

Surrey Landscape Character Assessment: **Guildford Borough**



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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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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 Guildford Borough. Written in context with the county-wide Landscape Character Assessment 2015, there are likely to be references to locations outside of Guildford Borough within this document.

Background

- 1.2 In 1997, a landscape assessment was carried out entitled 'The Future of Surrey's Landscape and Woodlands', which covered the Surrey County Council administrative boundary. The approach adopted was based on the 1995 landscape assessment guidance and the Countryside Character map of England (1997), and therefore predates the current guidance on character assessment. The assessment identified 25 County Landscape Areas nesting inside 7 of the National Countryside Character Areas (figure 1). Within the study, each national area was broadly described, with more detail provided for each County Landscape Areas grouped within the National Countryside Character Areas.
- 1.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape which covers 422km² 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
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- 4.7 Additionally, this study has identified and briefly considered, several significant individual green space areas within the county's Built Up Areas of towns across the county. These areas are entirely within the Built Up Areas of settlements and are grouped as the following landscape type:

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

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

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

LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND	
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*
Evaluation and guidance	

LANDSCAPE TYPE CF: OPEN CHALK FARMLAND		see page 20
Character Areas:		
CF1	Clandon Open Chalk Farmland	see page 22
CF2	Ranmore to Hawk's Hill Open Chalk Farmland*	
CF3	Leatherhead to Epsom Downs Open Chalk Farmland*	
CF4	North Looe Open Chalk Farmland*	
CF5	Hooley to Chaldon Open Chalk Farmland*	
CF6	Caterham to Woldingham Open Chalk Farmland*	
CF7	Woldingham to New Addington Open Chalk Farmland*	
Evaluation and guidance		see page 24

LANDSCAPE TYPE CR: CHALK RIDGE		see page 28
Character Areas:		
CR1	Hog's Back Chalk Ridge	see page 30
CR2	Albury to Ranmore Chalk Ridge	see page 32
CR3	Box Hill to Tatsfield Chalk Ridge*	
Evaluation and guidance		see page 34

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

LANDSCAPE TYPE CW: WOODED NORTH DOWN		see page 38
Character Areas:		
CW1	Merrow and Clandon Wooded North Down	see page 40
CW2	Effingham Forest Wooded North Down	see page 42
CW3	Oaken Grove to Ranmore Common Wooded North Down*	
CW4	Norbury Park Wooded North Down*	
CW5	Box Hill to Oyster Hill Wooded North Down*	
CW6	Banstead Heath Wooded North Down*	
CW7	Chussex Plain Wooded North Down*	
CW8	South Caterham Wooded North Down*	
Evaluation and guidance		see page 44

LANDSCAPE TYPE GO: OPEN GREENSAND HILLS		see page 46
Character Areas:		
GO1	Shackleford Open Greensand Hills	see page 48
GO2	Godalming to Sutton Abinger Open Greensand Hills	see page 50
GO3	West Farnham Open Greensand Hills*	
GO4	Dockenfield to Millbridge Open Greensand Hills*	
GO5	Churt to Hascombe Open Greensand Hills*	
GO6	Bramley West Open Greensand Hills*	
GO7	Shamley Green Open Greensand Hills*	
GO8	Betchworth and Chart Parks Open Greensand Hills*	
Evaluation and guidance		see page 52

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

LANDSCAPE TYPE GV: GREENSAND VALLEY		see page 54
Character Areas:		
GV1	Tillingbourne and Pipp Brook Greensand Valley	see page 56
GV2	Pixham to Reigate Greensand Valley*	
GV3	Gatton Greensand Valley*	
GV4	Merstham to Clacket Lane Greensand Valley*	
Evaluation and guidance		see page 58

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

LANDSCAPE TYPE GW: WOODED GREENSAND HILLS		see page 62
Character Areas:		
GW1	Puttenham Wooded Greensand Hills	see page 64
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills	see page 66
GW3	St Martha's Wooded Greensand Hills	see page 68
GW4	Rowledge to Tilford Wooded Greensand Hills*	
GW5	Hindhead Wooded Greensand Hills*	
GW6	Wormley West Wooded Greensand Hills*	
GW7	Wormley East Wooded Greensand Hills*	
GW8	Loxhill to Catteshail Wooded Greensand Hills*	
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*	
GW10	Dorking Wooded Greensand Hills*	
GW11	Skimmington Wooded Greensand Hills*	
GW12	Earlswood to Oxted Wooded Greensand Hills*	
GW13	The Chart Wooded Greensand Hills*	
Evaluation and guidance		see page 70

LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND	
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*
Evaluation and guidance	

LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS		see page 74
Character Areas:		
LR1	Wanborough Wooded Rolling Claylands	see page 76
LR2	Ockham and Clandon Wooded Rolling Claylands	see page 78
Evaluation and guidance		see page 80

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

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

LANDSCAPE TYPE MP: MUDSTONE PLATEAU		see page 84
Character Areas:		
MP1	Loseley Mudstone Plateau	see page 86
Evaluation and guidance		see page 89

LANDSCAPE TYPE RF: RIVER FLOODPLAIN		see page 90
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	see page 92
RF7	Lower Wey River Floodplain	see page 94
RF8	Upper Wey River Floodplain	see page 96
RF9	Wey and Arun Canal River Floodplain*	
RF10	Lower Mole River Floodplain*	
RF11	Upper Mole River Floodplain*	
Evaluation and guidance		see page 98

LANDSCAPE TYPE RS: RESERVOIRS	
Character Areas:	
RS1	Thames Valley Reservoirs*
Evaluation and guidance	

LANDSCAPE TYPE RV: RIVER VALLEY FLOOR		see page 102
Character Areas:		
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	see page 104
RV6	Peasmarsh River Valley Floor	see page 106
RV7	Shalford River Valley Floor	see page 108
RV8	Badshot River Valley Floor	see page 110
Evaluation and guidance		see page 112

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

LANDSCAPE TYPE SH: SANDY HEATH AND COMMON		see page 116
Character Areas:		
SH1	Deer Rock Hill Sandy Heath and Common*	
SH2	Chobham Sandy Heath and Common*	
SH3	Westend and Pirbright Sandy Heath and Common	see page 118
SH4	Ash Common to Cobbetthill Sandy Heath and Common	see page 120
SH5	Whitmoor Sandy Heath and Common	see page 122
Evaluation and guidance		see page 124

LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND		see page 126
Character Areas:		
SS1	Cooper's Hill Settled and Wooded Sandy Farmland*	
SS2	Englefield Green West Settled and Wooded Sandy Farmland*	
SS3	Trumps Green to New Haw Settled and Wooded Sandy Farmland*	
SS4	Wentworth to Sheerwater Settled and Wooded Sandy Farmland*	
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland*	
SS6	Windlesham Settled and Wooded Sandy Farmland*	
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland*	
SS8	Chobham East Settled and Wooded Sandy Farmland*	
SS9	Weybridge South Settled and Wooded Sandy Farmland*	
SS10	Woking to Byfleet Settled and Wooded Sandy Farmland*	
SS11	Pirbright to Hook Heath Settled and Wooded Sandy Farmland	see page 128
SS12	Wyke to Mayford Settled and Wooded Sandy Farmland	see page 130
Evaluation and guidance		see page 132

LANDSCAPE TYPE SW: SANDY WOODLAND		see page 136
Character Areas:		
SW1	Virginia Water Sandy Woodland*	
SW2	Bagshot and Lightwater West Sandy Woodland*	
SW3	Foxhill Sandy Woodland*	
SW4	Horsell Sandy Woodland*	
SW5	Wisley Sandy Woodland	see page 138
SW6	Fairmile to Esher Sandy Woodland*	
SW7	Deepcut Sandy Woodland	see page 140
SW8	Bricksbury Hill to Rowhill Copse Sandy Woodland*	
Evaluation and guidance		see page 142

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

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

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

LANDSCAPE TYPE WW: WOODED LOW WEALD	
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*
Evaluation and guidance	

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

LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS	
Character Areas:	
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	

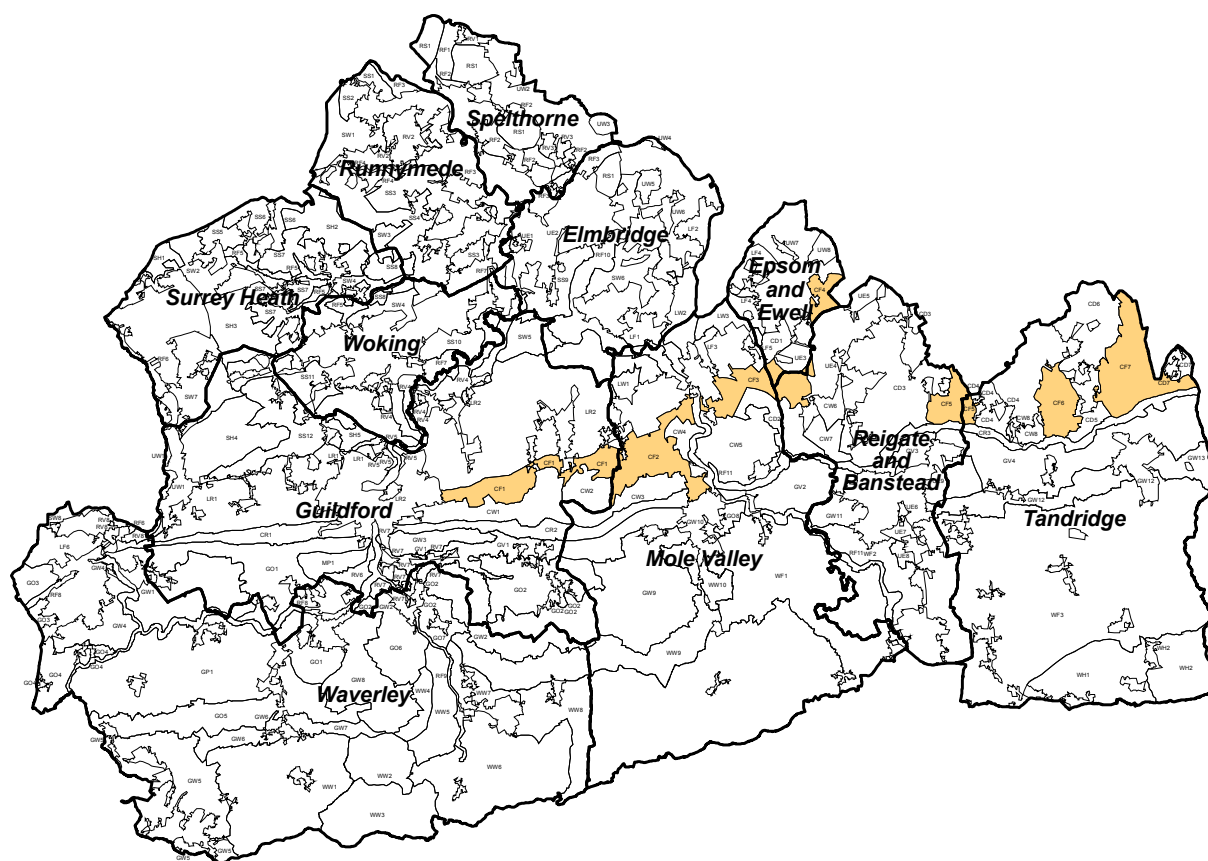
LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS		see page 144
Character Areas:		
UW1	North Camp to North Town Lakes	see page 146
UW2	Princes Lakes*	
UW3	Kempton Park*	
UW4	Hurst Park*	
UW5	Island Barn Reservoir and River Ember*	
UW6	Lower Green to Weston Green and Littleworth Common*	
UW7	Ewell Hogsmill*	
UW8	Nonsuch Park*	
Evaluation and guidance		see page 147

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

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6. LANDSCAPE TYPES AND CHARACTER AREAS WITHIN GUILDFORD BOROUGH

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



LANDSCAPE TYPE 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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE CF: OPEN CHALK FARMLAND

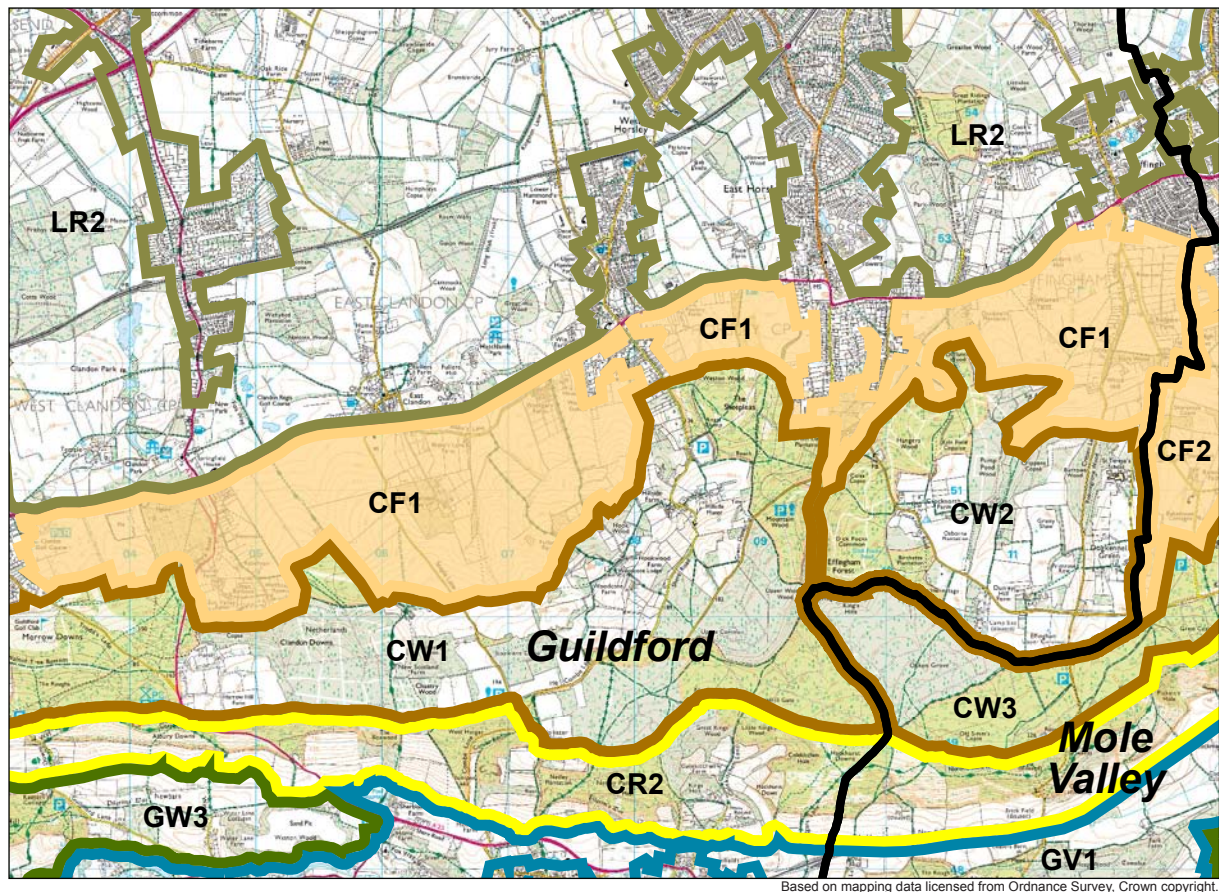
Location and Boundaries

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.



CF1: CLANDON OPEN CHALK FARMLAND

Location and Boundaries

The Clandon Open Chalk Farmland Character Area stretches from Guildford to Effingham within the centre of the county. The boundaries are based on the change in geology to the claylands to the north and on the change in land cover to the Wooded Chalk Downs on the higher slopes to the south. The southerly half of Clandon Open Chalk Farmland is within the Surrey Hills AONB along with some northerly sections around Rowbarns Manor.

Key Characteristics

- Lower section of the north facing dip slope of the North Downs underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- A sloping, undulating open pastoral farmed landscape with occasional woodland plantations.
- A varied field pattern dominated by large rectilinear fields but with smaller fields around settlements bounded by rural fences and hedgerows with some hedgerow trees.
- A small, more enclosed area of assarts bounded by shaws around Rowbarns Manor.
- Presence of horse paddocks across the slopes with some large fields subdivided by fencing. Includes Effingham Golf Course within the eastern end of the character area.
- There are a few isolated remnants of species rich chalk grassland.
- There are dramatic views up over the open pasture to the wooded upper slopes and ridgeline of the Wooded Chalk Downs, as well as views over the Rolling Claylands to the north.
- Public rights of way cross the area, running mainly north-south up the sloping topography, and include part of the Fox Way Recreational Path.

- There are a few rural lanes, sunken lanes and trackways rise up the slopes with the A246 and A25 running along the base of the area defining the northern boundary.
- There is a linear pattern of settlement of dwellings in large garden plots lining the rural roads extending southwards from villages in the claylands to the north, plus a few farmsteads sitting at the base of the slopes.
- There are Sites of Nature Conservation Importance, including Clandon Wood and Effingham Golf Course, and a small part of the Sheepleas Local Nature Reserve.
- The area forms a rural backdrop to the Wooded Rolling Claylands to the north. Remoteness is tempered slightly by glimpses of roads and settlement to the north.
- Historic field patterns and trackways associated with grazing and movement of animals.

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

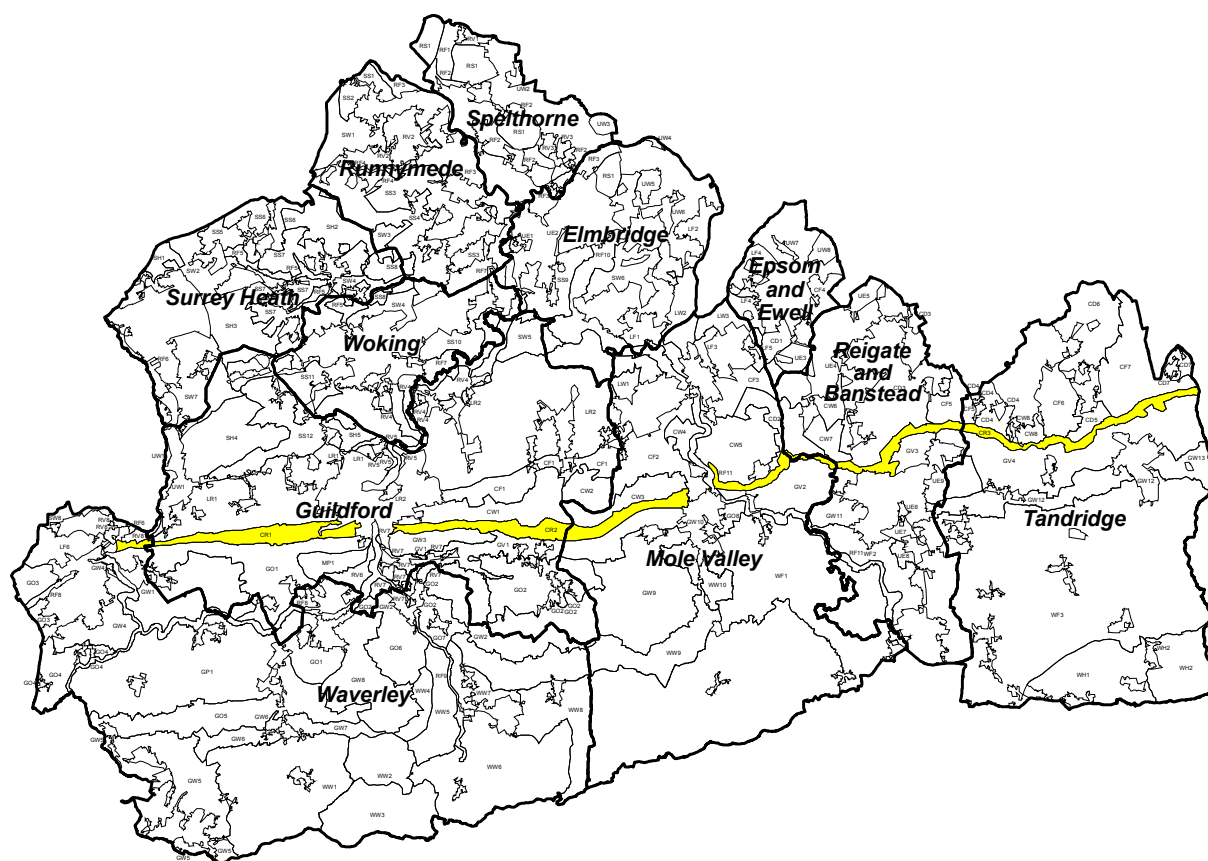
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity value and key positive 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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE CR: CHALK RIDGE

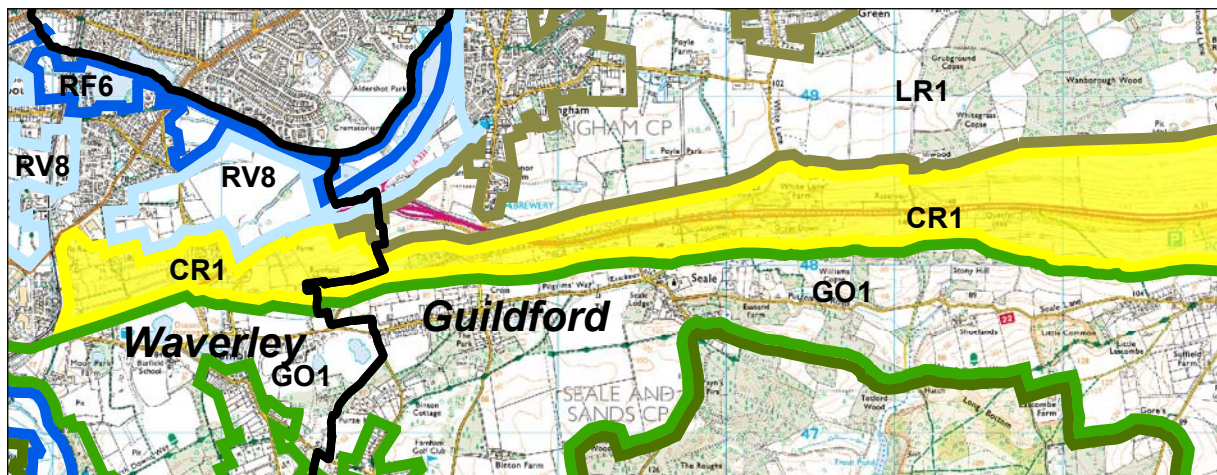
Location and Boundaries

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.

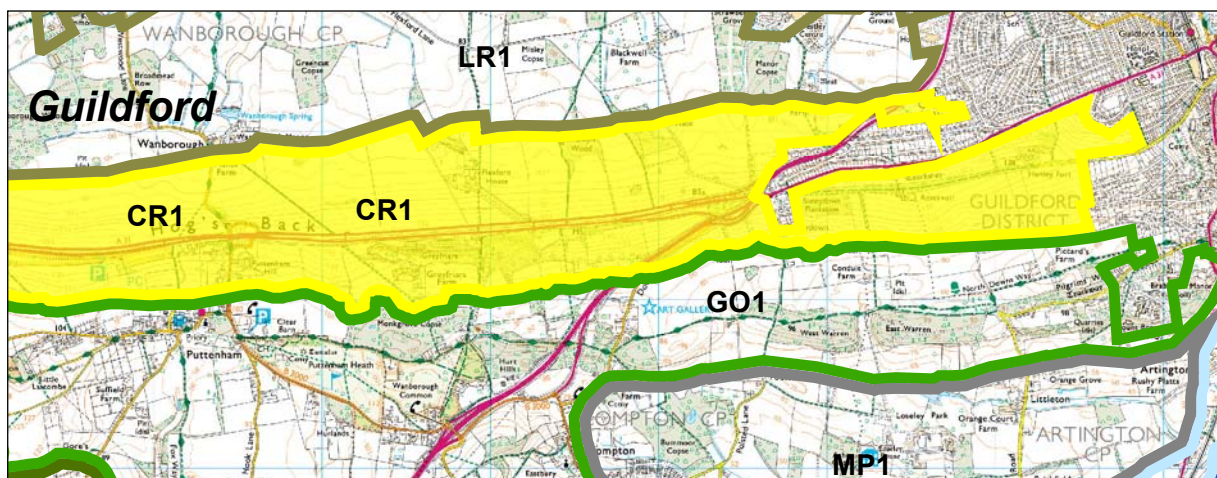


Key Characteristics

- 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.



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CR1: HOG'S BACK CHALK RIDGE

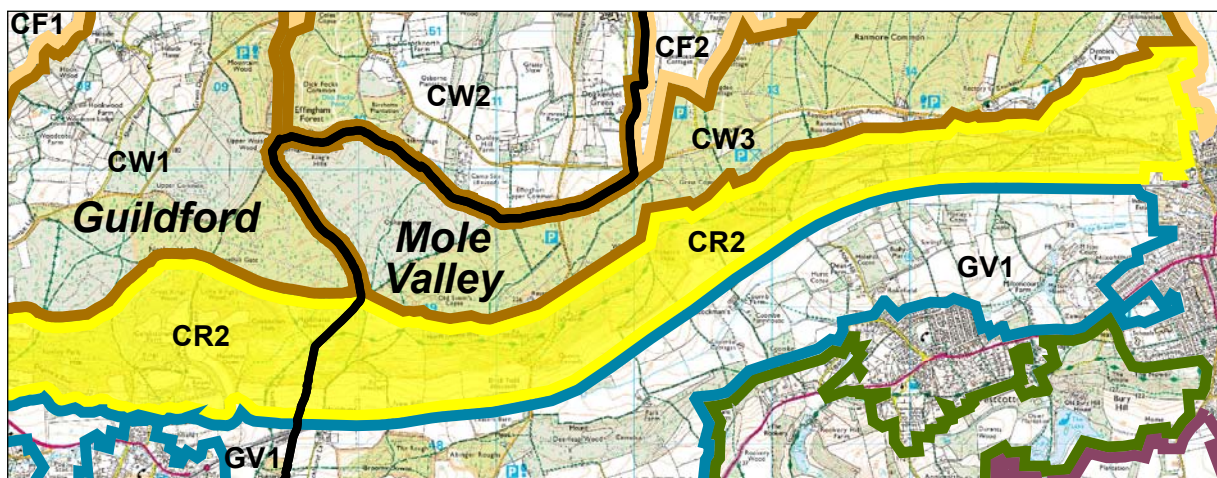
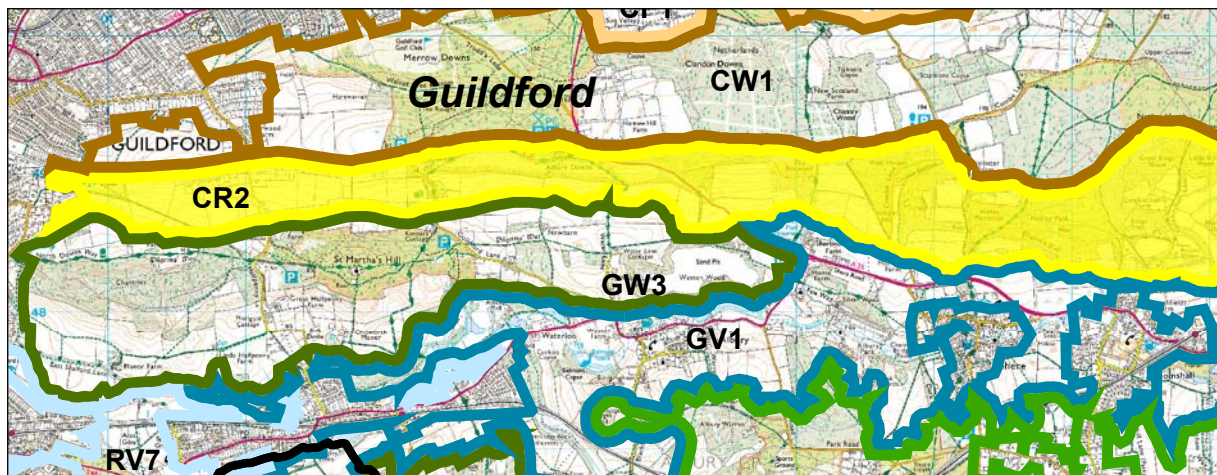
Location and Boundaries

The Hog's Back Chalk Ridge is a narrow east-west running ridge in the west of the county. The boundaries of the Hog's Back Chalk Ridge are defined by the change in underlying geology from the chalk to the more undulating clay lowlands to the north and the greensand hills to the south. The character area lies within the Surrey Hills AONB.

Key Characteristics

- Open ridge of the North Downs based mainly on the chalk of the Seaford Chalk formation with a steeper south facing scarp slope and more gently rising dip slope to the north.
- A predominantly pastoral area with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland. Ancient woodland is limited.
- Large-scale geometric fields dominate the northern facing slopes, while the southern scarp has medium to small scale fields. Fields are bounded by low and sometimes gappy hedgerows with some fences. There are occasional mature hedgerow trees sometimes left as field or fence line trees where the hedgerow has been lost.
- The Hog's Back is a distinctive feature in the landscape, forming a rural backdrop to the lower lying areas to north and south and to Guildford. There are panoramic and far ranging views to north and south from the elevated ridgeline.

- The major A31 trunk road runs along the ridgeline with the visibility of moving vehicles and associated noise.
- Sparse settlement includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses such as Greyfriars. Buildings in varying styles and ages predominantly built of traditional red brick, stone, flint and clay tiles with the occasional timber frame and weatherboard farmstead.
- Public rights of way, including the Fox Way Recreational Path cross mainly north-south through the character area.
- There are two narrow areas of registered common land at the ridge top. There are a few small Sites of Nature Conservation Importance, including Monkshatch.
- The Hog's Back is an important feature in the landscape, for both views of it and from it. The rurality and sense of remoteness within the character area itself is reduced by the A31.



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.

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

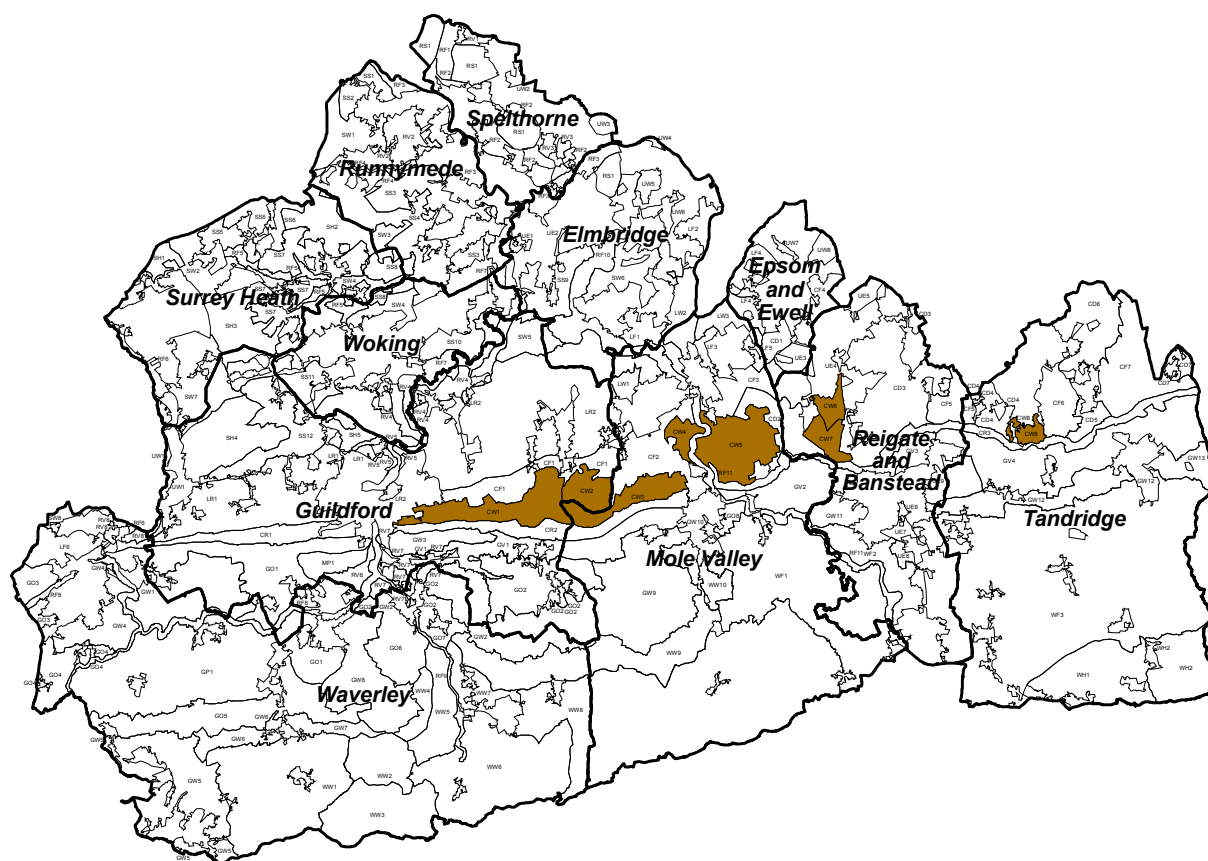
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the existing field pattern, hedgerows and woodland, in particular beech trees and woodland.
- Conserve and enhance connectivity 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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE CW: WOODED NORTH DOWN

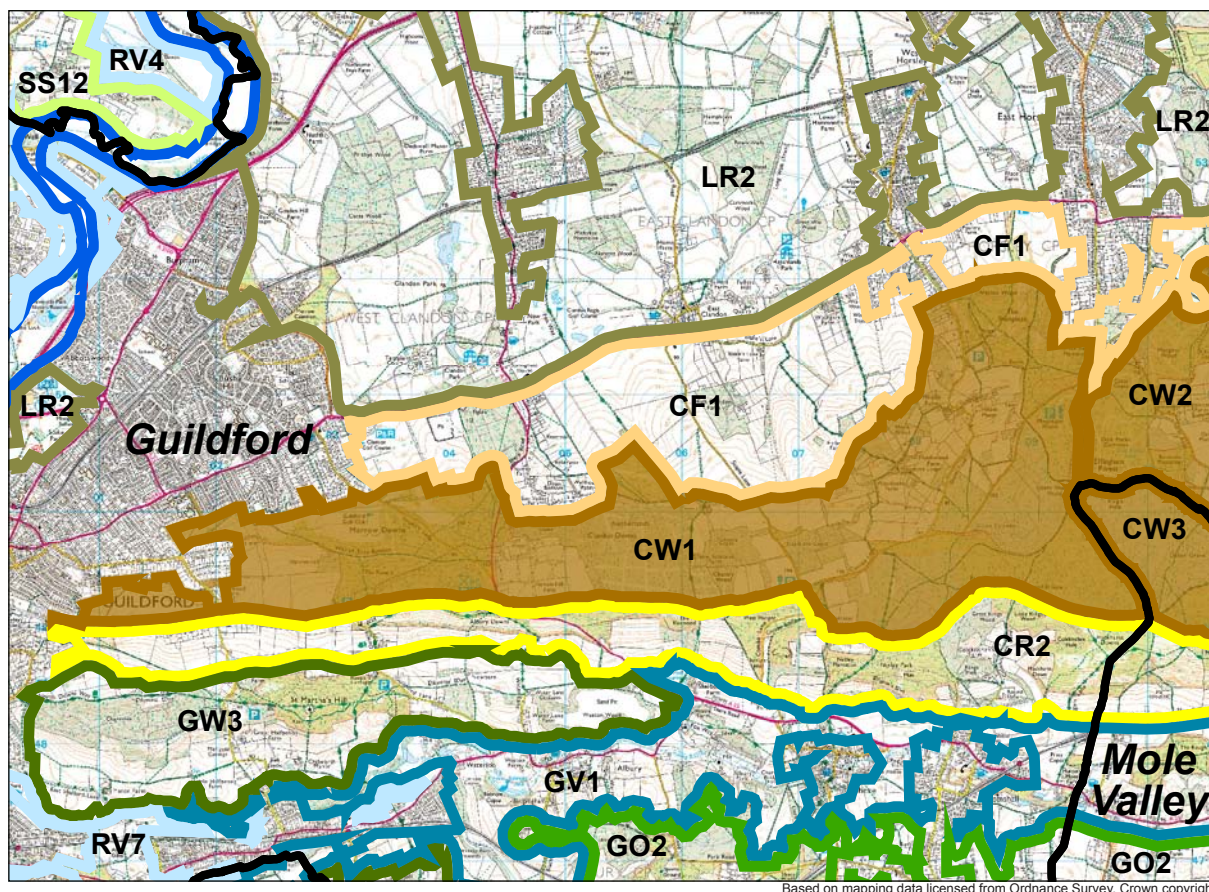
Location and Boundaries

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.



CW1: MERROW AND CLANDON WOODED NORTH DOWN

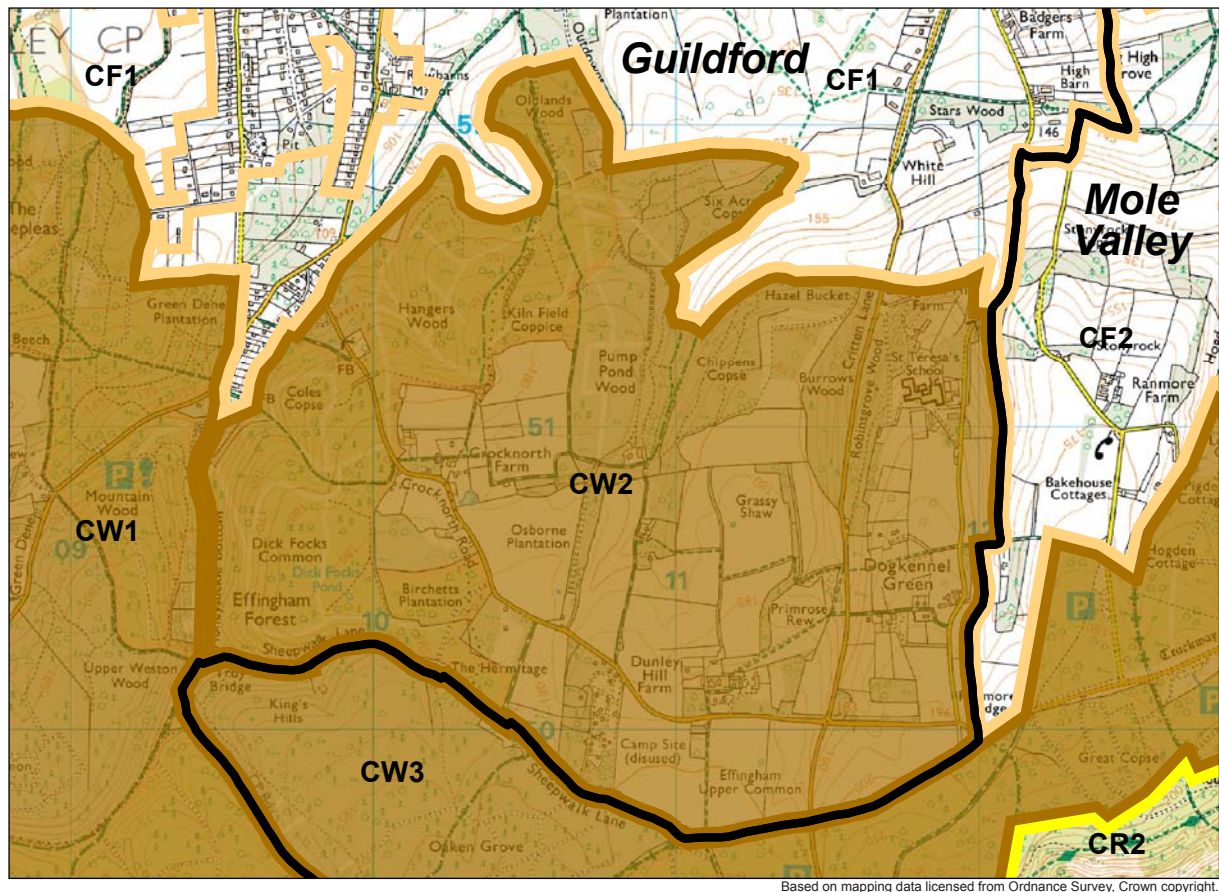
Location and Boundaries

The Merrow and Clandon Wooded North Down Character Area is a section of the upper wooded slopes of the North Downs dip slope between Guildford and East Horsley. The boundaries of the area are defined by the ridgeline to the south, the change in land cover to the Open Chalk Farmland to the north, and the change in drift geology from sand and gravel to clay with flints to the east. The character area is within the Surrey Hills AONB.

Key Characteristics

- Elevated landscape based mainly on Seaford Chalk Formation.
- A gently rolling and undulating section of the dip slope of the North Downs, giving panoramic views to the north from the slopes and to the south from the ridgeline.
- Substantial blocks of mixed woodland are interspersed with pasture and a few arable fields.
- A varied field pattern with small and large, irregular and regular fields, some bound by hedges with mature hedgerow trees whilst others are bound by rural fences and banks.
- Biodiversity interest in the varied woodland, much of it ancient woodland regenerated on former commons and heaths, together with scattered remnants of chalk grassland.
- The North Downs Way and historic trackways run along the ridgeline at the southern boundary of the area.
- A series of public rights of way, sunken lanes and rural roads climb the slopes or rise up coomb valleys.
- Varied leisure use with large areas of Open Access Land at Merrow Downs, Netley Heath and The Sheepleas and the golf course at Merrow Downs.

- Viewpoints with parking areas are sited on the ridgetop to take advantage of the panoramic views to the south and the north.
- A low density dispersed pattern of settlement in the form of historic farmsteads plus a small number of suburban style houses extending out from West Horsley northwards along the Shere Road. Buildings are traditional and modern red brick, stone, with clay tiles plus occasional timber frame and weatherboard.
- The character area includes large areas of registered common land, such as Merrow Downs and Netley Heath. Up to half the character area is designated with Sites of Nature Conservation Importance, including Merrow to Clandon Downs, and Netley Heath and Effingham Woods. Sleepleas at the north-west corner of the character area is a Local Nature Reserve.
- A peaceful, secluded and enclosed landscape which forms a wooded backdrop to the lower slopes of the Open Chalk Farmland and the Ockham and Clandon Wooded Rolling Claylands to the north.



CW2: EFFINGHAM FOREST WOODED NORTH DOWN

Location and Boundaries

The Effingham Forest Wooded North Down Character Area sits to the south-west of Effingham with boundaries defined by the more open character of the Open Chalk Farmland to the north and by Oaken Grove and Great Copse to the south and east. The area lies within the Surrey Hills AONB.

Key Characteristics

- Rolling, elevated landscape based on the chalk of the Seaford Chalk Formation and the Lewes Nodular Chalk Formation.
- A peaceful, rural area with enclosed views down rural lanes and across open pastures to woodland edges.
- Woodland, much of it ancient, clothes the steeper slopes to the north and west while open pastures occupy the more gently shelving land to the south.
- Fields are medium sized assarts, bounded by hedges with hedgerow trees, frequent woodland belts and shaws and occasionally ditches and rural fences.
- Historic parkland survives around St. Teresa's School, a former manor house, with parkland trees and decorative gardens present.
- Rural roads, sunken lanes, and public rights of way, rise up the slopes often following coomb valleys. Car parks aid recreational use.
- Low density dispersed settlement of substantial historic farmsteads and institutional buildings.
- The character area includes large areas designated as Sites of Nature Conservation Importance, in particular to the north and west, notably Netley Heath and Effingham Woods.

- A unified, rural, semi-enclosed landscape of rich green pastures and dark wooded slopes, linked by mature trees in the hedgerows and fields.

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.

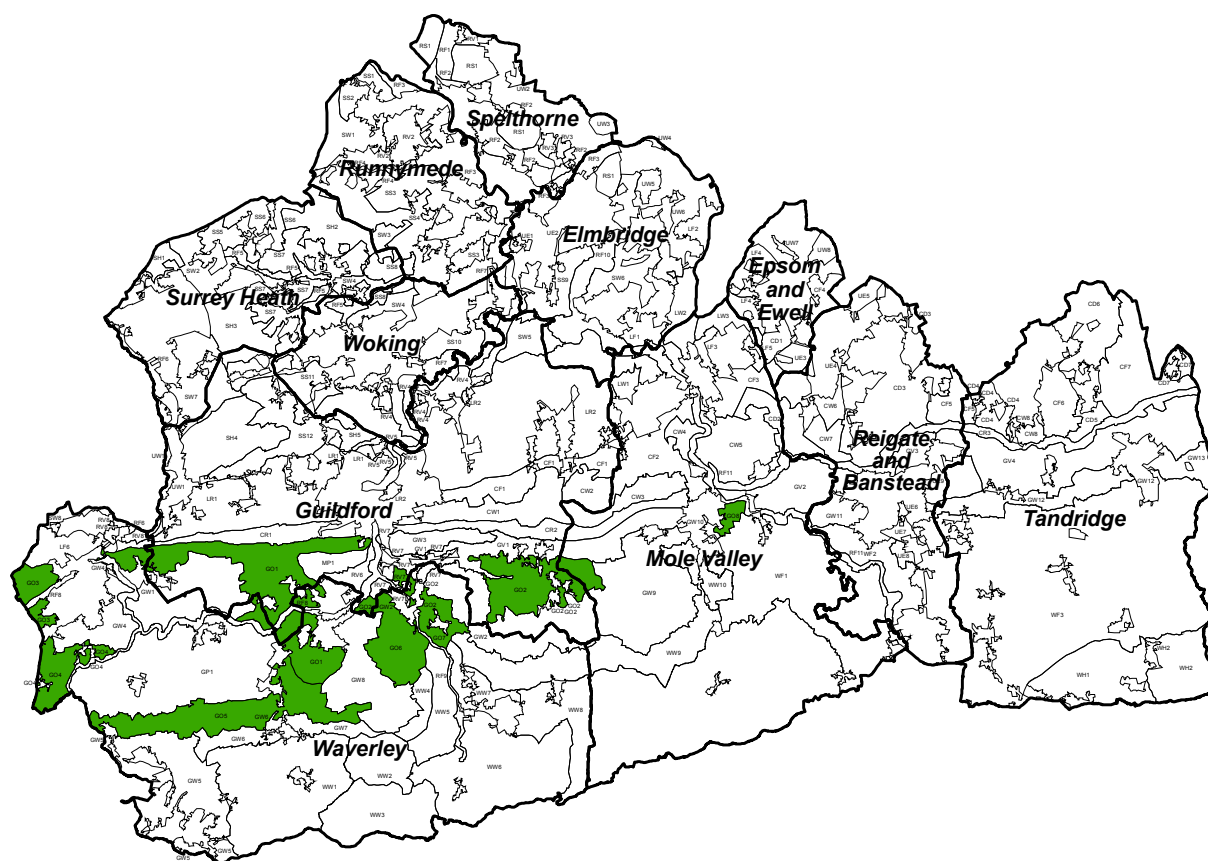
Landscape Guidelines

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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

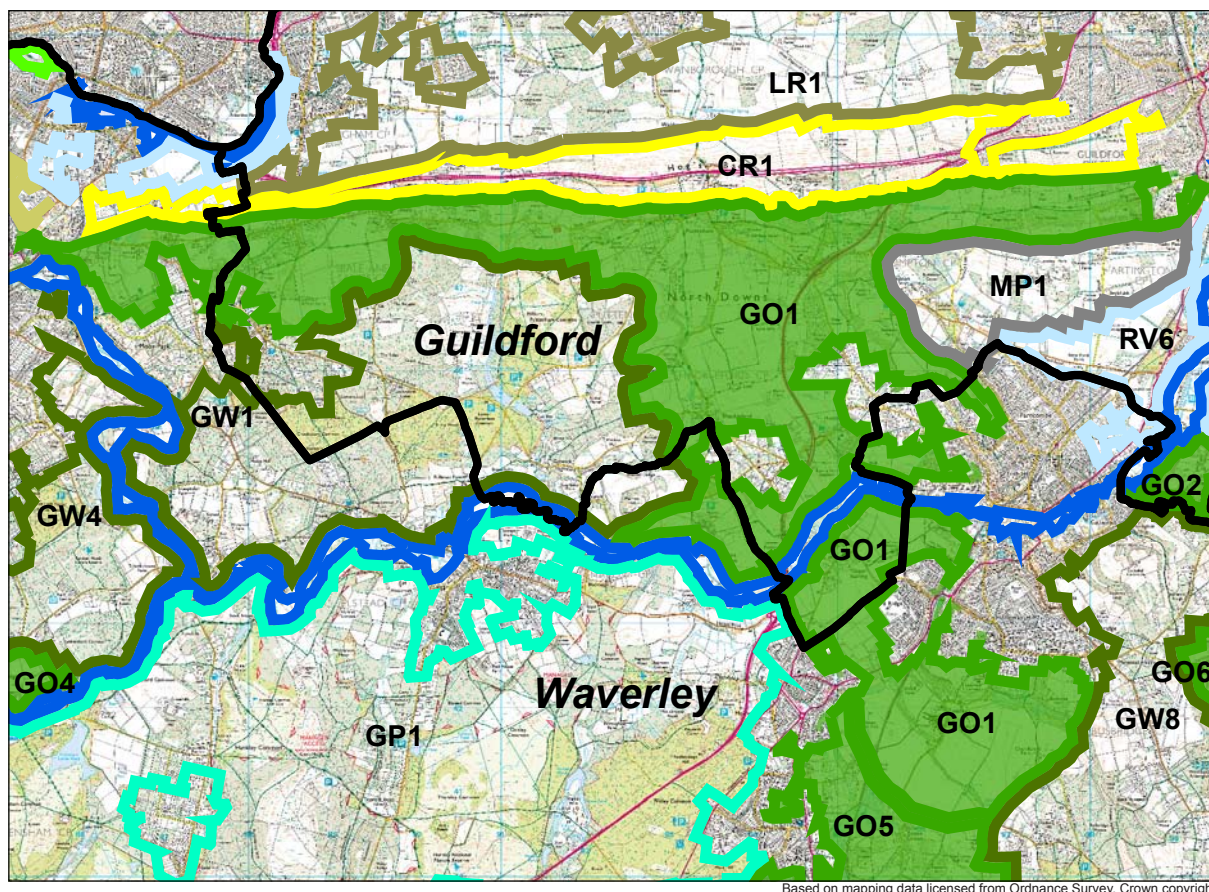
Location and Boundaries

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.



GO1: SHACKLEFORD OPEN GREENSAND HILLS

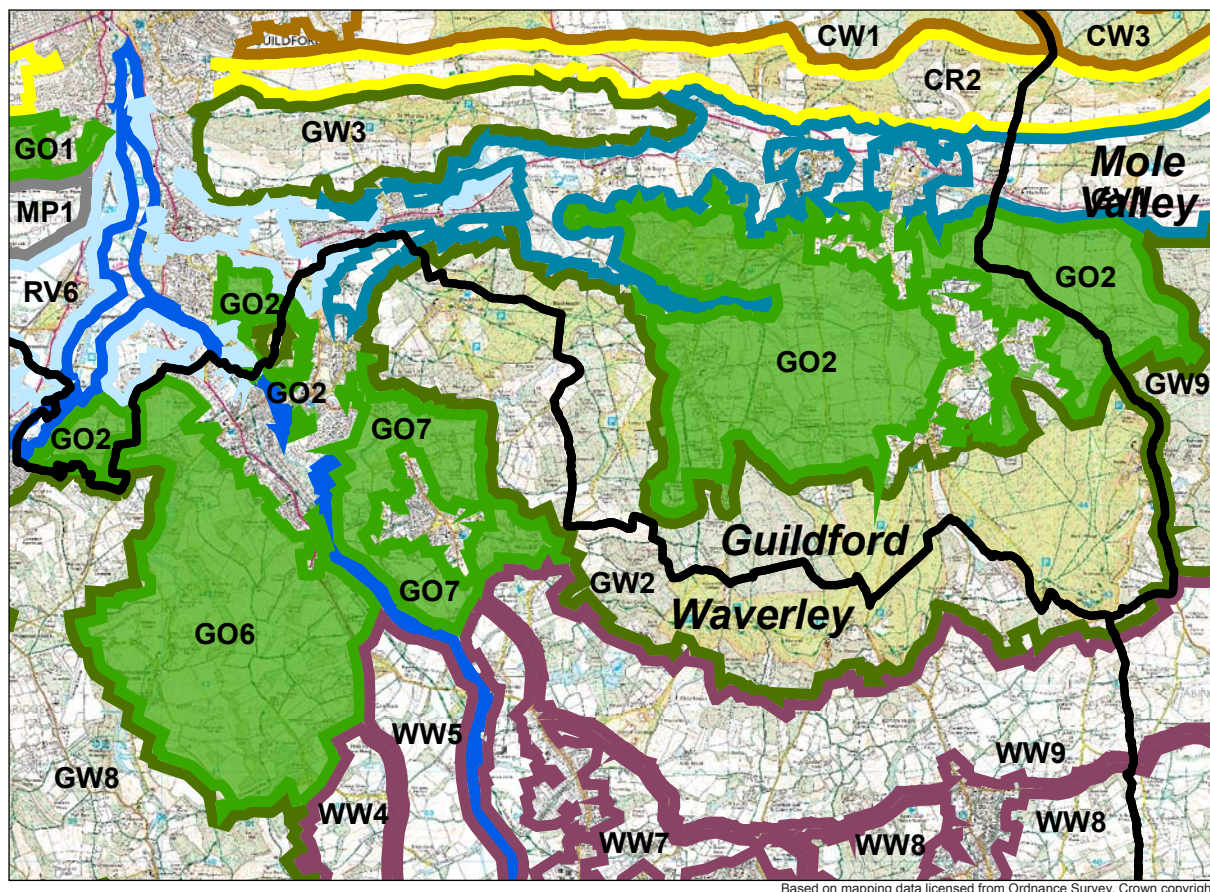
Location and Boundaries

The Shackleford Open Greensand Hills Character Area is an irregular section of land west of Guildford. The boundaries of the area are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south and the change in geology and landform at the base of the steep chalk ridge to the north. The northern half of the character area is within the Surrey Hills AONB.

Key Characteristics

- Undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, Sandgate Formation and Mudstone, and Bargate Sandstone as well as a drift geology of Head - Clay, Silt, Sand and Gravel.
- A diverse landscape, predominantly pastoral but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks, and quarry workings.
- Field pattern of mainly medium to large regular fields with straight boundaries typical of parliamentary enclosure bounded by hedgerows with hedgerow trees or by fences.
- Presence of ponds and streams including a tributary of the River Wey which runs south through the area to Shackleford through a small scale valley bounded by narrow woodland belts.
- There are views across the valley pastures to the wooded hills to the south.
- Small areas of Open Access Land on heathland commons plus public rights of way including the North Downs Way provide a recreational access.
- A network of rural roads and lanes spreads across the area and the major route of the A3 creates a physical barrier and traffic noise where it runs north-south through the centre of the area.

- Sparsely settled with historic villages of Seale, Puttenham, Compton and Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore to the outskirts of Godalming. Presence of historic houses such as Puttenham Priory, Eastbury Manor and Brabeouf Manor plus parks and gardens.
- There are a number of Conservation Areas including Seale, Puttenham and Compton at the foot of the ridge to the north.
- There are areas of registered common land, notable Puttenham Heath, and a few small areas designated as Site of Nature Conservation Interest.
- This is a rural, peaceful landscape with wooded hills beyond.



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.

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.

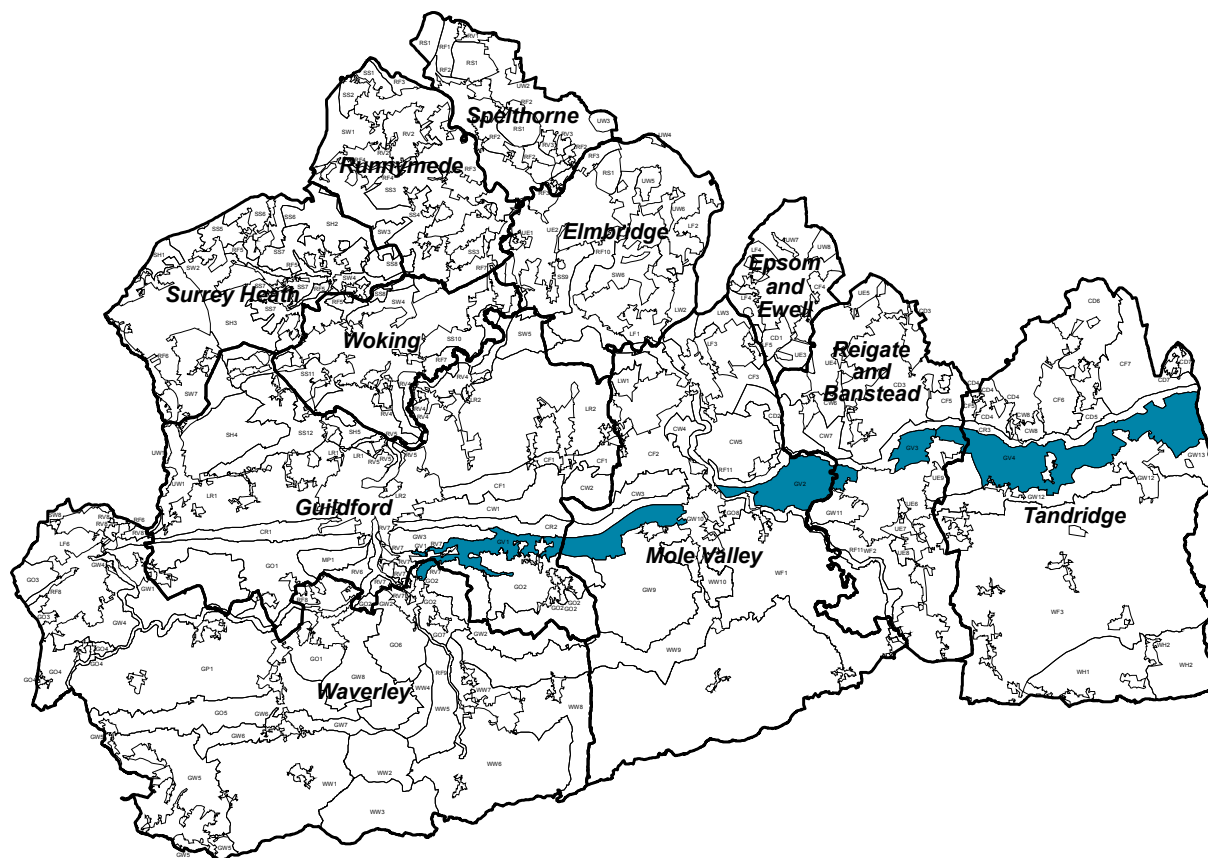
Landscape Guidelines

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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE GV: GREENSAND VALLEY

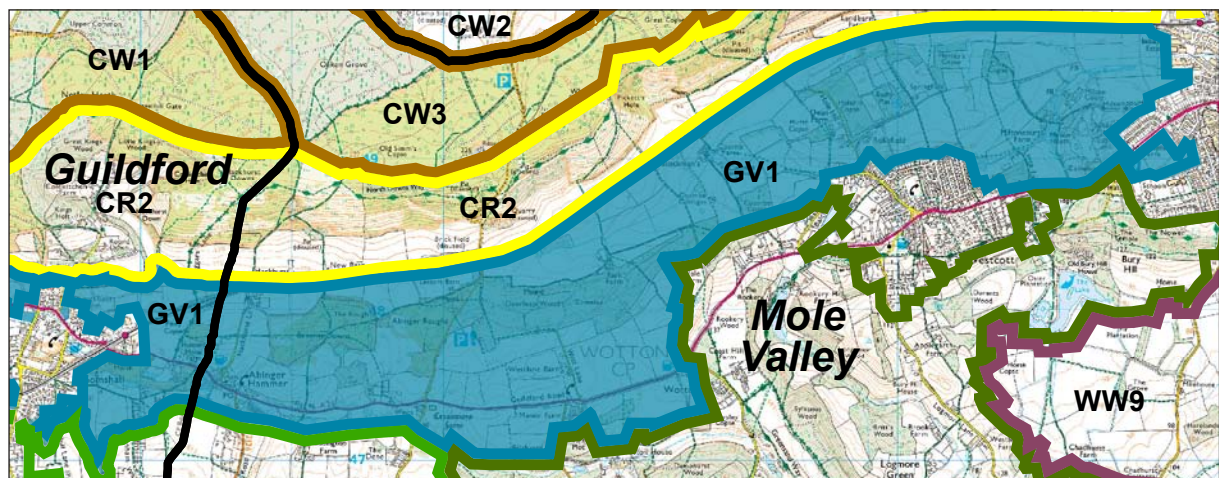
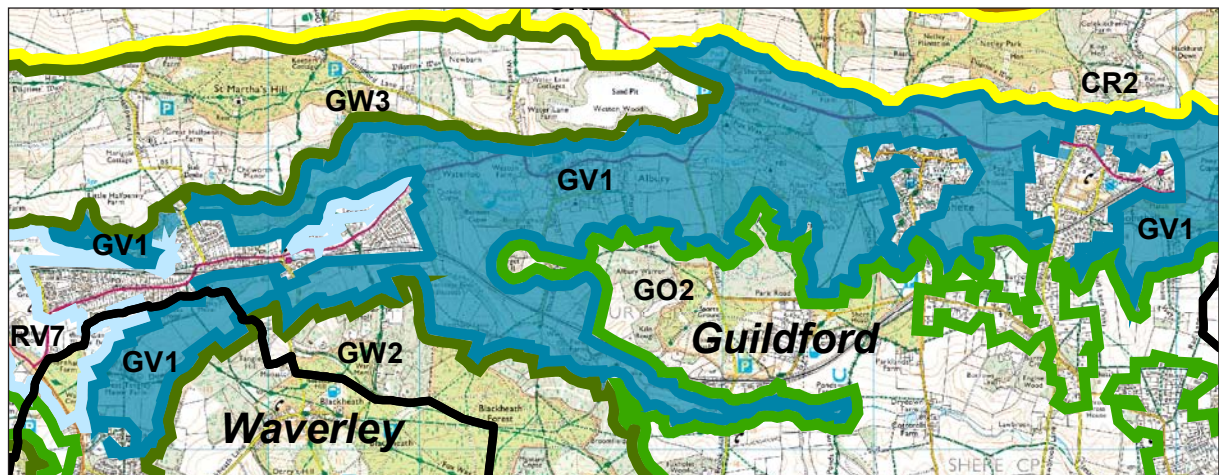
Location and Boundaries

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.



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.

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

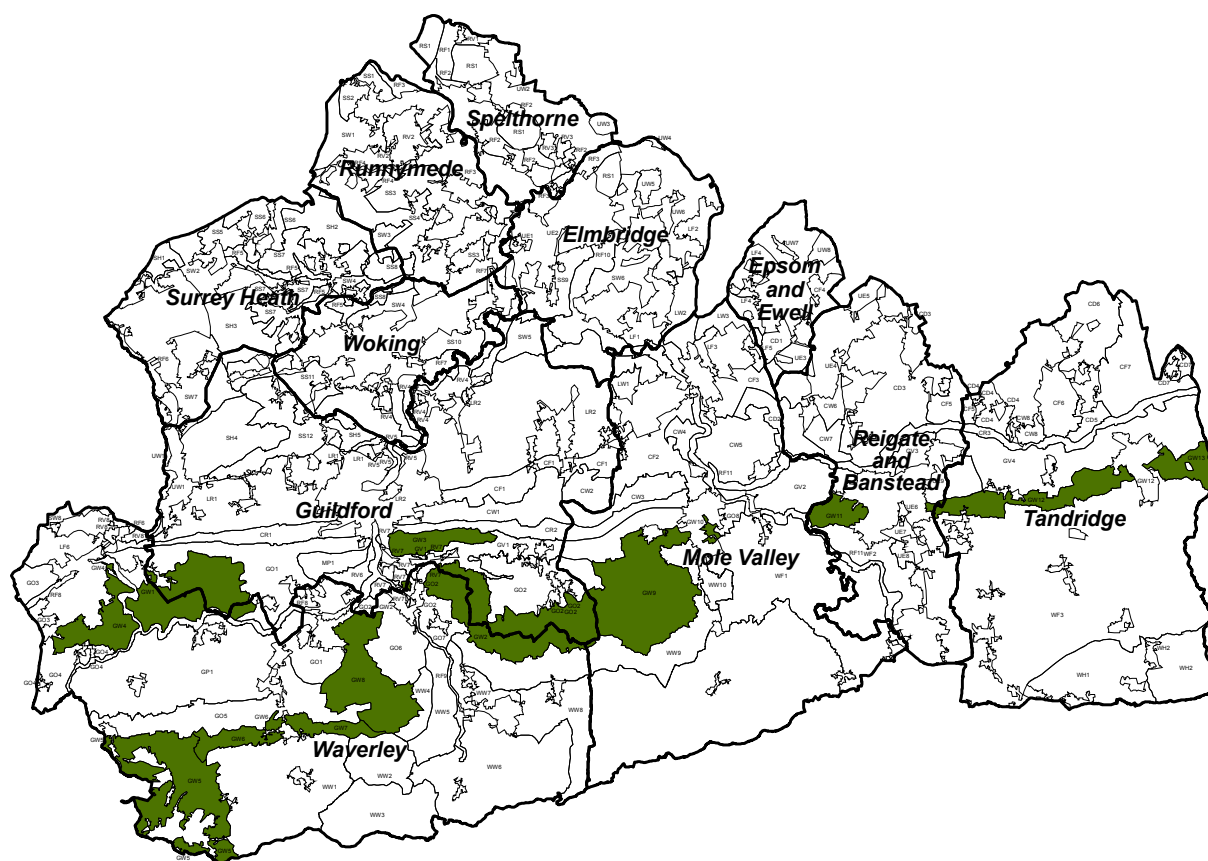
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodlands.
- Encourage consistent management and restocking of hedgerows.
- Nurture new hedgerow trees.
- Promote 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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

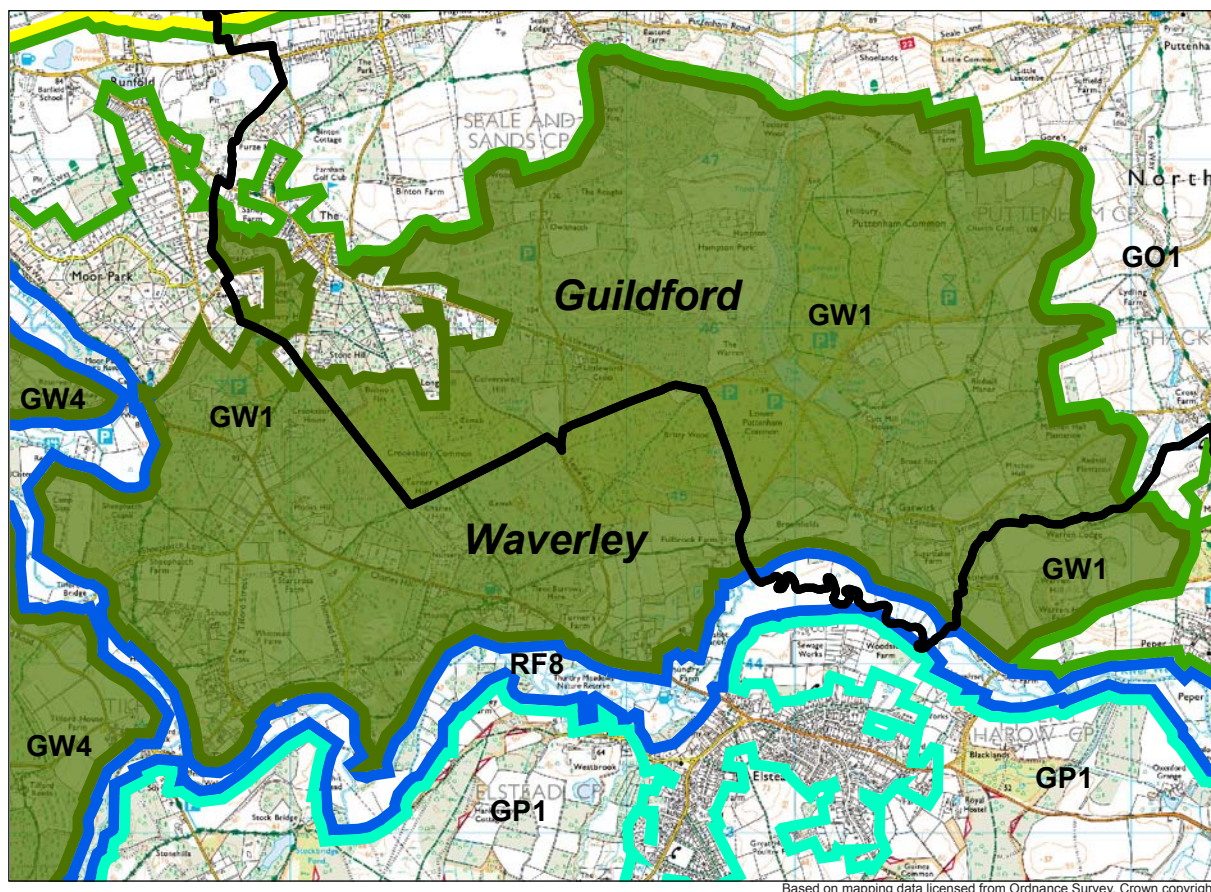
Location and Boundaries

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.



GW1: PUTTENHAM WOODED GREENSAND HILLS

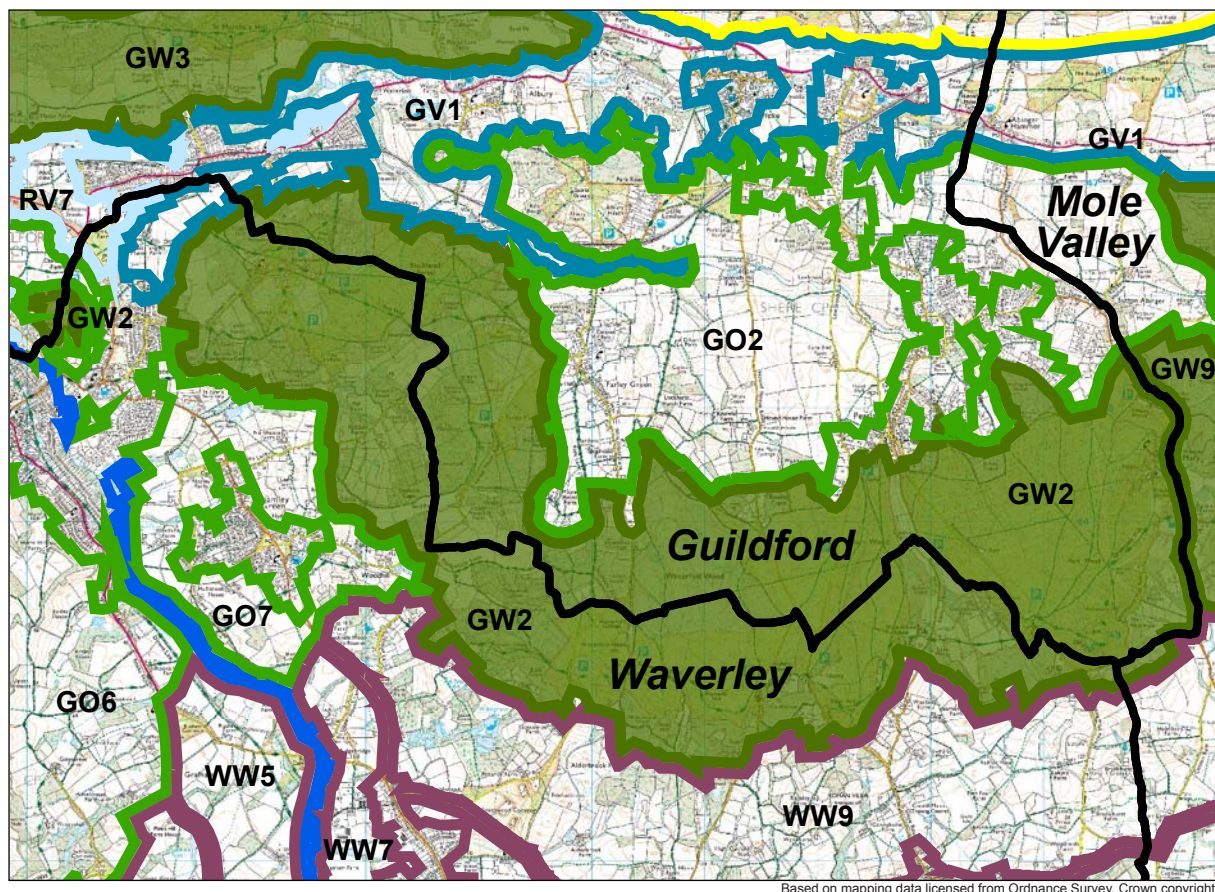
Location and Boundaries

The Puttenham Wooded Greensand Hills Character Area is situated towards the west of the county and based on the greensand geology. The boundaries of the area are the River Wey and River Wey Navigation to the south and west and the edge of woodland blocks marking the change in land cover to the un-wooded hills to the north and east. The character area is entirely within the Surrey Hills AONB.

Key Characteristics

- Undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, and Sandgate Formation Sandstone and Mudstone. An enclosed and secluded area dominated by woodlands and heathland commons within the AONB with areas of historic parkland, most notably Hampton Park, as well as pastures and paddocks.
- Varied woodlands of 19th century plantations, regenerated woodland on heathland, plus fragments of alder carr, ancient woodland, coppice and wood pasture.
- Large water bodies of the Tarn and Long Pond are associated with the 18th century parkland Hampton Park.
- A few rural roads and distinctive sunken, and enclosed, lanes cross the area from The Sands to Shackleford and north south from Seale to Elstead.
- There is a network of public rights of way across the character area, with a number of car parks aiding recreation use of large areas of Open Access Land.
- Sparse settlement with large houses and farmsteads dispersed amongst the woodland and parkland.

- Puttenham Common is a large area of registered common land toward the centre of the character area. Littleworth Cross is a grade II listed historic park.
- Heathland of high ecological interest survives at Puttenham and Crooksbury Commons Site of Special Scientific Interest, a fragment of a once much larger area of open heathland. There are a number of Sites of Nature Conservation Importance, including Crooksbury Common, and woodland in the south-eastern part of the character area.
- Presence of Bronze Age burial mounds and Iron Age Hillforts.
- Peaceful and remote area with panoramic views from the summits of the hills for instance from Puttenham Common to the north and east.



GW2: CHINTHURST TO HURT WOOD WOODED GREENSAND HILLS

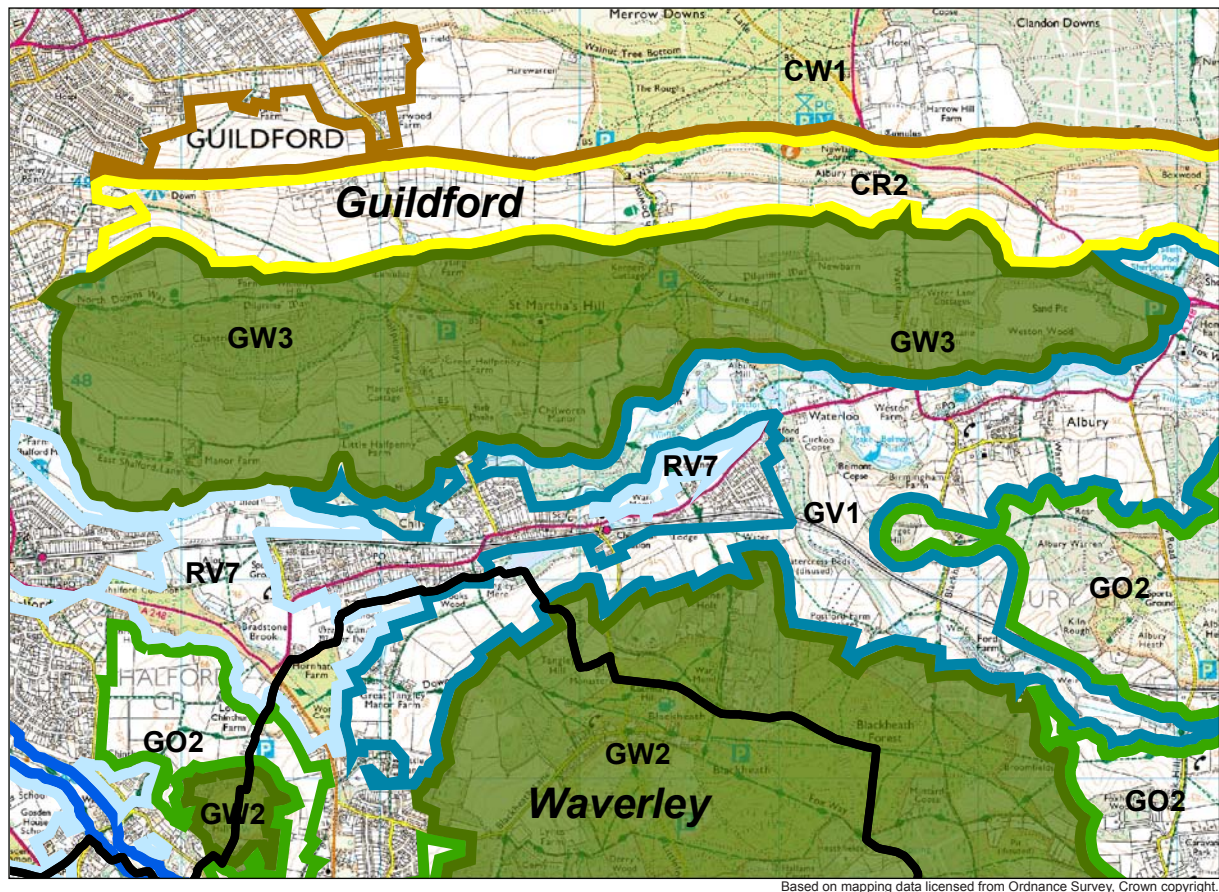
Location and Boundaries

The Chinthurst to Hurt Wood Wooded Greensand Hills Character Area is an extensive area extending from the south-eastern edge of Guildford east to Holmbury St Mary. The northern and western boundaries are based on the transition in land cover from the woodland and open heath of Blackheath Forest, Winterfold Wood and Hurt Wood to the open farmland of the Peaslake Open Greensand Hills to the north and Bramley East Open Greensand Hills to the west. There is also a small isolated section of this area on the southern edge of Guildford based around Chinthurst Hill. The southern boundary is based on the underlying geology and transition in woodland cover. The character area is within the Surrey Hills AONB, with the exception of a small area at the western end of the character area.

Key Characteristics

- Steeply sloping and undulating landscape underlain by solid geology of Hythe Formation Sandstone, Folkestone Formation Sandstone.
- A secluded and heavily wooded landscape of 19th and 20th century plantations and regenerated woodland on former heathland. Some small areas of open farmland pasture, plus surviving fragments of heath and acid grassland of high ecological interest at Blackheath. Blackheath also includes areas of restored heathland linking isolated blocks of existing heathland.
- There are large areas of Open Access Land at Hurt Wood and Blackheath Forest with numerous car parks, footpaths and bridleways forming a recreational resource. Chinthurst Hill is also Open Access Land, secluded by woodland, yet with panoramic views from the summit and between gaps in tree cover on the hill sides.

- Occasional rural roads, distinctive sunken and enclosed lanes and tracks lead north-south across the area from Farley Green and Peaslake.
- Sparsely settled with scattered, remote farmsteads and cottages along the edges of roads and the outskirts of the hamlets of Peaslake and Holmbury St Mary.
- Up to half the character area is registered common land. There are Conservation Areas at Blackheath Womersley and Holmbury St. Mary. The tower on Chinthurst Hill is a grade II listed folly. There is also the presence of Iron Age hillfort on Holmbury Hill, a Romano-British temple at Farley Heath and Roman Road, and a Grade II listed windmill at Ewhurst.
- Blackheath is designated as a Site of Special Scientific Interest, representing a significant area of lowland heathland. The majority of the commons in the eastern half of the character area are designated as Sites of Nature Conservation Importance.
- This is a peaceful, remote and enclosed area but with wide views from the edge of the woodlands, and from elevated vantage points such as Chinthurst Hill, Ewhurst and Holmbury.
- The Greensand Way runs along the top of the hills connecting prominent views.



GW3: ST MARTHA'S WOODED GREENSAND HILLS

Location and Boundaries

St Martha's Wooded Greensand Hills Character Area is a line of small hills lying to the south-east of Guildford. The boundaries are based on the underlying greensand geology and follow contours at the base of the slopes. The character area is entirely within the Surrey Hills AONB.

Key Characteristics

- A chain of small steeply elevated hills underlain by a solid geology of Hythe Formation Sandstone and drift geology of Head - Clay, Silt, Sand and Gravel.
- A secluded heavily wooded landscape dominated by mixed woodland blocks but with areas of pastoral and arable farmland on the lower slopes as well as parkland around Chilworth Manor.
- Woodlands include 19th century plantation and woodland regenerated on heathland with characteristic tree species of oak and Scots pine. There is distinctive hanger woodland on south facing slopes to the south of Guildford Lane.
- Pastures with medium sized or large regular fields with straight boundaries typical of parliamentary enclosure type, bounded by hedges. Sand extraction has been carried out at Weston Wood.
- There are panoramic views from St Martha's Hill across Guildford to the Thames basin to the north and the greensand hills and the weald to the south.
- St Martha's Hill is a focus for recreational use of the area, with a large area of Open Access Land and the meeting point of the North Downs Way, the Pilgrims' Way and the Downs Link.
- There are occasional distinctive steep sunken lanes cross the area, which provide access to farmsteads.

- Sparse settlement of a few cottages situated along the edge of Halfpenny Lane and farmsteads hidden within the undulations of the landscape. Landmark building of St Martha's Church on the summit of the hill with Chilworth Manor below.
- St Martha's Hill has an area of registered common land, and earth circles which are scheduled monuments. There are also two small Sites of Nature Conservation Importance on St. Martha's Hill, designated for their broadleaved semi-natural and coniferous woodland, scrub and relict grassland and heath. Colyers Hanger is designated as a Site of Special Scientific Interest.
- An enclosed, secluded area, yet with panoramic views from vantage points. The area forms an unsettled, wooded backdrop to the Tillingbourne Greensand Valley to the south.

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

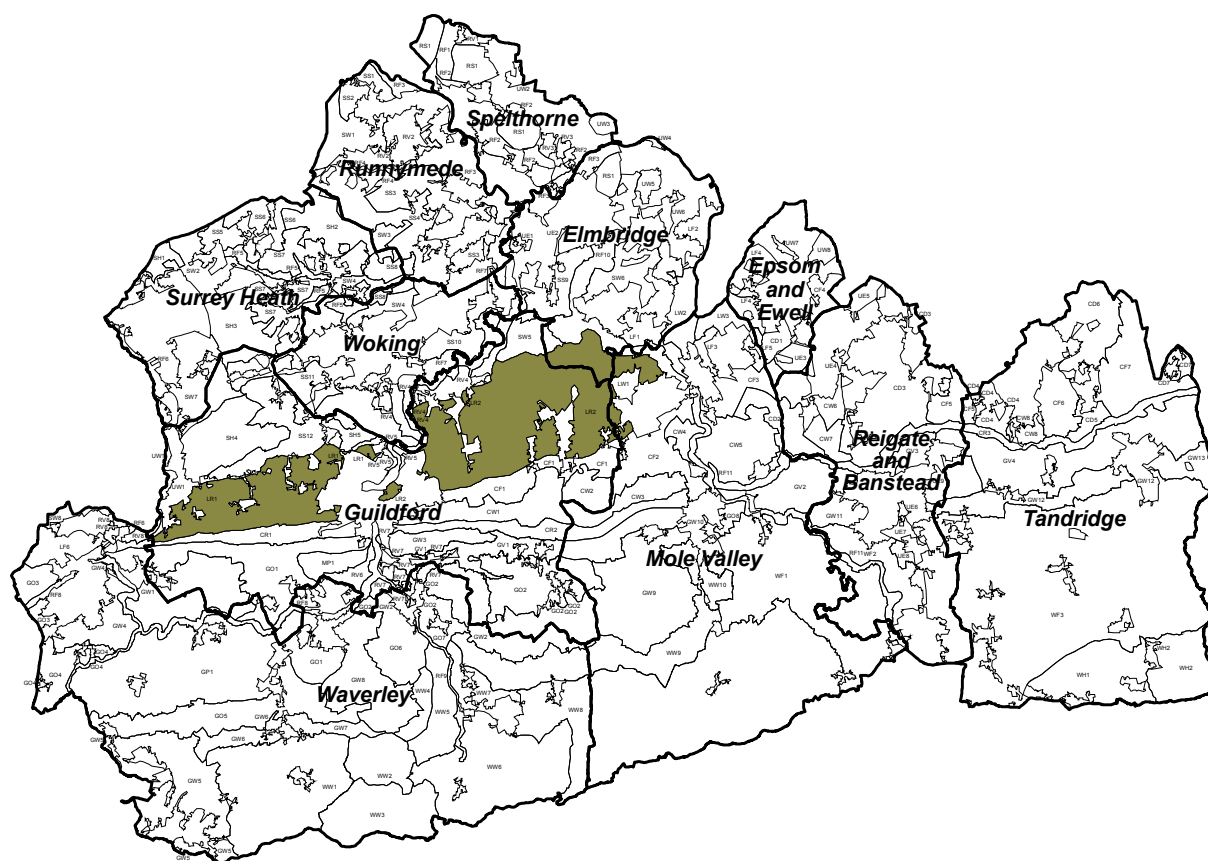
Land Management

- 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 LR: WOODED ROLLING CLAYLANDS

Landscape Character Areas

LR1	Wanborough Wooded Rolling Claylands
LR2	Ockham and Clandon Wooded Rolling Claylands

LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

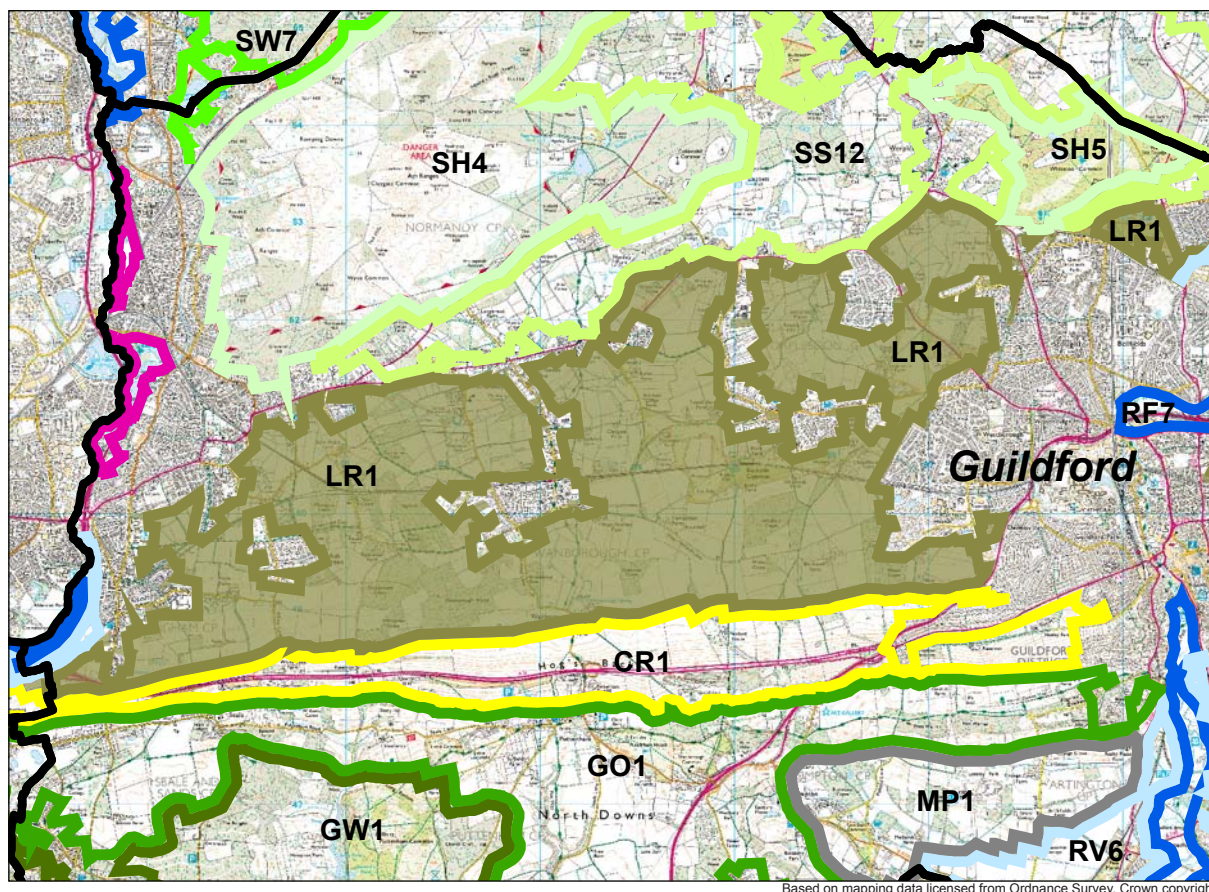
Location and Boundaries

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.



LR1: WANBOROUGH WOODED ROLLING CLAYLAND

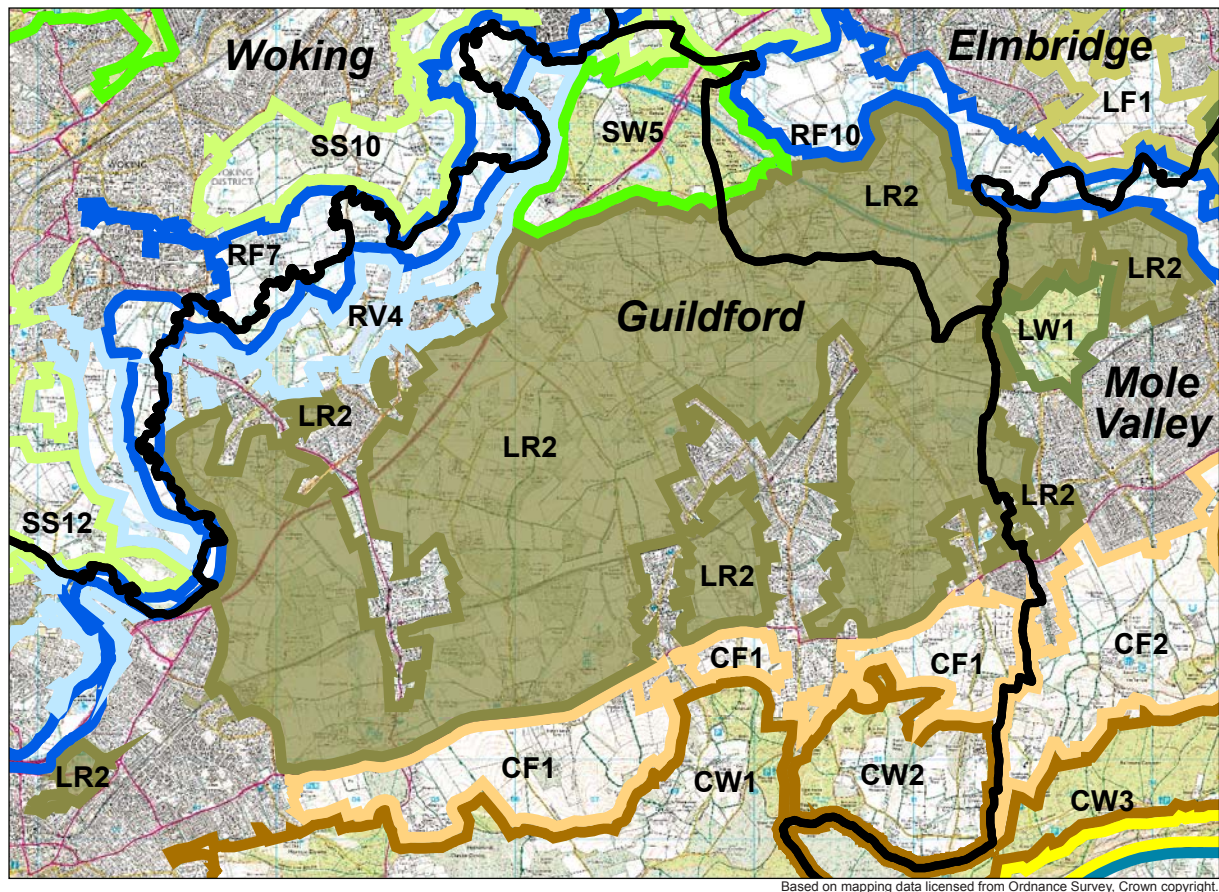
Location and Boundaries

Wanborough Wooded Rolling Clayland is a belt of land lying to the west of Guildford at the western end of the county. The boundaries are defined by the change in underlying geology from the London Clay to the chalk to the south or the sandy heathlands to the north. A small part of the Surrey Hills AONB extends into the south-western part of the character area.

Key Characteristics

- Gently undulating lowland, based mainly on the London Clay Formation Clay, Silt and Sand solid geology.
- A predominantly pastoral area of cattle and some horse grazing with some arable farmland, plus copses and woods particularly to the west.
- Varied field patterns with large, medium and small scale fields bounded by hedgerows and fences, along with small streams and drainage channels with ponds and springs.
- Mature hedgerow trees and occasional field trees.
- Woodlands provide more enclosure to the west of the area and include ancient woodland of high biodiversity value, typically oak and ash with hazel coppice.
- Commons lie to the west of the area; these are either heathlands or regenerated woodland and form a recreational resource as Open Access Land.
- Site of Guildford Royal Deer Park to the east of the area.
- Open areas allow views to the unsettled slopes of the Hog's Back to the south.

- The A323 skirts the north of the character area, but elsewhere there are few busy roads. The Ascot to Guildford railway line passes broadly east-west through the middle of the character area, with Wanborough railway station located towards the centre.
- A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of mainly 20th century settlement centred on the railway line and spreading along roads. Buildings predominantly of red brick and render with clay tile roofs, sometime combined with flint in the south of the area.
- The character area includes some areas of registered common land, including Broadstreet, and Rydes Hill commons. There are scheduled monuments west of Long Common and at Manor Farm, and Wanborough and Wood Street Conservation Areas.
- A peaceful rural landscape fragmented in some areas by large scale recent settlements.



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

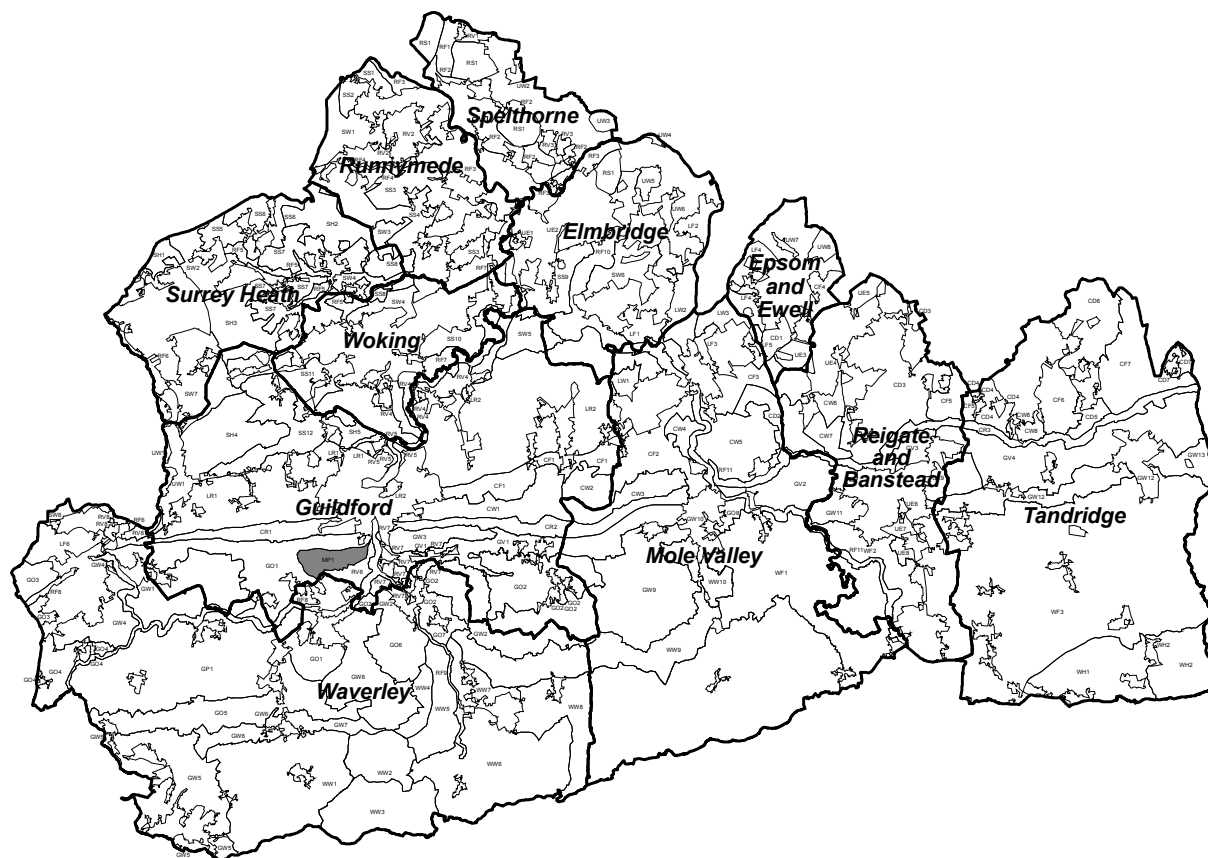
Land Management

- 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 MP: MUDSTONE PLATEAU

Landscape Character Area

MP1	Loseley Mudstone Plateau
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LANDSCAPE TYPE MP: MUDSTONE PLATEAU

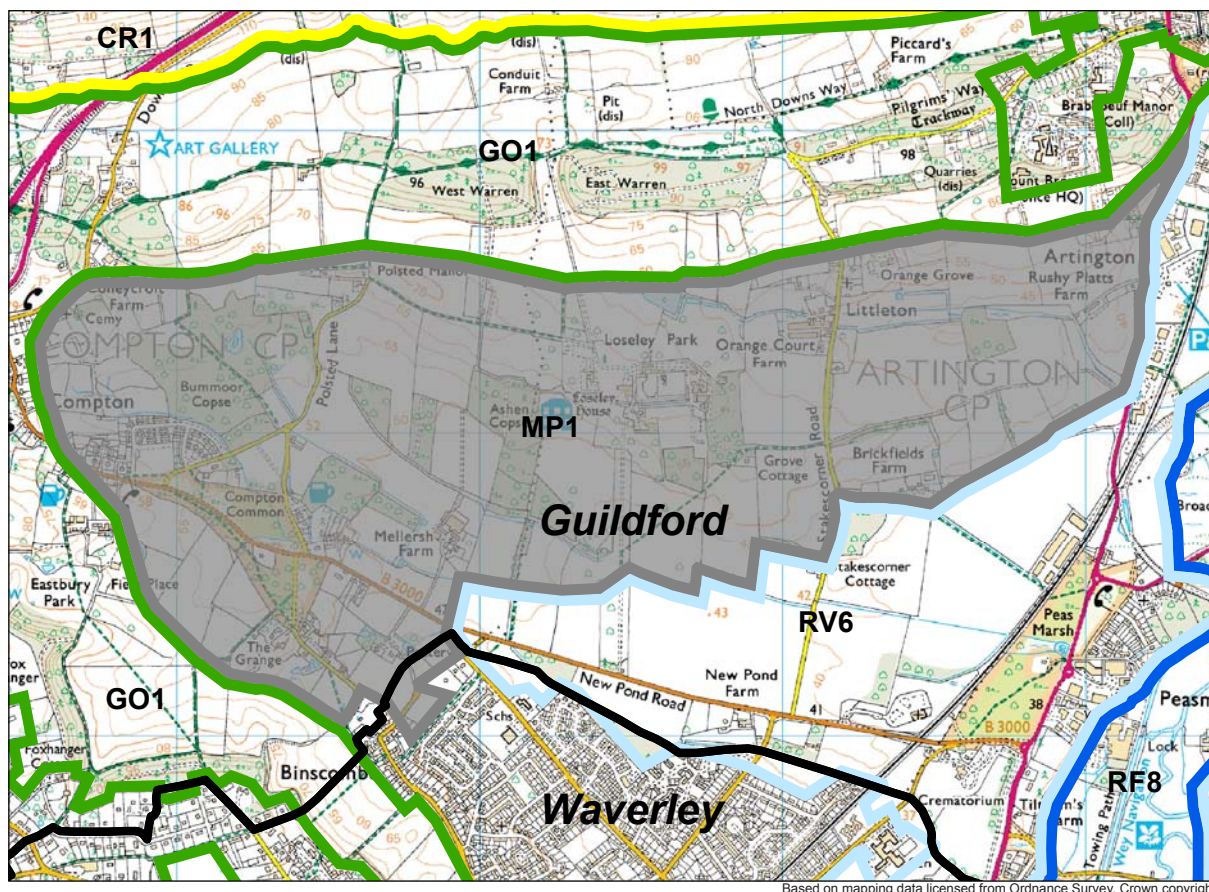
Location and Boundaries

The Mudstone Plateau Type consists of a single character area to the south-west of Guildford. It is bounded to the west by the greensand hills at Compton and to the east and south by the river terrace deposits of the Wey Valley.



Key Characteristics

- The Type is centred on an area of Mudstone geology, which dips gently to the south from the Greensand Hills which form a wooded ridge to the north.
- The Type is wholly within the Surrey Hills AONB and forms part of an open agricultural and parkland landscape between Guildford and Godalming.



MP1: LOSELEY MUDSTONE PLATEAU

Location and Boundaries

The Loseley Mudstone Plateau is located to the south-west of Guildford. It is bounded to the west by the greensand hills at Compton and to the east and south by the river terrace deposits of the Wey Valley. The majority of the boundary follows the field boundaries and roads. The majority of the character area is within the Surrey Hills AONB.

Key Characteristics

- The area is characterised by the underlying Atherfield Clay Formation Mudstone solid geology, encompassed by the wooded greensand hills to the north and falling away to the terraces of the River Wey to the south.
- The character area comprises an essentially agricultural, predominantly pastoral, landscape, within medium-large fields enclosed by hedgerows. Woodland plantations and parkland trees create a more enclosed character associated with Loseley Park. A number of woodland blocks are recorded as ancient woodland.
- The area is dominated by the grade I listed Loseley House, its surrounding gardens, 18th and 19th century parkland, and the wider estate.
- The mansion, built in the mid-16th century, is recorded by Pevsner to be the best house of its date in the country. Loseley House and gardens are open to the public – and it is an important tourism and recreation attraction in Surrey.
- From the house, there are good views across the estate and up to the wooded ridge of the greensand hills to the north. Elsewhere, access within the landscape is limited, with few lanes as at Stakescorner Road and Polsted Lane.

- Settlement is similarly limited to estate farms and the small hamlet at Littleton, with its distinctive cottages and church. The small farmsteads and groups of buildings across the Estate are significant features in the landscape.
- There are local rural views up the gently sloping landform to the wooded ridge of the greensand hills.
- Close to Brickfield Farm former clay pits are present (now disused). To the west the character area extends to include part of Compton.
- There are a number of Conservation Areas including Littleton, Compton. Compton Common is registered as Common Land. Several woodland blocks are designated together as the Compton Woods Site of Nature Conservation Interest
- Overall the area is an intact, quiet rural landscape.

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LANDSCAPE TYPE MP: MUDSTONE PLATEAU EVALUATION AND GUIDANCE

EVALUATION

Key Positive Landscape Attributes

- Local rural views up the gently sloping landform to the wooded ridge of the Greensand Hills.
- Loseley House, gardens, parkland and wider estate land and associated buildings and features.
- Function in providing an intact rural landscape between Guildford and Godalming (Farncombe).
- Quiet, intact rural character.
- Woodland shelterbelts and copses.
- The rural lanes.

Forces for Change/Sensitivities/Pressures

The area is entirely designated as AONB and therefore has a considerable degree of protection from adverse change. Key vulnerabilities and sensitivities primarily relate to the need to continue appropriate land management and ensure that the area retains its function and appearance as an intact rural pastoral landscape. There is clearly development pressure as noted by modern residential extensions at Compton and large scale commercial/industrial development on the adjacent river terrace. The character of the few rural lanes is also vulnerable particularly as a result of high volumes of recreational traffic.

GUIDANCE

Landscape Strategy

The overall management aim is to conserve the rural character of Loseley Mudstone Plateau and its role in providing an intact rural landscape between Guildford and Godalming.

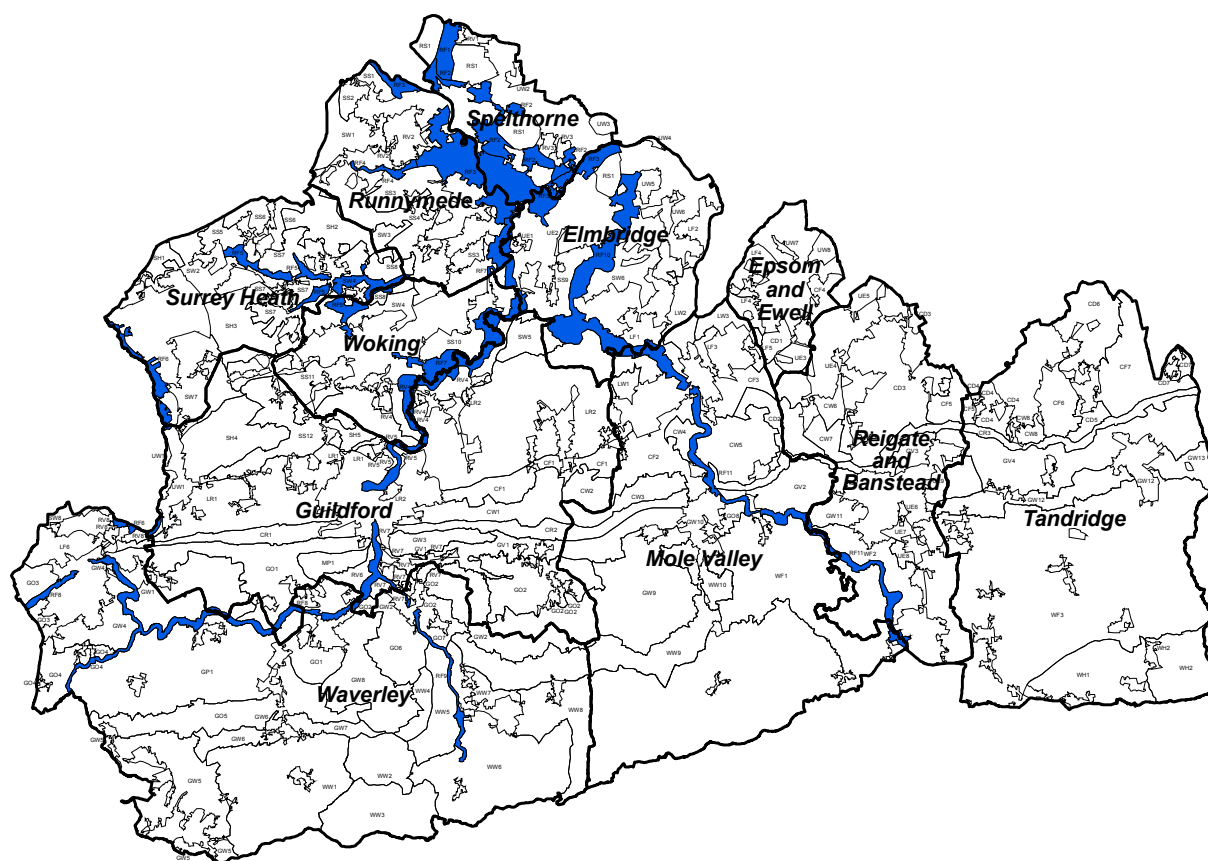
Landscape Guidelines

Land Management

- Continue and ensure appropriate long term management of the woodlands and plantations on the hill slopes and associated with the estate. Seek to encourage sustainable and multi-purpose woodlands.
- Encourage management and retention/restoration of the hedgerow network including the retention and management of standard trees.
- Seek to ensure continuing management and restoration of the historic parkland landscape associated with Loseley.
- Maintain rural views across the rural landscape to the wooded greensand hills.
- Maintain the character of the quiet rural lanes and in particular seek to manage pressures associated with high recreational use

Built Development

- Maintain the essentially undeveloped, rural character.
- Conserve the character of the small farmsteads and groups of buildings associated with Loseley Estate.
- Conserve the character of the rural lanes. Resist urbanisation and pressures for widening, kerbing, signage, traffic calming etc. which would change the rural character.
- Consider effect of development on the adjacent river terrace – retain rural views out from the river terrace and rural views from Loseley.
- 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).



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 Guildford Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE RF: RIVER FLOODPLAIN

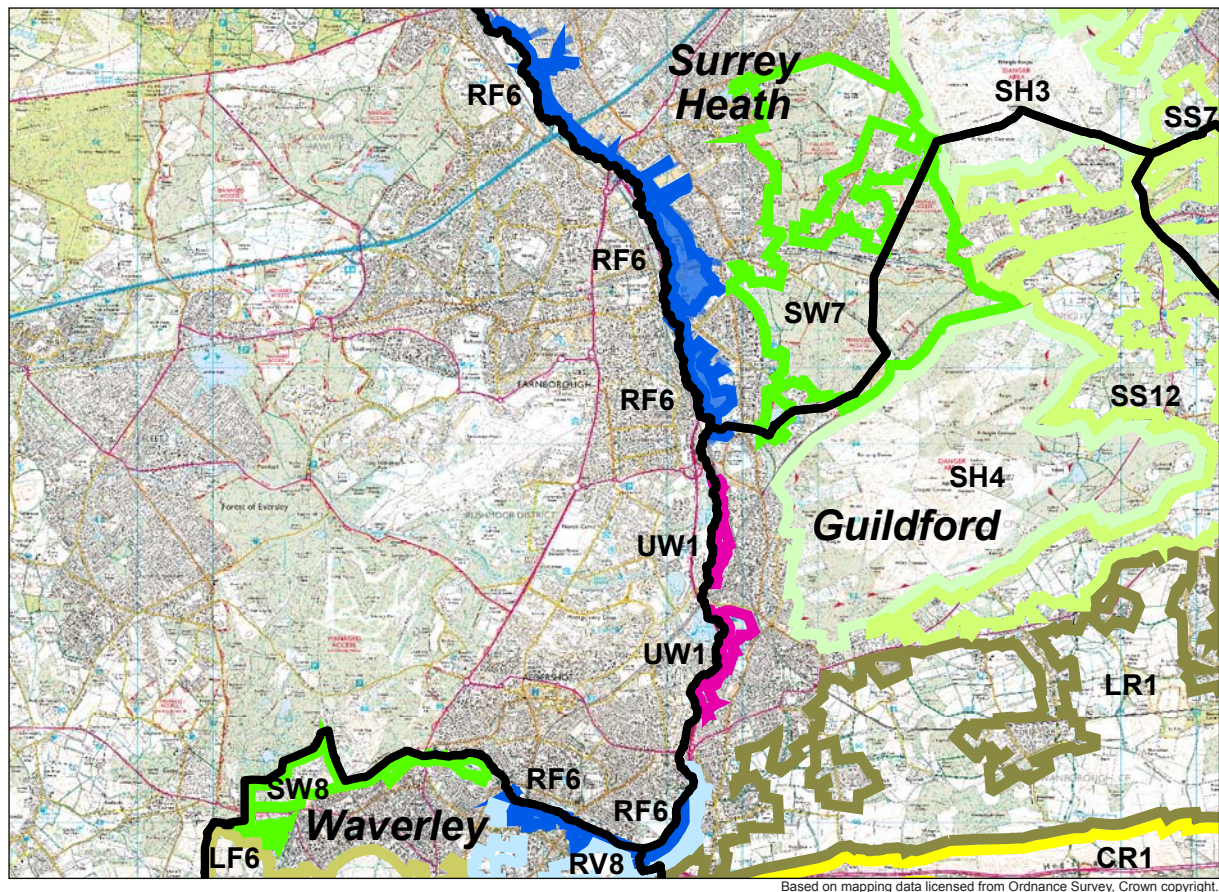
Location and Boundaries

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



Key Characteristics

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



RF6: BLACKWATER RIVER FLOODPLAIN

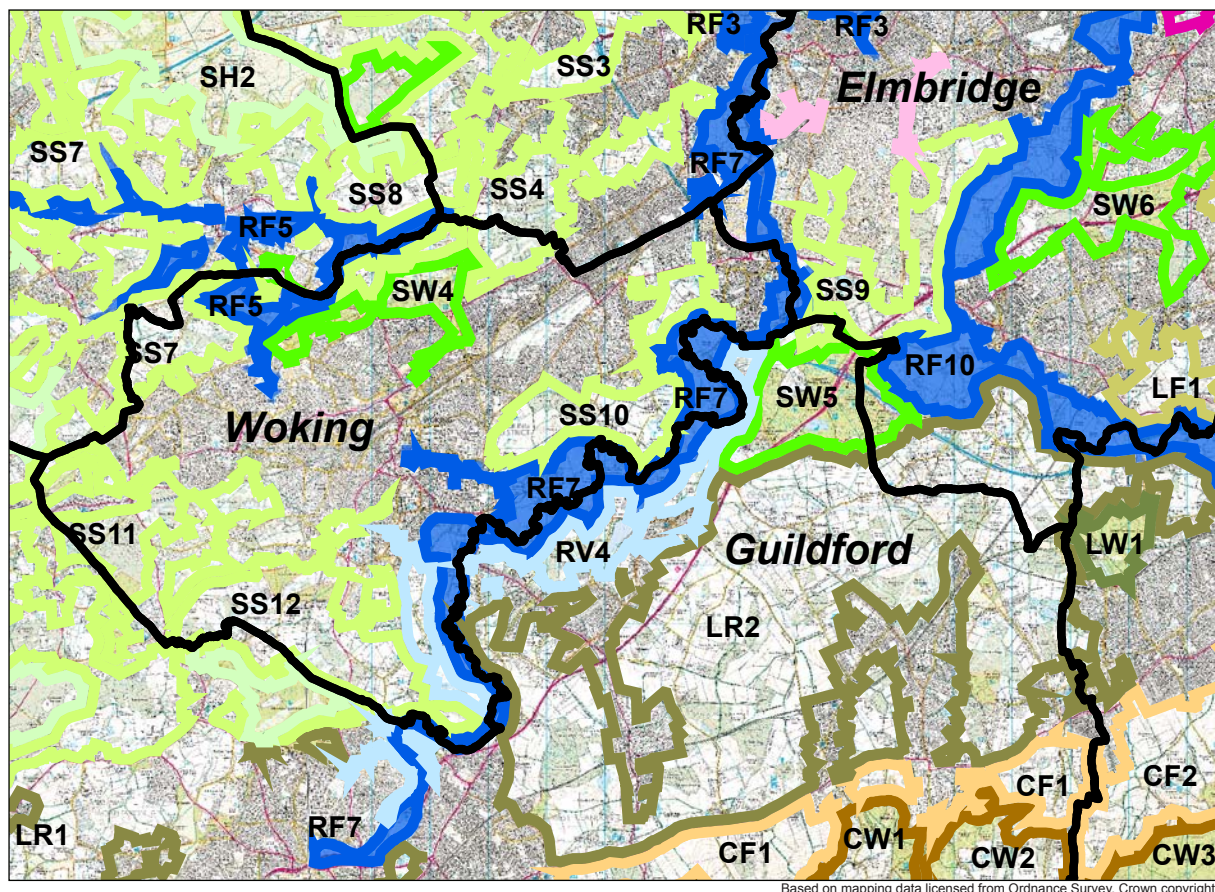
Location and Boundaries

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

Key Characteristics

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

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



RF7: LOWER WEY RIVER FLOODPLAIN

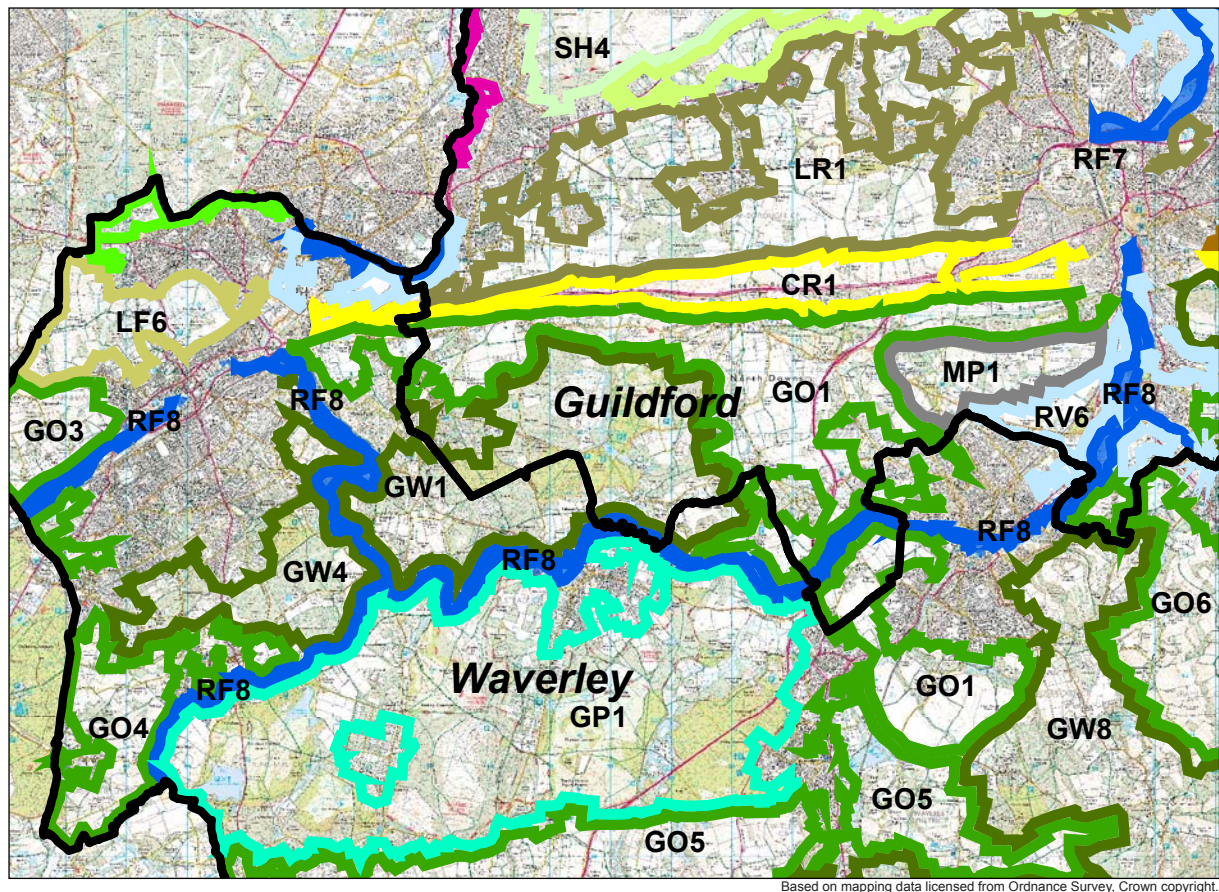
Location and Boundaries

The Lower Wey River Floodplain extends northwards from Guildford until it reaches the Thames. The boundary of the character area broadly follows the edge of the flood zone, although it is taken to nearby easily recognisable features in places. This stretch of the Wey is outside the Surrey Hills AONB.

Key Characteristics

- Flat, low lying flood plain of the River Wey, underlain by Bagshot Formation Sand, and London Clay Formation, Silt and Sand solid geology, with superficial Alluvium deposits.
- Presence of the River Wey in multiple channels, streams and open water bodies and the River Wey Navigation with its locks and towpath.
- A largely pastoral landscape, including meadows grazed by cattle. Includes other uses along its length, such as golf courses, sewage works, former quarry workings and the disused airfield at Brooklands.
- Irregular small to medium fields enclosed by ditches with ditch lined trees or by rural fences. There are blocks and belts of alder woods along the river plus willows and pollards lining the ditches. Occasional small areas of ancient woodland.
- Views at the southern and northern-most ends of the character area are enclosed by the adjoining Built Up Areas, but within the central part of the character area there are more distant views over the pastoral flood plain, except where the river is enclosed by riparian woodland.
- Very sparse settlement of a few farmsteads, buildings associated with the river and Wey Navigation, and occasional industrial buildings.
- The A3 road passes through the southern end of the character area. Elsewhere, rural lanes cross the river on small stone bridges but there is little road access overall.

- A triangle of railway lines cross the northern part of the character area. Byfleet and New Haw station on the Waterloo to Woking line is within the character area and Weybridge railway station, on the same line, is within walking distance of the character area. The elevated section of the M25 skirts the character area just to the west of the station.
- The character area is well served by public rights of way, including the Wey Navigation Long Distance Path, which are part of the varied leisure use of the character area including walking, boating and cycling.
- The ruins of Newark Priory form an important landmark in the level landscape of the flood plain, and there are several scheduled monuments associated with the river, such as Woking Palace moated site, fish ponds and ruins at Oldhall Copse. The character area contains a number of Conservation Areas including Brooklands, Ockham Mill, Wey and Godalming Navigations and Sutton Park. Significant lengths along the character area are designated as Sites of Nature Conservation Importance, including Roundbridge Farm with its drains, hedges and river banks, and acid grassland at Brooklands.
- This is a generally peaceful, pastoral landscape with a secluded, rural ambiance with views across water meadows to historic buildings such as chapels, churches and the Newark Priory. Human influences and glimpses of surrounding Built Up Areas temper the sense of remoteness.



RF8: UPPER WEY RIVER FLOODPLAIN

Location and Boundaries

The floodplain of the Upper Wey extends south from Guildford where it passes through Godalming and Elstead before splitting at Tilford, and leaving the county to the south and west of Farnham. Boundaries are defined by the rising ground at the edge of the floodplain where the geology changes from alluvium to gravel or greensand. From west of Lower Eashing, the Wey flows through the Surrey Hills AONB.

Key Characteristics

- Flat, low lying flood plain of the River Wey based on varying solid geology along its length, including Weald Clay Formation Mudstone, Atherfield Clay Formation Mudstone, Hythe Formation Sandstone, Bargate Sandstone Member Sandstone, Sandgate Formation Sandstone and Mudstone, and Folkestone Formation Sandstone, with Alluvium superficial deposits.
- Presence of the River Wey in multiple channels, streams and open water bodies and the historic River Wey Navigation with its locks and towpath.
- Pastoral land use with small and medium irregular fields grazed by cattle and horses.
- Field are enclosed by ditches lined by willows, by hedgerows or by rural fences.
- Small scale blocks and belts of alder and oak woods within the area and woodlands lying just outside the floodplain give a semi-enclosed feel.
- High biodiversity value in the varied habitats including unimproved meadows designated as Sites of Special Scientific Interest, wetlands including fen meadow, and riparian woodlands.
- Rural lanes cross the river on small stone bridges, a number of which are listed as scheduled monuments and associated with numerous Conservation Areas.

- Settlement largely absent with a few large scale industrial works, lock keepers cottages and smaller domestic buildings although church spires are features in views.
- A historic defence line marked by World War II structures.
- Significant stretches of the river are designated as Sites of Special Scientific Interest and Sites of Nature Conservation Importance, for its high biological diversity.
- A pastoral landscape with a peaceful, rural ambiance enlivened by the busy recreational use of the Wey Navigation for boating.

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

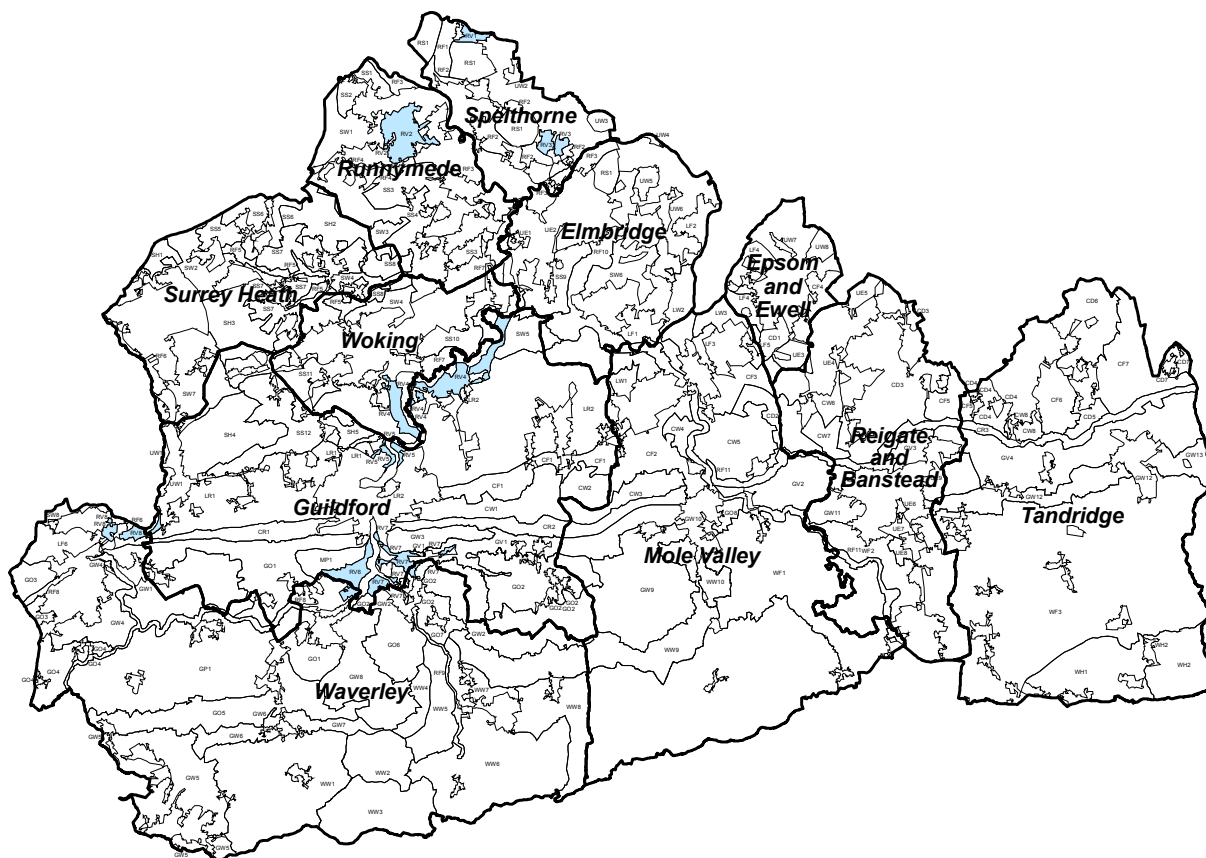
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques, to conserve and enhance key landscape features such as relatively small-scale irregular field pattern, hedgerows and hedgerow trees, ditches and ditchline willows, meadows and wetlands.
- Conserve 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 RV: RIVER VALLEY FLOOR

Landscape Character Areas

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

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

LANDSCAPE TYPE RV: RIVER VALLEY FLOOR

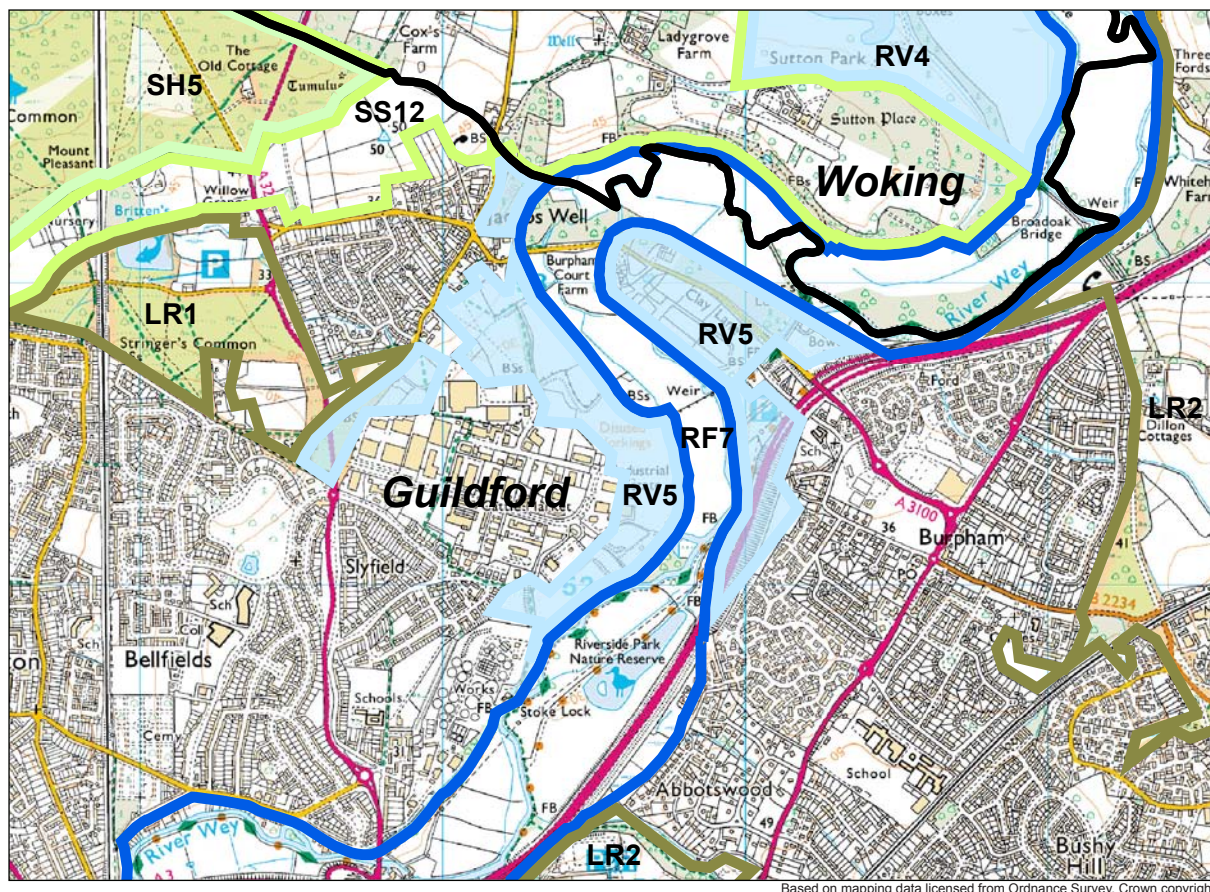
Location and Boundaries

The River Valley Floor Landscape Type comprises a number of separate areas of elevated river terrace fringing the floodplain which runs through the county. Boundaries are based on the change from the gravel terrace to the alluvium of the floodplain or to the surrounding sands, clays and greensand.



Key Characteristics

- Level or gently shelving areas underlain by river terrace gravel and elevated above the floodplain.
- Diverse landscape including pastoral and arable farmland, mixed woodland, industrial, and commercial land uses, and sports complexes.
- Variety of water bodies, developed by modification of naturally occurring water sources, including rivers, canals, streams, excavation of sand and gravel to form lakes and ponds.
- Settlement predominantly in the form of medium to large villages often expanded along transport corridors, becoming more urban to the north.
- Semi-enclosed areas with intermittent views over pastures and waterbodies, views of surrounding urban influence increase to the north, with the presence of gravel pits, and utilities such as sewage works.
- Gravel and alluvium areas important for preserving underlying archaeology. Evidence for early settlement has been found on the terrace gravels of the valleys of the River Thames, Colne, Blackwater and Wey.



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RV5: SLYFIELD RIVER VALLEY FLOOR

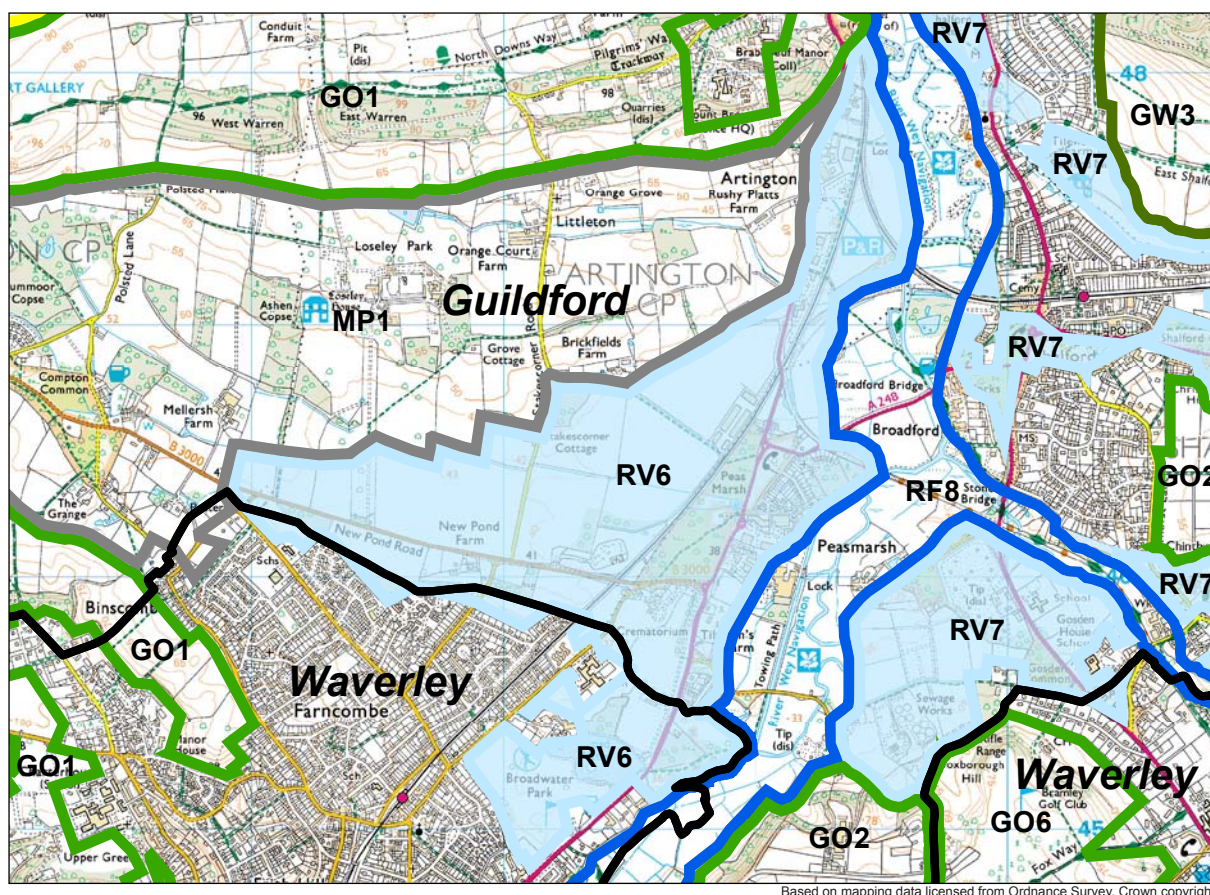
Location and Boundaries

The Slyfield River Valley Floor Character Area is a small area to the north of Guildford. It covers the rural-urban fringe either side of the floodplain of the River Wey around Slyfield. Boundaries follow recognisable features nearest to the edge of the floodplain, build up area edges, and woodland belts associated with Sutton Park to the north.

Key Characteristics

- A narrow gravel terrace, slightly elevated above the Lower Wey River Floodplain. Underlain by Thames Group Clay, Silt, Sand and Gravel soil geology.
- The character area includes areas of rough grass and scrub which wrap around the eastern side of Slyfield Industrial Estate, as well as mainly pastoral farmland, which continues into the adjacent floodplain. The far western end of the character area includes part of Stringers Common, which is well treed.
- There are blocks of woodland, including recently planted areas, tree groups and tree belts, including along the boundary with the floodplain, which help to limit views of the industrial estate from the Lower Wey River Floodplain.
- Woodland between Slyfield and Jacobs Well helps maintained a sense of separation between the two settlements.
- The A3 road crosses through the eastern end of the character area, but is generally well screened from the rest of the area by vegetation and topography. Relatively busy roads connecting Slyfield Industrial Estate to the A3 also pass through the character area.
- The River Wey Long Distance Path cross the character area and connects to other public rights of way in the character area.
- Although abutting Built Up Areas on several sides, settlement within the character area is limited to the farm buildings at Burpham Court Farm.

- Stringers Common is designated as a Site of Nature Conservation Interest. The Slyfield Meadow and Riverside Park Site of Nature Conservation Interest extends from the Lower Wey River Floodplain into the eastern part of the character area, and is also a local nature reserve.
- The character area acts as a setting to the adjacent Lower Wey River Floodplain, including the nature reserve. Enclosed wooded areas have a degree of intimate peacefulness. The busy roads and adjacent industrial estate and Built Up Areas, are generally well screened from the surrounding character area, however tranquillity and remoteness is tempered by occasional glimpses and obvious human influence.



RV6: PEASMARSH RIVER VALLEY FLOOR

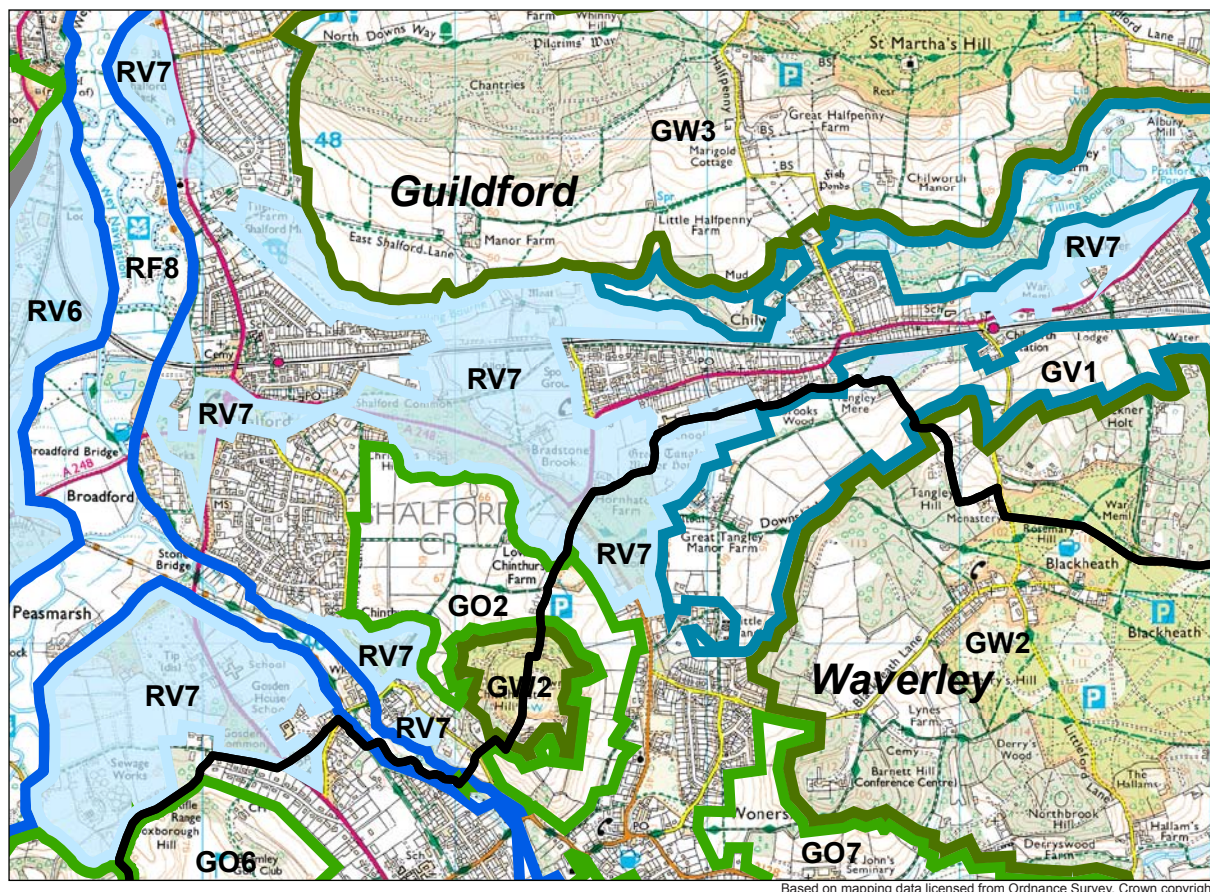
Location and Boundaries

The Peasmarsh River Valley Floor Character Area is a small area located between Guildford to the north and Godalming to the south. It covers the rural-urban fringe on the river terrace bordering the western edge of the floodplain of the Upper River Wey. It forms a relatively narrow linear strip of land running approximately from St. Catherine's Hill in the north to Broadwater in the south. A western extension of the gravel terrace continues to the south of Loseley Park. The character area boundaries follow recognisable features nearest to the edge of the floodplain to the east, the edge of the Built Up Area to the south, and field boundaries where the landform begins to rise to the north and west. The western portion of the character area is within the Surrey Hills AONB.

Key Characteristics

- The character area is formed from a gravel terrace, slightly elevated above the Lower Wey River Floodplain. Underlain mainly by Weald Clay Formation Mudstone solid geology.
- The eastern portion of the character area which adjoins the Upper River Wey, contains a number of large scale development including business parks, industrial estates and park and ride, a crematorium, plus some smaller areas of residential development. There is a school and significant playing field areas. At the southern end is Broadwater Park and lake, a leisure centre with sports fields and a golf course.
- There are some significant blocks of woodland within the eastern part of the character area, along with other tree belts and groups. There are a few fields of rough pasture at the northern end of the character area.

- The eastern portion of the character area is largely contained by the A3100 road, and the Portsmouth Direct railway line, which passes roughly north-south through the middle of the character area. The northern part of the character area contains the railway junction with the North Downs line which continues off to the east.
- The A3100 is a busy road connecting Guildford with the business premises in the character area, and settlements further south. Open in places, it can be glimpsed from the surrounding countryside. The B3000 road travels from the A3100 into the western part of the character area. The A3100 is relatively visible from the local landscape near the junction with the A3100, but becomes more enclosed by roadside hedges and trees to the west.
- The central and western part of the character area is a more open agricultural landscape at the foot of the trees and wooded slopes associated with Loseley Estate to the north-west. Here, in contrast to the eastern part of the character area, there are no significant blocks of woodland, with the exception of a small area of ancient woodland at the very western end of the character area. There are large mature trees along the field boundaries, but a number of field boundaries have lost their hedgerows.
- Public rights of way are relatively limited to the west, but there are links with the River Wey Path to the east.
- A wooded area at Peasmarsh in the eastern part of the character area is registered as Common Land. Tithams Rough at the south-east corner of the character area is designated as a Site of Nature Conservation Interest, for its scrub, mesotrophic grassland and mire communities.
- Although pleasant in places, with woodland and views of the adjacent River Wey, development in the eastern part of the character area has had an adverse visual impact, limiting the sense of remoteness and reducing scenic quality overall. Farmland in the central and western parts of the character area is more tranquil, with vegetation limiting views of urban influences located to the east of the railway line.



RV7: SHALFORD RIVER VALLEY FLOOR

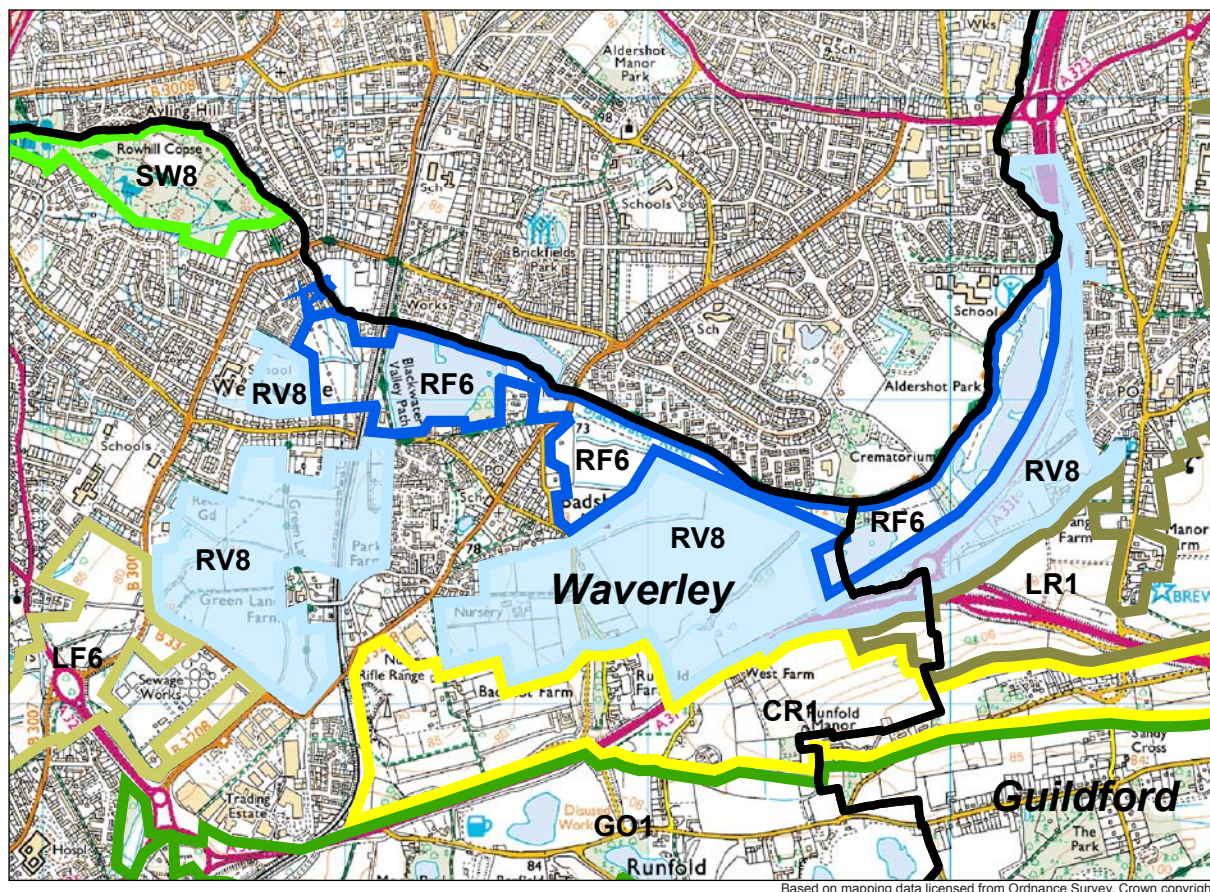
Location and Boundaries

The Shalford River Valley Floor Character Area lies to the south of the Guildford bordering the eastern side of the floodplain of the River Wey. The character area is fragmented by settlement. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east. The character area is outside the Surrey Hills AONB, but abuts it to the south.

Key Characteristics

- A level area underlain by Atherfield Clay Formation Mudstone, and Atherfield Clay Formation Mudstone solid geology.
- A semi-enclosed landscape with commons, woodland, pasture, meadows along the course of the Tillingbourne, and substantial areas of adjacent settlement. Includes sewage works area to the south of Shalford.
- Small and medium sized pastoral fields are bounded by hedgerows with hedgerow trees.
- Small mixed woodlands, some regenerated on commons.
- The area is crossed by major roads and a short length of the North Downs railway line.
- Shalford Common forms the setting for the historic settlement of Shalford with views to houses facing onto the common.
- The character area is surrounded by the villages of Shalford and Chilworth, with buildings dating mainly from the late 19th and the 20th century.
- Views to the greensand hills to the north and the steeply rising chalk ridge to the west form a rural backdrop to the area.

- The character area adjoins Shalford Conservation Area to the north-west. Shalford Common, and fen swamp treatment lagoons at Unstead sewage works, are designated as Sites of Nature Conservation Importance.
- An area that is influenced by surrounding Built Up Areas, but retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.



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RV8: BADSHOT RIVER VALLEY FLOOR

Location and Boundaries

The Badshot River Valley Floor is a small character area, either side of Badshot Lea, to the south of Aldershot at the western end of the County. Its boundaries follow a combination of settlement edges, the floodplain and other features such as roads and field boundaries to the south. The character area is outside the Surrey Hills AONB.

Key Characteristics

- A level area between the Blackwater floodplain to the north and the western end of the chalk ridge to the south. Underlain by London Clay Formation Clay, Silt and Sand solid geology.
- The character area consist of rough pasture, a large lake formed from former quarry workings, a sports centre and a number of sports fields, paddocks and horticultural uses including glasshouses.
- There are no significant areas of woodland within the character area, but boundaries, including along roads are often lined with trees and hedgerows.
- Boundary vegetation and surrounding settlement limits long distance views across the character area generally, but there are views across pasture to the nearest tree cover and settlements edges in various places, in particular from footpaths across views. There are views of the gently rising western end of the chalk ridge, from the eastern part of the character area, including views of traffic along the A31 as it ascends eastwards onto the Hog's Back.
- Large buildings, such as the recent leisure centre on Monkton Lane, and surrounding Built Up Areas are obvious in views form more open areas, but are often set within a treed backdrop or surroundings, which reduces their visual impact slightly.

- The busy A31 road abuts the south-eastern part of the character area. There are a few minor roads and tracks within, and adjacent to, the character area, but roadside vegetation reduces their urbanising effect. The Alton railway line passes through the middle of the character area.
- There is a relatively good network of rights of way within this small character area, making the landscape a valuable recreational resource for the surrounding Built Up Areas.
- Surrounding settlement fragments the character area, but there is no significant settlement within the character area itself.
- The former quarry workings in the eastern part of the character area are part of the Tongham Pond and Tices Meadow Site of Nature Conservation Interest, designated for its lake, wet grassland, temporary ponds, and surrounding scrub.
- Tranquillity and remoteness is limited by internal land uses and surrounding urban influences, but the character area provides a valuable semi-rural recreational resource within the surrounding urban context and has the potential to act as a 'gateway' to the wider rural countryside, including the chalk ridge and greensand hills to the south-east.

LANDSCAPE TYPE RV: RIVER VALLEY FLOOR 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:

- Commons and other open areas which provide a rural setting for settlements and a recreational resource as areas of Open Access Land, amenity land or via public rights of way.
- Mixed blocks of open areas, or areas with a rural character providing attractive visual break to large Built Up areas in the north of the county.
- Characteristic pattern of settlement of houses facing onto commons or open areas, in the south of the County.
- Natural open areas along the rivers Blackwater and Wey, which provide attractive edge to Built Up areas.
- River Ash corridor.
- Blocks of mature trees, hedgerows and hedgerow trees creating intimate areas of landscape
- Tree lined roads and boundaries, and small blocks of woodland or mature trees.
- Role as rural setting for the adjacent flood plains.
- Public rights of ways links to the adjacent wider river corridors.
- Views to wider unsettled or rural areas.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Regeneration of woodland and loss of mature trees on commons.
- Intensification of edge of settlement.
- Road and rail corridors.
- Encroachment of car parking by residents, workers and commuters onto the common land.
- Spread of settlement out from villages, including along rural roads, resulting in loss of agricultural land.
- Standardisation of main roads.
- Mineral extraction and restoration.
- Urbanisation of areas to the north of the County.
- Proximity of Heathrow to the north of the County.
- Development of adjacent reservoir infrastructure in the north of the county.

Future potential forces for change

- Further requirements for mineral extraction and activities around restoration.
- Encroachment on valley floor from settlement edges and transport infrastructure.
- Further loss of hedgerows and hedgerow trees.
- Further encroachment of car parking on common land and land restored for access.
- Pressures which will lead to urbanisation of commons and open areas such as for placing facilities like recycling centres or car parking.
- Pressures for further residential and industrial development.
- Sub-division of agricultural plots and piecemeal settlement extension impacting on the historic form of settlement and further fragmentation of open areas.

Landscape Strategy

The landscape strategy for the River Valley Floor is to conserve the commons, open areas and pastoral farmland, the historic village centres and a positive relationship between buildings and settlements edging the rural landscape.

Landscape Guidelines

Land Management

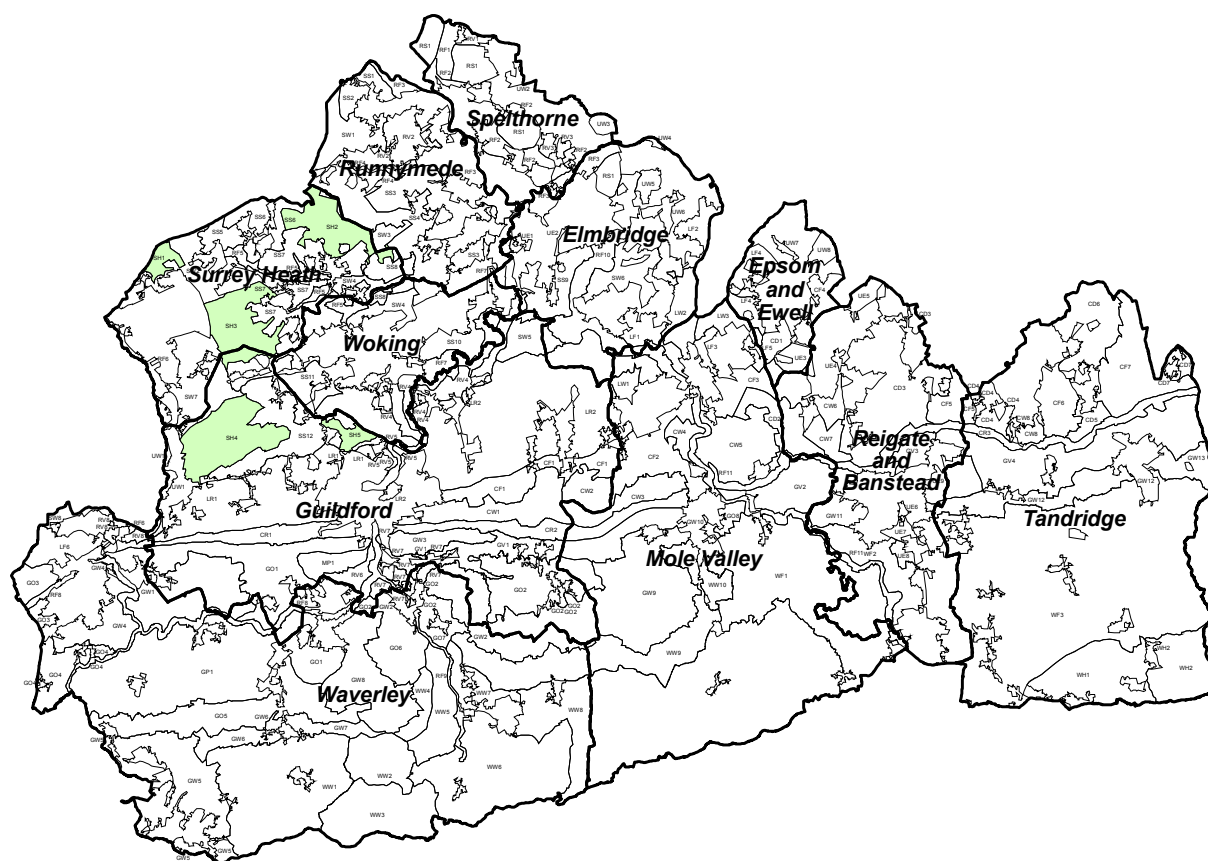
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the pasture fields, hedgerows, hedgerow trees and woodlands and maintain rural character.
- Encourage understanding of historic dimension of the landscape including underlying archaeology. Conserve historic elements of the landscape.
- Conserve and manage areas of common land.
- Conserve remaining intact areas of agricultural or open land surrounding settlement.
- Encourage restocking and consistent management of hedgerows, hedgerow trees and tree lined roads and boundaries.
- Encourage sensitively placed tree planting to maintain stock of trees on open areas and common land.
- Conserve, enhance and restore riparian woodland, and 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.
- Consider opportunities for new tree and woodland planting to enhance the setting of settlements and for screening large scale development.
- Promote the use of locally appropriate species such as oaks and, close to the floodplain, willows poplar and alder.
- Conserve and enhance the rural setting of the River Wey, River Blackwater, and River Ash, particularly where they extend through urban areas.
- Ensure physical and biodiversity connections between river valley floor (Type RV) and river floodplain (Type RF) character areas are maintained and enhanced. These areas coincide with Surrey's Rivers and Thames Valley biodiversity opportunity areas.
- Conserve and enhance connectivity of key landscape attributes, paying particular attention to their positive contribution to the character of adjoining character areas (Types RF and RS).

Built Development

- Retain the distinct character of settlements and avoid merging these through linear development along roads, and by retaining the rural gaps between them.
- Maintain and enhance vegetated boundaries to transport corridors and adjacent infrastructure.
- Retain open space along the A331 corridor between Aldershot and Ash.
- Conserve the distinctive pattern of houses facing onto commons and open areas.
- Ensure that any new large scale development does not impact adversely on rural views. Maintain relationship and quality of views to adjoining river floodplains and valleys, commons or to wider surrounding areas.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and to ensure that new development is sympathetic to the wider pattern of settlement.
- Resist urbanisation of the open areas and common land through the addition of inappropriate facilities such as car parking. Consider screening and enhancement of existing facilities to strengthen rural character.

- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness.
- Work to foster local distinctiveness around settlements, where standard design criteria creates a lack of variation and 'urbanisation' of rural roads. Seek opportunities to 'downgrade' main roads through settlements, 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 impacts on biodiversity particularly where these may affect open areas, commons or the adjacent river floodplains.
- Promote the use of traditional materials and signage features with particular regard to local style and materials. Refer to Surrey design guidance; Surrey Design (Surrey Local Government Association).
- Consider function of the area as a setting to the river corridors of the Wey, Blackwater and Ash and ensure that development does not impinge on setting of the river valleys.

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LANDSCAPE TYPE SH: SANDY HEATH AND COMMON

Landscape Character Areas

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

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

LANDSCAPE TYPE SH: SANDY HEATH AND COMMON

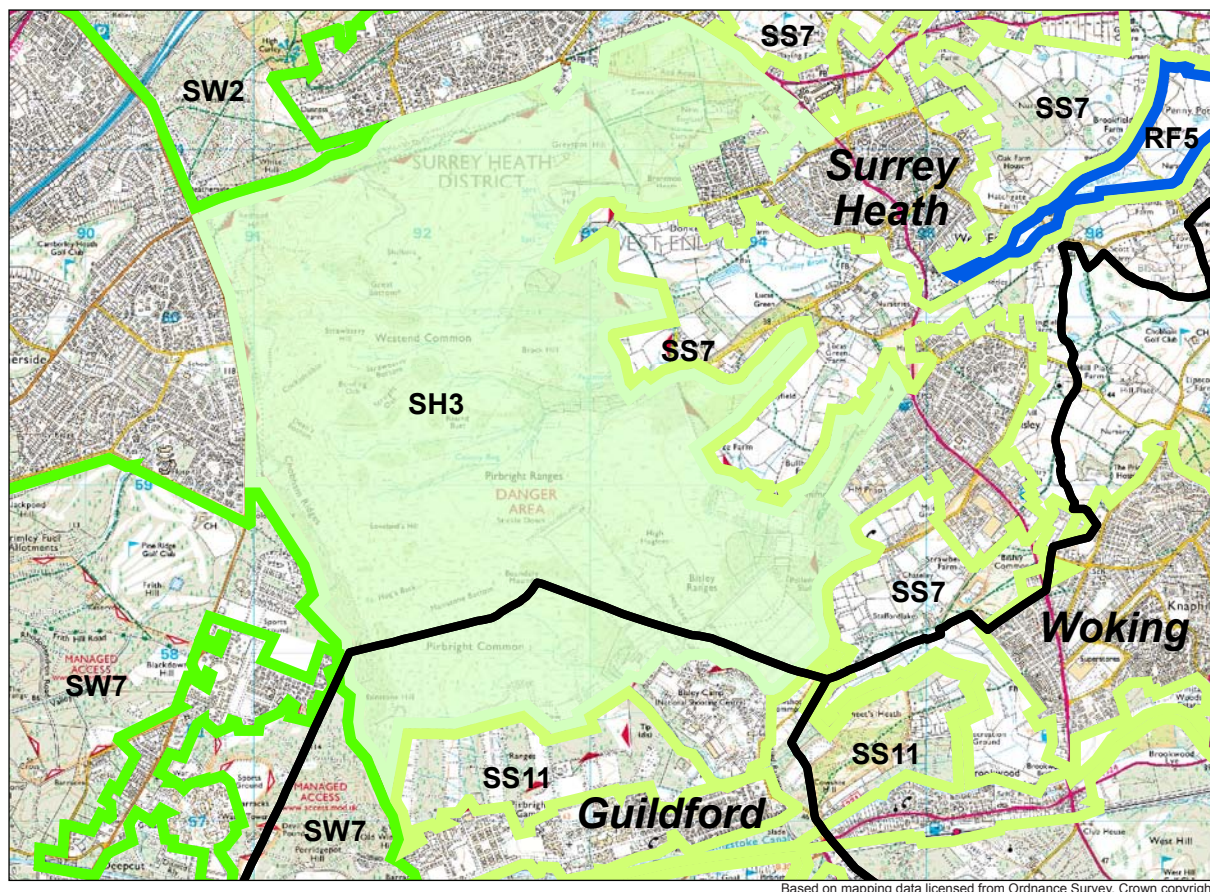
Location and Boundaries

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



Key Characteristics

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



SH3: WESTEND AND PIRBRIGHT SANDY HEATH AND COMMON

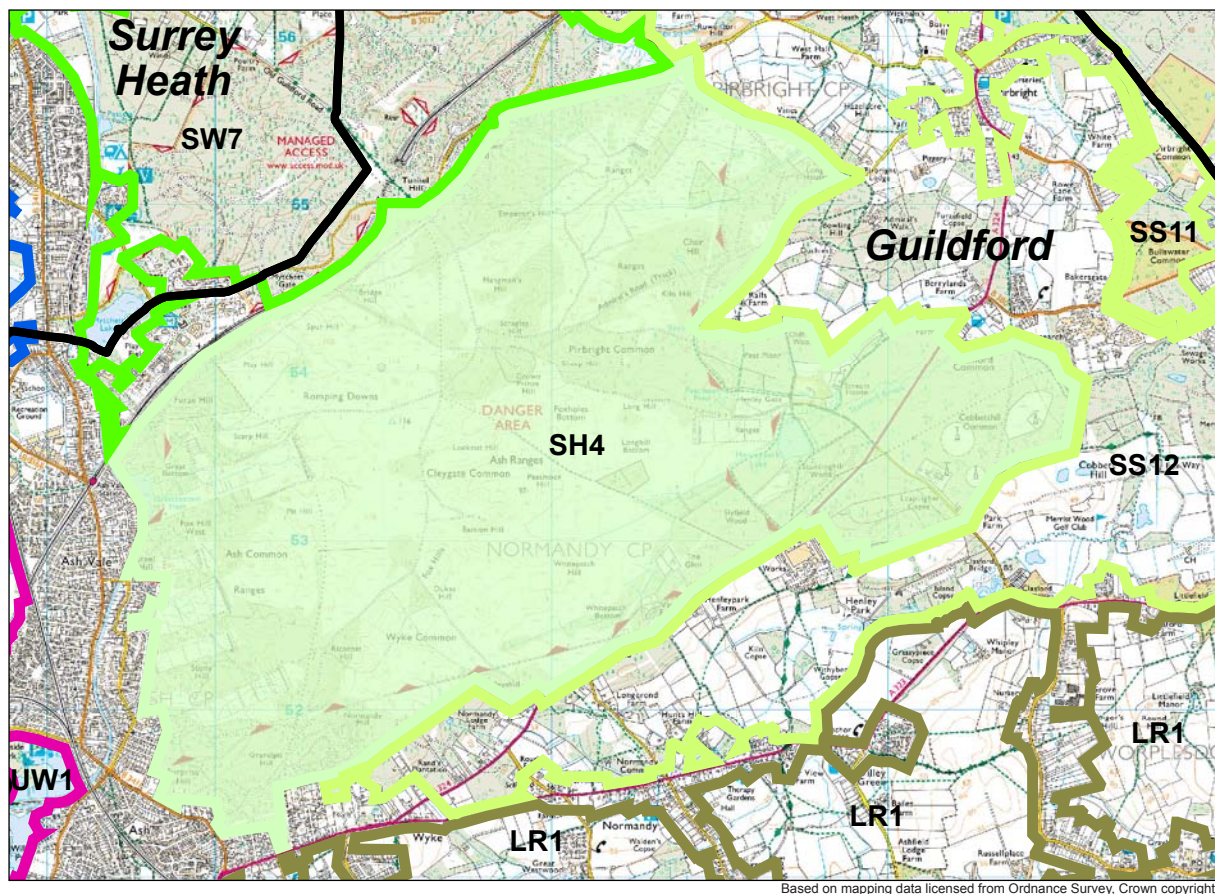
Location and Boundaries

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

Key Characteristics

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

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



SH4: ASH COMMON TO COBBETTHILL SANDY HEATH AND COMMON

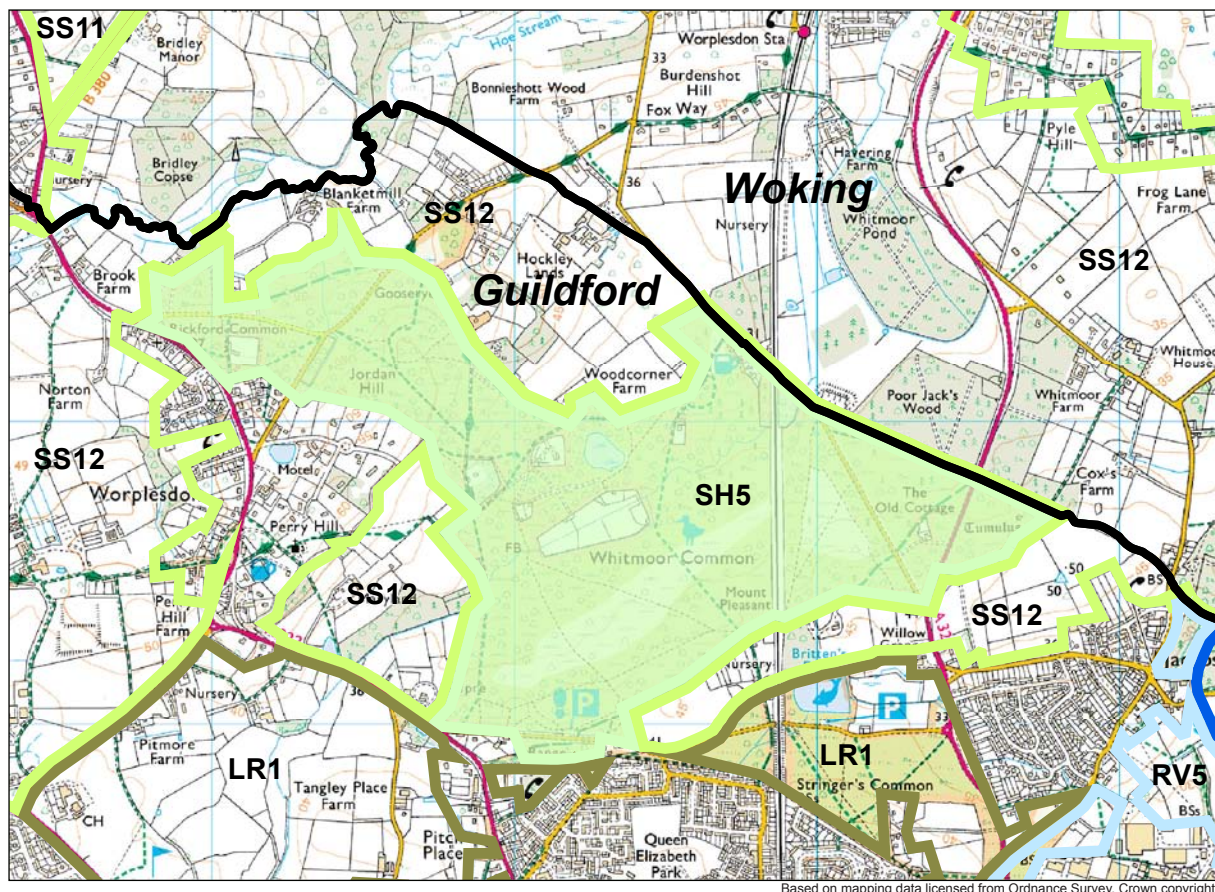
Location and Boundaries

The Ash Common to Cobbetthill Sandy Heath and Common Character Area lies at the western side of the county, to the south-west of Woking. The boundary of the character area encompasses areas of generally intact heathland. The character area lies between largely continuous woodland to the north, and areas of farmland and settlement to the south and east.

Key Characteristics

- An undulating landscape underlain by Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay, solid geology.
- Extensive areas of open heathland enclosed around the periphery of the character area by dense mixed woodland blocks and scrub. There are occasional areas of open water along with springs, streams and brooks.
- Perimeter vegetation prevent views in and out of the character area from the majority of locations.
- The majority of the character area is used by the Ministry of Defence for training and is fenced off as a 'danger area'.
- The character area adjoins the build-up area of Aldershot to the west. There is almost no settlement within the character area, although there is military presence in the form of use for ranges, nearby barracks and camps. Military fencing, gates and danger signs are highly visible around the periphery. There are masts and satellite dishes set within woodland at the communication centre on Cobbett Hill in the eastern end of the character area.

- A few roads and public rights of way cross the eastern end of the character area, although the majority of the area is inaccessible due to military activities around the firing ranges. Private tracks dissect the heath and commons.
- The character area is covered by numerous ecological destinations, with its intact heathlands representing one of Europe's most important and threatened habitats. The majority of the area is designated as a part of the Thames Basin Heaths Special Protection Area, it is a Site of Special Scientific Interest and a Special Area of Conservation.
- This is a contained inward looking and secluded, 'secret' landscape. Although a relatively intact heathland landscape, the military use over the majority of the character area reduces the sense of tranquillity.



SH5: WHITMOOR SANDY HEATH AND COMMON

Location and Boundaries

The Whitmoor Sandy Heath and Common Character Area lies to the north of Guildford. The character area is defined by the extent of relatively intact heath and common, in contrast to more settled or farmed surrounding areas.

Key Characteristics

- A relatively flat landscape, rising gentle overall towards Jordan Hill in the western part of the character area, underlain by Bagshot Formation Sand solid geology.
- The character area consists of the open heathland and woodland blocks of Whitmoor Common, and extends to the north-west to include Rickford Common. There are areas of woodland around the majority of the character area perimeter.
- There are views across the open heathland to the woodland which contains the character area at its periphery.
- Most of the character area is Open Access Land and there are public rights of way across the area, including part of the Fox Way Recreational Path.
- A few short lengths of roads pass through the character area, but the majority of Whitmoor Common is without formal vehicle access. There is a small car park at the southern end of the character area linking to the rights of way network.
- The Portsmouth Direct railway line cuts north-south through the eastern part of the character area.
- Settlement consists of a limited number of dwellings set within trees.

- The character area is covered by a number of ecological destinations. The majority of the area is designated as a part of the Thames Basin Heaths Special Protection Area, it is a Site of Special Scientific Interest and Local Nature Reserve. Parts of Rickford Common make up a Site of Nature Conservation Importance.
- This is an area of both expansive landscape, and areas more secluded by woodland, of high ecological value. Human influence is limited, resulting in a relatively unspoilt landscape with a sense of tranquillity and remoteness.

LANDSCAPE TYPE SH: SANDY HEATH AND COMMON EVALUATION AND GUIDANCE

EVALUATION

Key positive landscape attributes

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

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

Forces for change/sensitivities/pressures

Past change

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

Future potential forces for change

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

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

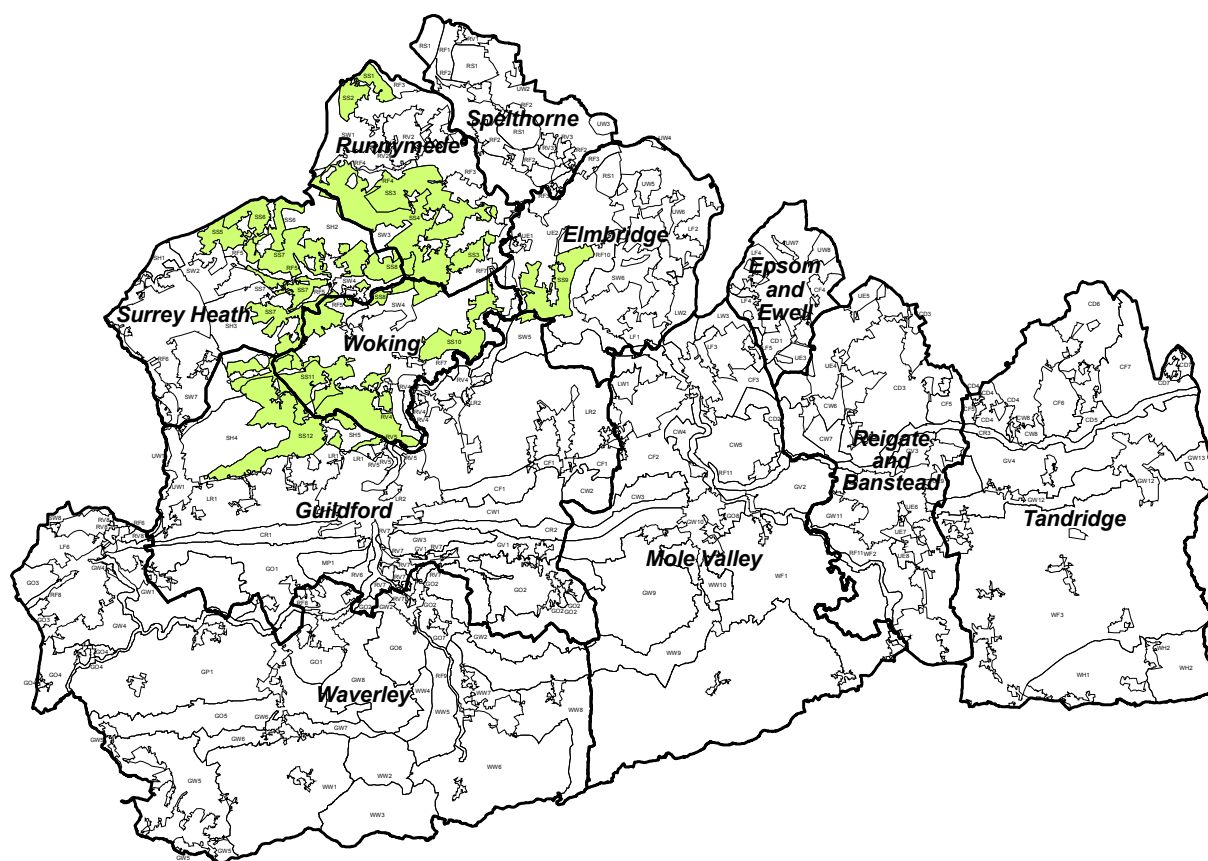
Land Management

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

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

Built Development

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



LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND

Landscape Character Areas

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

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

LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND

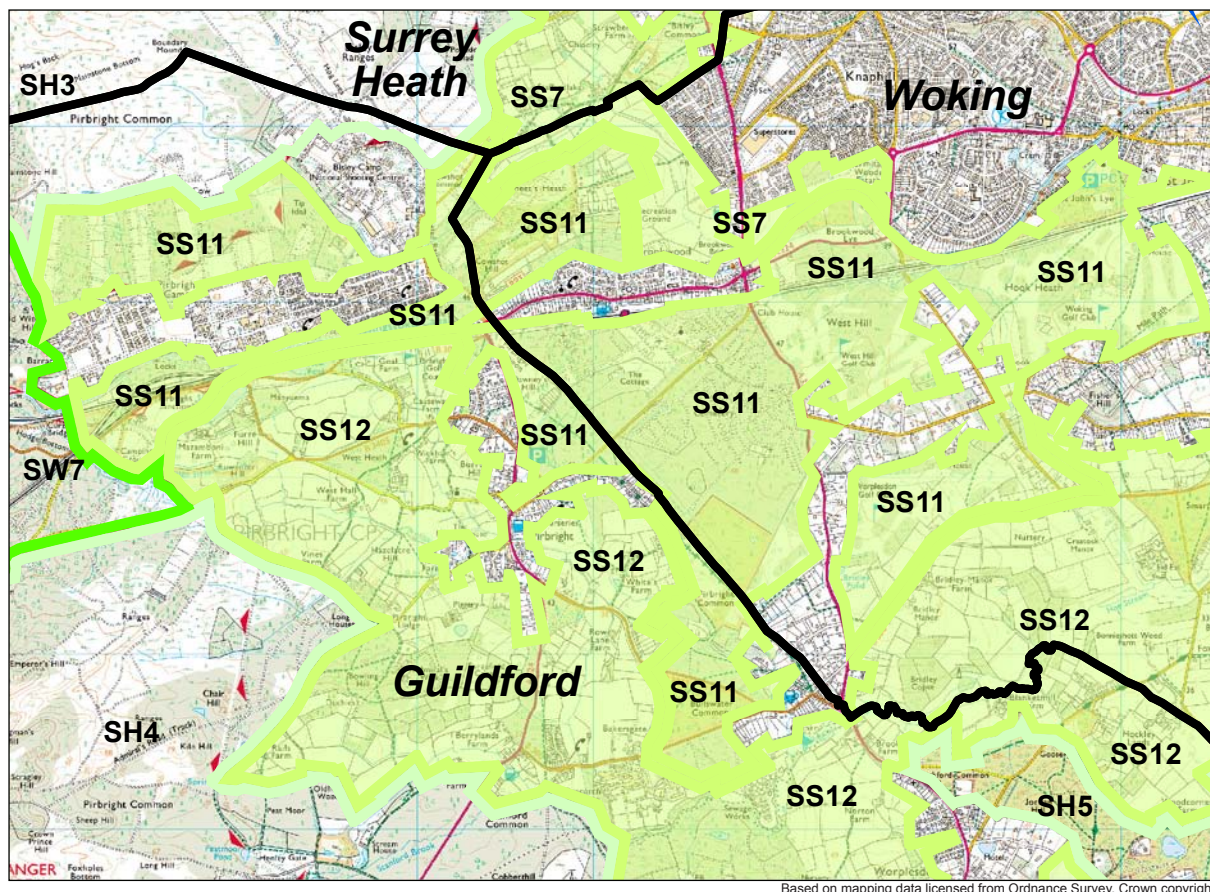
Location and Boundaries

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



Key Characteristics

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



SS11: PIRBRIGHT TO HOOK HEATH SETTLED AND WOODED SANDY FARMLAND

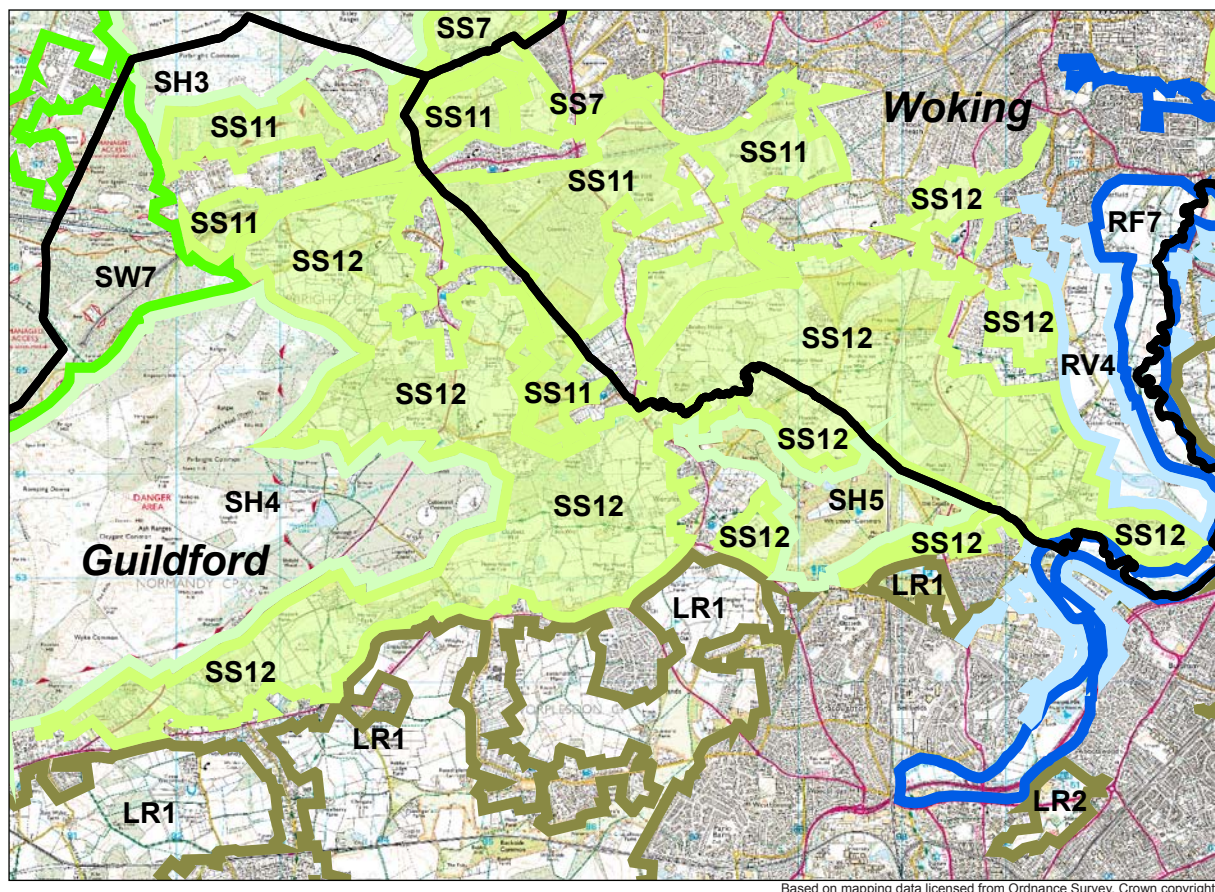
Location and Boundaries

The Pirbright to Hook Heath Settled and Wooded Sandy Farmland Character Area is located to the west of Woking. The character area is defined by the extent of fragmented woodland largely affected by the associated land uses, principally golf courses and large scale cemetery at Brookwood. Boundaries follow the edges of a number of Built Up Areas, resulting in a contorted shape to the character area. Elsewhere, the character area boundary follows woodland edges and other recognisable features such as roads.

Key Characteristics

- A generally flat and occasionally undulating landscape, underlain by Windlesham Formation Sand, Silt and Clay, Camberley Sand Formation Sand, and Bagshot Formation Sand solid geology.
- The character area contains a high degree of tree cover, however woodland is less intact than the extensive continuous tracts of woodland within the Sandy Woodland Type. It is fragmented by numerous uses, principally large golf courses which are cut from the woodland. There is also a large cemetery with dispersed tree cover within the centre of the character area. There are open heathland commons, shooting ranges (including part of the wider Ministry of Defence 'danger area' to the north), pastoral farmland and areas of settlement.
- Overall, there is a limited amount of intact ancient woodland.
- There are some long views through the golf courses, and across open heathland to woodland beyond, but views are restricted by tree cover from the majority of locations.
- The Basingstoke Canal runs through the character area, but is largely hidden by trees.

- The South West Mainline railway runs east-west through the character area. Brookwood railway station was constructed to serve the large Brookwood Cemetery and is located towards the centre of the character area on the South West Mainline.
- A few roads cross the area, generally well contained by tree cover, including a long straight road with boundary walls on either side, through Brookwood Cemetery.
- There are few buildings within the character area, with most obscured or filtered from wider views by tree cover.
- Brookwood Cemetery is listed as grade II park and gardens, and is also a Conservation Area. There are parts of other Conservation Areas in the character area including Pirbright and the Basingstoke Canal Conservation Area. Brookwood Memorial is a grade II listed building.
- A number of areas such as Sheets Heath, are registered as Common Land.
- The area has high ecological value with various designations, including large Sites of Nature Conservation Importance, and parts of the Thames Basin Heaths Special Protection Area.
- An enclosed, intimate landscape due to the high degree of tree cover. Although largely filtered in views, human influence is obvious, limiting tranquillity and the sense of remoteness.



SS12: WYKE TO MAYFORD SETTLED AND WOODED SANDY FARMLAND

Location and Boundaries

The Wyke to Mayford Settled and Wooded Sandy Farmland Character Area is located to the south-west of Woking. The character area has a relatively consistent mix of farmland, woodland and settlement, in contrast to surrounding areas which have a higher degree of woodland or heathland, and the change from sand geology to clay to the south. To the north, the character area boundary follows the edge of Built Up Areas. Elsewhere the boundary follows the edges of woodland and other recognisable features including roads, railway and field boundaries.

Key Characteristics

- Gently undulating landscape, underlain by Bagshot Formation Sand, Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology.
- Drains towards the River Wey in the east via minor watercourses situated in shallow valleys across the area. Winding watercourses include the Hoe Stream, fed by springs, ponds, and ditches.
- A mosaic of land uses including areas on intact pastoral and arable field pattern, frequent woodland, including 19th century plantations and copses, and a number of wooded and heathland commons. There are also a small number of golf courses.
- Mixed woodland, tree belts and copses of Oak, Scots Pine and Birch, create a varied and enclosed landscape.
- Views are often obscured by tree cover, but there are intermittent framed views. From the eastern end of the character area there are some distant views of the Hogs Back.
- Forms part of a green gap between Woking and Guildford urban areas.

- There are areas of Open Access Land, and a good network of public rights of way, including the Fox Way Recreational Route, across most parts of the character area, although some areas, such as around the Hoe Stream, have limited formal public access.
- Busy 'A' roads cross north-south through the character area, including the A324, A320 and A322. There are winding rural lanes elsewhere, but vehicle access to some large areas, such as between Brook Farm and Crastock Manor, is limited to private tracks.
- The Portsmouth Direct railway line passes through the character area, with Worplesdon railway station located towards the middle of the character area, well connected to the public rights of way network.
- Farmsteads and agricultural buildings are scattered across the character area, and there are frequent hamlets, often associated with historic commons, such as at Goose Rye and Prey Heath, and dispersed low density dwellings. There are also occasional large institutional buildings, such as research facilities at Bakersgate.
- In the south-east of the character area is the large, culturally and historically important, Sutton Place. The Tudor manor house is grade I listed, and its grounds are grade II* listed in the Register of Historic Parks and Gardens. The site of a nearby old manor house is a Scheduled Ancient Monument.
- There are two large Conservation Areas at edge of the character area, including Sutton Park to the south-east, and Pirbright Conservation Area to the north-west, and. To the south of Pirbright, there is a grade II listed farm house. There are several areas registered as common land, in particular Smart's Heath and Prey Heath.
- The character area contains a number of Site of Nature Conservation Interest, such as Merrist Wood, and Hoe Stream. Smart's Heath and Prey Heath are designated as Sites of Special Scientific Interest. The character area also borders parts of the Thames Basin Heaths Special Protection Area in several locations.
- A rural area, with rural traditional settlements. Often enclosed by the variety of woodland, with a sense of tranquillity, appreciable from the public rights of way network and away from main road corridors, such as the A320 and A322.

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

EVALUATION

Key positive landscape attributes

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

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

Forces for change/sensitivities/pressures

Past change

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

Future potential forces for change

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

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

Land Management

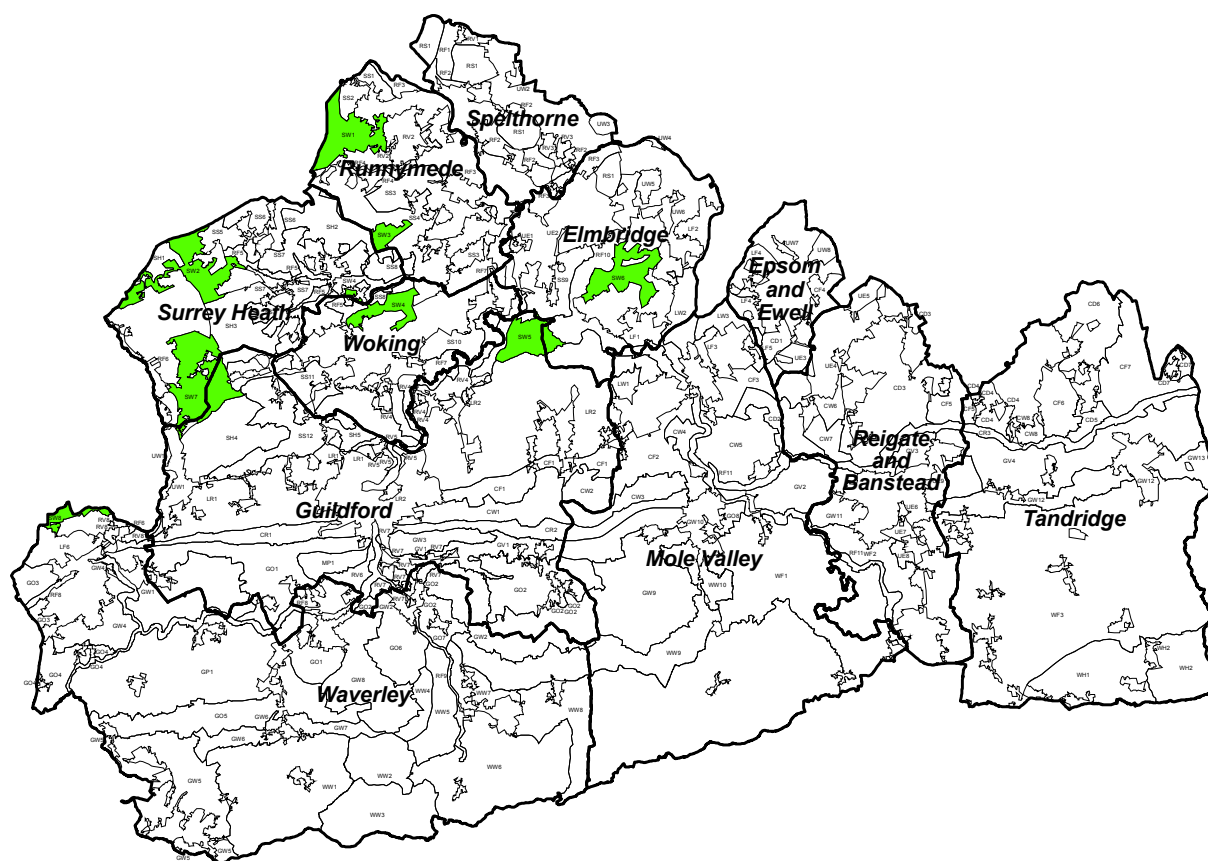
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the commons, woodlands and pastures.
- Raise awareness of the historic dimension of the landscape to landowners including the commons,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

Built Development

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

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

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LANDSCAPE TYPE SW: SANDY WOODLAND

Landscape Character Areas

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

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

LANDSCAPE TYPE SW: SANDY WOODLAND

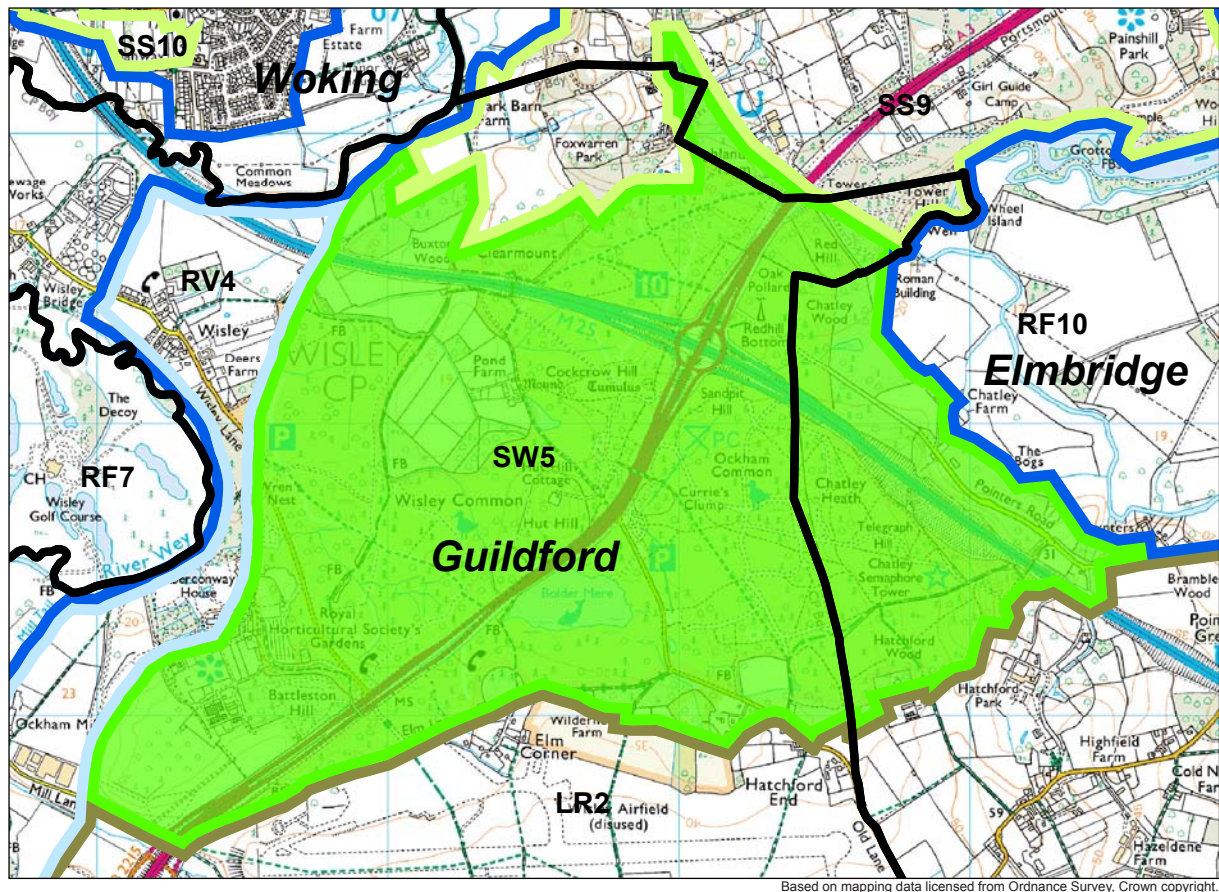
Location and Boundaries

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



Key Characteristics

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



SW5: WISLEY SANDY WOODLAND

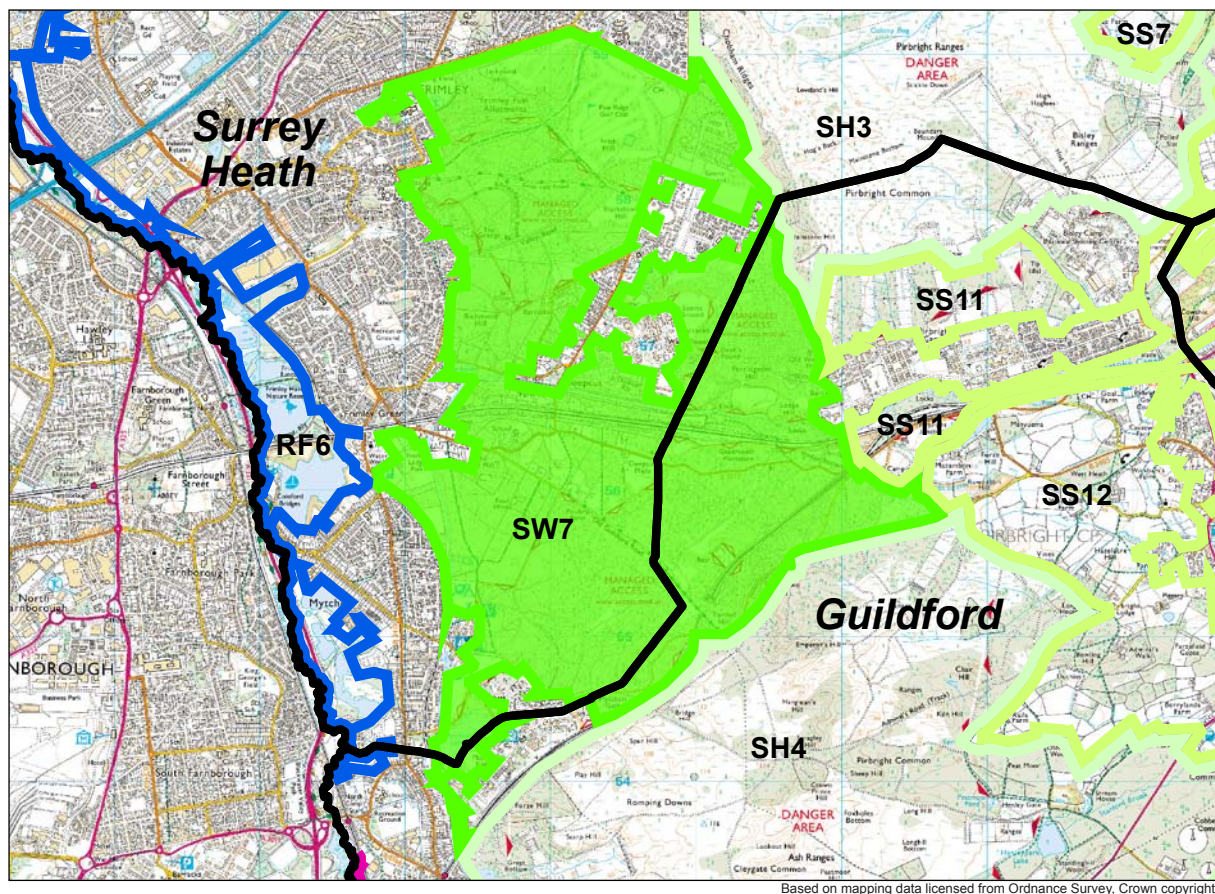
Location and Boundaries

The Wisley Sandy Woodland Character Area is located south-east of Byfleet, between the Wey valley to the west and the Mole valley to the east. The boundary is largely defined by the edge of continuous woodland, as well as the change in underlying geology from sand to clay to the south.

Key Characteristics

- Level landform based on Bagshot Formation Sand solid geology.
- Rises to Hut Hill in the centre of the character area, and falls to the Lower Wey to the north-west and to the Lower Mole to the north-east.
- A secluded, enclosed landscape of heathland commons lying between the Mole and Wey rivers, now largely overgrown by secondary woodland.
- The character area consist of extensive tracts of mixed woodland and scrub, some areas of common land, open water bodies, and a pocket of small pastoral fields.
- Includes a relatively large block of ancient woodland at the south-east corner of the character area. Felled plantation leaves large open areas within the woodland. Bolder Mere is a large lake secluded with the woodland. The Royal Horticultural Society gardens at Wisley are within the south-west corner of the character area, and Foxwarren Park is to the north.
- Tree cover confines views generally, however there are distinctive views through the woodland along tracks, clearings within the woodland and across Bolder Lake. Views of moving vehicles are possible within the vicinity of road corridors through the woodland.
- The M25 motorway and A3 cut through the woodland, and form Junction 10 of the M25 where they meet, towards the centre on the character area.

- Wisley and Ockham Commons are Open Access Land, with a number of informal tracks through the woodland connecting to a network of public rights of way, there are small car parks and other basic facilities for recreational use of the woodlands.
- There are a very limited number of isolated dwellings, including a few farmsteads, cottages and large houses at Wisley and Foxwarren, but the character area is mostly unsettled.
- Large tracts of the character area are registered as Common Land and Wisley is noted as a historic garden and centre of horticulture. There are a number of scheduled monuments within the woodland, including a bowl barrow and bell barrow near Cockcrow Hill, and a hengi-form monument at Red Hill. The well preserved Chatley Heath Semaphore Tower is located at Telegraph Hill at the south-east of the character area, and was part of the Royal Navy Semaphore line which operated between 1822 and 1847.
- There is high biodiversity value, with the majority of the character area covered by ecological designations, including Special Protection Area, Site of Special Scientific Interest, and functions as a Local Nature Reserve.
- Busy roads, including the M25 motorway, fragment the character area and disturb the peace locally. But away from detracting activity, the majority of the wooded character area is peaceful, intimate, and has a sense of remoteness.



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SW7: DEEPCUT SANDY WOODLAND

Location and Boundaries

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

Key Characteristics

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

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

LANDSCAPE TYPE SW: SANDY WOODLAND EVALUATION AND GUIDANCE

EVALUATION

Key positive landscape attributes

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

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

Forces for change/sensitivities/pressures

Past Change

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

Future potential forces for change

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

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

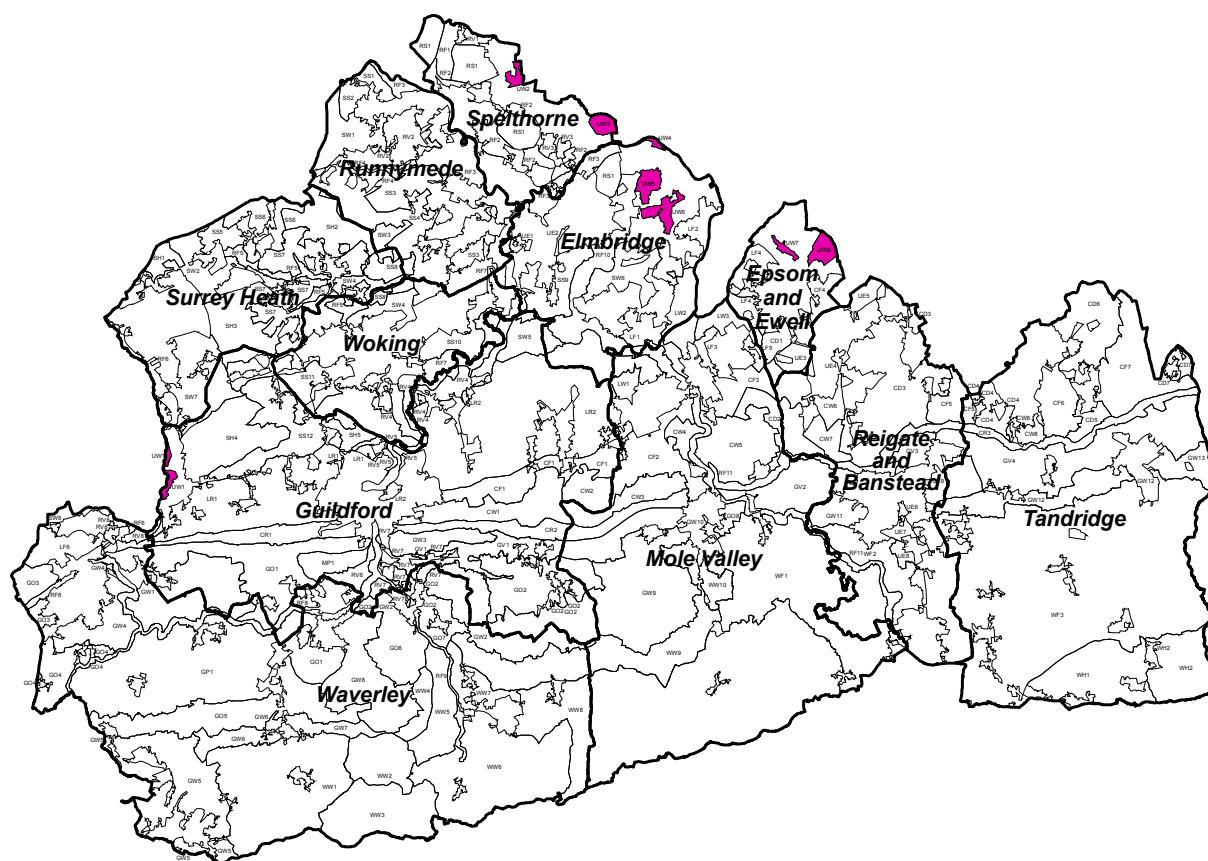
Land Management

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

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

Built Development

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



LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

Landscape Character Areas

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*

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

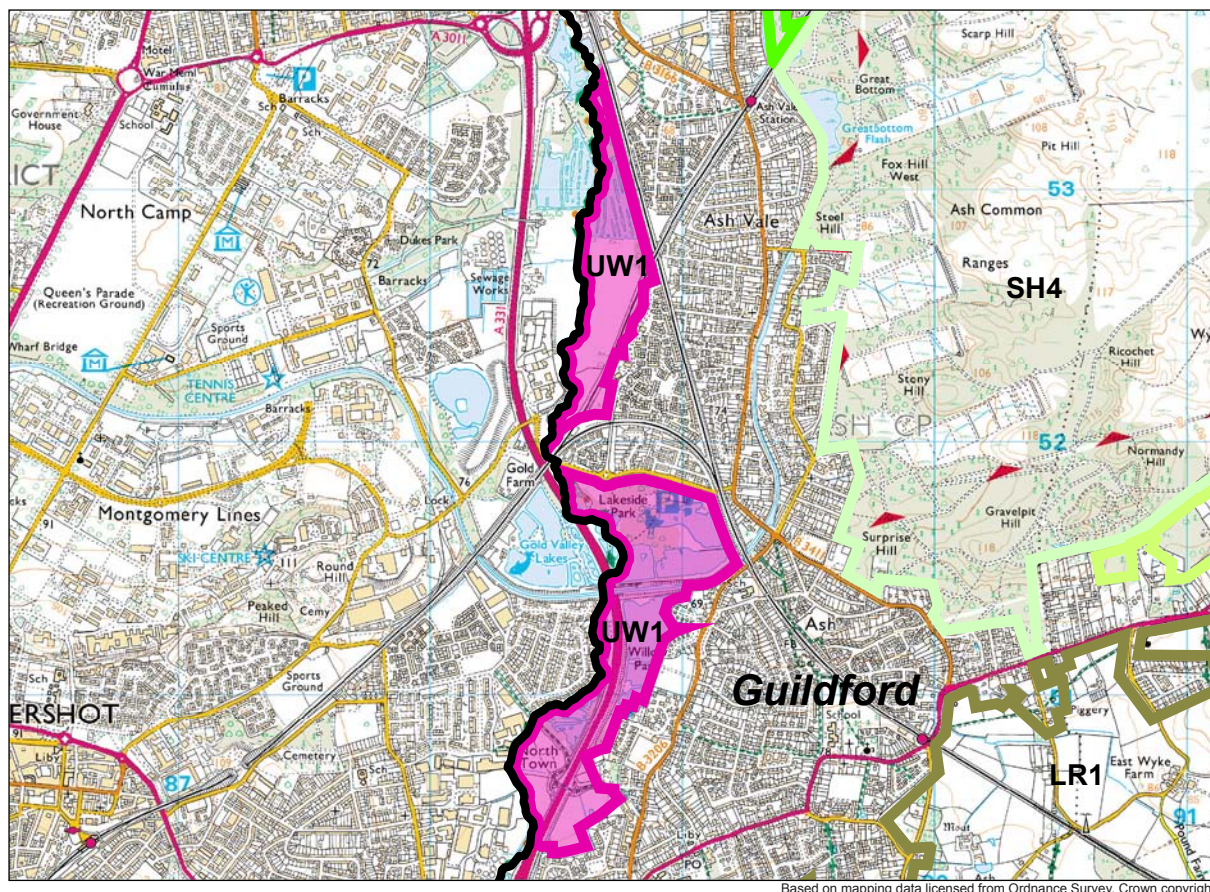
LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

Location and Boundaries

A group of individual areas within the Built Up Areas of towns across the County.

Key Characteristics

- Individual areas, with a variety of characteristic and uses, within the Built Up Area.
- Entirely enclosed by urban areas, the majority of these areas have significant human intervention, and provide outdoor amenity for the surrounding population.
- These areas are of high biodiversity value and potential within the Built Up Area.
- Provide visual and physical break of rural or natural open character within the Built Up Area.



UW1: NORTH CAMP TO NORTH TOWN LAKES

Location and Boundaries

Located within the western part of Ash Vale and Ash, at the western edge of the county. The western edge of the area is defined by the Blackwater River and county boundary.

Key Characteristics

- Underlain by a combination of London Clay Formation Clay, Silt and Sand, Bagshot Formation Sand, Swinley Clay, Member Clay, and Windlesham Formation Sand, Silt and Clay, solid geology.
- Part of the wider north-south Blackwater valley, but annexed by settlement.
- Contains a number of large lakes, woodland and rough grassland.
- Road and rail routes, plus the Basingstoke Canal, cross the area but settlement is limited.
- The Blackwater Valley Path Recreational Route runs along the river to the west.
- Parts of the lakes are designated as Sites of Nature Conservation Importance and a Local Nature Reserve.
- Provides a wooded setting to the River Blackwater and recreation at Lakeside and Willow Park, and provides a relief from, and buffer to, the surrounding urban context. Road routes, albeit screen by tree planting, fragment the area.
- Coincides with Surrey's Rivers biodiversity opportunity area R03.

LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS EVALUATION AND GUIDANCE

EVALUATION

Although varied, all these character areas provide pockets of quality landscape, of historic importance or importance for existing biodiversity and biodiversity potential, embedded within the Built Up Areas. They provide open areas that are rural or natural in character in direct contrast to the surrounding dense urban areas of north Surrey, and between Aldershot and Ash.

GUIDANCE

- Conserve and enhance biodiversity value of remnant habitats, and key landscape characteristics that are identified as priority habitats.
- Seek opportunities to link existing habitats through habitat restoration.
- Protect and enhance the landscape setting to adjacent settlements and urban areas.
- Maintain and enhance the network of public access, whilst ensuring significant biodiversity value and resource of these areas is sensitively managed and protected.
- Encourage understanding of the biodiversity and historic elements of the landscape.
- Conserve the historic landscapes, such as along the Hogsmill and around Nonsuch Park.