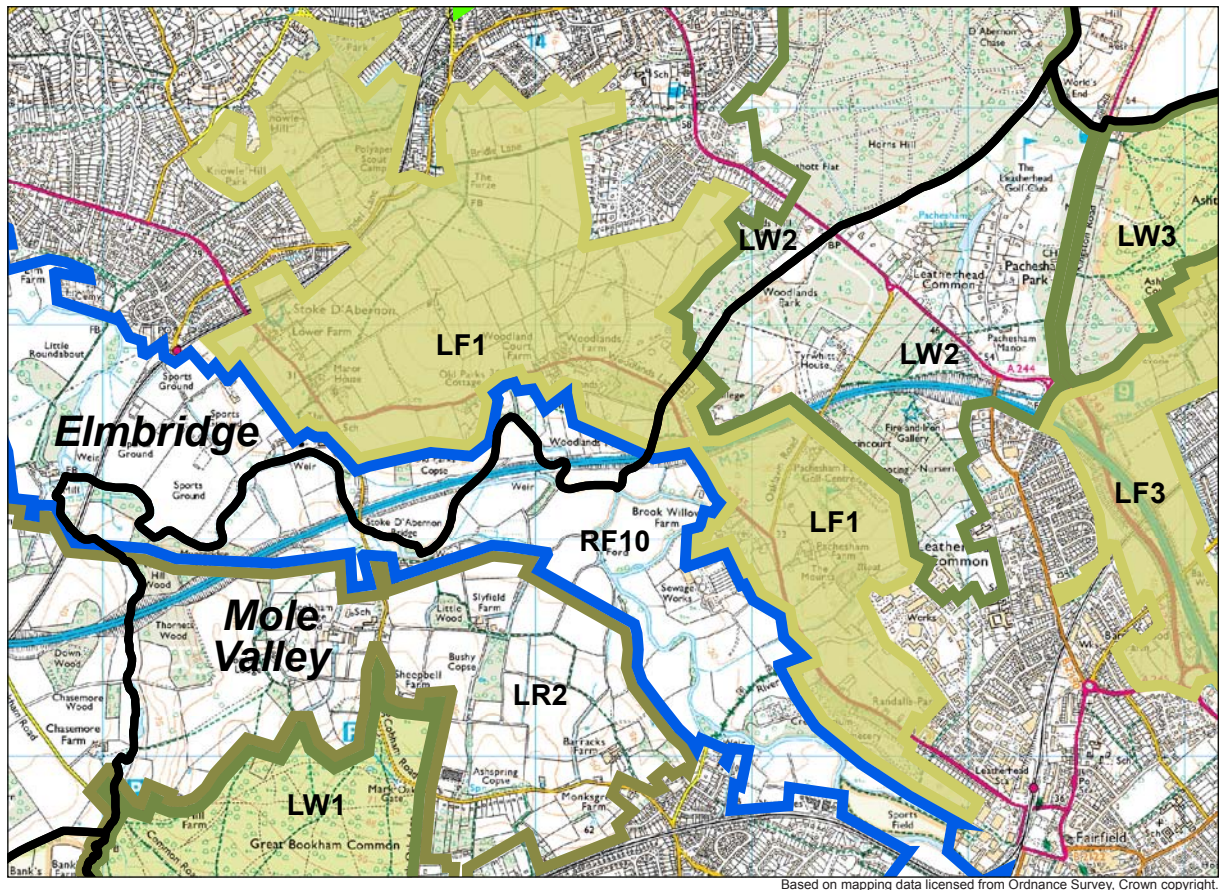
### Location and Boundaries

A group of relatively small Character Areas, at either end of the east-west band of Wooded Rolling Claylands (Type LR). Boundaries are based on the underlying geology marking the transition from the clay to the chalk associated with the higher ground to the south and the sand or gravel terraces to the north.



### Key Characteristics

- Gently rolling topography based on the London Clay Formation.
- Largely made up of arable and pastoral farmland, with paddocks, stables, and golf courses. Limited woodland cover generally, with small scattered blocks of woodland, substantially less woodland cover than is evident in the Wooded Rolling Clayland (Type LR).
- Settlement is relatively light, consisting mainly of scattered farmsteads, giving rise to a rural farmland character in some areas.
- Generally, the Character Areas within this Type are surrounded by Built Up Areas which encloses areas of landscape and results in urban influence limiting the sense of tranquillity and remoteness.



## LF1: KNOWLE HILL TO LEATHERHEAD ROLLING CLAY FARMLAND

### Location and Boundaries

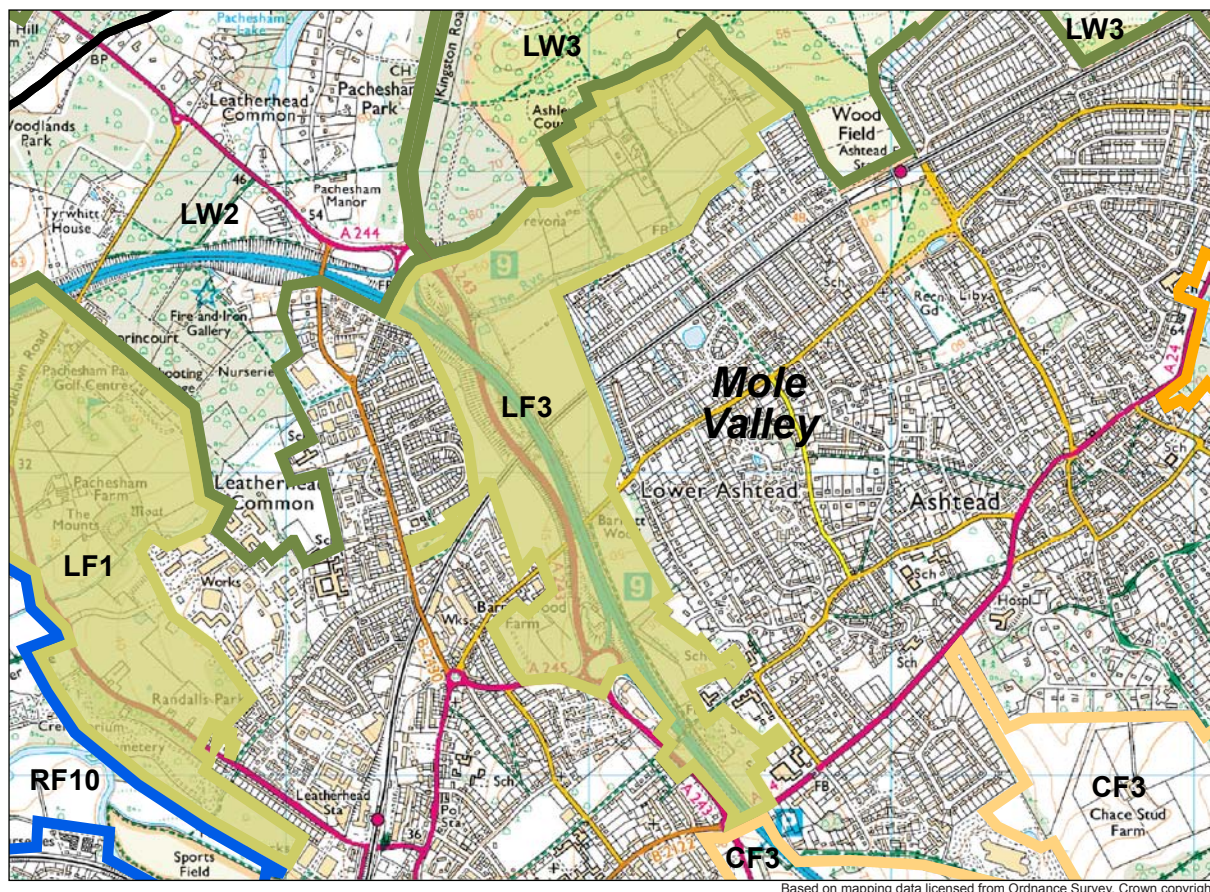
The Knowle Hill to Leatherhead Rolling Clay Farmland Character Area is located to the north-west of Leatherhead. The majority of the boundary follows the edges of woodland, settlement edges and field boundaries adjacent to the floodplain to the south-west. The character area is outside the Surrey Hills AONB.

### Key Characteristics

- Undulating clayland rising up from the River Mole to the south, underlain by the London Clay Formation Clay and Silt solid geology.
- The character area is defined by woodland and settlement to the north, the Mole river floodplain to the south and south-west and Leatherhead to the south-east. The northern part of the character area is surrounded by the Built Up Area of Fairmile.
- The character area consists mainly of arable and pastoral fields, with occasional smaller paddocks associated with farm estates, and a golf course.
- There are occasional blocks of woodland, some of which are recorded as ancient woodland. There is a network of hedgerows along field boundaries and roads, including mature hedgerow trees in places.
- Tree cover limits distant views, although elevated areas allow views across immediate landscape, such as views south from Bridle Lane. Views of adjacent settlement are filtered or obscured entirely by vegetation.
- There are public footpaths within the northern part of the character area, linking in to the surrounding Built Up Areas, but elsewhere rights of way are limited.

- The A245 and Oaklawn Road run through the central and southern parts of the character area. A short stretch of the M25 motorway cuts through the middle of the character area. The Waterloo to Guildford via Cobham railway line passes through the northern part of the character area, with Cobham & Stoke D'Abernon railway station nearby to the west.
- Although parts of the character area are surrounded by Built Up Areas, settlement within the character area is relatively limited, particularly within the northern part of the character area. There are a few individual dwellings, farmsteads, and building complexes including the Queen Elizabeth's Foundation training college, towards the centre of the character area.
- Wooded Fairmile Park at the northernmost corner of the character area is designated as Common Land. The western part of the character area contains the majority of Stoke D'Abernon Conservation Area, and to the south is a Medieval Moated scheduled monument at Patchesham Farm.
- The northern part of the character area is a pleasant rural farmland landscape with less urban influence than to the south, despite adjoining Built Up Areas to the north. Tranquilly and remoteness in the southern part of the character area is reduced by roads, settlement and the golf course.





## LF3: LOWER ASHTEAD ROLLING CLAY FARMLAND

### Location and Boundaries

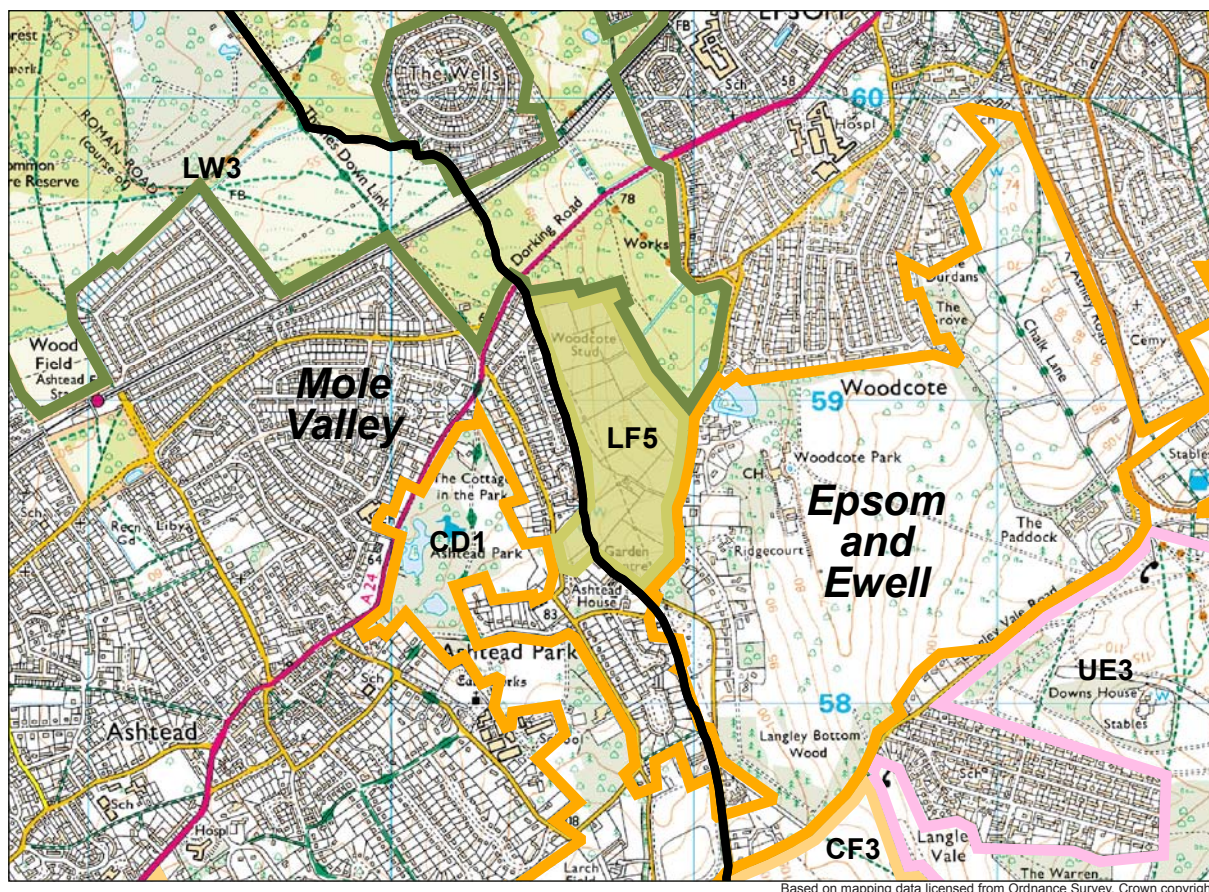
The Lower Ashtead Rolling Clay Farmland is a narrow L-shaped character area wrapping around the north and west of Lower Ashtead, to the north-east of Leatherhead. The majority of the boundary follows the edge of Built Up Areas, although the northern edge is defined by woodland.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt solid geology. Rolling clay farmland falling towards The Rye, which flows westwards towards the River Mole, through the northern portion of the character area. Almost entirely surrounded by Built Up Areas, except for the northern edge of the character area, which abuts the wooded Ashtead Common.
- The majority of the character area consists of arable fields which have been dissected by the M25 motorway and connecting roads which run along the length of the character area. Junction 9 of the M25 is within the southern part of the character area. Thick tree belts planted adjacent to the road infrastructure help to obscure views of the M25, although the presence of major roads is noticeable. Two small areas of ancient woodland remain adjacent to the M25.
- Rye Meadows dissected by Rye Brook, made up of a series of water meadow pasture, ditches and ancient hedgerows.
- The landscape within the northernmost part of the character area is more intact than the rest of the character area. To the north, field sizes are smaller, and there is a good network of field boundary hedgerows.
- Public rights of way are relatively few in number but provide important links to Ashtead Common which encloses this character area to the north.

- A short length of the Epsom to Leatherhead railway line crosses through the middle of the character area.
- The character area abuts registered Common Land and a Site of Special Scientific Interest to the north, but there are no such designations within the character area.
- Significant road infrastructure and adjacent Built Up Areas dominate the majority of the character area. The northernmost part of the character area is more rural, but human influence in the form of scattered settlement and highly maintained surroundings is obvious and reduces the sense of remoteness.





## LF5: ASHTEAD EAST ROLLING CLAY FARMLAND

### Location and Boundaries

The Ashted East Rolling Clay Farmland Character Area is a small area located to the east of Ashted, south of Epsom. The boundary follows the edges of woodland, settlement edges and Wilmerhatch Lane.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt, and Lambeth Group Clay, Silt and Sand solid geology.
- Gently undulating clayland, generally west facing. Located at the eastern edge of underlying clay where it meets chalk downland to the east.
- The character area consists of well-maintained paddocks with clipped hedge boundaries, standard trees, and buildings associated with Woodcote Stud, and trees hedges and paddock of a large private garden.
- The character area forms a pocket of undulating rural open landscape, enclosed by a combination of woodland and settlement.
- Combination of mature garden boundaries, standard trees and hedges create verdant character
- There are no public rights of way, and vehicle access is by minor tracks.
- The character area abuts Ashted House Conservation Area to the south and Ashted Park Farm House (Grade II\* listed) forming an open area and setting to both.
- The Local Nature Reserves of Ashted Park and Epsom Common are located to the south west, north and east enclosing the character area by woodland. There are no such designations within the character area.

- Settlement to the west and the current land use are obvious human influences which limit sense of remoteness, and associated activities limit tranquillity to the surrounding area.

## LANDSCAPE TYPE LF: ROLLING CLAY 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 peaceful rural farmland.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks including areas of ancient woodland of high biodiversity value.
- Meadow pasture of high biodiversity value.
- Seasonally wet soils fed by small brooks and watercourses and naturally high groundwater.
- Limited settlement of scattered farmsteads.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Small scale infill and expansion of residential development.
- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Introduction of horse paddocks.
- Expansion of settlement and roads.
- Fragmentation of structure of historic parklands through loss of original houses and key landscape features.
- Golf course development.

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

- Continued infill and expansion of residential development.
- Continued loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Pressure for additional residential development through edge of town and infilling development.
- Development of formal recreational, sport or community facilities associated with settlements.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume, and pressure for further road infrastructure along 'A' roads.

### GUIDANCE

#### Landscape Strategy

The strategy for the Rolling Clay Farmland is to conserve the pastoral landscape with its network of hedgerows and frequent mature trees, woodland and commons of ecological and historic value and the scattered farmsteads including farmhouses and barns of traditional structure and local materials. Elements to be enhanced are the hedgerows, tree cover, meadows, and brooks.

#### Landscape Guidelines

##### *Land Management*

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow and field trees, woodlands and meadows.

- Resist drainage or water management schemes which could disturb the characteristic land cover and vegetation patterns, adversely affecting the area's character or ecological value.
- Encourage sensitive management of brooks and meadows, to conserve and enhance habitats on seasonally wet soils. Character Area LF4 coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area TBL04. Character Area LF3 contains the Rye Brook and associated meadows.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns, remnants of parkland and the woodlands, and underlying archaeology.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate native species, within woodlands and hedgerows.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Conserve field trees (often oaks) through management of surrounding pasture by for instance avoiding over grazing and consider opportunities for planting new field trees.
- Raise awareness and conserve local historic dimension of the landscape , alongside local hydrology to encourage sustainable drainage.
- Conserve and where appropriate encourage repair of the historic parkland to maintain and restore key elements such as parkland trees and boundary features.
- Encourage traditional heathland management techniques on the common heathland
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- 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 or detrimental to its character.

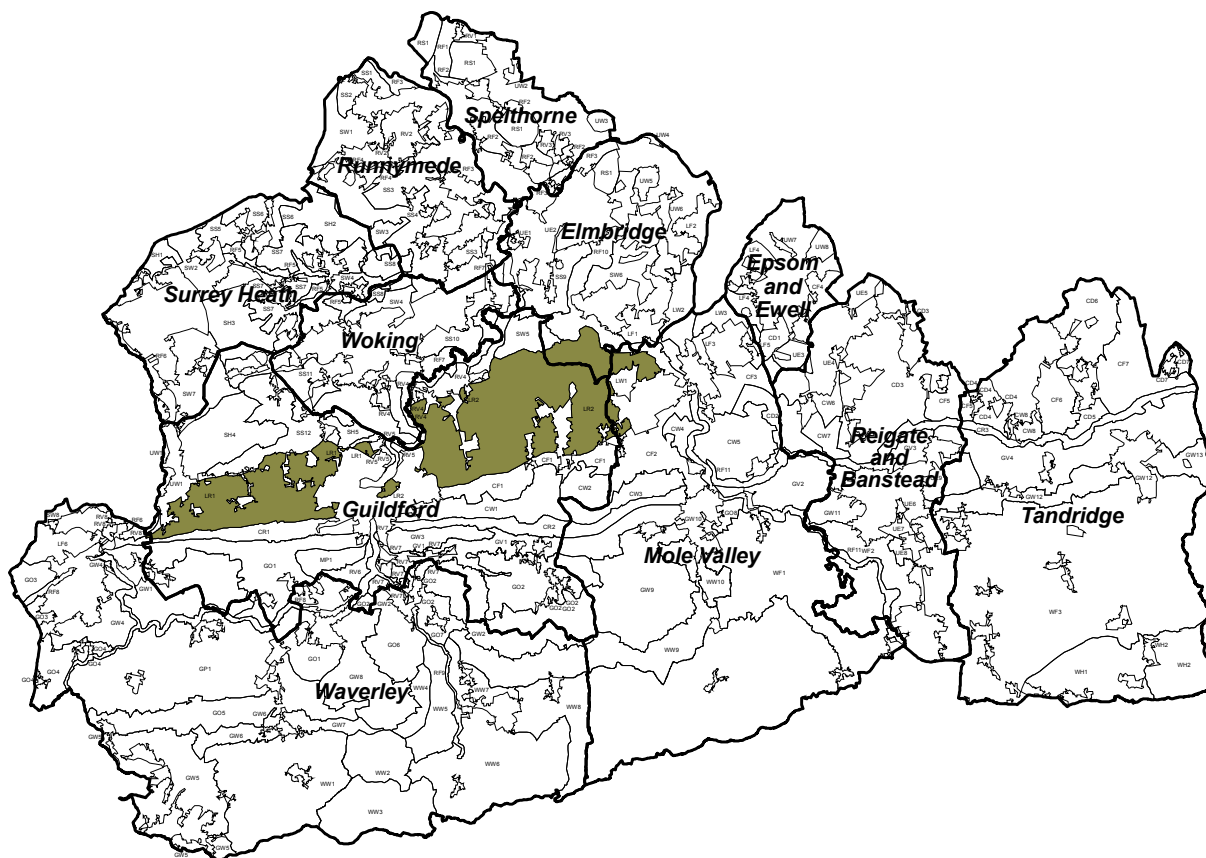
### ***Built Development***

- Seek to conserve fragmented landscapes including the surviving areas of open farmland with scattered farmsteads.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development particularly where these allow rural views over farmland.
- Conserve built features associated with historic estates and seek to conserve historic designed landscape.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Conserve and restore traditional boundary features with particular regard to their form and relationship to landscape and landscape elements.
- Avoid the location of any new large development or bulky structures where these would be 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 area's rural context.

- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Improve the present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and native trees.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the more rural unsettled sections of the area particularly to the south.
- Promote the use of traditional signage features with particular regard to local style and materials.



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## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

### Landscape Character Areas

|     |                                             |
|-----|---------------------------------------------|
| LR1 | Wanborough Wooded Rolling Claylands*        |
| LR2 | Ockham and Clandon Wooded Rolling Claylands |

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

## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

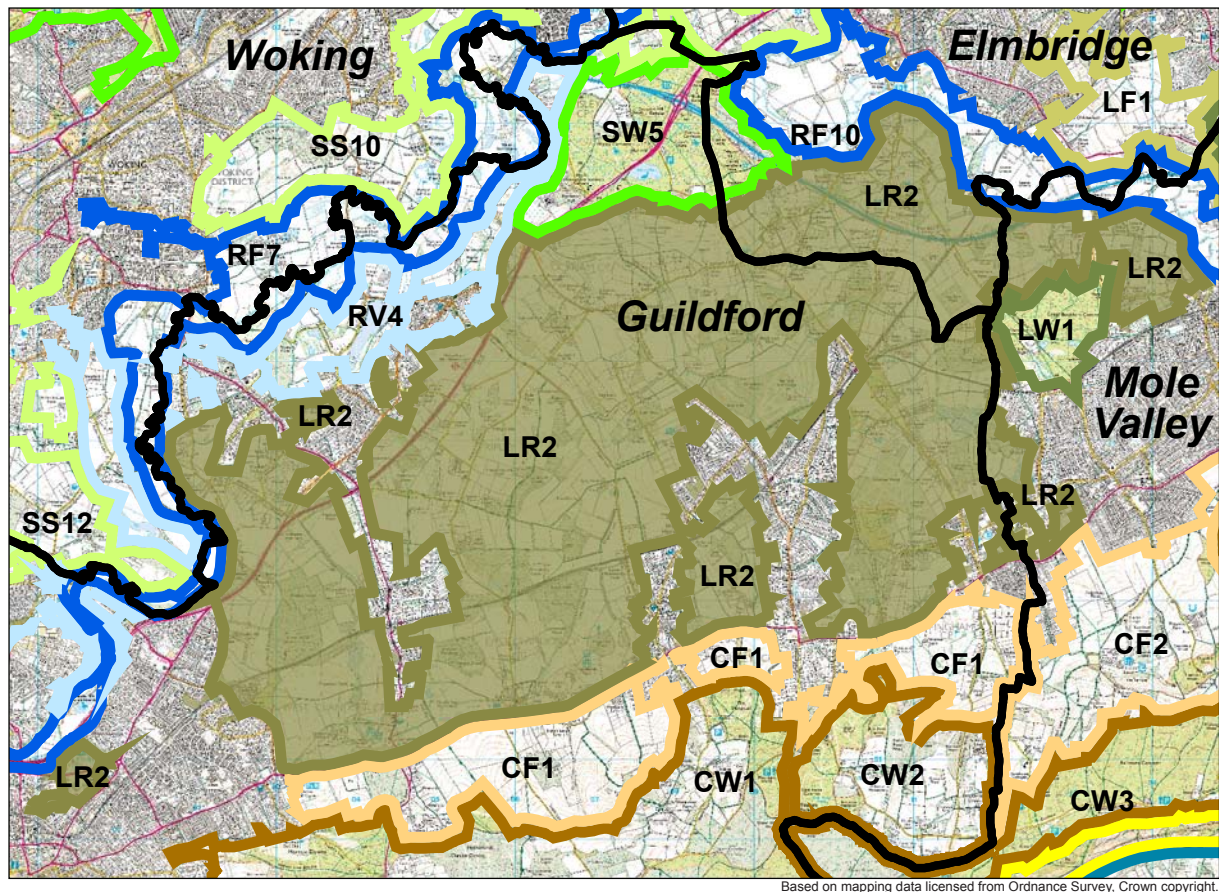
### Location and Boundaries

The two areas in the Wooded Rolling Claylands Landscape Type form a broad band running east-west, either side of Guildford. Boundaries are based on the underlying geology marking the transition from the clay to the higher ground of the chalk to the south and the sand or gravel to the north.



### Key Characteristics

- Gently rolling lowland based on the London Clay Formation.
- A mix of land uses with pastoral and arable farmland, woodland and historic parkland.
- Contains woodland blocks, occasionally relatively large. Woodland is dispersed unlike the continuous tracts of woodland within the Clay Woodland Type (LW).
- Settlement pattern is either scattered farmsteads and small, nucleated villages, or substantial areas of largely 20th century dwellings clustered along the line of the railway and extending along the rural roads.
- A largely peaceful, rural landscape fragmented in some areas by modern ribbon development.
- Historic landscape patterns associated with small farms and early human occupation.



## LR2: OCKHAM AND CLANDON WOODED ROLLING CLAYLANDS

### Location and Boundaries

Ockham and Clandon Wooded Rolling Claylands is a broad band of land lying to the east of Guildford. The boundaries are defined by the change in underlying geology from the London Clay to the rising chalk downs to the south (following the line of the A246) and to the gravel terrace and sand heath to the north. The character area continues eastwards until reaching the Lower Mole river floodplain. The character area is outside the Surrey Hills AONB, but adjoins it in small places to the south.

### Key Characteristics

- Gently sloping lowland based mainly on the London Clay Formation Clay, Silt and Sand solid geology.
- The area supports a range of land uses; pastoral and arable farmland, woodland, parkland and leisure along with substantial settlements spreading along roads.
- Medium to large scale fields of pasture and some arable are bounded by hedgerows or fences.
- Parkland is prominent with a line of historic parks to the south of the area with open grassland, mature parkland trees (often oaks), woodland plantations, lakes, and views to grand houses.
- Blocks of woodland and plantations are often associated with the historic parks. Shaws are a common feature, and there is a significant, but dispersed, amount of ancient woodland.
- Horse paddocks are present particularly to the north where they fragment the field pattern by subdividing the large fields with fences, and attract associated buildings and facilities.
- Network of small streams, ponds and ditches.

- Dissected by major transport routes including the A3 (both old and new), London to Portsmouth Road, and a stretch of the M25 motorway along with the large recently constructed motorway service area. Elsewhere, there are narrow roads enclosed by hedgerows. The London-Portsmouth main railway line passes through the character area, including West Clandon railway station, and Effingham Junction railway station where the main line meet the Mole Valley railway line.
- Settlement consists of scattered farmsteads, grand houses in parkland and large extended villages, some with historic village cores, which expanded following the arrival of the railway, creating a strong suburban feel in some areas.
- Varied building materials include brick, timber frame, flint and weatherboard with tile and some thatch roofs.
- The character area contains a considerable number of Conservation Areas including West Clandon, East Clandon, West Horsley, East Horsley, Ockham, Effingham, Downside Village, Cobham Plough Corner, Little Bookham, and a small part of the Ripley Conservation Area.
- Clandon Park and Hatchland Gardens, towards the south of the character area are listed as historic parks and gardens, and there are scheduled monuments south of Boughton Mall and near Effingham.
- There are various Sites of Nature Conservation Importance across the character area, such as Cotts Wood, Clandon Woods, Lollesworth Woods, and Wisley Field. There a few small areas of Common Land, including Effingham Common, and the northern part of the character area includes a small part of the Ockham and Wisley Local Nature Reserve.
- A fragmented area, enriched by parklands and woodland but with rural views often obscured by settlement.



## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

### 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 rural character.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks including substantial areas of ancient woodland of high biodiversity value.
- Commons with their heathland vegetation, Open Access Land and function as a rural setting to roadside development.
- Historic parklands and designed views.
- Historic villages and farmsteads.
- Sparse settlement pattern of scattered farmsteads in some sections especially to the south.
- Views to the unsettled rural backdrop of the chalk ridge to the south.

##### **Forces for change/sensitivities/pressures**

###### ***Past change***

- Small scale infill and expansion of residential development along roads and within small areas defined by roads (such as Flexford).
- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Decline in active management of woodland.
- Encroachment of woodland onto open heathland of the commons.
- Introduction of horse paddocks.
- Expansion of settlement and roads, and development of plant nurseries.
- Fragmentation of structure of historic parklands through loss of original houses and key landscape features.
- Golf course development.
- M25, A3 and A246 corridors.

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

- Continued infill and expansion of residential development.
- Continued loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Further loss of open heathland due to regenerating woodland.
- Further loss of historic designed landscapes through conversion to modern use.
- Pressure for additional residential development through edge of town and infilling development.
- Development of formal recreational, sport or community facilities associated with settlements.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume, and pressure for further road infrastructure along 'A' roads and motorway.

## GUIDANCE

### ***Landscape Strategy***

The strategy for the Wooded Rolling Clayland is to conserve the pastoral landscape with its partially intact network of hedgerows and frequent mature trees, its woodland and commons of ecological and historic value and the sparsely scattered farmsteads including farmhouses and barns of traditional structure and local materials. Elements to be enhanced are the hedgerows, tree cover, and the settlement pattern where this dilutes the rural character of the area.

### Landscape Guidelines

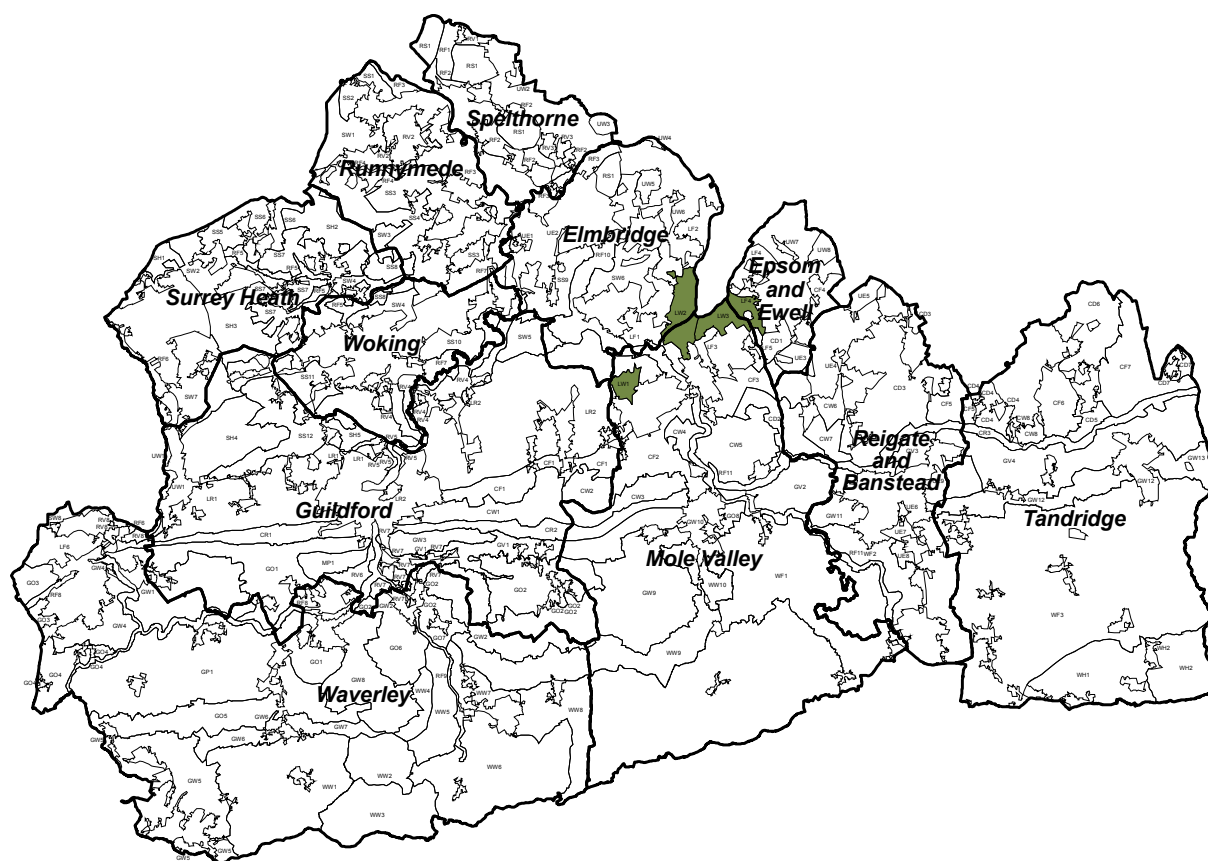
#### ***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow and field trees and woodlands.
- Resist drainage or water management schemes which could disturb the characteristic land cover and vegetation patterns, adversely affecting the area's character or ecological value. This character area type coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area, important for habitats associated with seasonally wet soils.
- Raise awareness of the historic dimension and underlying archaeology of the landscape including the field patterns, remnants of parkland and woodlands. Conserve historic elements of the landscape.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate native species within woodlands and hedgerows.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Conserve field trees (often oaks) through management of surrounding pasture by for instance avoiding over grazing and consider opportunities for planting new field trees.
- Raise awareness of local historic dimension and local hydrology to encourage sustainable drainage.
- Conserve and where appropriate encourage repair of the historic parkland to maintain and restore key elements such as parkland trees and boundary features.
- Encourage traditional heathland management techniques on the common heathland.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- 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 or detrimental to its character.

### ***Built Development***

- Seek to conserve fragmented landscapes including the surviving areas of open farmland with scattered farmsteads.
- Conserve the small roadside commons that form the rural setting for Wood Street Village.
- Consider creating similar small semi-natural public open spaces to enhance the rural character of settlement elsewhere in the area (for instance at Willey Green or Ash Green) and to integrate it with the rural landscape.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development (for instance between Great Westwood and Flexford) particularly where these allow rural views over farmland.
- Conserve built features associated with historic estates and seek to conserve historic designed landscape.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Conserve and restore traditional boundary features with particular regard to their form and relationship to landscape and landscape elements.
- Avoid the location of any new large mass of development 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 area's rural context.
- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Improve the present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and oak and ash trees.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the more rural unsettled sections of the area particularly to the south.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Conserve the views south to the rural, unsettled ridge of the Hog's Back for instance from the south side of Flexford.

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## LANDSCAPE TYPE LW: CLAY WOODLAND

### Landscape Character Areas

|     |                                                    |
|-----|----------------------------------------------------|
| LW1 | Great Bookham Common Clay Woodland                 |
| LW2 | Prince Coverts to Leatherhead Common Clay Woodland |
| LW3 | Ashted and Epsom Commons Clay Woodland             |



## LANDSCAPE TYPE LW: CLAY WOODLAND

### Location and Boundaries

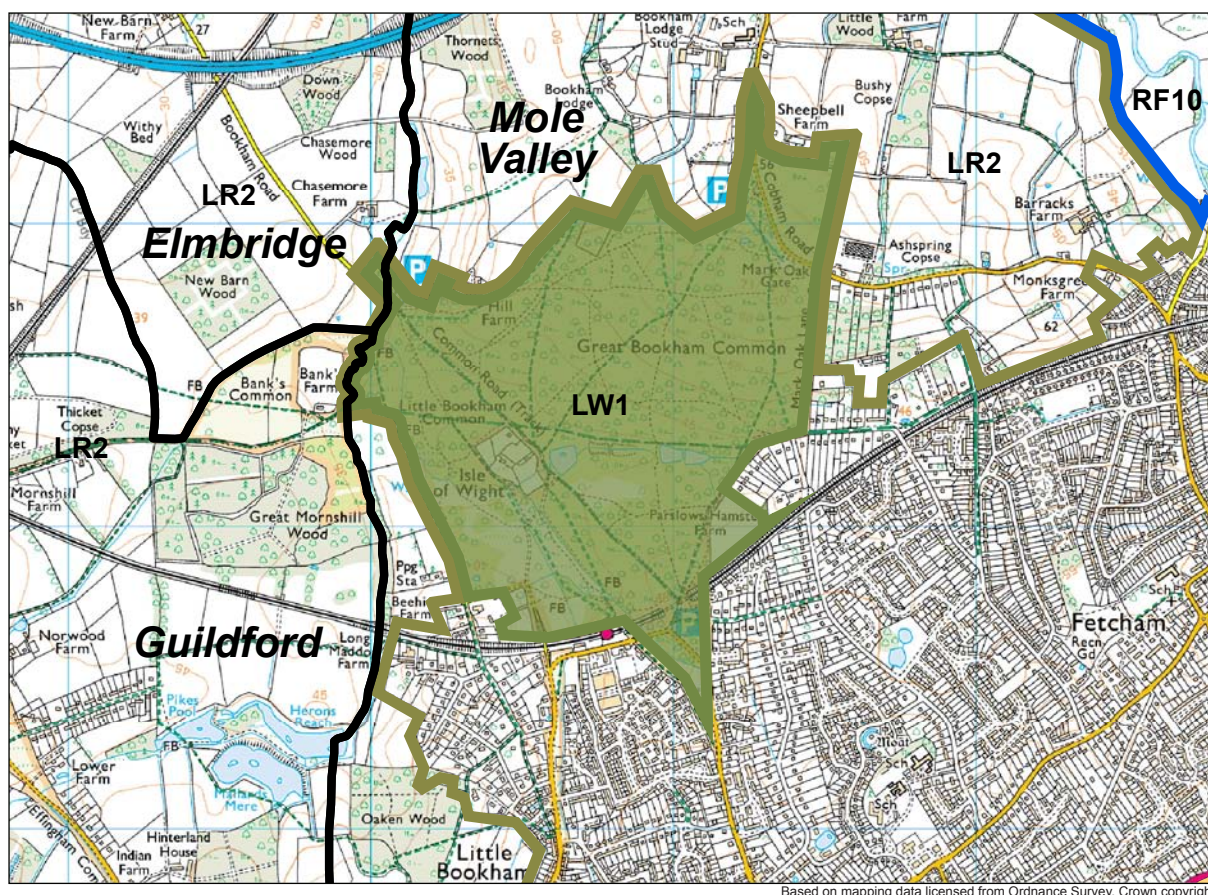
The Clay Woodland Type consists of three Character Areas, covering a relatively small area north of Leatherhead. The Type is towards the eastern end of a band of clayland located between sandy heathland to the north and Downs to the south.



### Key Characteristics

- Gently rolling lowland based on the London Clay Formation.
- Consists mostly of large tracts of wooded common.
- Contains limited settlement, the main exception being an area of low density dwellings and golf course located within the woodland north of Leatherhead.
- Abuts significant areas of built up settlement.
- A seclude, largely peaceful landscape, due to the extensive woodland cover.





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## LW1: GREAT BOOKHAM COMMON CLAY WOODLAND

### Location and Boundaries

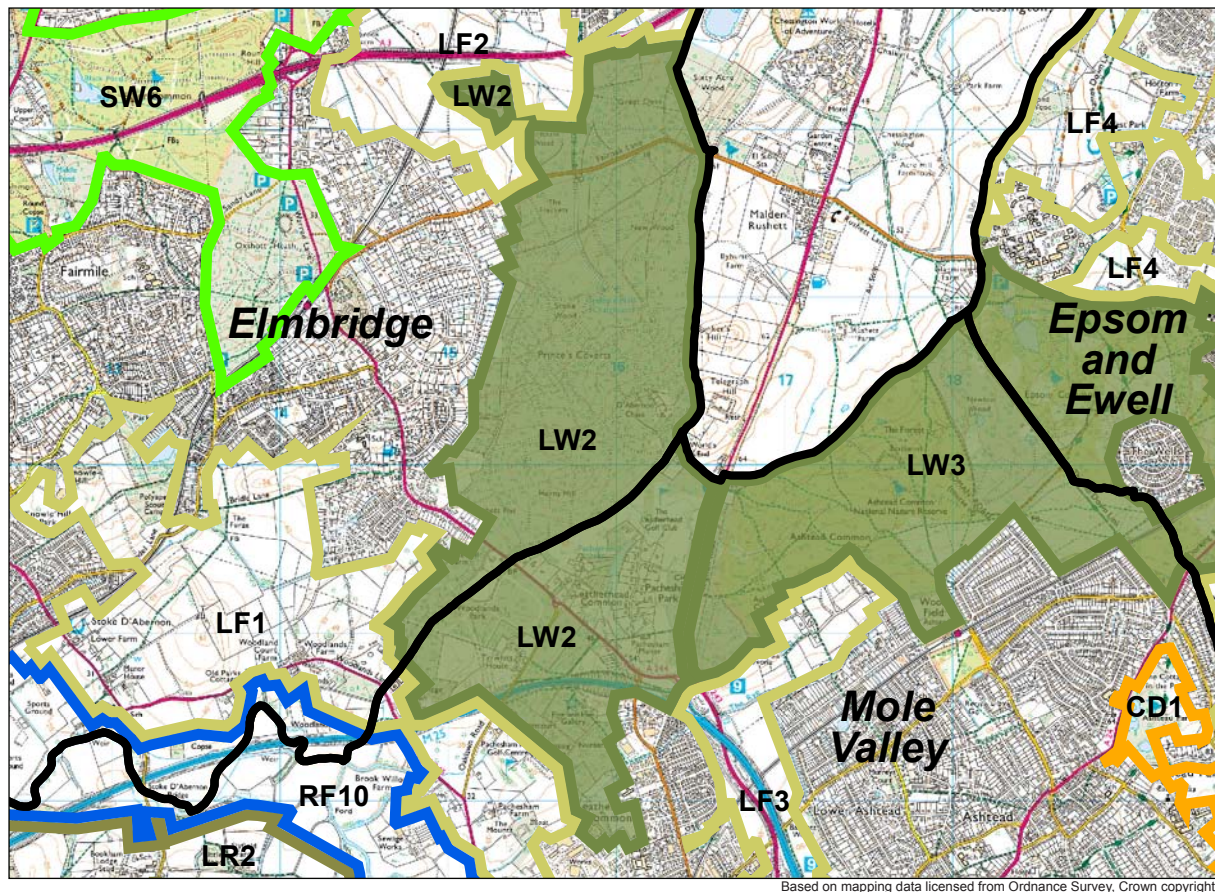
Great Bookham Common Clay Woodland is a relative small character area, adjoining the village of Fetcham to the south-east, and surrounded by less-wooded areas of rolling claylands elsewhere. The boundary is largely defined by the edge of continuous woodland.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt solid geology.
- The character area consist almost entirely of wooded common land, with a few small open fields to the south. There are ponds, linked by streams, within the centre of the woodland, including the recently restored Isle of Wight Pond.
- The northern half of the character area contains an extensive area of ancient woodland.
- There are distinctive views across open areas of common and waterbodies, but woodland obscures long distance view in the majority of the character area.
- There are no significant lengths of major roads through the character area. The Bookham railway line crosses the southern end of the character area, for a short length in cutting and tunnel, with Bookham railway station nearby.
- A network of public rights of way and other routes, along with the nearby railway station and three car parks, aid recreational use of the common land.
- With the exception of a few isolated dwellings within the centre of the woodland, the character area is unsettled.
- The majority of the character area is registered as common land, and is designated as a Site of Special Scientific Interest for its range of habitats, and bird and invertebrate populations.

- With its extensive woodland and very limited urban influence, the character area is secluded and has a sense of tranquillity and remoteness across the majority of the area.





## LW2: PRINCE'S COVERTS TO LEATHERHEAD COMMON CLAY WOODLAND

### Location and Boundaries

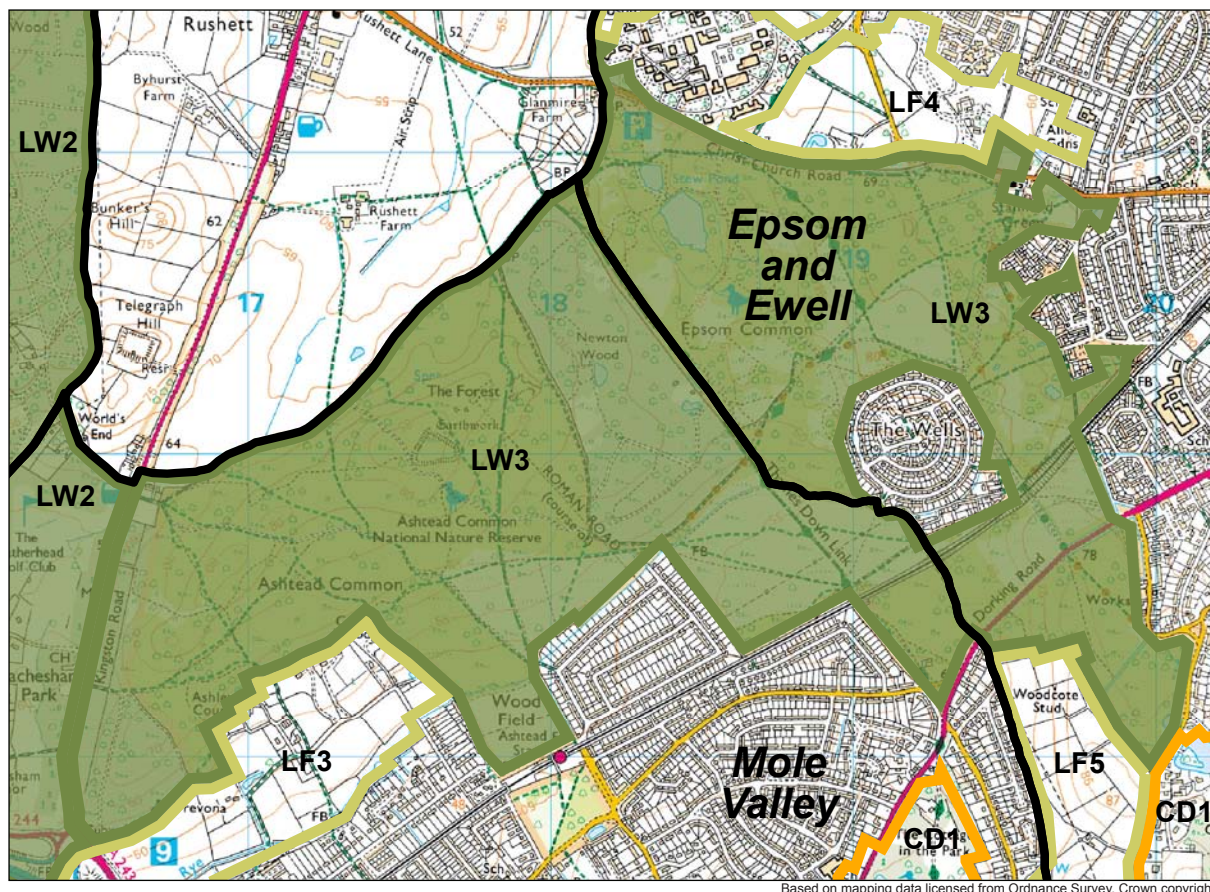
The Prince's Coverts to Leatherhead Common Clay Woodland is located to the north of Leatherhead, and is largely defined by the county boundary and the edges of settlement. The boundary follows the edges of woodland, settlement, and roads.

### Key Characteristics

- Wooded Clayland, underlain by the London Clay Formation Clay and Silt solid geology.
- The majority of the character area faces to the north-west, rising to a high point at Horns Hill in the southern part of the character area. The character area is bounded by Oxshott to the west, Leatherhead to the south and the County boundary to the east.
- The northern and central parts of the character area consist of an extensive tract of woodland known as Prince's Covert, large parts of which are ancient woodland, along with areas of conifer and broadleaf plantation. The character area extends south to include Leatherhead Common and incorporates Leatherhead golf course.
- Teazle Wood and Therfield Playing field form a green finger of land south of the M25 adjacent to Leatherhead. Teazle Wood is designated as a Site of Nature Conservation Importance.
- Tree cover contains wider views, however there are impressive views along routes within the woodland.
- Prince's Coverts is owned and managed by the Crown Estates, with the majority of pedestrian and riding routes through the woodland open to the public by arrangement.

- A short length of the M25 motorway passes through the southern end of the character area, mostly in cutting. Access to large tracts of woodland is limited to low-key woodland tracks. There are a few public footpaths to the south, but not formal public rights of way through Prince's Covert.
- There are a small number of low density dwellings and a golf course around Patchesham but Prince's Coverts is almost entirely unsettled.
- The majority of the character area is designated as a Site of Nature Conservation Importance for its, largely ancient, woodland.
- Human influence is evident through woodland management, but the woodland provides a high degree of tranquillity and sense of remoteness.





## LW3: ASHTEAD AND EPSOM COMMONS CLAY WOODLAND

### Location and Boundaries

The Ashtead and Epsom Commons Clay Woodland Character Area is located to the west of Epsom. The majority of the boundary follows the edges of woodland, which often coincides with settlement edges, roads and the county boundary.

### Key Characteristics

- Undulating clayland rising up to several high points within the character area, underlain by London Clay Formation Clay and Silt solid geology. The area is bounded by Ashtead to the south, and by Epsom to the east and north. The character area entirely surrounds The Wells residential area.
- The character area consists of woodland and wooded common land. Newton Wood in the centre of the character area, is a large area of ancient woodland. There are a number of ponds within the woodland to the north and east.
- Area includes distinctive old gnarled oaks.
- Tree cover generally obscures views, however there are attractive views across open areas of common and waterbodies, tree lined views along routes within the woodland, and from high points within the commons.
- A significant proportion of the character area is Open Access Land and is criss-crossed by public rights of way. Vehicle access within the character area is limited to tracks through the woodland, road access to The Wells and a short stretch of the A24 at the south-eastern end of the character area. The Epsom to Leatherhead railway line passes through the southern part of the character area, with Ashtead railway station adjacent to the south.
- Although surrounding The Wells, there are no dwellings within the character area itself.

- The majority of the character area is designated as Common Land, with the main exception being Newton Wood. There are two scheduled monuments in Ashted Forest, remains of a Roman villa and a camp. The character area includes a small part of Stamford Green Conservation Area and is adjacent to West Park Conservation Area.
- The majority of the character area is covered by a Site of Special Scientific Interest designation, and forms National and Local Nature Reserves.
- Extensive woodland, combined with a lack of urban influence, provides a sense of tranquillity and remoteness.

## LANDSCAPE TYPE LW: CLAY 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 extensive tracts of ancient woods, distinctive old oaks, plantations and heath land, with high biodiversity and historic value.
- High proportion of natural greenspace designated for nature conservation.
- Peaceful, mostly secluded landscape with limited settlement.
- Roads through woodland forming corridor views overhung by trees.
- Immediate views, or more distant views largely framed by woodland.
- Large areas of Common land with extensive public right of way network.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and hedgerow trees.
- Loss of broadleaf woodland and increase in conifer plantations.
- 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 loss of hedgerows and hedgerow trees, including threat to distinctive old oaks from bracken and birch.
- Proximity of areas designated for high biodiversity value to urban areas.
- Pressure for further recreational facilities such as car parks and increasing use of footpaths, bridleways and Open Access Land.
- Pressure for further expansion of settlement.
- Increasing traffic on narrow rural lane including sunken lanes leading to damage to the structure of the lanes and urbanisation through kerbing, additional lighting and signage.

### GUIDANCE

#### Landscape Strategy

The strategy for Clay Woodland landscape is to conserve the peaceful, rural landscape with large tracts of ancient woodland. Opportunities for enhancement are restocking and replanting of hedgerows and ensuring appropriate management of varied woodlands to conserve their ecological and historic interest.

#### Landscape Guidelines

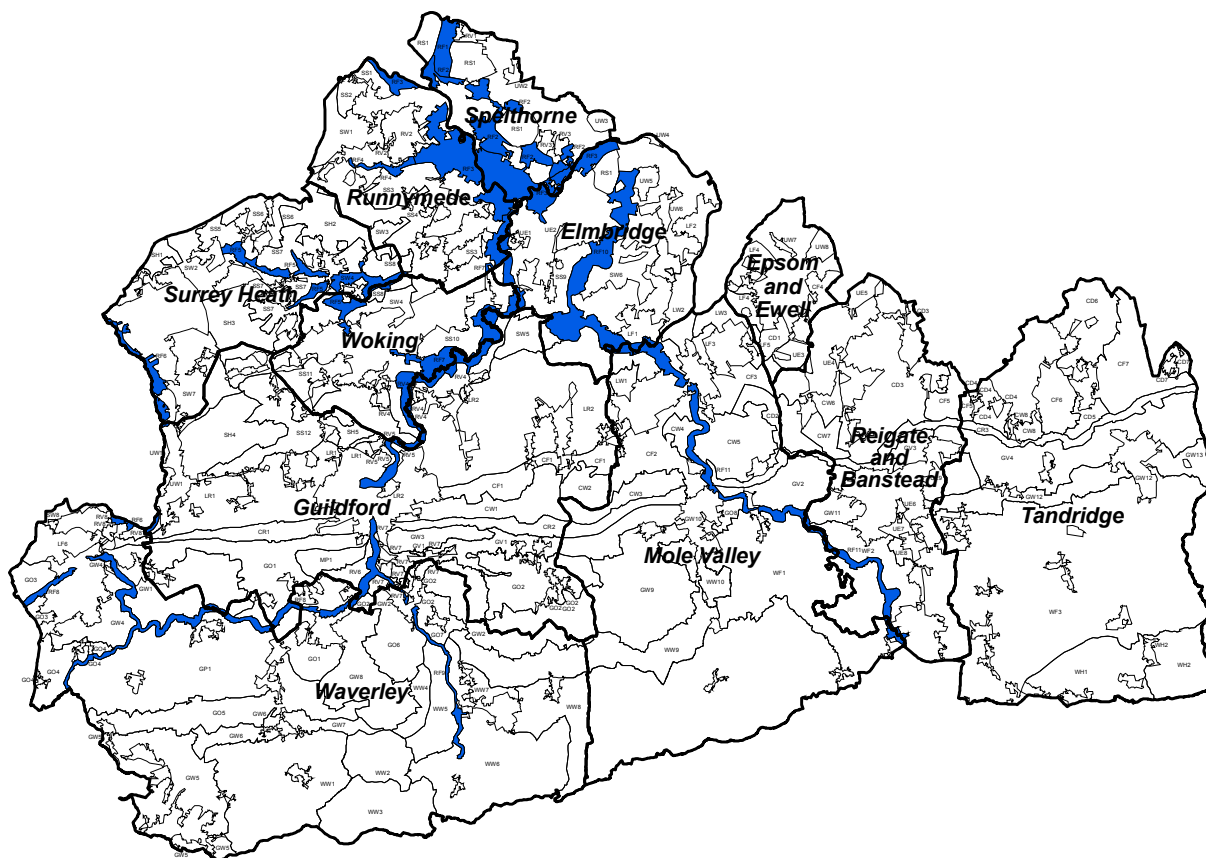
##### *Land Management*

- This character area type coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area. Consisting of slowly permeable seasonally wet rich loam and clay soils which supports large areas of woodland.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- 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.

- Ensure consistent management and restocking of hedgerows.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns and woodlands, and underlying archaeology. Conserve historic elements of the landscape.
- 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, bridleways and car parks to retain the rural, unsettled character of the landscape.
- Remove 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.
- Maintain the wooded and undeveloped skyline.
- Ensure lighting schemes are assessed for visual and biodiversity 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).
- Avoid urbanisation and ensure all types of surfacing are sympathetic to the rural and natural character of the landscape.



## 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 Mole Valley District and therefore are not described in this document. See the Surrey Countywide document for these areas.



## LANDSCAPE TYPE RF: RIVER FLOODPLAIN

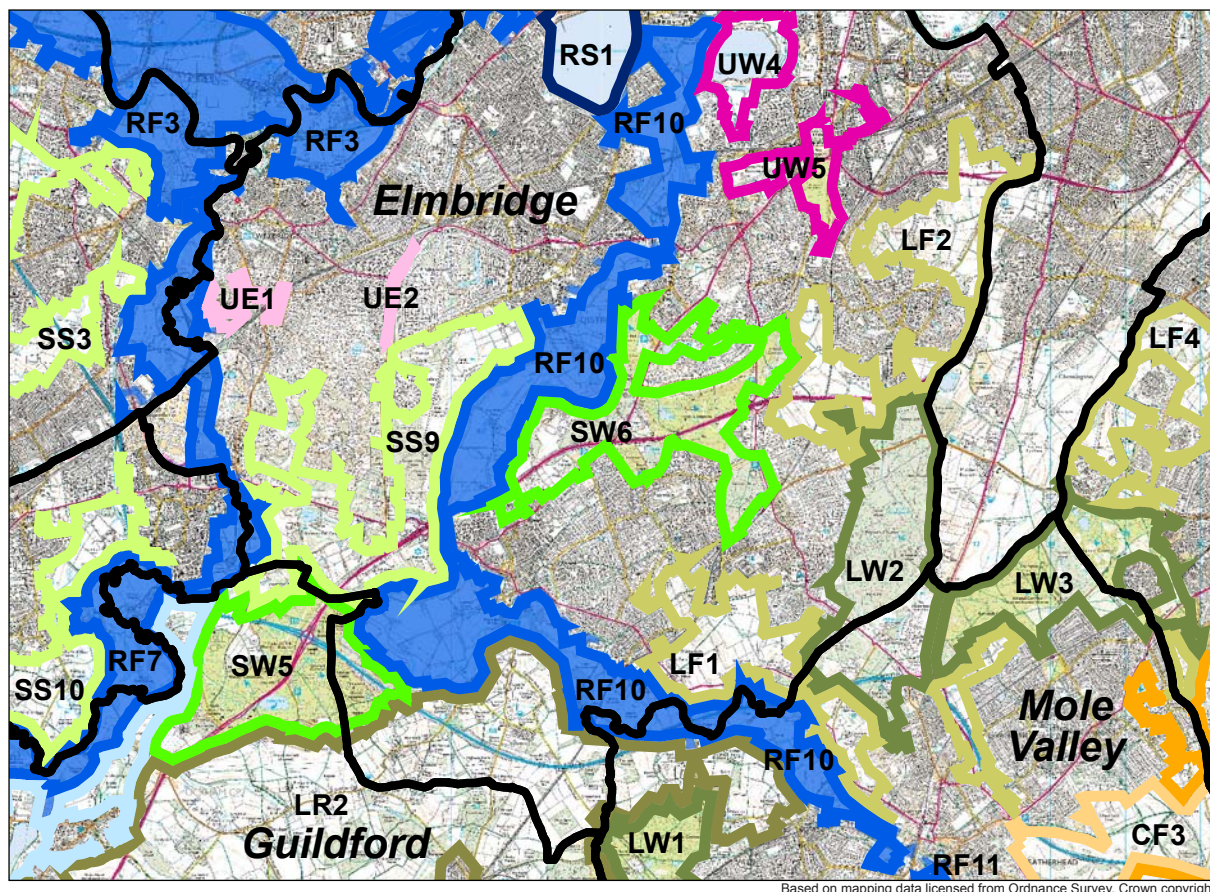
### Location and Boundaries

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.



## RF10: LOWER MOLE RIVER FLOODPLAIN

### Location and Boundaries

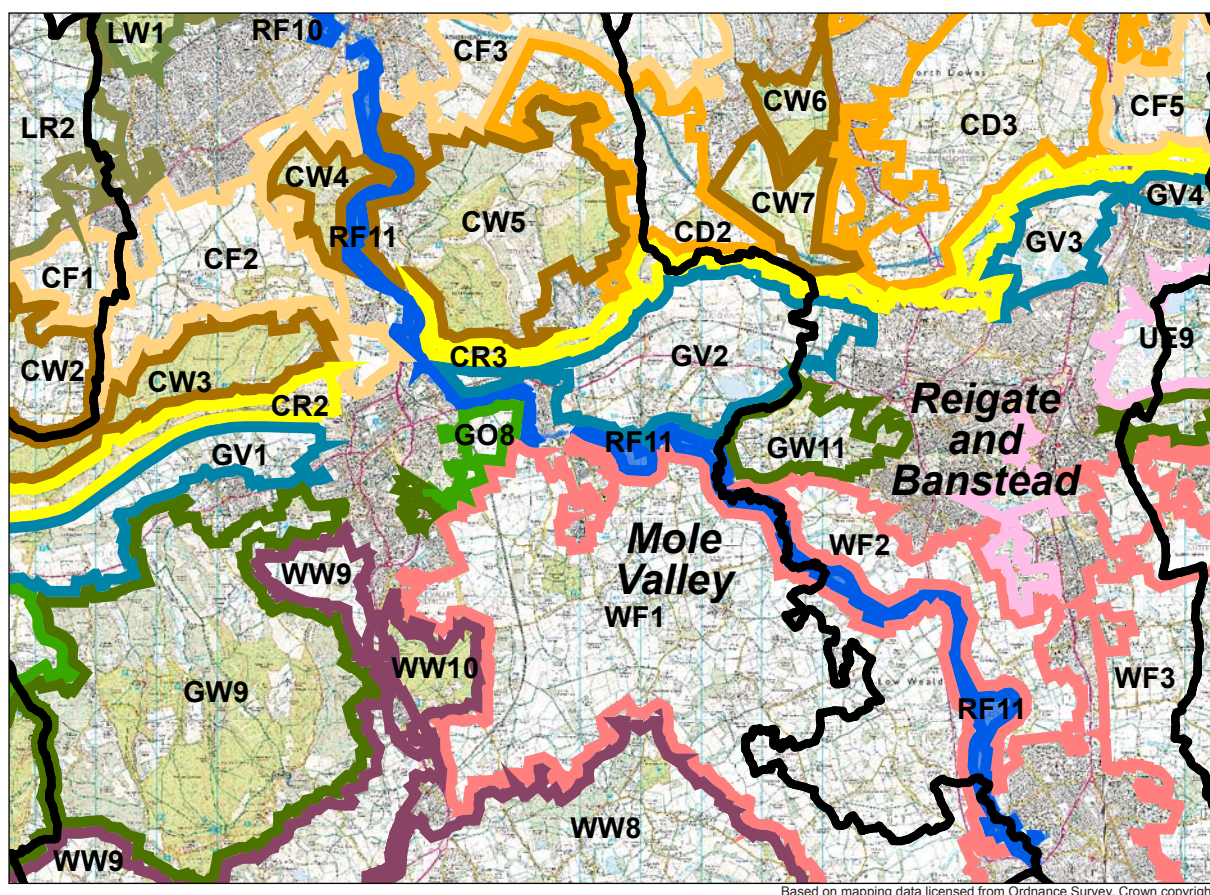
The Lower Mole River Floodplain Character Area widens from the Upper Mole River Floodplain near Leatherhead, and winds northwards until it reaches the River Thames near Hampton Court. The extent of the character area is largely defined by the flood zone, but incorporates some small adjacent areas of land annexed from the wider landscape by settlement. Where possible, the boundary is taken to nearby easily recognisable features, such as roads or field boundaries. This stretch of the Mole is outside the Surrey Hills AONB.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt, and Claygate Member Sand, Silt and Clay, Bagshot Formation Sand solid geology, with Alluvium superficial deposits.
- Flat, low lying flood plain of the River Mole.
- The southern part of the character area cuts through claylands, with the river meandering past the south-western edge of Cobham. The northern part of the character area forms a corridor through areas of settlement.
- The southernmost part of the character area separates Leatherhead and Fetcham. It winds roughly north-west and widens out around Cobham. It then turns northwards and runs between West End and Esher (which abut the character area to the east), from Hersham and Walton-On-Thames (to the west).
- River forms wide meanders, and multiple channels. The valley floor also contains small watercourses, streams, lakes and water bodies often linked to the river.



- Consists of a mixture of pastoral and arable fields, with riparian vegetation and occasional blocks of woodland. Incorporates occasional remnant parkland, including areas of large individual mature trees within fields. Landscape degrades towards the north and includes golf courses, recreation, horticulture, paddocks, and mineral works.
- Includes very limited areas of ancient woodland.
- Irregular, medium scale fields, with a moderate hedgerow network (particularly to the south), ditches and tree lines.
- The sense of enclosure varies along the character area, although vegetation helps reduce views of urban influence from adjacent settlement.
- Major roads, including the M25, A3 and A244, the Waterloo to Woking railway line, and the Waterloo to Guildford via Cobham railway line, cut across the character area. Public access into the character area and to the river are relatively limited, with only a small number of rights of way crossing the character area.
- Settlement within the character area is also limited, mainly consisting of the occasional farmstead.
- The character area includes small parts of a number of Conservation Areas including the Stoke D'Abernon, Cobham Plough Corner, and Cobham, Conservation Areas. The character area also borders the Cobham The Tilt, and the West End Conservation Areas. The character area contains the south-western park of the historic Painshill Park.
- Field Common/Hersham Pits, and Cobham Park are designated as a Sites of Nature Conservation Importance. River Lane Fields is designated as a Site of Nature Conservation Interest and Local Nature Reserve, within the southern portion of the character area.
- The floodplain landscape has a high degree of distinctiveness as it passes through the wider landscape. The river forms wide meanders, creating a wide flat valley floor that increases the prominence of the river corridor and riparian vegetation beyond that of the river itself.
- Limited settlement and public access aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urban influence to the north. Some public paths cross the valley floor towards the south through the section from Cobham down to Fetcham, with good access at Fetcham.



## RF11: UPPER MOLE RIVER FLOODPLAIN

### Location and Boundaries

The Upper Mole River Floodplain is a narrow character area, running roughly north-west from the edge of the county near Horley, close to where the river rises, to the southern edge of Leatherhead. The boundary of the character area broadly follows the edge of the flood zone, although where possible, the boundary is taken to nearby easily recognisable features such as roads or field boundaries. Between Brockham and Leatherhead, the Mole flows through the Surrey Hills AONB.

### Key Characteristics

- The northern part of the character area is underlain by Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation, Holywell Nodular Chalk Formation and New Pit Chalk Formation, West Melbury Marly Chalk Formation and Zig Zag Chalk Formation solid geology, with Alluvium superficial deposits. To the south, the character area is underlain by weald Clay Formation Mudstone solid geology, with Alluvium superficial deposits.
- Flat, low lying flood plain of the River Mole. The settlement of Brockham divides the character area into two parts (north and south). The northern part of the character area forms the floor of the 'Mole Gap' which cuts through the North Downs of the Surrey Hills AONB, bounded by Box Hill to the east and Norbury Park to the west. The southern part of the character passes through the low weald farmland over impermeable wealden clays.
- In the upper floodplain the river twists and meanders in a wide corridor, but does not have the same multiple channels of the Lower Mole. The valley floor contains channels and streams and small water bodies often linking to the river.

- The floodplain near Betchworth forms the boundary between the open greensand hills to the north and the low weald farmland to the south.
- Consists mainly of pasture, with riparian vegetation including large mature trees. Fields are irregular, small to medium scale, with some hedges, ditches and tree lines. The character area includes occasional arable fields and incorporates occasional remnant parkland, with areas of large individual mature trees within fields.
- There are small blocks of ancient woodland within southern part of the character area.
- Relatively open, with some long distance views along the length of the flood plain, including prominent views of the North Downs.
- Major roads, including the A24, A25 and A246, the Leatherhead to Horsham railway line, the North Downs Way National Trail, the Thames Down Link and Mole Gap Recreational Paths and other rights of way, all cross the northern part of the character area. Access into the southern part of the character area is more limited, with two minor road bridge crossings and occasional footpaths which link to the Greensand Way Recreational Path.
- Settlement occurs occasionally within the northern part of the character area. To the south, the character area includes part of Brockham Conservation Area and part of the Betchworth Conservation Area which incorporates Betchworth Bridge, and a very limited number of dwellings.
- Burford Bridge Hotel is situated in the northern part of the character area. The historically important hotel has cultural associations with a number of well-known writers.
- The northern part of the character area is part of a dramatic landscape cutting through the North Downs, at the Mole Gap. The gap also forms a corridor for strategic and rail infrastructure which tempers the tranquillity and remoteness in places. The character area is less dramatic to the south of the chalk ridge and becomes more tranquil and remote to the south of Brockham.



## 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.

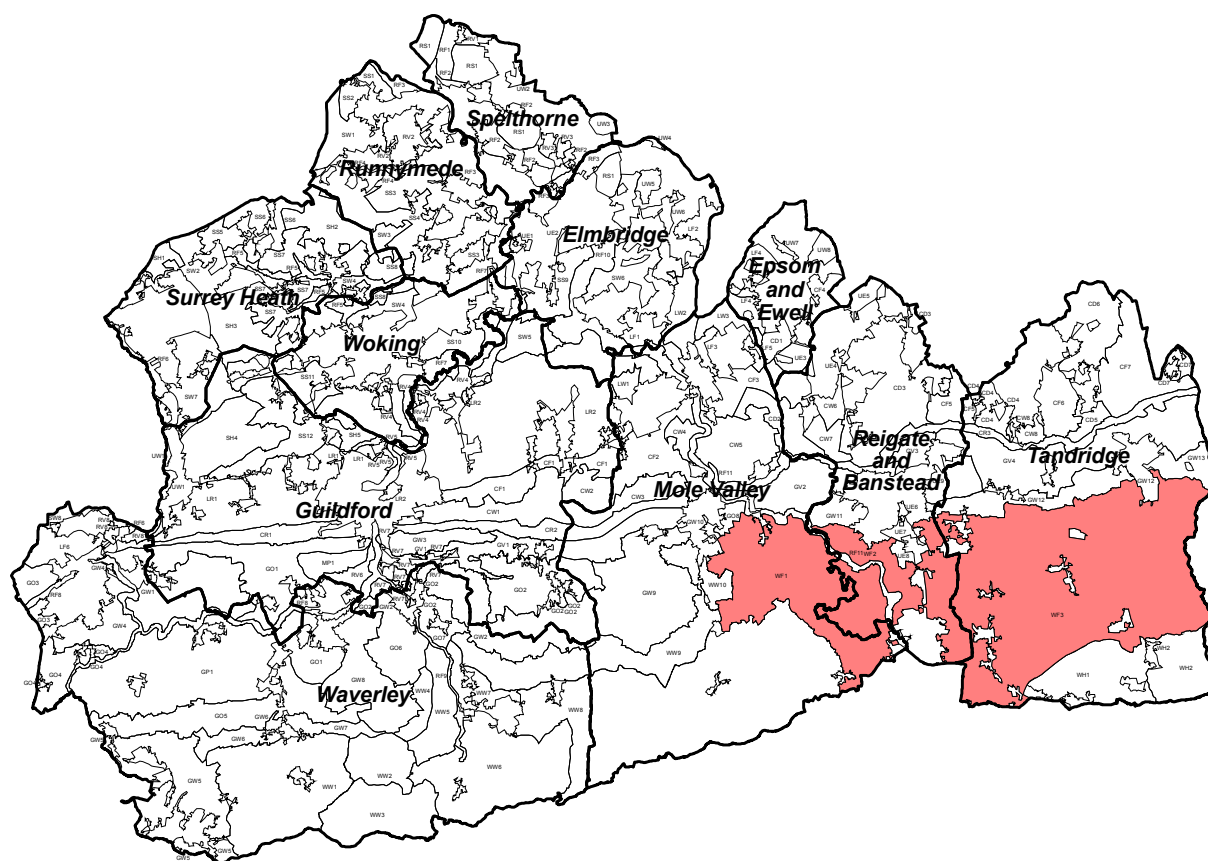
- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the North Downs/Pilgrims Way, the Downs Link, the Wey Navigation towpath, Mole Gap Trail and other public footpath/bridleways or cyclepaths which cross the area, through the encouragement of appropriate 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 WF: LOW WEALD FARMLAND

### Landscape Character Areas

|     |                                           |
|-----|-------------------------------------------|
| WF1 | Dorking to Hookwood Low Weald Farmland    |
| WF2 | Flanchford to Horley Low Weald Farmland*  |
| WF3 | Horley to Swaynesland Low Weald Farmland* |

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

## LANDSCAPE TYPE WF: LOW WEALD FARMLAND

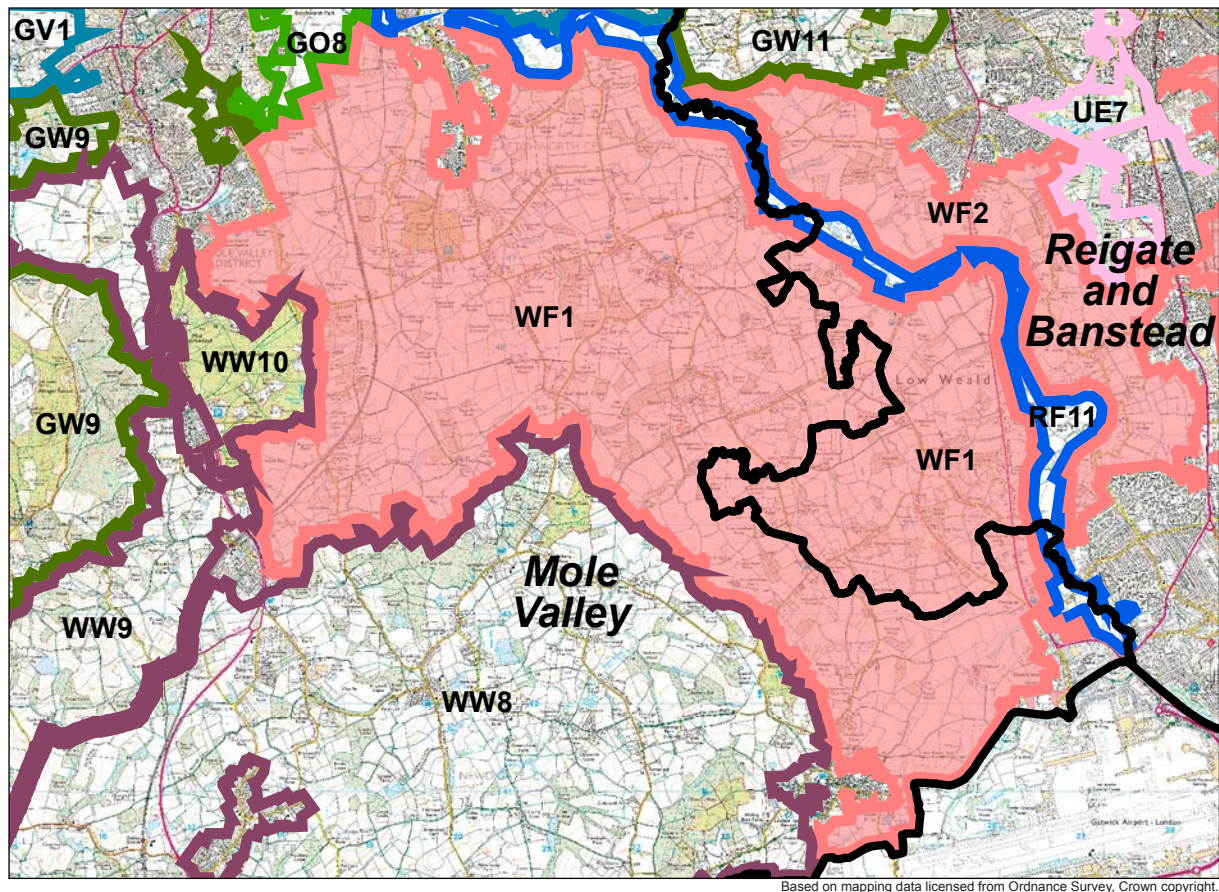
### Location and Boundaries

Located to the south-east of the County from Dorking to the eastern County boundary, the character area lies below the greensand hills and chalk downs to the north. Defined by underlying geology and land use, boundaries follow easily recognisable features including roads and field boundaries.



### Key Characteristics

- Lowland weald, gently undulating between roughly 50m AOD and 100m AOD.
- Predominately farmland, with larger scale fields than the Wooded Low Weald (Type WW) to the west.
- Includes a well-developed hedgerow network and shaws, although generally intensively managed.
- Mature trees are often found within fields, but mature trees within the hedgerow network are relatively limited, particularly in comparison with the Wooded Low Weald (Type WW) to the west.
- Isolated farmsteads and sporadic small groups of rural dwellings pepper the area. The eastern area bordering Kent has very limited settlement, while to the west, ribbon development of houses along roads is more frequent.
- Crossed by network of watercourse and brooks feeding in to the River Eden and Mole.
- Historic landscape pattern associated with farming and grazing of animals.
- Long distance views framed by vegetation are possible, particularly from more open, elevated locations, including views of the greensand hills and Chalk Ridge to the north.



## WF1: DORKING TO HOOKWOOD LOW WEALD FARMLAND

## Location and Boundaries

Dorking to Hookwood Low Weald Farmland is a large character area, stretching south-east from Dorking to the County boundary near Gatwick Airport. Its boundaries are defined by underlying geology and hydrology, and include the transition to the River Mole River Floodplain to the north and east. The western boundary marks a gradual transition to the more wooded, smaller scale wooded low weald to the west. The boundary follows easily recognisable features such as roads, field boundaries wooded edges, and occasionally settlement edges. The character area is outside the Surrey Hills AONB, but a short length of its western boundary abuts the AONB to the west.

### Key Characteristics

- A low lying landscape underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Landform is gently undulating. The low weald farmland rises to meet the wooded low weald to the west at a maximum height of approximately 90m AOD. Land drains to the north and east via the Gad Brook and Deanoak Brook into the River Mole.
- The farmland landscape is an irregular pattern of medium, occasionally large scale, arable fields. The smaller pastoral fields are located along watercourses, and there are paddocks and small holdings associated with farmsteads and settlement.
- There are well maintained hedgerows, but with fewer trees in the hedgerows than the wooded low weald to the west. Woodland blocks, including ancient woodland, are dispersed and relatively small.
- There are unconstrained views, occasionally framed by woodland, across the character area, with a more open feel than the less maintained and more treed wooded low weald to the west.

- The A217 runs north-south through the western part of the character area. In the rest of the character area the road network consists of a network of hedge lined rural road and lanes criss-cross the area. The Leatherhead to Horsham railway line sweeps through the western end of the character area.
- There is a good network of public rights of way.
- Farmsteads are scattered across the character area, and there are small groups of houses, and villages, such as Leigh. Occasional ribbon development along roads, such as at Nalderswood, have a suburban feel, with well-maintained gardens and boundaries including clipped hedges.
- Leigh is a designated Conservation Area, and includes the medieval moated site at Leigh Place, which is a scheduled monument. A number of grade II farm houses and agricultural buildings dot the area.
- There are a few small areas of register common land, including Holmwood Common, and The Green at Leigh. There are also a limited number of Sites of Nature Conservation Importance, including Brown's Copse and Crutchfield Copse.
- A generally peaceful and attractive landscape, providing an undisturbed setting to River Mole, with views across the Weald from more elevated areas. Although low-key, settlement and roads are obvious human influences and limit the sense of remoteness. The character area has less woodland, simpler and less dramatic topography, and appears more maintained than the Wooded Low Weald (Type WW) to the west, consequently it feels less wild and remote than the wooded low weald.



## LANDSCAPE TYPE WF: LOW WEALD FARMLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key Positive Landscape Attributes

- Unsettled, peaceful, gently undulating and open farmland landscape.
- Rural views, often framed by tree cover, across the Wealden farmland and to wooded hills to the north.
- High density of hedgerows and small blocks of woodland.
- Dispersed blocks of, often ancient woodland, connected by hedges.
- Small to medium sized fields, divided by strong network of well maintained and connected hedges.
- Network of rural lanes, mostly hedge lined.
- Dorking to Hookwood Low Weald Farmland (Area WF1) and Flanchford to Horley Low Weald Farmland (Area WF2) provide undisturbed setting to River Mole.
- Horley to Swaynesland Low Weald Farmland (Area WF3) provides rural setting and catchment around the River Eden.
- Attractive scattered settlements churchyards and mills.

#### Forces for Change/Sensitivities/Pressures

##### *Past Change*

- Intensification of farming resulting in loss of woodland, and boundary loss including hedgerows.
- Loss of hedgerow trees and over intensive clipping of hedgerows.
- Increased car and rail commuter activity. Along M23, A22 towards M25 and Crawley/Gatwick area. Commuting on rail line towards London.
- Pressure on rural lanes from vehicular use.
- Excavations for building materials – brick and tile works.
- Horse paddocks, and steeplechase and point-to-point racing industry.

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

- Further loss/decline of hedgerows and hedgerow trees.
- Potential for increased intensification of agriculture.
- Urban extensions to the southern extent of Redhill and Reigate.
- Pressure for increase in around smaller settlements, including redevelopment of farmsteads, and agricultural buildings.
- Increasing traffic on the rural tracks and roads leading to urbanisation through kerbing, lighting and signage.
- Demand for horse paddocks.
- Gatwick and related pressures from development and noise.
- New agricultural buildings and activities from farm diversification.
- Energy schemes.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the low weald farmland is to conserve its peaceful, unsettled character, whilst promoting traditional management of woodlands and hedgerows including restoration of hedgerow trees.



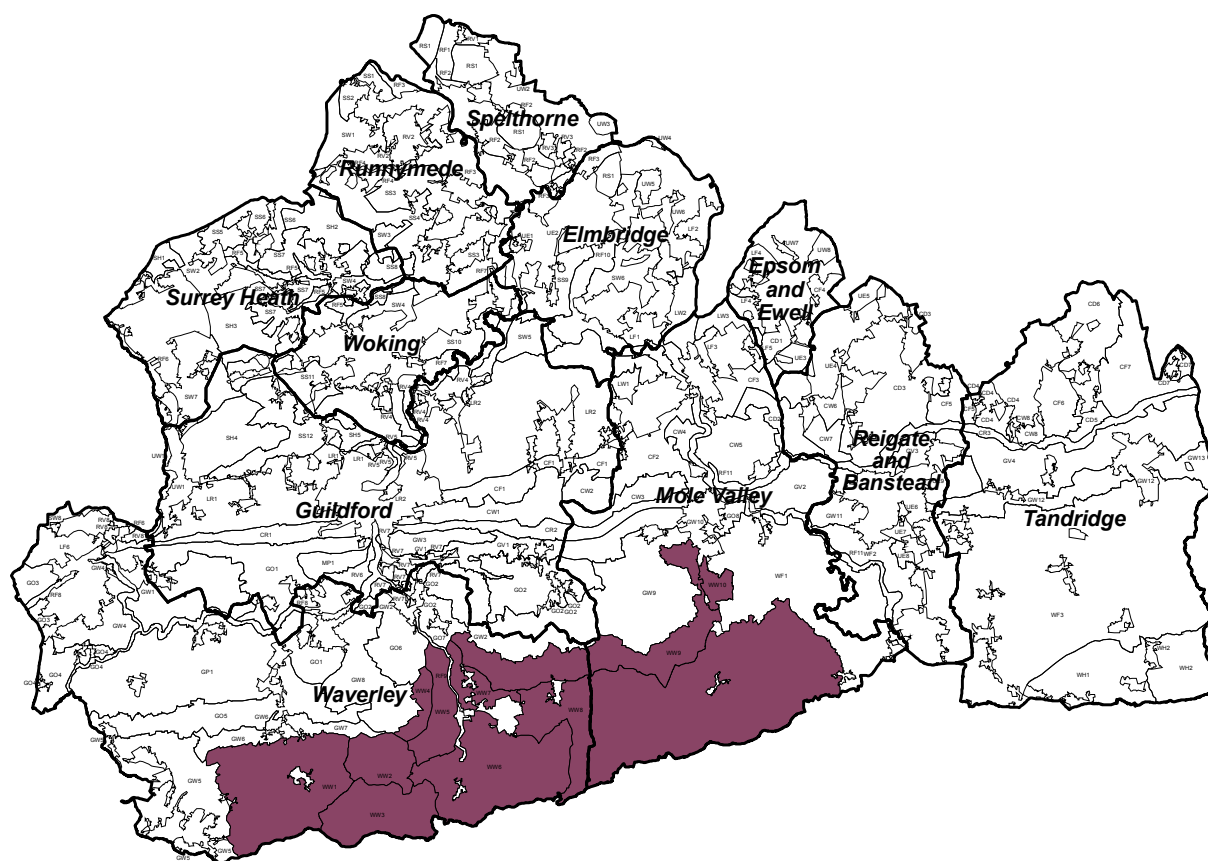
## **Landscape Guidelines**

### ***Land Management***

- Protection and management of ancient woodlands.
- Encourage sustainable and multi-purpose woodlands, and the use of locally appropriate species.
- Encourage traditional management and restocking of hedgerows, including hedgerow trees.
- Encourage understanding of the historic dimension of the landscape with landowners, and conserve existing historic field pattern.
- Conserve riverside trees.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Enhance the urban fringe and suburban landscape.
- Conserve and maintain the hedgerow field boundaries and the connectivity and quality of the network.
- Conserve and enhance the natural and vegetated character of River Mole and River Eden and their tributaries. This character area type coincides with Surrey's Rivers biodiversity opportunity area.

### ***Built Development***

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern and character of existing settlements, resisting spread and coalescence of settlement.
- Conserve and enhance the landscape setting to villages and edge of settlement.
- Any new development should conserve the enclosure and vegetated character of the surrounding landscape.
- Built form to be integrated by woodland edges, shaws, hedgerows and open areas linked to the existing network.
- Ensure new development respects existing rural characteristics and conserves distinctive open areas, greens and commons.
- Encourage and new built development including sympathetic contemporary architecture to respect local characteristics, through high quality detailing and use of local pattern and building materials. Refer to Surrey design guidance; Surrey Design (Surrey Local Government Association).
- Ensure farmstead or other agricultural conversions are sensitive to surrounding landscape, with consideration given to design of new domestic curtilages and boundary treatments.
- New transport or other infrastructure to be integrated in to the landscape by careful siting and additional planting that respects the scale and pattern of the landscape.
- Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Ensure design of lighting and signage respects rural location, biodiversity and dark skies area.
- Encourage the use of appropriate surfacing, materials and signage for public rights of way footpaths, and cycle ways to minimise the impact on the landscape and character of the open countryside.



## LANDSCAPE TYPE WW: WOODED LOW WEALD

### Landscape Character Areas

|      |                                            |
|------|--------------------------------------------|
| 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           |

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

## LANDSCAPE TYPE WW: WOODED LOW WEALD

### Location and Boundaries

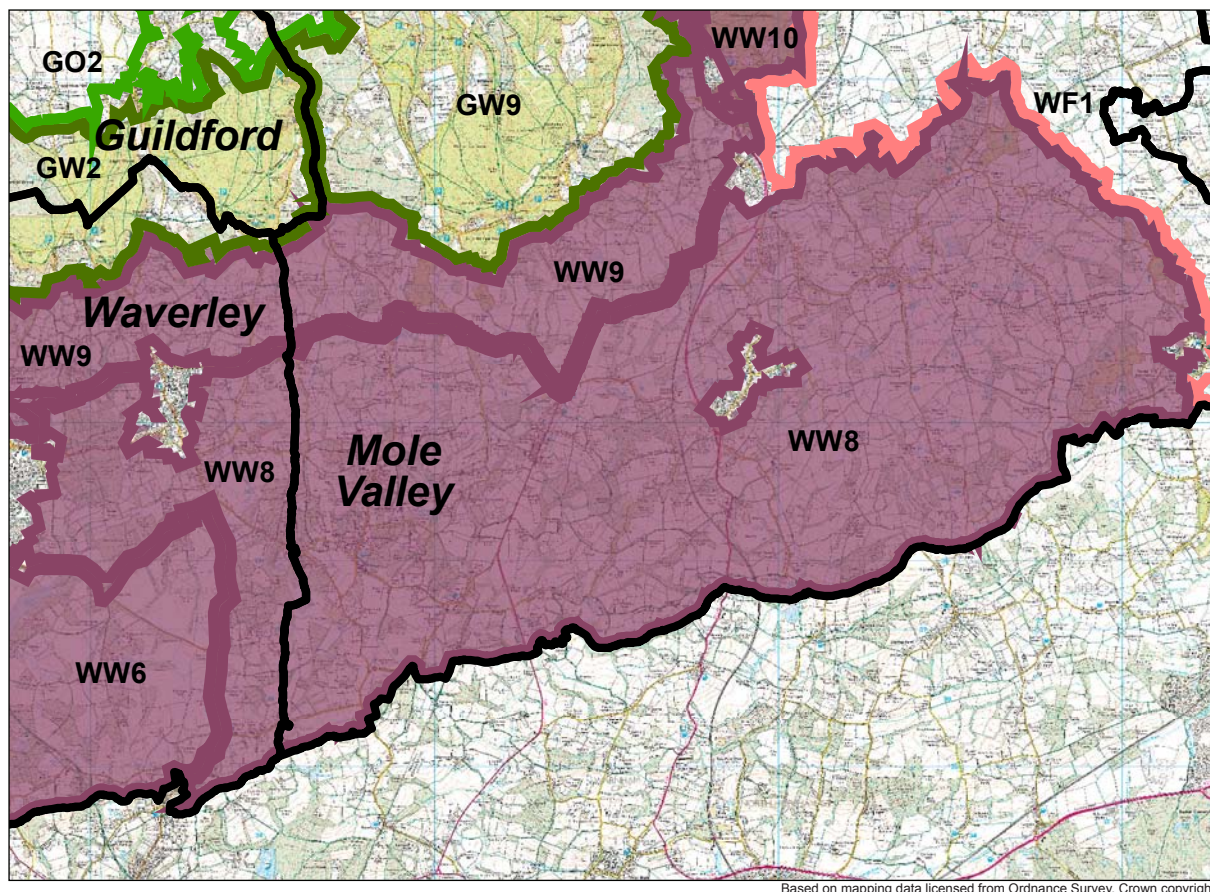
The Wooded Low Weald is an extensive Landscape Type across the southern part of the county, running east-west from Charlwood near Gatwick Airport, to Grayswood. Located below the greensand hills to the north, and defined by underlying geology, and the county boundary to the south. Boundaries follow easily recognisable features including roads, woodland edges and field boundaries.



### Key Characteristics

- Predominately lowland, undulating between roughly 50m AOD and 100m AOD, rising up to meet the greensand hills to the north.
- Includes significant amount of tree cover, including ancient woodland, tree belts, shaws, hangers, and large mature hedgerow trees such as Oaks. Area is scattered with woodland blocks, with more extensive tracts of largely ancient woodland blocks in areas such as West Dunsfold Wooded Low Weald (Area WW2).
- Field sizes are relatively small, predominately laid to pasture and enclosed by tree cover and hedges. The Type also includes, increasingly so to the east, areas of medium-large scale arable fields, which are generally enclosed by boundary vegetation.
- Dunsfold to Pollingfold Wooded Low Weald (Area WW6), which includes Dunsfold airfield, have generally larger field sizes, and fewer woodland blocks, and consequently a more open character than adjacent areas of wooded low weald.
- Shamley Green to Holmwood Wooded Low Weald (Area WW9) and Pinks Hill to Park Hatch Wooded Low Weald (Area WW4) are more elevated, and form the foothills to the wooded greensand hills to the north.
- The area includes a number of meandering watercourses, including steep sided gills running through wooded local valleys.
- There are a number of secluded villages within the Weald, including Chiddingfold, Dunsfold, Alfold and Ewhurst, the town of Cranleigh, and many scattered dwellings and farmsteads located along a network of rural, often sunken, lanes.
- Historic landscape pattern associated with woodland management, grazing of animals, farming and industrial activity.





## WW8: CRANLEIGH TO CHARLWOOD WOODED LOW WEALD

### Location and Boundaries

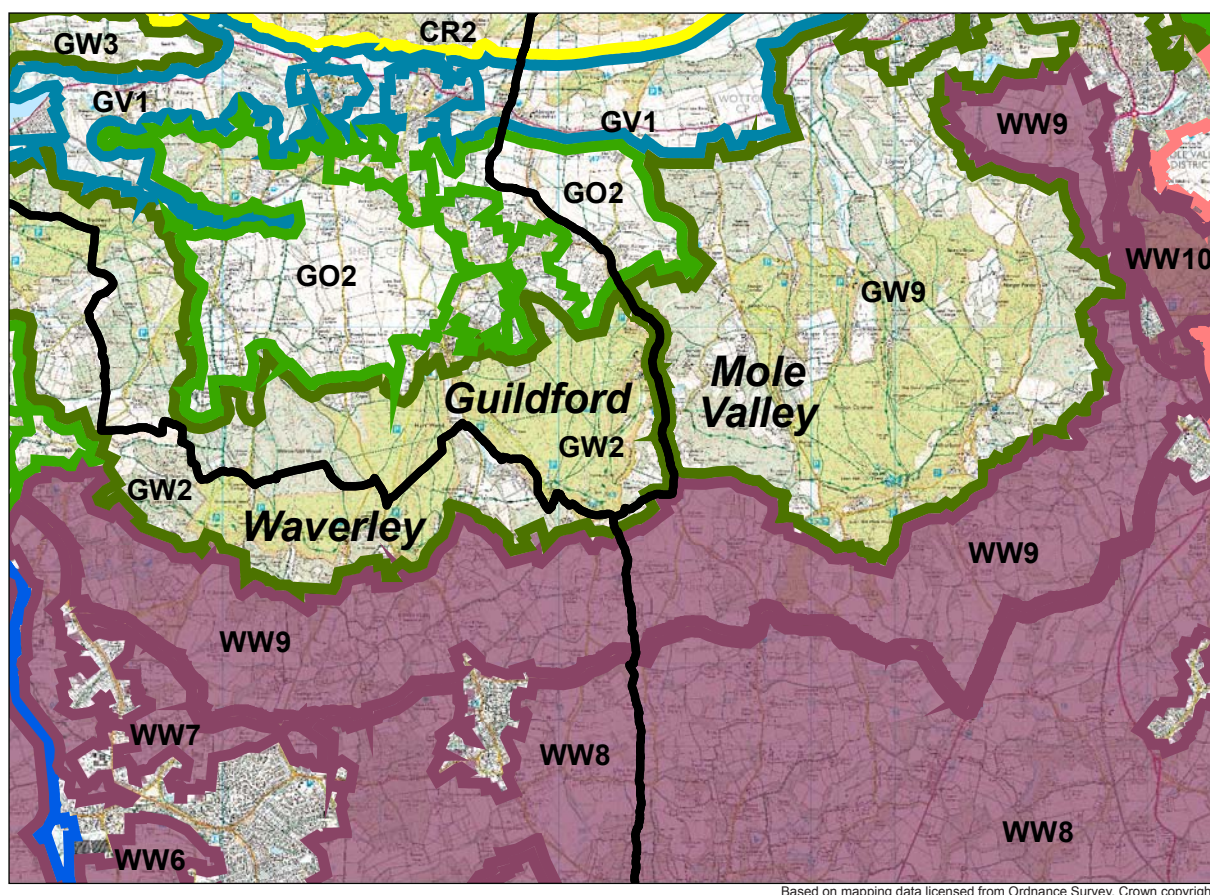
The Cranleigh to Charlwood Wooded Low Weald is a large character area, stretching east from Cranleigh, along the southern edge of the county. It is defined by underlying geology, land use, woodland cover, and the county boundary. The eastern boundary marks a gradual transition to the less wooded, larger scale low weald farmland to the east. The boundary follows woodland edges, settlement edge, and other easily recognisable features such as roads and field boundaries. The character area is outside the Surrey Hills AONB, but abuts it along the character area's northern edge.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology. Paludina limestone outcrops.
- Relatively low lying, undulating landform, rising to meet slightly more elevated weald to the north, elsewhere the landform rises to localised high points.
- Weald clay overlies Paludina limestone between Charlwood and Ockley, and creates a ridgeline along the southern boundary with West Sussex. Rising towards West Sussex it forms a watershed between tributaries of the Arun to the west flowing south in to West Sussex and the Mole flowing north across Surrey.
- The character area consists of small scale pastoral and arable fields, largely enclosed by intact hedgerows and tree belts. Field sizes become larger towards the southeast corner of the character area. The concentration of woodland varies, however increases generally within the central and western parts of the character area, particularly between Cranleigh and Ewhurst, where it constitutes the dominant land cover.

- Woodland is prominently broadleaved, including semi-natural Beech and Oak, but conifer plantations are also present.
- Watercourses such as Cobbler's Brook, North River and Beam Brook, wind their way through the character area, generally flowing northwards. Some watercourses are steep sided and wooded gills, such as Holmswood, Beggars, Oldhouse, Welland, Mosshouse and Taylor's Gills. Large ponds, including those formed from occasional clay pits, are scattered across the character area. Vann Lake is a large secluded lake enclosed by woodland in the centre of the character area.
- Woodland and tree cover encloses the character area and limits long distance views, although views of higher wooded weald and greensand hills to the north is possible between gaps in tree cover, from elevated positions mostly within the northern part of the character area.
- The character area surrounds Ewhurst and Capel, and abuts Cranleigh to the west and Charlwood to the east. The character area contains the small villages of Forest Green, Ockley, Walliswood, Okewood Hill, and Ellen's Green, Beare Green, and Newdigate. Elsewhere, there are scattered farmsteads and small groups of dwellings.
- A network of rural lanes cross the character area, however a few areas have limited road access and rely on tracks and an extensive network of public rights of way. Open Access Land is very limited across the majority of the character area, with the main exception being Edolphs Copse, Hammond's Copse and parts of Glover's Wood, all three located at the eastern edge of the character area.
- The Leatherhead to Horsham railway line cross through the character area, with Ockley railway station positioned towards the middle of the character area.
- Registered common land within the character area mainly consists of narrow strips along roads, such as Ewhurst Green, land of the Manors of Wotton, Abinger, Paddington Dean and Paddington Pembroke, and Clarks Green. The character area includes the Conservation Areas of Ewhurst Green, Forest Green, Okewoodhill, Ockley and Newdigate, and adjoins those of Capel and Charlwood.
- A number of farm houses and agricultural buildings, including barns, within the character area, are grade II listed buildings. A Medieval moated site north of Oakdale Farm, and another at Cudworth Manor, are scheduled monuments.
- A number of areas are designated as Sites of Nature Conservation Importance across the character area, including areas of semi-natural woodland, along with a few Sites of Special Scientific Interest. Those at Glovers Wood and Vann Lake and Ockley Woods are notable for their steep sided wooded gill valleys where streams have cut through the clay and in to the underlying ridge of Paludina limestone. The combination of clay and limestone makes the biodiversity of these areas extremely diverse.
- A rural, tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover.





## WW9: SHAMLEY GREEN TO HOLMWOOD WOODED LOW WEALD

### Location and Boundaries

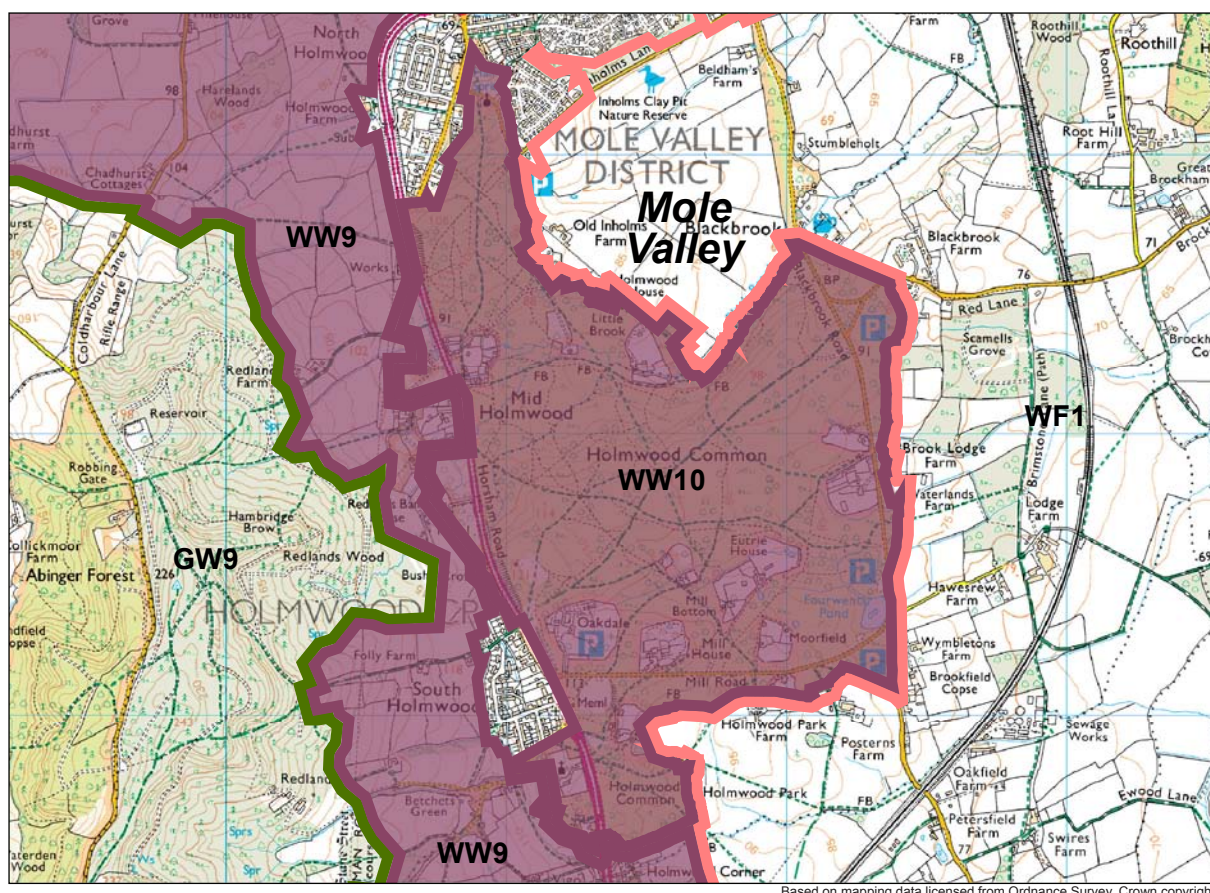
The Shamley Green to Holmwood Wooded Low Weald is a linear character area, north of Cranleigh, defined by underlying geology, topography and woodland cover. The character area boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is entirely within the Surrey Hills AONB.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Elevated and undulating landform, rising from the low lying weald to meet the wooded greensand hills to the north and west.
- The character area consists of a mosaic of pastoral fields, large arable fields and woodland blocks. There are small copses, tree belts, gill woodland, and large individual mature trees. Hedgerows line many field boundaries as well as the road network.
- South facing slopes provide views over the lower weald to the south, although woodland and tree cover helps enclose the character area and limit long distance views in some areas.
- There are no significant areas of settlement, within the character area. Dorking adjoins it to the north. The smaller settlements of Holmwood and Ewhurst just touch on the character area to the east and south. There is however a fairly even distribution of scattered farmsteads, large houses and small groups of dwellings across the character area.
- The majority of road access within the character area consists of rural lanes cutting across from the wider low weald to the south into the greensand hills to the north. There is an extensive network of public rights of way throughout the character area.

- The character area contains a few areas of registered common land, most notably Smithwood Common and Stroud Common. Northern parts of the Ewhurst and Forest Green Conservation Areas are including at the southern edge of the character area.
- A number of areas, particularly to the west, are designated as Sites of Nature Conservation Importance, including semi-improved neutral to acid grassland, and semi-natural woodland.
- Rural, tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover and limited influence from roads and settlement.





## WW10: HOLMWOOD COMMON WOODED LOW WEALD

### Location and Boundaries

The Holmwood Common Wooded Low Weald is located to the south of Dorking, defined by underlying geology, topography and woodland cover. The character area boundary largely follows woodland edges. The character area is entirely within the Surrey Hills AONB.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Undulating landform, with some steep areas, generally rising towards the greensand hills to the west.
- The character area consists of an extensive tract of mainly deciduous woodland with occasional clearings and secluded dwellings. Includes picturesque Fourwents Pond at the south-eastern corner of the character area.
- Woodland cover encloses the character area and limits long distance views.
- There is limited settlement in the character area, consisting of occasional dwellings setting in clearings within the woodland.
- The A24 passes along the western edge of the character area, and there are roads at the southern and eastern edge, but there is limited road access in the main body of the character area. There is an extensive network of public rights of way, and the majority of the character area is Open Access Land.
- There are a number of car parks at the edges of the character area, facilitating activities such as walking, cycling, and horse riding.

- The character area is registered common land once owned by King Harold and William the Conqueror.
- A tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover and limited influence from roads and settlement.



## LANDSCAPE TYPE WW: WOODED LOW WEALD

### EVALUATION AND GUIDANCE

#### EVALUATION

##### Key Positive Landscape Attributes

- Generally intimate, mostly small scale, peaceful, pastoral and secluded landscape.
- Extensive dense blocks of woodland, extensively so in Tugley to Sydney Wood (Area WW3).
- Undulating convoluted landform.
- Steep sided wooded valleys or gills.
- Thick intact hedgerows with hedge trees.
- Significant areas of ancient woodland.
- Wooded ridgelines and hill tops.
- Rising to the north to form setting to wooded greensand hills, particularly Shamley Green to Holmwood Wooded Low Weald (Area WW9).
- Pattern of historic rural settlement and scattered farmsteads.
- Network of narrow winding rural lanes, often hedge lined.
- Occasional views though breaks in vegetation or from local high points and settlements.

##### Forces for Change/Sensitivities/Pressures

###### Past Change

- Intensification of farming resulting in loss of woodland and hedgerows, particularly in Dunsfold to Pollingfold Wooded Low Weald (Area WW6).
- Decline in quality of hedgerows and hedgerow trees, and shaws and copses.
- Decline in species rich coppice and gill woodland, and increase in conifer plantations, particularly in character areas within the centre of the Landscape Type
- Spread of low density urban fringe and suburban development lessening sense of remoteness and tranquillity.
- Large scale development including a number of brickworks which are either in operation or have been developed for housing once worked out.
- Pressure on rural lanes from vehicular use.
- Fragmentation of land through increased number of horse paddocks and manège with attendant field shelters and post and rail fences.
- Some additional rural light pollution from the conversion of farm buildings.

###### Future potential forces for change

- Further loss/decline of hedgerows and hedgerow trees, and species rich coppice, gill woodland and shaws.
- Potential for increased intensification of agriculture.
- Pressure for expansion of settlements and other development, including brickworks.
- Restoration of worked out brickworks.
- Increasing traffic on the rural tracks and roads leading to urbanisation through kerbing, lighting and signage.
- Further increase in number of horse paddocks across the landscape.
- A24 and A29 road corridors.
- Conversions of agricultural buildings.
- New farm buildings and activities from farm diversification.
- Gatwick and associated development including noise and light intrusion.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Wooded Low Weald is to conserve its areas of intimate, peaceful landscape, primary through protection of its woodland, hedgerows and hedgerow trees, along with limiting the spread of settlements and other development. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland.

### **Landscape Guidelines**

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

- Protection and management of ancient woodlands and wooded gills. This character area type coincides with Surrey's Low Weald biodiversity opportunity area.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage understanding of the historic dimension and underlying archaeology of the landscape. Conserve historic elements of the landscape.
- Encourage sustainable and multi-purpose woodlands, sensitive management of plantations, and the use of locally appropriate species.
- Management of plantations for wildlife.
- Encourage consistent management and restocking of hedgerows.
- 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.
- Sensitive restoration of landscape following quarrying for brickworks.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain areas of unsettled wooded skyline.

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

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern and character of existing settlements, resisting further spread of low density dwellings and road infrastructure.
- Conserve and enhance the landscape setting to villages and edge of settlement.
- Conserve areas of undisturbed wooded skyline.
- Any new development should maintain the enclosure of the wooded setting and character of the surrounding landscape.
- Built form should be contained within a wooded or treed setting.
- Encourage use of traditional building materials and signage. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Ensure farmstead or other agricultural conversions are sensitive to surrounding landscape, with careful consideration given to design, including new domestic curtilages, materials and boundary treatments.
- Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Design of lighting schemes to respect rural location, biodiversity and dark skies area.