

Surrey Hills AONB Boundary Review Natural Beauty Assessment



Final Report
February 2023

Surrey Hills Area of Outstanding Natural Beauty Boundary Review

Natural Beauty Assessment

Prepared for Natural England

By

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1.0 Introduction

1.1 The Surrey Hills

- 1.1.1 The Surrey Hills was one of the first landscapes in the country to be designated an Area of Outstanding Natural Beauty (AONB) in 1958. It covers a 422 km² stretch of the North Downs and Greensand Ridge landscapes, including the ridge and south facing scarp of the chalk downlands and the greensand hills that fringe the Low Weald.
- 1.1.2 This is one of England's most accessible protected landscapes which is on the doorstep of a string of major towns, including Farnham, Guildford, Godalming, Dorking, Leatherhead, Reigate, Caterham and Oxted, as well as the outskirts of London to the north.
- 1.1.3 The AONB extends across five Local Authorities namely Waverley, Guildford, Mole Valley, Reigate and Banstead, and Tandridge as shown on Figure 1.

1.2 Scope of Work

- 1.2.1 There has been a long-held desire to review the boundary of the Surrey Hills AONB. In December 2013, the Natural England Board¹ confirmed that it would take forward a project to determine whether the AONB boundary should be varied, and if so, to define a recommended boundary variation to the AONB.
- 1.2.2 In May 2021, Natural England's Board committed to testing and trialling a new approach to designation work with a strong emphasis on collaboration and engagement. The Natural England Board also approved a new evidence-based method for prioritising the known proposals for new or varied landscape designations, using a range of policy steers approved by Defra. The proposed Surrey Hills boundary review scored highly against the policy steers and Natural England reconfirmed its desire to take forward the Surrey Hills Boundary Review at this time.
- 1.2.3 In June 2021, a written ministerial statement² by Secretary of State George Eustace (Defra) announced that Natural England '*will be taking forward the government's commitment to designate additional protected landscapes and is currently considering the designation of four new areas*'. This included a possible extension to the Surrey Hills AONB.
- 1.2.4 In September 2021, Natural England commissioned a consortium of specialist consultants to undertake a review of the Surrey Hills AONB boundary. The approach adopted included extensive early engagement activity, and a detailed

¹ Natural England Board Paper NEB PU40 02, December 2013

² <https://www.gov.uk/government/news/natural-england-announces-landmark-new-programme-for-protected-landscapes>

technical assessment of natural beauty. This report sets out the findings of the natural beauty evaluation of land adjacent to the existing Surrey Hills AONB. This has involved the collation, updating and review of natural beauty evidence to determine whether land has sufficient natural beauty to be considered worthy of inclusion within an extension to the Surrey Hills AONB. Qualifying land has been defined as a Candidate Area for designation (refer to Figure 10).

- 1.2.5 The Candidate Area will form the basis for considering the desirability to proceed with designation and, ultimately, an area within which a detailed boundary can be drawn, in accordance with the sequential approach to the designation set out in Natural England guidance³. These latter stages of assessment will follow on from the natural beauty evaluation and are set out in separate reports. It should also be noted that the Natural England Guidance makes it clear the process of evaluation is an iterative one. Later stages of assessment require the revisiting of earlier evaluation. The findings set out in this report have therefore been reviewed and updated throughout the process.

1.3 Natural England Guidance on Assessing Landscapes for Designation

- 1.3.1 The statutory framework for the protection of land in England as AONB is set out in the Countryside and Rights of Way Act 2000 (CRoW Act)⁴. Natural England has a power under the Act to designate areas which it considers to be of such outstanding Natural Beauty, that it is desirable that they should be designated for the purpose of conserving and enhancing their natural beauty. Natural England also has a power under the CRoW Act⁵ to vary an Order designating an Area of Outstanding Natural Beauty.
- 1.3.2 Natural England has developed an approved approach to assessing landscapes for designation as either National Park or Area of Outstanding Natural Beauty. This is set out in Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty in England⁶. The Guidance seeks to ensure a consistent approach to the delivery of landscape designation projects which draws on best practice, and takes account of both changes in the legislative framework relating to landscape designations, and the outcome of the previous designation Public Inquiries and relevant court cases. After extensive external consultation, the revised Guidance was approved by Natural England and published in March 2011. This guidance has been used to guide work to develop extensions to the Lake District and Yorkshire Dales National Parks, and was successfully tested and found

³ Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty in England”, Natural England, Updated June 2021

⁴ Countryside and Rights of Way Act 2000, Section 82

⁵ Countryside and Rights of Way Act 2000, Section 83, (7)

⁶ Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty in England”, Natural England, Updated June 2021

sound during the subsequent Public Inquiry and Confirmation of the Orders by the Secretary of State in October 2015. It was also used as the basis for the work to extend the Suffolk Coast and Heaths AONB, and found sound during confirmation of the Order by the Secretary of State in July 2020. The guidance has recently been updated in 2021 to improve clarity.

- 1.3.3 The guidance is intended for use by Natural England specialist staff and qualified consultants, to help to identify whether land is likely to meet the statutory criteria for AONB or National Park designation. It has been used as the basis for this assessment of whether there is land worthy of designation adjacent to the Surrey Hills AONB.

1.4 Broader Context and Current Legislation

- 1.4.1 As part of the Government's 25 Year Plan for the Environment, an independent review of designated landscapes in England (National Parks and AONBs) was led by Julian Glover and published in 2019. The Review praised the current work of the AONB Family and recognised their huge potential to deliver more for nature, climate and people.
- 1.4.2 In January 2022, the Government published its response to this independent Landscape Review, highlighting the issues of nature loss, climate change adaptation and people, and the role of protected landscapes in addressing these issues. In its response, the Government cited its commitment to protecting 30% of land for nature by 2030⁷. Natural England has also set out an ambitious new landscape designation programme to take forward the recommendations set out in the Glover Review. These include the creation of new or extended AONBs (of which the Surrey Hills AONB Boundary Review is one), but also an All-England Assessment to help identify areas that could benefit from new or extended landscape designations, including National Park and AONB status, as well as potential new approaches to improve landscapes for people and nature, particularly in and around towns and cities.
- 1.4.3 There is no doubt that nationally valued landscapes will play a key role in implementing these initiatives and targets and that this movement forms an important backdrop to this study. Ultimately however, the assessment of land for designation as an AONB, and any decision to proceed with designation, must be undertaken in accordance with current legislation and Natural England Guidance.

⁷ <https://www.gov.uk/government/news/pm-commits-to-protect-30-of-uk-land-in-boost-for-biodiversity>

1.5 Format of the Report

1.5.1 The remainder of the report is laid out as follows:

- **Section Two** outlines the method.
- **Section Three** considers the Designation History of the area and relevant policy background.
- **Section Four** sets out the specific approach adopted in the Surrey Hills.
- **Section Five** identifies Evaluation Areas.
- **Section Six** contains the detailed evaluation tables for each of the Evaluation Areas.
- **Section Seven** sets out the conclusions of the study and identifies the extent of a Candidate Area which is likely to meet the criterion for outstanding natural beauty and within which a detailed boundary may be defined.

2.0 Method

2.1 Approach

- 2.1.1 As noted in para 1.2.2 above, Natural England's new approach to designation work, requires increased collaboration and early engagement. Natural England therefore established a Management Advisory Group (MAG) and a Technical Advisory Group (TAG) in order to include partners in project governance and improve engagement throughout the project. The Terms of Reference for each of these groups and membership is set out in Appendix 1 and 2 of this report.
- 2.1.2 Natural England also required this project to test opportunities for early engagement of stakeholders, including participatory evidence gathering, as well as clear messaging to communities to support greater understanding and transparency. This project has therefore included a period of early engagement with stakeholders (including members of the public) referred to throughout this report as the '*call for evidence*'. This involved the creation of a dedicated website, opportunities for people to submit evidence using a 'Citizen Science' approach (involving a survey app and interactive mapping), and a series of webinars (further detail of the engagement can be found in Appendix 3 of this report).
- 2.1.3 Stakeholders were asked to submit evidence relevant to the assessment of natural beauty. Over 2000 submissions were received in the period between December 2021 and January 2022. Many submissions comprised a photograph and brief description as to why the area is valued, while others comprised detailed evaluations, undertaken by landscape professionals on behalf of Parish Councils or other specialist groups. The majority of submissions received were in support of designation, although some were against.
- 2.1.4 A review of all submissions was undertaken as part of a desk study stage of the project, along with the collation of background information, document reviews, research, mapping and local sources, including the relevant Local Authorities and the Surrey Hills AONB.
- 2.1.5 Examples of data collated include solid and drift geology, landform, soils, agricultural land classification, national and local natural heritage designations and reserves, priority habitats, ancient woodland, national and local cultural heritage designations, landscape character assessments (LCAs), historic landscape characterisation (HLC), agri-environment schemes, and administrative boundaries.
- 2.1.6 Reference was also made to a range of published books about the area and web-based information sources such as Google Earth, National Library of Scotland website, the National Biodiversity Network, Campaign for the Protection of Rural England (CPRE) tranquillity mapping and Local Authority allocations and development information.
- 2.1.7 It should be noted that this list is illustrative, not exhaustive, and that the extent of information gathered was also constrained by available data and resources at the

time of the study. Data was periodically reviewed and updated during the course of the evaluation.

2.2 Initial Mapping and Desk Study

- 2.2.1 The digital mapping and spatial data obtained was combined and interrogated in a Geographical Information System (GIS). A series of working maps was produced to aid the evaluation of natural beauty, to enable comparison between different datasets and the identification of any patterns or distribution of features of interest. The distribution of evidence can be found on the Figures listed in the Contents of this report and bound separately.
- 2.2.2 The pre-existing Landscape Character Assessments and earlier assessments of natural beauty were reviewed, and relevant information taken into account.
- 2.2.3 Numerous periods of site work were undertaken to test the information gained from the different sources and, where necessary, to update this information. Site work also enabled evidence to be gathered on landscape condition, scenic quality, relative wildness and tranquillity, where field observation was required.
- 2.2.4 Documents considered included:

Landscape Character Assessment

- *Surrey Hills Landscape (Countryside Commission 1998)*
- *The Future of Surrey's Landscape and Woodlands (1997)*
- Jigsaw Project Significance statements for each of the character areas (2000)
- *Surrey Historic Landscape Characterisation, N. Bannister and P. Wills (2001)*
- *Surrey Landscape Character Assessment, Hankinson Duckett Associates (2015)*
- *Croydon Borough Character Appraisal, Draft 21 (September 2015)*
- *East Hampshire District Landscape Character Assessment, LUC (July 2006)*

Landscape Value and Evaluation

- *Surrey County Structure Plan 1958, 1971 and 1984*
- *Surrey Hills AONB Designation History, Ray Woolmore*
- *Kent Downs Designation History, Ray Woolmore*
- *South Downs National Park Inspectors Report*
- *South Downs National Park Reopened Inquiry Inspectors Report*
- *Surrey Hills AGLV Review, Chris Burnett Associates, 2007*
- *Cranleigh, Shamley Green Landscape Assessment, Chris Burnett Associates, 2010*
- *Review of Evidence Relating to proposed AONB Boundary Variations for the Surrey Hills and Suffolk Coast and Heaths, Alison Farmer Associates, 2012*
- *Potted History of the AGLV in Surrey, Charmaine Smith, Surrey County Council, 2013*
- *Surrey Hills AONB Areas of Search Natural Beauty Evaluation, Hankinson Duckett Associates, 2013*

Local Authority Plan Documents

- Local Development Plans
- Minerals and Waste Plans
- Conservation Area Appraisals and Management Plans

Land Management

- *Surrey Hills AONB Management Plan 2020-2025*

Additional Documents

- *Listed Building Descriptions*
- *Natural Heritage Designation Citations*
- *Cultural Heritage Designation Citations including Scheduled Monuments, Registered Parks and Gardens and other cultural heritage descriptions.*

2.2.5 In addition to technical documents, a number of published books which celebrate the Surrey Hills and North Downs landscapes, have been purchased and reviewed or were submitted as part of the *Call for Evidence* by stakeholders. These include:

- *Our Changing Landscape, 2018, Surrey Hills Society*
- *North Downs Landscapes – Exploring the Glorious English Countryside on London’s Doorstep, Doug Kennedy (2015)*
- *The Surrey Hills, Beata Moore (2014)*
- *Surrey Landscapes, Nick Oakley (2021)*
- *A Portrait of the Surrey Hills, Jane Garrett (2010)*
- *Some West Surrey Villages, 1901, E A Judges*
- *The Parish Churches of Dunsfold and Hascombe (2005)*
- *Dunsfold – Before the Airfield (1992) Alan Siney*

3.0 Designation History and Policy Background

3.1 Background

3.1.1 This section considers the evidence which demonstrates historical aspiration for designation of the area. This informs the extent of the Area of Search and can also inform evaluation.

3.2 AONB Designation History

3.2.1 The designation history of the Surrey Hills AONB is set out in detail in the Countryside Commission publication by Ray Woolmore⁸. Based on a review of this document, the following timeline can be established.

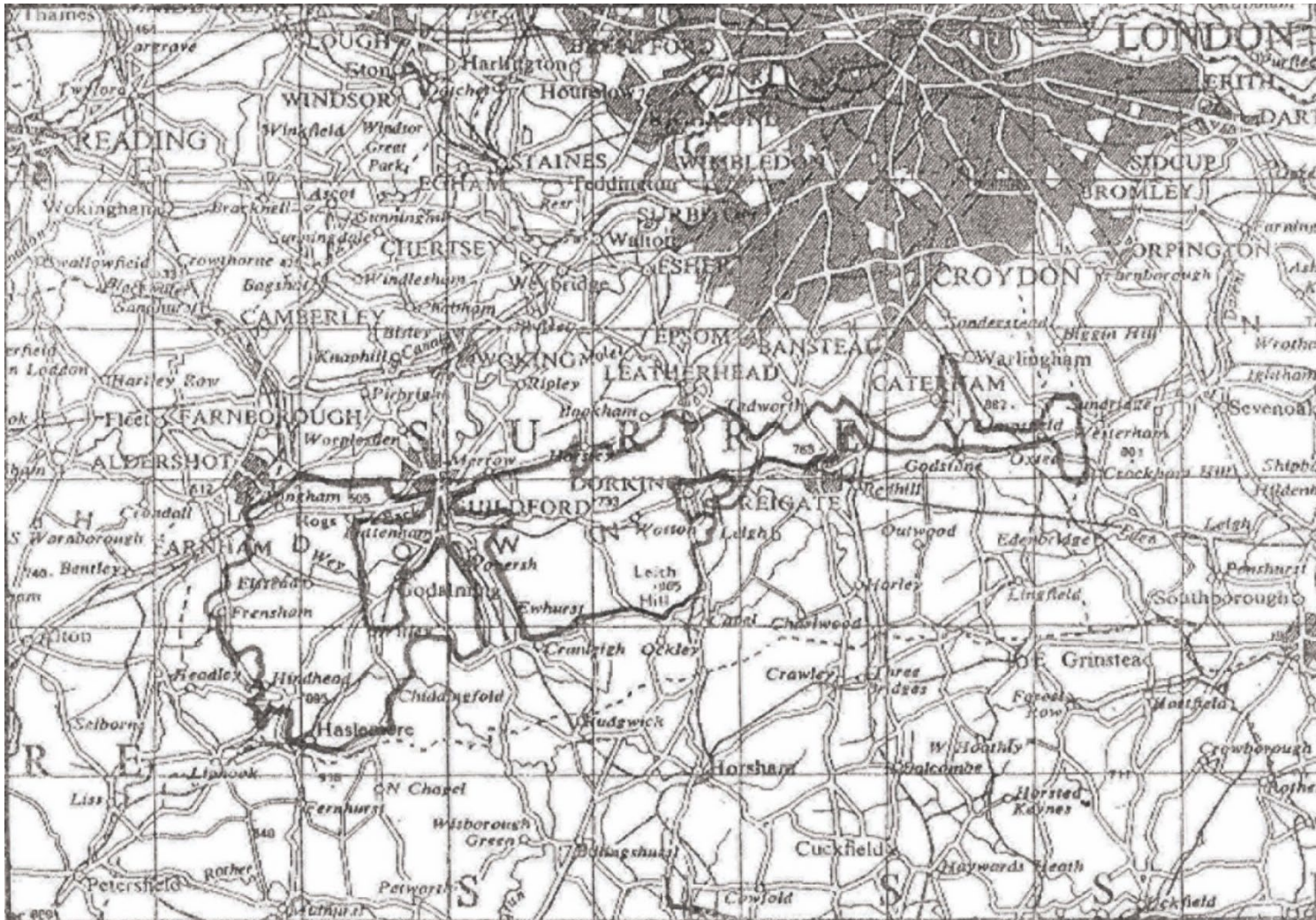
Table 1: Timeline leading to designation of Surrey Hills AONB

Date	Event	Review
1938	Green Belt (London and Home Counties) Act allowed County Councils to purchase land for the protection of landscape for conservation and scenic quality for the first time. This led to purchases by Surrey County Council of parts of Box Hill, Leith Hill and other areas of scenic beauty.	
1945	Publication of Dower report	Parts of the Surrey Hills were included in his Division C list of 'other areas not suggested as National Parks'; including North Downs and Hampshire Downs and Hindhead.
1947	Publication of Hobhouse Report	Parts of the Surrey Hills were included in the North Downs and Hindhead conservation areas. More specifically in Surrey the North Downs conservation area included the chalkland ridges of the Hog's Back from east of Farnham to west of Guildford, and the Downs from east of Guildford to Titsey Hill on the Kent border and the parallel ridge of Lower Greensand to the south from Holmwood and Leith Hill. The Hindhead conservation area within Surrey included the wooded heathland of the Lower Greensand hills of the Hindhead/Devil's Punchbowl area.

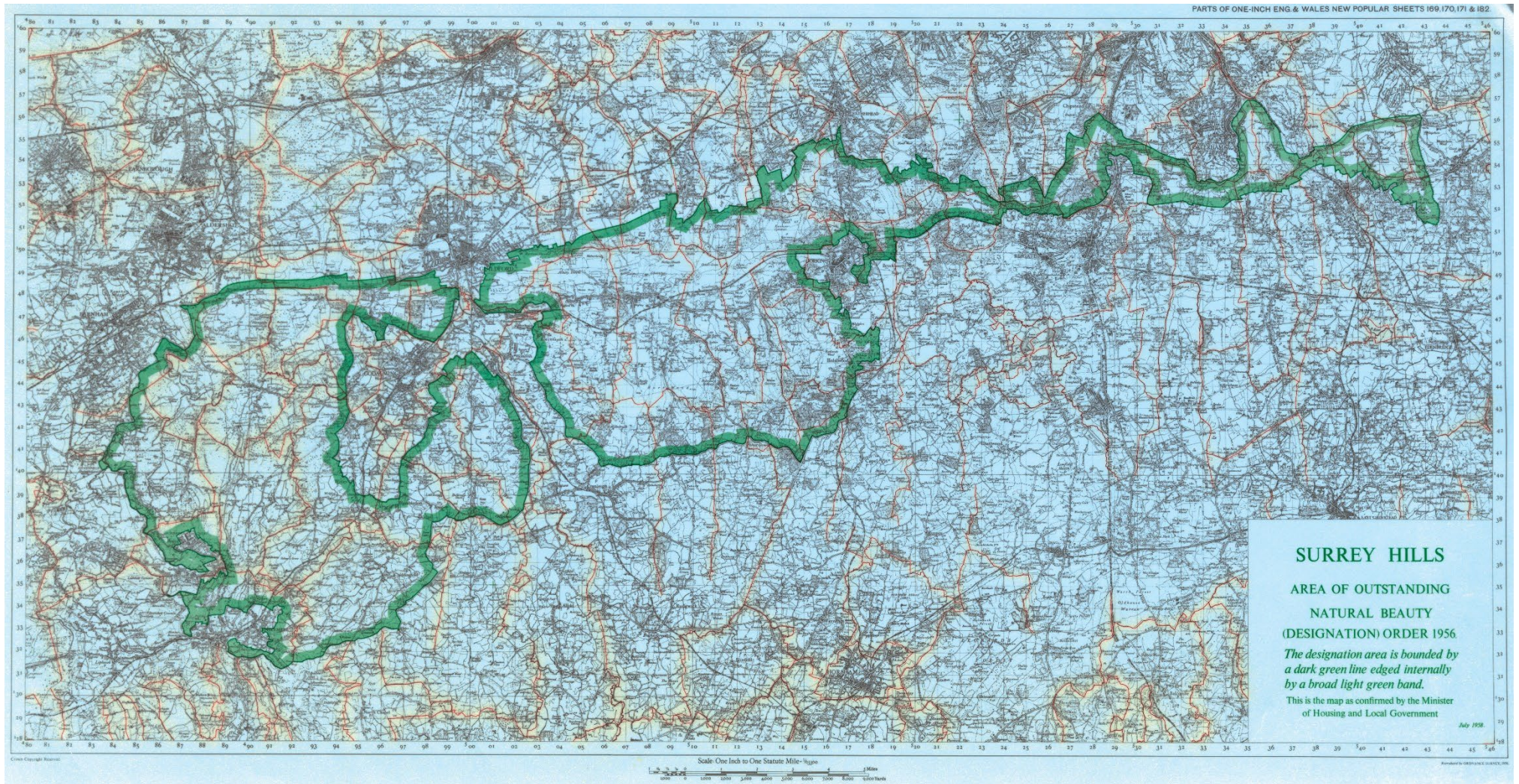
⁸ *Surrey Hills AONB Designation History, Ray Woolmore*

Date	Event	Review
1947	Town and Country Planning Act	This legislation enabled Surrey County Council to prepare a development plan for the County.
1949	National Parks and Access to Countryside Act	This legislation introduced mechanisms for the designating of National Parks and Areas of Outstanding Natural Beauty.
1953	Surrey Development Plan defined AHLV (later to become the AGLV)	AHLV boundaries were defined based on the Hobhouse Map.
1953	Objections made to Surrey Development Plan	Additional areas were argued for inclusion namely: <ul style="list-style-type: none"> • Hascombe and Hambledon Hills • southern fringe of the eastern edge of the Hog's Back around Compton and Loseley, • part of Cobham-Ottershaw • Painshill-Cobham-Oxshott • Tandridge-Limpsfield areas • Fold Country (from Chiddingfold to Alfold)
Sept 1954	Inquiry on Surrey development plan and plan sent to Minister for approval	
Early 1955	National Parks Commission (NPC) met with Surrey County Council (SCC) to discuss AONB designation	
May 1955	NPC and Minister of Housing and Local Government (dealing with Surrey Development Plan) met to agree relationship between an AGLV and AONB	Agreed that the boundary of the AONB should be in step with the final boundary of the AGLV, as determined by the Minister
June 1955	Draft map circulated to district councils as part of informal consultation. Additions and exclusions submitted and agreed	Additions put forward and agreed included: <ul style="list-style-type: none"> • Chiddingfold area in Hambledon • Parish of Artington in Guildford • Holmwood Common and Betchworth Park and part of Holmwood Common in Dorking. Exclusions put forward and agreed included: <ul style="list-style-type: none"> • urban fringes of Haslemere and Hindhead. Proposed northwards extensions by Guildford were rejected on the basis of their lack of any special landscape value. 'Islands' in Lower Greensand around Godstone were also rejected.
Nov 1955	NPC agrees amendments	
Feb 1956	Formal consultation on proposed AONB boundary	Requested additions included:

Date	Event	Review
		<ul style="list-style-type: none"> • 'islands' around Godstone e.g. Chart at Limpsfield and Tilburstow Hill • Land north of the Hog's Back and the chalk ridge generally • Remainder of the Parish of Artington.
March 1956	NPC considers representations and makes changes	Majority of additions rejected but some minor boundary refinements made e.g. High Chart, Limpsfield was included in the AONB boundary.
July 1956	Proposed AONB is put on deposit	Representations received from Lime Companies requesting exclusion of their land at Betchworth, Merstham and Oxted.
Sept 1956	Proposed AONB Boundary sent to Minister	Along with representations from Lime Companies and proposed additions previously requested around Godstone and Guildford.
1 st May 1958	Minister approves Surrey Development Plan	<p>The County Map showed the following areas as AGLV:</p> <ul style="list-style-type: none"> • The Hog's Back restricted to the flanks on either side of the ridge • The North Downs from Guildford to Reigate and a narrow corridor in the Tillingbourne near Westcott linking to the broader area of Greensand Hills comprising Leith Hill and the Holmwood • The North Downs Scarp between Reigate and the Kent border.
9 th May 1958	Minister approves Surrey Hills AONB designation (see map below)	<p>The Minister approved the order as submitted with no changes in relation to the outstanding objections from the Lime Companies or proposed additions around Godstone and Guildford.</p> <p>The AONB area included a larger area than the AGLV namely:</p> <ul style="list-style-type: none"> • Expanded the central section to include the Tillingbourne Valley, the Greensand Plateau area in and around Blackheath, and the wooded Wealden fringe • Linked the North Downs through Reigate and added the areas of northern downland dip slope adjacent to Banstead and Caterham, plus adding the Greensand area of Limpsfield Chart on the Kent border • Included the whole area of Greensand Plateau and Hills comprising Frensham, the Devil's Punch Bowl and Hascombe, plus the Chiddingfold Weald below.



Map extract showing extent of proposed Surrey Hills AONB



Map showing final extent of Surrey Hills AONB as submitted with the Designation Order

3.2.2 The designation history set out above illustrates that the boundary of the Surrey Hills AONB included an area slightly larger than the Development Plan AGLV. The close timing of the adoption of the Surrey Hills Development Plan and the confirmation of the designation Order for the Surrey Hills AONB, meant that the AGLV was not revoked following AONB designation (see account of further AGLV designations below). The ultimate extent of the Surrey Hills AONB comprised two physically separate areas (one to the west and one to the east), rather than a single tract of land.

3.3 Further AGLV Designations

3.3.1 In 1965, following the designation of the Surrey Hills AONB, the earlier adopted Surrey County Development Plan was reviewed, and proposals put forward for extensions to the AGLV designation beyond the AONB boundary. The review of the County Development Plan was approved by Government in 1971 and additional areas identified as AGLV. These included:

- Land north of the Hog's Back
- Chinthurst Hill
- Enton area
- Land east of Guildford
- Langley Vale/Epsom area
- Walton Heath and Banstead Heath
- Chipstead area
- Woldingham area
- Greensand ridge between Redhill and Godstone.

3.3.2 In the mid 1970's, (under the new development plan system set up in 1971), work began on the Surrey Structure Plan and included technical work to identify additional areas contiguous with the existing AGLV, where landscape quality was considered to be equivalent. The emerging Structure Plan therefore included a policy providing for Local Plans to identify extensions to the AGLV where appropriate.

3.3.3 In considering the Structure Plan (1980), the Secretary of State proposed a modification to the AGLV policy because he considered that the definition of its general extent, was a strategic issue which should be addressed by the County Council, rather than through Local Plans. In response, the County Council undertook a review of the AGLV, in consultation with the Boroughs and Districts, to provide a basis for the definition of an extended AGLV. This review process took place in 1983 with the following forming the framework to the work⁹:

⁹ *Potted History of the AGLV in Surrey*, Charmaine Smith, Surrey County Council, 2013

- A re-examination of the existing AGLV around the AONB to ensure its setting is properly safeguarded.
- The opportunity to rationalise boundaries where changes in land use through development has taken place since original designation.
- Recognition that other areas of attractive, but potentially vulnerable, countryside which would qualify for, and benefit from, the protection afforded by AGLV designation and which, if the Countryside Commission (now Natural England) were to review the boundary, may be suitable for inclusion in an enlarged AONB.
- To ensure a consistent approach to identifying further AGLV designations across the county, an issue which underlays the Secretary of State's desire to see the County Council define it rather than Boroughs and Districts.

3.3.4 The specific method used in this AGLV review is likely to have been based on a scoring system (reflecting techniques prevalent at the time) with positive features such as topography, woodland cover, hedges etc attracting a higher value than negative features such as pylons and chimneys¹⁰. The AGLV boundaries were seen as broad brush, relating to easily identified local features such as roads, railways and streams.

3.3.5 During this review process, the County Council's Policy Working Group was suggesting that the AGLV designation should be *"...retained for broad areas of landscape of high quality, pending any future review of the AONB. The timing of such an event is not known so it is likely that AGLV notation will be retained as an important control measure for some length of time...."*

3.3.6 In guiding the 1981-84 review process, the County's advice to the District Authorities stated *"...Areas proposed for inclusion in existing AGLV should be of equivalent landscape quality, and as AONB policies of control are to continue to apply, landscape value should approach the highest level. Extensions or minor new proposals should relate to areas adjacent to the AONB where, should a revision of the boundary occur, the local planning authorities would wish to see included..."*

3.3.7 Additional areas which were identified as AGLV were included in the adopted 1989 Surrey Structure Plan and included:

- Dockenfield area
- Land around Farnham and Wey Valley
- South of Guildford
- West of Godalming
- Shamley Green area

¹⁰ Surrey Hills AGLV Review, Chris Burnett Associates, 2007

- Dunsfold area
- Land south of Forest Green
- Headley area
- Limpsfield area
- Merstham area
- Reigate area

3.3.8 Areas defined as AGLV in the 1970's review, and then in the 1980's review are illustrated on the map extract below.

3.3.9 Given that there is little information on the criteria used to define the AGLV in the 1970's or 1980's, and that the definition of locally valued landscape does not necessarily equate to landscape of national significance, it has not been assumed in this study that landscape with AGLV status will necessarily meet the natural beauty criterion for designation as AONB. The areas of AGLV are, however, a useful starting point to the boundary review (see section 4.1 below).

3.4 Evaluations Post 1989 Structure Plan

3.4.1 The AGLV designation continued in the subsequent 1994 and 2004 Structure Plans. In 2007, Chris Burnett Associates (CBA) undertook a review of the AGLV¹¹ and a further assessment for the Cranleigh, Shamley Green area in 2010¹². These assessments recommended additional areas as suitable for AONB designation.

3.4.2 The CBA assessment defined a study area based on the AGLV designation, divided the study area into compartments (based on geographic parcels of AGLV and local authority boundaries) and evaluated these areas (based on shared character with the AONB) to define candidate areas (green) and areas requiring particular scrutiny (amber/red). The evaluation was primarily based on character and not on an evaluation of factors and indicators which contribute to natural beauty, in part because it predates Natural England Guidance on assessing landscape for designation.

3.4.3 Natural England subsequently received a formal request from the Surrey Hills (AONB) Board and other interested parties, to consider making a variation to the existing AONB boundary supported by the CBA report.

3.4.4 In 2011, Natural England's Board commissioned a study carried out by consultants Alison Farmer Associates (AFA) to review the evidence for a boundary review for the Surrey Hills AONB contained in the CBA report.

¹¹ Surrey Hills AGLV Review, Chris Burnett Associates, 2007

¹² Cranleigh, Shamley Green Landscape Assessment, Chris Burnett Associates, 2010

3.4.5 The AFA report published in March 2012¹³ set out the following recommendations:

- The need for a single up to date landscape character assessment covering the AONB and adjoining landscape prior to any evaluation taking place. This would ensure assessments were in accordance with guidance and of sufficient detail to inform any evaluation.
- The AGLV review undertaken by Chris Burnett Associates (CBA) in 2007 was primarily based on character and not on an evaluation of factors and indicators which contribute to natural beauty as set out in the Natural England Guidance (March 2011). The CBA assessment was therefore not compatible with the Guidance.
- Any assessment of land for AONB designation must be taken in accordance with Natural England Guidance and in relation to factors which contribute to natural beauty.

3.4.6 The AFA report defined seven broad evaluation areas as a starting point for assessing natural beauty, based on the current AGLV extent and landscape character. In some cases, it brought in land beyond the AGLV, because it was not clear what criteria led to the definition of the AGLV areas, and the CBA study had highlighted some land beyond the AGLV which may be worthy of designation.

3.4.7 Following these recommendations Natural England included the Surrey Hills AONB as one of only two AONBs in England, alongside Suffolk Coasts & Heaths AONB, in its Designation Strategy (July 2012),¹⁴ and encouraged stakeholders to submit evidence against the new Natural England guidance.

3.4.8 In January 2013, the AONB Partnership commissioned landscape consultants Hankinson Duckett Associates (HDA), through Surrey County Council. They were asked to conduct a search for areas that might be considered for re-designation as AONB. This was a two-part study. The first stage was to review the Surrey Landscape Character Assessment¹⁵ 'The future of Surrey's landscape and woodlands' from 1997, to bring it in line with current Natural England landscape character assessment guidance and create a framework for evaluation as recommended by the earlier AFA report. The second stage (referred to through this report as the HDA Study) sought to establish whether areas had sufficient natural

¹³ Review of Evidence Relating to Proposed AONB Boundary Variations for the Surrey Hills and Suffolk Coast and Heaths, Alison Farmer Associates, 2012.

¹⁴ Natural England Designation Strategy, July 2012

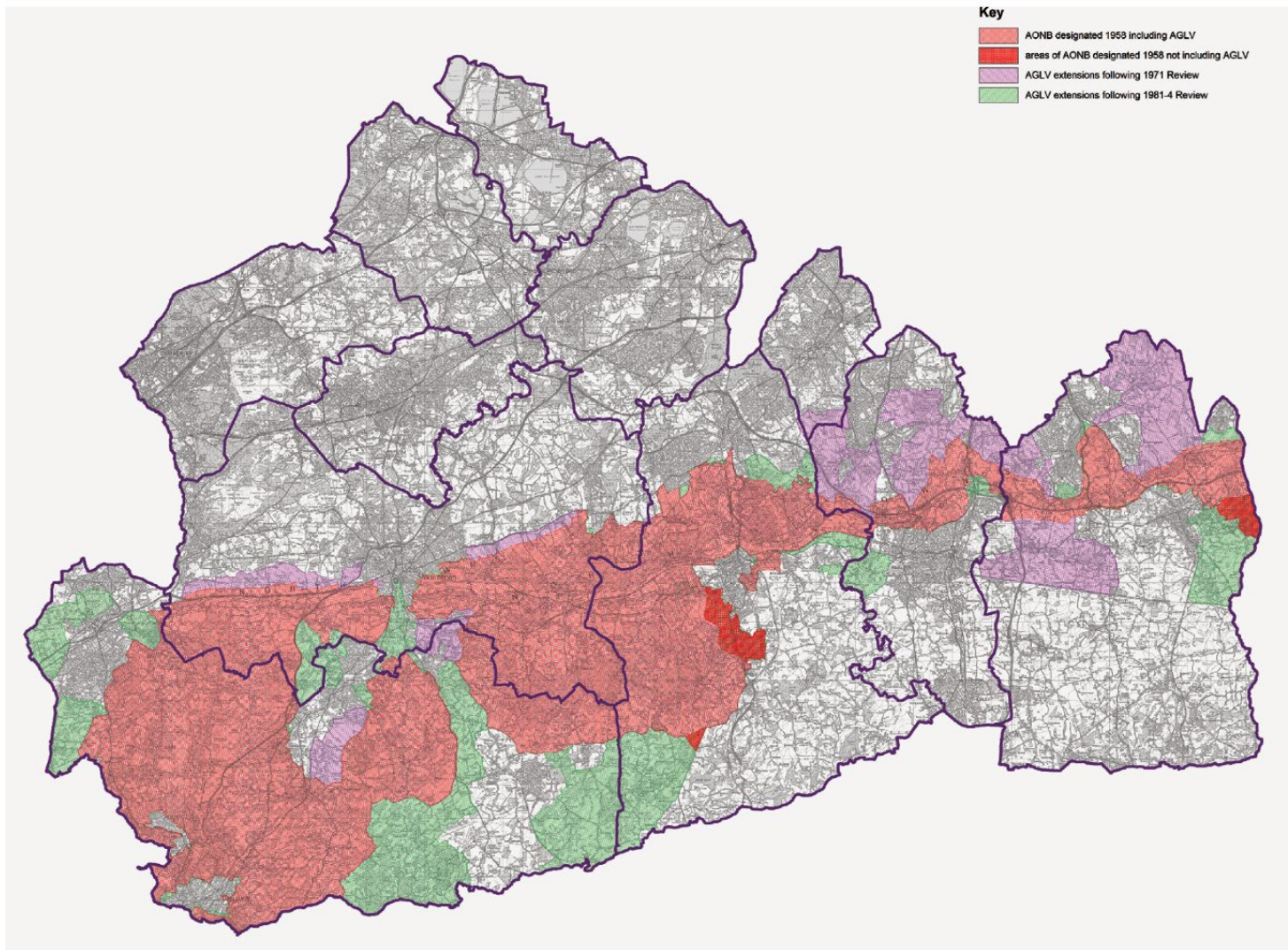
¹⁵ Surrey Landscape Character Assessment, Hankinson Duckett Associates,

beauty to be considered as an extension to the AONB¹⁶, against the factors set out in the Natural England Guidance (March 2011).

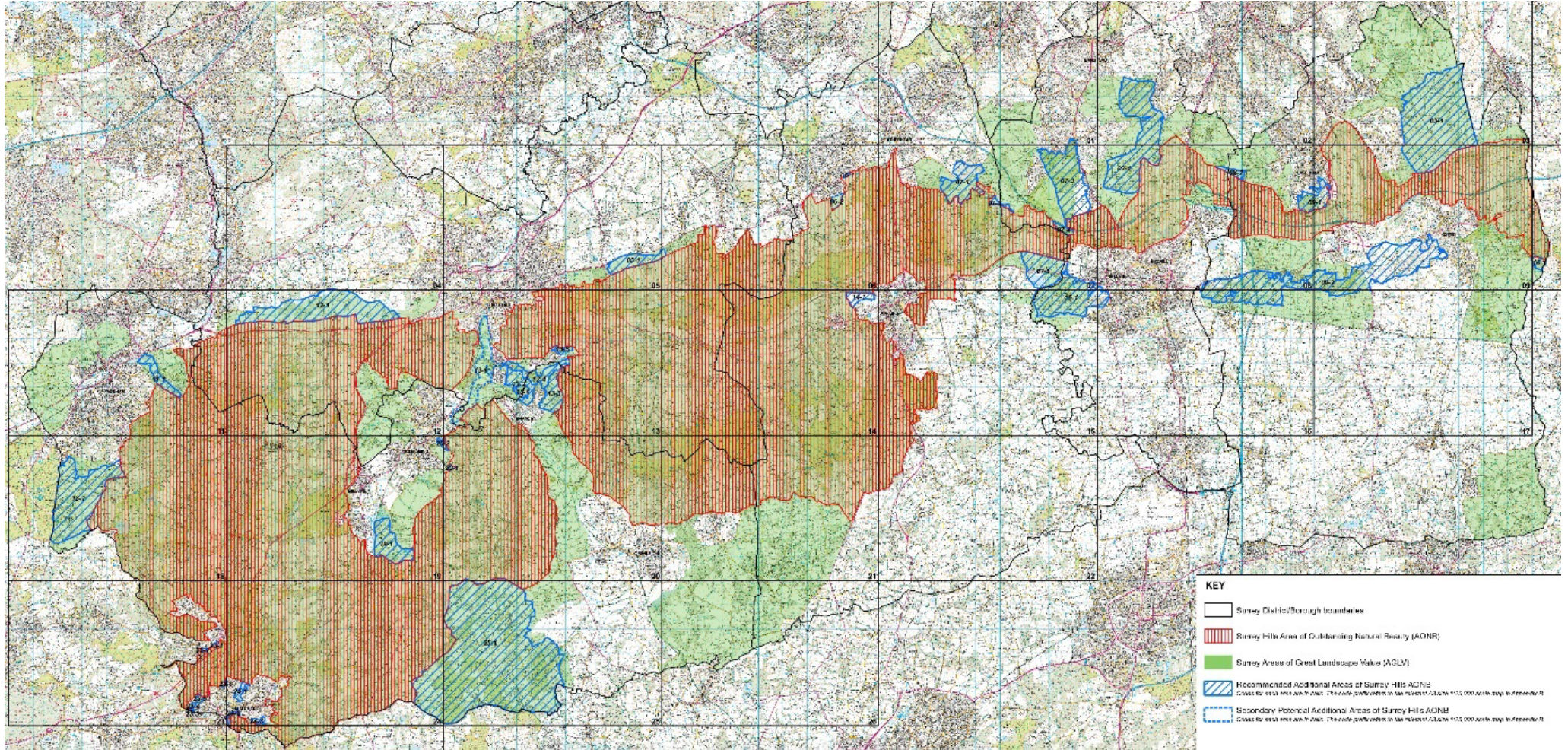
- 3.4.9 The HDA Study focused attention on the broad areas defined in the AFA report and on the existing AGLV landscapes. The assessment concluded that 38 additional areas qualified for AONB designation (refer to map below). All of the areas identified were within the current area of AGLV. Whilst the HDA study utilised the factors which contribute to natural beauty as set out in Natural England's Guidance, the reporting of judgements was only provided in relation to areas considered to qualify for designation as AONB. No justification is provided for why wider areas did not qualify.
- 3.4.10 In November 2013, the Surrey Hills AONB Board formally submitted a request to Natural England to consider a modification to the AONB boundary based on these 38 areas.
- 3.4.11 In December 2013, the Natural England Board¹⁷ considered the HDA report and confirmed that it would take forward a project to determine for itself whether the AONB boundary should be varied and, if so, to define a recommended boundary variation to the AONB. As noted in paragraph 1.2.2 above, this was re-confirmed in the Natural England Board decision in 2021, which led to the commissioning of this study.

¹⁶ Surrey Hills AONB Areas of Search Natural Beauty Evaluation, Hankinson Duckett Associates, 2013

¹⁷ Natural England Board Paper NEB PU40 02, December 2013



Map extract taken from *Surrey Hills AGLV Review*, Chris Burnett Associates, 2007



Map extract taken from *HDA Study, 2013*, showing 38 areas recommended for inclusion within the Surrey Hills AONB

4.0 Approach to Evaluation

4.1 Area of Search

- 4.1.1 Projects to undertake a variation to the boundary of an Area of Outstanding Natural Beauty are only undertaken rarely. It is important that the area adjacent to a proposed boundary variation is carefully considered, to ensure all land likely to meet the criterion for designation has been adequately evaluated. As outlined above, some areas adjacent to the existing Surrey Hills AONB have long been recognised at local level as having a high landscape value and special qualities. These areas have for many years been subject to designation as AGLV as shown on Figure 1.
- 4.1.2 The areas covered by the AGLV were used as a basis for identifying an initial Area of Search for consideration. The extent of the initial area was defined collaboratively between Natural England and the Management Advisory Group (MAG). The Area of Search formed part of the project brief and can be found in Appendix 4.

4.2 Characterisation and Evaluation

- 4.2.1 Natural England Guidance differentiates between characterisation and evaluation.
- 4.2.2 Landscape characterisation identifies and describes areas in terms of their landscape features and characteristics and is a relatively objective, value-free process. It can define *landscape character areas*, which are geographically specific and unique in their character, and/or *landscape character types* which have shared characteristics and repeat across an area. Character areas and types can be mapped, and descriptions developed for each.
- 4.2.3 Landscape evaluation for designation as AONB, considers land specifically in relation to the technical criterion of outstanding natural beauty. Natural beauty is not exhaustively defined in legislation and is a subjective concept. Its assessment involves making value judgements and, in order to make such judgements in a transparent and consistent manner, the Natural England Guidance sets out a framework of factors and sub-factors generally accepted as contributing to natural beauty. These factors and sub-factors have been tested through previous designation projects, public inquiries and court cases. The relevant natural beauty factors and indicators are set out in Appendix 5 of the Guidance and have been used as the basis for the detailed evaluation. Evaluation can use landscape character assessments to help define the spatial framework for assessment as well as description information to inform judgements on landscape qualities.
- 4.2.4 Existing landscape character assessments have therefore been referred to extensively during the course of this project to inform judgements on natural beauty. Surrey County Landscape Character Assessment covers almost all of the Area of Search (refer to Figure 3) and is the most up to date and comprehensive assessment for the area.

- 4.2.5 Where the Area of Search extended into parts of the London Boroughs or into Hampshire then the corresponding landscape character assessment were also used to gather evidence on the qualities of the landscape.
- 4.2.6 The National Character Area Profiles, which cover the whole of the area under consideration were also referred to in terms of gathering evidence. These provide a broad-brush assessment of the character of the area and contain useful high level background information.
- 4.2.7 Early Landscape Character Assessment work for the Surrey Hills AONB area (1998), on behalf of the then Countryside Commission, entitled *Surrey Hills Landscape Assessment: Technical Report*, was also considered by way of background, noting that it is out of date and does not follow modern Landscape Character Assessment best practice.
- 4.2.8 Other geographically based information was also reviewed as shown on Figures 4-7.

4.3 Definition of Provisional Evaluation Areas

- 4.3.1 The Natural England Guidance for assessing landscapes for designation as AONB suggests that, in order to aid the practical evaluation of a broad area of land potentially suitable for designation, and to make evaluation a more manageable process, the Area of Search should be divided into units of an appropriate scale to provide a spatial framework. These units are termed 'Evaluation Areas' and each is then subjected to the evaluation process.
- 4.3.2 The Initial Area of Search comprised a series of separate geographical areas. Reference to the Surrey Landscape Character Assessment, identified that these separate areas comprised single character types or a distinct combination of types. On this basis the Area of Search was divided into Provisional Evaluation Areas - these represented more manageable units to assist with evidence gathering and evaluation. A total of 14 areas were defined and these are illustrated on Figure 2. Large settlements on the edge of the Area of Search were excluded from the Provisional Evaluation Areas.
- 4.3.3 Natural England Guidance states in para 4.4 that *"The use of Evaluation Areas is intended merely to make the practical work of detailed evaluation of landscapes more manageable. It is not intended to lead to the designation or exclusion from designation of any land merely because of the way in which Evaluation Areas have been defined. That is why the process is intended to be flexible and iterative in its application."* On this basis the Provisional Evaluation Areas were defined with an outward 'fuzzy' boundary.

4.4 Refining the Provisional Evaluation Areas Post *Call for Evidence*

Extension of Evaluation Areas

- 4.4.1 In response to Natural England's commitment to a more collaborative approach, the natural beauty evaluation was preceded by early engagement with stakeholders

(including the general public), as part of a ‘*call for evidence*’. The purpose of this early engagement was to request views and evidence on the natural beauty, primarily within the Evaluation Areas noted above and illustrated on Figure 2. Stakeholders were encouraged to provide evidence within the Evaluation Areas (EAs) but could also provide evidence for landscapes which lay adjacent, if there was a sufficient weight of evidence. Evidence relating to large built-up areas was discouraged.

- 4.4.2 Over 2000 responses were received covering a wide geographical area beyond the Provisional Evaluation Areas and Area of Search (refer to Figure 8). Each submission was reviewed, and relevant information translated into an evaluation table for each Evaluation Area. Ordnance Survey maps were also marked up with notes and the data provided was used to help direct and plan for field assessment. As a result of the evidence provided, the Evaluation Areas were extended to include land where there was a weight of evidence submitted. These extended Evaluation Areas are illustrated on Figure 8.

Exclusion of Small Outliers

- 4.4.3 Desk study revealed that some evidence provided by stakeholders lay at a distance from the existing AONB boundary and beyond the Provisional Evaluation Areas, and that even where there was a weight of evidence to support natural beauty, these areas are separated by land which was unlikely to qualify for national designation. For example, heathlands and wooded commons located some distance to the north of the AONB e.g. Ash Ranges, Wisley Common, Great Bookham and Ashted Common. It was also noted that these landscapes do not form part of the existing AGLV and comprise relatively discrete areas, with the exception of Ash Ranges (although this latter area is substantially influenced by military activity).
- 4.4.4 Similarly, there were other areas which came forward following the ‘*Call for Evidence*’ which also formed outliers. These included:
- Land north of Guildford along the river valley
 - Physically fragmented areas of open downland north of Chipstead
 - Land within the Eden River catchment and on the margins of the High Weald AONB
 - Land around Domewood
- 4.4.5 In the context of the Surrey Hills Boundary Review, and given the Area of Search focused on the AGLV¹⁸ and land adjacent to the AONB, a pragmatic decision was made to not consider these areas further. However, this decision was kept under review during the natural beauty assessment, should any of the land adjacent be

¹⁸ Two areas of AGLV were not included in the Area of Search and no additional evidence was submitted for these areas as part of the *Call for Evidence*. These areas were therefore not considered as part of the natural beauty assessment. They included land to the west of Farnham around Dippenhall, and land around Ellen’s Green south of Ewhurst.

found to meet the natural beauty criterion for designation, which might then enable these isolated areas to be considered further.

Areas Reserved for Boundary Setting Stage

- 4.4.6 Desk study review (including review of submissions from the *Call for Evidence*) and site assessment, revealed that EA14 as show on Figure comprised small areas of land between the existing AONB and built-up area of Haslemere. Given these small areas of land related to existing AONB boundary anomalies, they were not assessed during the natural beauty evaluation, but were noted for consideration at the boundary setting stage. Similarly, other areas which comprised small parcels of land between the AONB and built-up areas (which were noted during desk study and site assessment, or which were highlighted during the *Call for Evidence*), were also ‘put aside’ for consideration at the boundary setting stage. These areas are recorded within the relevant Evaluation Area assessment tables in section 6 of this report.

Renumbering of Evaluation Areas

- 4.4.7 As a result of a) the exclusion of some areas, b) the reserving of other areas until the boundary setting stage, and c) the inclusion of other areas following the *Call for Evidence*, refined Evaluation Areas were defined and are illustrated on Figure 9. As a result of these changes the Evaluation Areas were also renumbered. EA1b became EA1 and EA1a became EA14.
- 4.4.8 Two further small-scale refinements were made following site assessment in relation to the boundary between EA7 and EA8 (which was taken along the A23) and between EA3 and EA5.

Subdivision of Refined Evaluation Areas for assessment

- 4.4.9 Some of the Refined Evaluation Areas were found to be relatively large and comprise a number of different landscape character types/areas. In order to manage large volumes of data, and to assist in the evaluation and recording of judgements, some evaluation areas were subsequently subdivided. Subdivisions were made based on an understanding of landscape character and infrastructure/development, which in some cases logically divided an area. The subdivisions of the Refined Evaluation Areas are illustrated on Figure 9.

5.0 Detailed Evaluation of Natural Beauty

5.1 Rationale

5.1.1 The approach to the evaluation of landscapes for designation as AONB, derives from the legislation, and as such requires an assessment of whether an area has outstanding natural beauty. Whilst natural beauty is not exhaustively defined in the legislation, the Natural England Guidance provides detail on the definition of natural beauty which has been used during this project and which draws on past designation projects and precedent. It is worth noting that the definition of natural beauty was partially clarified in the Natural Environment and Rural Communities Act 2006 Section 99, as follows:

“The fact that an area in England consists of or includes:

- a) land used for agriculture or woodlands,*
- b) land used as a park, or*
- c) any other area whose flora, fauna and geological or physiographic features are partly the product of human intervention in the landscape, does not prevent it being treated as being an area of natural beauty (or outstanding natural beauty)”.*

5.1.2 Cultural heritage (e.g. archaeological, architectural and vernacular features and cultural associations) can also contribute to perceptions of natural beauty. Any assessment of natural beauty can take these factors into consideration in accordance with the Natural England Guidance and precedent.

5.1.3 Natural beauty has been evaluated using the suite of factors and sub-factors identified as contributing to natural beauty which are included within the Evaluation Framework for Natural Beauty, in Appendix 1 of the Natural England Guidance. This is included at Appendix 5 of this report. At a broad level, these factors include landscape quality, scenic quality, relative wildness, relative tranquillity, natural heritage features and cultural heritage features.

5.1.4 Each Evaluation Area/Sub-area was subjected to detailed evaluation, starting with land immediately adjacent to the existing AONB, and working outwards into the extended areas and incorporated, where relevant, information submitted as part of the ‘*Call for Evidence*’.

5.1.5 The range of evidence collated for each of these factors was considered in detail and conclusions recorded in the evaluation tables set out in section 6 below. Extensive sources of information were referred to, along with evidence submitted during the ‘*Call for Evidence*’ and formed the starting point for the evaluation. This was supplemented by additional field work and evidence gathering. It is however important to note that aspects of the evaluation exercise were dependent on the quality and extent of the information available at the time. The overall weight of evidence and spatial distribution of natural beauty for each Evaluation Area/Sub-area was considered in turn.

5.1.6 For each Evaluation Area/Sub-area, a summary conclusion was then provided as to whether part, or all, of each Evaluation Area should be taken forward as a Candidate Area, and any issues requiring further scrutiny were recorded. The Candidate Area defines land that appears likely to be able to meet the technical criterion (not all parts of the Candidate Area will meet the natural beauty criterion to the same degree). The Candidate Area does not have a hard boundary to its extent. For this reason, all mapping of the Proposed Candidate Area is shown as a hatched line and has no outward edge. It should also be noted that although the Candidate Area is taken forward to the desirability and boundary setting stages, this does not guarantee that all the area will ultimately be included in the designation.

5.2 Specific Issues

5.2.1 Where land is included in an Candidate Area, additional issues of relevance to the subsequent desirability and boundary setting stages, which might affect the final extent of a qualifying area, have been recorded in the evaluation tables (section 6 below). These include areas where the landscape is in transition, areas of fragmentation, the influence of incongruous features, and the influence of any settlements on natural beauty. In addition, the geographical extent and location of any qualifying land, relative to the existing AONB or other qualifying areas, may also be relevant. These issues are considered in more detail below.

5.2.2 **Landscapes with the same geology or character** as land within the existing AONB, does not automatically qualify in terms of its natural beauty. Land does not need to have particular characteristics in order to qualify for designation. Conversely landscape of a particular type may not express the same level of natural beauty across an area e.g. it may be in transition. The assessment of land for designation must focus on natural beauty and the factors which contribute to this and is not determined based on character.

5.2.3 **Areas of transition** occur where an element of landscape is changing either in terms of its character or qualities. Such changes may be sudden or gradual, though the boundaries of designated landscapes seldom follow a marked change in the level of natural beauty. The Natural England boundary setting considerations¹⁹ state that the boundary should be drawn conservatively, towards the high-quality end of areas of transition, excluding land of lesser quality. On this basis it is acceptable that transitional areas are included within a Candidate Area for further consideration at the boundary setting stage.

5.2.4 Visual associations (such as views back to distinctive landform within the AONB), may also be used to help define the extent of land for inclusion in transitional areas. The extent to which land within the AONB, influences scenic quality of land beyond,

¹⁹ Guidance for Assessing Landscapes for Designation as National Park or AONB in England, June 2021, Appendix 4.

depends upon distance, elevation/drama and distinctiveness of the landform within the AONB, and the nature of other views in the round.

- 5.2.5 **Fragmentation** may occur for example, where a landscape is physically separated by major infrastructure or development, or where land use changes have occurred such that landscape patterns and features have lost integrity. Where fragmentation is present, the degree to which it affects natural beauty depends on the fragmenting features, their visibility and the types of connections which remain between fragmented areas. Where fragmentation is present but does not significantly affect natural beauty overall, such areas may be included within the Candidate Area and may require particular scrutiny if taken forward. Conversely, individual discrete sites may be regarded as meeting the natural beauty criterion but when considered in the context of a wider area are in fact isolated pockets. A judgment must be reached as to the extent of the fragmentation of the landscape and whether the lesser quality areas prevent qualifying pockets from being included.
- 5.2.6 **Incongruous features** of many kinds can have an effect on natural beauty, particularly factors such as scenic or landscape quality, tranquillity and relative wildness. The extent to which any incongruous feature affects an area will be dependent on its scale, height, distance, surrounding topography, vegetation and movement. Where incongruous features are present this is noted within the evaluation and a judgement reached as to their effect on surrounding land. Often these issues will require further scrutiny at the boundary setting stage to ensure that only land which meets the natural beauty criterion is included within a designation.
- 5.2.7 **Settlements** can also have a significant effect on the surrounding area and their influence is thus recorded. Paragraph 6.11 of the Natural England Guidance states that settlements should be considered on their merits. This includes consideration of historic interest; whether there is extensive new development; whether there is a strong sense of place and whether the settlement lies within an area of qualifying land or is at the edge. Natural England Guidance also states that settlements should only be included if they lie within a wider tract of qualifying land and that settlements should not be split by a designation.

5.3 Workshops with the MAG and TAG

- 5.3.1 Once a Candidate Area was defined, workshops were held with the MAG and the TAG during May and June 2022. The purpose of the workshops was to gauge responses to the findings, gather additional relevant information and understand potential issues arising. Where necessary additional site assessment was undertaken.
- 5.3.2 The final Candidate Area resulting from the Natural Beauty assessment is illustrated on Figure 10 and detailed maps Figures 11.1 to 11.14 (bound separately) and accompanied by detailed evaluation tables setting out evidence and judgements reached (see below).

6.0 Detailed Evaluation Tables

EA 1 – Land between the Surrey Hills AONB and Farnham

Landscape Context	
Location/Context	This Evaluation Area comprises land between the existing AONB and Farnham. The Evaluation Area was extended following the call for evidence to include separate areas north of the A31 and north of the town.
Landscape Character	This area comprises a mix of the landscape character types defined in the Surrey Landscape Character Assessment, including: Chalk Ridge (Hog's Back); Open Greensand Hills (Runfold area); River Floodplain and Wooded Greensand Hills (associated with the Wey Valley); River Valley Floor (associated with Tices Meadow); and Rolling Clay Farmland (associated with Farnham Park and farmland).
Designation History	<p>None of this area was identified by Dower or Hobhouse for national landscape designation.</p> <p>The Wey Valley and greensand hills west and south of Runfold, including Moor Park (residential development) are designated AGLV (1981-84 review). Similarly, the land west of Farnham including Farnham Park and Old Park are designated AGLV (1981-84 review).</p> <p>The HDA assessment recommended the Wey Valley for designation as AONB.</p> <p>Residential development at Moor Park is designated an Acadian Area, Farnham Park an area of Historic Value, and Old Park north of Farnham designated as an area of High Landscape Value in the Farnham Neighbourhood Plan.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA1 has been sub-divided into the following three sub-areas, which are shown on Figure 11.1.</p> <p>EA 1a - Wey Valley, Farnham– this area comprises the Wey valley floodplain and steep wooded slopes which define the valley in the Compton Area between the existing AONB and the A31.</p> <p>EA 1b - Hog's Back, Runfold and Tices Meadow – this area comprises the western lower slopes of the chalk ridge (Hog's Back), greensand hills around Runfold and lower lying land associated with the Blackwater River valley floor.</p> <p>EA 1c - Land north of the A31 and Farnham – this area includes Farnham Park and farmland to the north of the town.</p>

EA 1a - Wey Valley, Farnham Natural Beauty Factors and Evidence	
Landscape quality	<p>This area is defined by the river Wey Valley and comprises the flat valley floor and steep wooded valley slopes. The river valley landform reflects the local greensand geology.</p> <p>Landscape patterns on the valley floor comprise sinuous, medium-sized fields defined by hedgerows and riparian vegetation, which support areas of pasture or water meadows. As a result, the valley floor has an intact pastoral character. In places the valley floor pastures are grazed by horses and some fields have been subdivided by tape and horse infrastructure. A line of overhead wires traverses the southern side of the valley floor. However, these elements have limited influence and the character and combination of landscape elements remains strongly intact.</p> <p>The valley floor is subject to seasonal flooding and the course of the River Wey remains natural and meandering, breaking into a number of braided channels in the north of the area. At the southern end of the valley is Moor Park SSSI, comprising alder woodland which is in favourable condition. The valley floor pastures are continuous from the existing AONB boundary up to the railway line in the north and are crossed by a narrow lane at Moor Park House. North of the railway, the valley floor becomes fragmented by the A31 and to the north by development associated with Farnham.</p> <p>The steep valley sides are cloaked in woodland, including some ancient woodland (e.g. west of Moor Park Farm). In places the wooded slopes contain areas of housing development and/or extended gardens (e.g. the southwestern fringes of Moor Park and off Old Compton Lane) which has resulted in some areas of fencing and domestication of the woodland areas and lanes. On the southern side of the valley, a tributary (Bourne Stream), forms a wooded narrow valley, flanked by small scale pastures (e.g. north of Monk's Walk Field) and the grounds of private properties. Nevertheless, these areas are identified as exhibiting strong Arcadian characteristics where the landscape is the dominant visual element (Farnham Neighbourhood Plan).</p> <p>None of the land is currently managed under agri-environment schemes.</p>
Scenic quality	<p>This area comprises an attractive river valley with notable wetland and meadow features, and intact cross valley views to wooded steep slopes on opposite valley sides. There is little overt development because the woodland vegetation screens views to built form, even in winter.</p> <p>The valley sides are often strikingly steep greensand slopes, cloaked in deciduous trees including Sweet Chestnut and pine woodland with areas of bracken and displaying rich russet colours in autumn. These enclosed valley slopes contrast with the more open flat valley floor and provide memorable and scenic views across the meandering river channel, natural wetlands and water meadows to the opposite rising valley slope woodlands. This combination of topography and land use provides a sense of scale and place and creates an inward-looking landscape, but one</p>

EA 1a - Wey Valley, Farnham	
Natural Beauty Factors and Evidence	
	<p>which nonetheless retains a sense of spaciousness. Along the valley there is a sequence of enclosed and more open views, creating variety and visual interest. The valley floor land uses give rise to a range of colours and textures throughout the seasons. Furthermore, built structures add focal points, and draw the eye e.g. Moor Houses. Remnant elements of parkland (metal railing and carriageway) and of other historic elements such as St Mary's Well (Mother Ludlam's Cave) and the GHQ Line add further visual interest.</p> <p>Where narrow lanes descend the greensand valley sides, they are often incised and flanked by sandstone banks and woodland.</p>
Relative wildness	<p>Relative wildness is most evident in the nature reserve where carr woodland and areas of flooded meadow offer a sense of natural habitat and wildness, and where there is strong enclosure and isolation. Elsewhere the landscape appears managed and settled and relative wildness is not strongly expressed.</p>
Relative tranquillity	<p>The area is rural and has a picturesque and peaceful ambiance. The floodplain and alder carr evokes a sense of tranquillity, and the wooded footpaths, lined with sweet chestnuts, have a strong sense of history.</p> <p>There is some noise intrusion from busy lanes in the area (e.g. Waverley Lane), but this is localised. In the north of the area, noise intrusion from the A31 is more pronounced and continuous. However, for much of the valley there is a strong sense of tranquillity as a result of natural habitat, water, birdsong and few overt man-made features.</p>
Natural heritage features	<p>The River Wey is an SNCI which has a rich diversity of aquatic and marginal flora. It meanders naturally across traditional water meadows which are subject to seasonal flooding. There are a number of the small woodlands at the junction between the valley floor and valley sides and along the Bourne Stream which are ancient woodland. Also within the tributary valley of Bourne Stream is Monk's Walk SNCI which supports permanent grassland and is valued for Red-tipped Cudweed (a rare species).</p> <p>Close to the existing AONB boundary the Moor Park SSSI and nature reserve on the north bank of the river Wey comprises a nationally rare habitat; it is the only example of deep-water alder swamp in Surrey. A boardwalk and path run around the reserve perimeter, but most of the wetland is deep and inaccessible. In winter, redpoll, siskins and mixed flocks of tits feed on the alder cones.</p> <p>Mother Ludlam's Cave is used by three species of bats including Natterer's Bat (<i>Myotis nattereri</i>), Daubenton's Bat (<i>Myotis daubentonii</i>) and Long-eared Bat (<i>Plecotus auritus</i>).</p>

EA 1a - Wey Valley, Farnham	
Natural Beauty Factors and Evidence	
	North of the railway line, the valley floor is designated a SNCI (Snayleslynch), however it is visually separated from the wider valley to the south by the railway.
Cultural heritage	<p>Moor Park is a mansion house dating to the 1930's (Grade II Listed) which is set within the valley and historically associated with the settlement of Compton. Its immediate grounds are a Registered Park and Garden (Grade II), reflecting a 17th century garden layout with 18th and 19th century additional planting. It was home to Jonathan Swift, who was inspired to write by his surroundings. Charles Darwin visited and wrote in his diary, "The country is very pleasant for walking".</p> <p>Moor Park Lane was the former carriageway to the house; it is now a public right of way from the A31 in the northwest. Its former parkland character is evident in the width of the path, remnants of metal park railing and trees including lime, oak and holly. The house and associated buildings have undergone redevelopment in 2010 to private residences but retain the character of a large house set within private grounds. Similarly, there is remnant parkland character on the western valley sides associated with Culverlands.</p> <p>In the south of EA 1a, the Waverley Abbey Conservation Area (no appraisal) is currently split by the AONB boundary and extends along the river Wey, within this sub-area, to include Mother Ludlam's Cave. Mother Ludlam's Cave (also known as Mother Ludlum's Hole) is a small cave in the sandstone cliff of the Wey Valley slopes at Moor Park. It is the subject of a number of local legends. A spring rising in the cave is recorded in the 13th century "Annals of Waverley Abbey" as "Ludewell" and served as a suitable water supply for Waverley Abbey in 1218, after the original source had dried up. The brothers of the abbey dedicated the spring to St Mary, so it also became known as St Mary's Well. The cave has been naturally formed by the spring but may have been enlarged by the monks and was made into a grotto (possibly during the eighteenth century) and further enhanced by addition of an ironstone arched entrance, possibly during the reign of Queen Victoria.</p> <p>The GHQ Line (General Headquarters Line) was a defence line built in the United Kingdom during World War II to contain an expected German invasion. Part of the GHQ Stop Line B runs through this section of the Wey Valley and was designed to prevent a German invasion force from using the Wey Valley to reach London. Many defences from this era - gun emplacements, pillboxes, "dragons' teeth" and other anti-tank defences can be seen from the path leading through Moor Park from the house towards the caves and abbey or towards Farnham.</p> <p>Within the northern part of the valley is a grade II listed mill and mill house (High Mill) which sit on the River Wey and date to the 18th century. These buildings reflect local vernacular and create a visual focal point, set within traditional valley floor meadows.</p>

EA 1a - Wey Valley, Farnham	
Natural Beauty Factors and Evidence	
	Each of these cultural heritage features contribute to the natural beauty of this sub-area.
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	There is a strong weight of evidence to support the inclusion of this area within a Candidate Area for designation as AONB. The northern fringes of the area beyond the railway are fragmented by infrastructure and affected by noise intrusion and are not considered suitable for inclusion. The wooded valley slopes form an important context to the valley floor meadows and define the valley landscape. They frequently contain housing set within large private grounds; these areas of development are not apparent in views across the valley, although they are evident when passing through the landscape. Particular care will be required when defining a boundary. Issues relating to a convoluted boundary, clear features on the ground and splitting of settlements will all require careful consideration.

EA 1b - Hog's Back, Runfold and Tices Meadow	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This sub-area of land comprises gently sloping landform on the western fringe of the Hog's Back and associated greensand hills to the south. These hills descend to flatter ground to the north, along the Blackwater River valley floor and A31 corridor.</p> <p>The slopes on the northwest side of the Hog's Back retain an open character comprising large irregular arable fields. Their aspect is northwest across the A31 corridor and towards the town of Farnham.</p> <p>The area around Runfold supports a mixture of land uses including small woods and pastures, many of which have an equestrian use. Linear housing development has occurred along local lanes e.g. Hog's Back Lane and Guildford Road, and there is small scale commercial development (e.g. off Tongham Road). Amongst the development there are some listed buildings associated with farms and barns, but otherwise development is relatively recent, reflecting a range of styles. These developments have resulted in a domestication of lanes due to curtilage treatment and signage. Overall, these influences give rise to a relatively fragmented landscape which is in a variable condition, with an urban fringe character. The lanes through the area, although small in scale, are busy with traffic, in part due to proximity to major road infrastructure, and concentration of population nearby.</p> <p>This landscape has in the past been subject to mineral extraction and landfill on land southwest of Runfold and north of the A31 at Tices Meadow. In the case of the former the land is currently undergoing a 20-year restoration plan to</p>

EA 1b - Hog's Back, Runfold and Tices Meadow Natural Beauty Factors and Evidence	
	<p>pasture, and natural vegetation is establishing, including patches of woodland and scrub. Remediation measures are required to the landfilled area regarding land settlement and the area currently has a disturbed character. Part of the site is already in use by Barfield School for sports and activities and the remainder has been identified as land suitable for future sports provision in the Farnham Neighbourhood Plan (updated 2020).</p> <p>At Tices Meadow the extraction site has been restored to an area of open water and meadow which is grazed by cattle, and is surrounded by a fringe of native woodland associated with the Blackwater River, which flows through a wooded corridor to the north. This area is surrounded by development and physically separated from landscape to the south by the A31 corridor.</p> <p>In areas of greensand where the wooded character is more established (e.g. to the south of Runfold), there are large-scale properties set within grounds e.g. Moor Houses. Although buildings are set back from the road, the combination of development, boundary treatment, street lighting and signage gives rise to a more peri-urban character.</p> <p>None of the land is currently managed under agri-environment schemes.</p> <p>Overall, landscape elements and features are in mixed condition and the quality of the area is fragmented.</p>
Scenic quality	<p>Areas of greatest scenic quality occur where there is a combination of native woodland and varied topography e.g. in and around Moor Houses. However, throughout much of this area current land use and development has visually and physically fragmented the landscape such that scenic qualities are compromised. From the open slopes of the Hog's Back there are wider views northwards across Tice's Meadow, but these views are within the context of the wider vista of built development associated with Farnham. From Tice's Meadow, the foreground of meadows grazed by cattle, coupled with open expanse of water, enables views towards the lower slopes of the Hog's Back and to the wooded profile of distinct hills within the AONB. Here scenic quality is higher, although glimpses of traffic moving on the A31 and of adjacent urban development are local detractors.</p>
Relative wildness	<p>Throughout much of this area there is a strong sense of proximity to settlement and activity such that this area expresses little sense of remoteness or relative wildness, even in areas where there are patches of semi-natural habitat.</p>
Relative tranquillity	<p>Proximity to major transport routes, including the A31 corridor, has a marked influence on the tranquillity of the area. Noise intrusion from the A31 is particularly apparent on lower lying land e.g. Tices Meadow and from land immediately adjacent to the major road junctions. Light pollution from nearby centres of population also reduces the degree of perceived tranquillity in this landscape, as does activity associated with past quarrying/land fill.</p>

EA 1b - Hog's Back, Runfold and Tices Meadow	
Natural Beauty Factors and Evidence	
	<p>Tranquillity increases in areas of higher woodland cover and elevation. However, even here it is undermined by the presence of development and traffic on the local lane network.</p> <p>Overall, the fragmented nature of this landscape results in only limited areas of relative tranquillity.</p>
Natural heritage features	<p>This area includes the western end of the geologically distinct chalk ridge known as the Hog's Back. Nevertheless, it is declining in elevation and makes a minor contribution to natural beauty.</p> <p>Tices Meadow, following restoration, is designated a Site of Nature Conservation Importance (SNCI) and Local Nature Reserve, valued for its open water and its restored wetland meadows which are traditionally grazed and support a strong population of dragonfly and butterfly. The habitats consist of a mosaic of open water, gravel islands and scrapes, reedbeds, scrub, woodland, ephemeral ponds and wet and dry grassland which make a local contribution to natural beauty.</p> <p>There are no areas of ancient woodland and current areas of woodland comprise 19th century plantations.</p>
Cultural heritage	<p>The area contains several listed buildings associated with rural farms and associated barns north of Runfold. However, the landscape context of these buildings has substantially altered due to the proximity of the A31 dual carriageway (which lies immediately to the north), and more recent ad hoc development in the area.</p> <p>The Surrey Historic Landscape Characterisation indicates that the landscape comprises roadside settlement, paddocks, active and disused gravel workings and sand pits and former parkland converted to arable or post 1940s luxury estates. Overall, cultural heritage does not make a strong contribution to natural beauty.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Overall, landscape and scenic qualities are significantly affected by settlement and suburban land uses which physically fragment the landscape. Even where restoration of past and current mineral workings has resulted in improved habitat, these areas are isolated from wider tracts of qualifying land. The weight of evidence is not sufficient for this area to meet the natural beauty criterion.</p> <p>Consideration was given to the inclusion of the arcadian development around Moor Park, based on its strong landscape context and similar development within the AONB to the east. However, development in the Moor Park area is more extensive along and north of Compton Way, such that the area has a more suburban character. On balance the area has been excluded but may need particular scrutiny at the boundary setting stage to determine a suitable boundary in association with the Wey Valley.</p>

EA 1c - Farnham Park and Farmland Natural Beauty Factors and Evidence	
Landscape quality	<p>This sub-area is defined by the rising slopes which form the northern landscape context to the historic town of Farnham. It comprises the former areas of Farnham Park (now amenity greenspace) and the wider area of Old Park which is predominately agricultural land.</p> <p>East of Farnham Park, the landscape comprises a series of small-scale pastures defined by hedges, the cemetery and Church of St John the Evangelist and several large, detached properties. This area has an urban fringe character and is separated from the wider parkland landscape to the west by a mature tree belt. Some of the hedgerows appear unmanaged.</p> <p>Within Farnham Park, there is evidence of the former parkland, reflected in woodland belts and tree-lined avenues and other designed landscape features. This landscape is managed for amenity use by Waverley District Council and includes a network of informal paths, signage and street furniture set with mature woodlands and areas of open grassland, while in the southwest is Farnham Park Golf Course. The character and management of the area gives rise to an urban fringe character.</p> <p>Further west, the landscape is more rural, comprising a patchwork of medium to large fields bounded by wavy hedgerows with trees and patches of ancient woodland, which are in good condition. A small part of the area is managed under a Countryside Stewardship Agreement and many of the woodlands are included within a woodland management plan as part of a Stewardship Agreement. However, in places the enclosure pattern has been subdivided and used for equestrian use e.g. Farnham Castle Stables. This, coupled with the introduction of some large, detached dwellings, has undermined the intactness of this landscape in the southern part of the area. Nevertheless, there is little visual intrusion from adjacent urban areas due to existing vegetation and the rural lanes which traverse the Old Park landscape and remain intact and narrow, flanked by soft verges, mature hedges and overhanging trees.</p> <p>A line of pylons crosses this landscape on the upper slopes from east to west and adds an incongruous and urbanising influence.</p>
Scenic quality	<p>The scenic qualities of this landscape are associated with its remnant parkland character, gently undulating topography and views across rural countryside. This is most strongly expressed in the Old Park area where the network of narrow winding lanes through countryside are particularly attractive and afford occasional glimpses across small scale fields framed by woodland to distant hills. This area has an established rural character, but this is interrupted where equestrian use is prevalent or where there are views to the town of Farnham or pylons.</p>

EA 1c - Farnham Park and Farmland Natural Beauty Factors and Evidence	
	<p>Within Farnham Park, views are framed and curtailed by woodland such that they are frequently inward looking across areas of open grassland, and lack strong composition.</p> <p>To the east the small-scale pastures which form the fringes of settlement are enclosed, with glimpsed views to the Church of St John the Evangelist. However, the scenic qualities of this area are compromised by land uses and its urban fringe context.</p>
Relative wildness	Given the current use of this area for agriculture and amenity open space, relative wildness is not strongly expressed.
Relative tranquillity	Tranquillity is greatest in the west, in areas of Old Park. On lower slopes closer to the A31, there is some noise and light intrusion from neighbouring settlement, and the rural lanes which pass through this landscape are often busy with traffic. Within Farnham Park, tranquillity is greatest in areas which are less frequently used. Overall, perceptions of tranquillity in this sub-area are mixed.
Natural heritage features	<p>Farnham Park is designated as a SNCI and is a Local Nature Reserve, valued for its combination of open grassland and woodland.</p> <p>Within the rural landscape of Old Park to the west, the ancient woodlands and hedgerows, copses and streams provide habitats for wildlife and important wildlife corridors. This landscape contains notable areas of ancient woodland within the Old Park area (e.g. Clay Pit Wood) which provide landscape structure and contribute to scenic qualities.</p>
Cultural heritage	<p>Farnham Park is a medieval deer park associated with Farnham Castle, with a landscape of rolling grassland and veteran trees. The 130-hectare country park retains evidence of its 17th century parkland character, including avenues, hidden dells, hills, valleys, ponds and streams. It is a registered Historic Park and Garden (Grade II).</p> <p>Old Park was located to the west of Folly Hill and has historic significance as an earlier Deer Park which was subsequently broken up into farm holdings. Folly Hill is an important historic boundary between the two parks which is still evident today. Within the area of Old Park, the ancient, species rich woodland, mature trees, and thick hedgerows reflect this earlier history and impart a strong time depth.</p>

EA 1c - Farnham Park and Farmland Natural Beauty Factors and Evidence	
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	Cultural heritage landscape features reflect the importance of this landscape to the town of Farnham and especially Farnham Castle. Overall, however, landscape and scenic qualities are significantly affected by proximity to urban areas and management/land uses including country park, golf course and equestrian stables, which affect the condition and scenic qualities of the landscape and undermine natural beauty. Tranquillity is also affected by busy roads and lanes. The weight of evidence is not sufficient for this area to meet the natural beauty criterion. These landscapes are also physically separate from the Surrey Hills AONB and do not share a contiguous boundary.
Candidate Area – EA 1	
Recommendation as to land that should be considered a Candidate Area	Only the land within the Wey Valley, Farnham is recommended for inclusion within a Candidate Area for designation as AONB. This is because of its intact and scenic qualities, cultural and natural heritage, as well as its existing seamless connection to the wider AONB.
Need for particular scrutiny	
Issues which need particular scrutiny and further work	The area of Moor Park and Compton, where development sits within a strongly wooded context on the steep valley slopes which define the Wey Valley, will require particular scrutiny during the desirability and boundary setting stages. Designation of just the valley floor would not encapsulate the valued characteristics of this landscape as a whole and would not comprise a meaningful extension to the AONB and this issue will need to be addressed when defining a boundary.
Issues to be Addressed in Defining Extent	
Transition	Issues of noise and light intrusion in the northern reaches of the Wey Valley will need to be given careful consideration when defining a boundary, balancing the inclusion of land at the higher end of natural beauty and ensuring a clearly identifiable boundary on the ground.

Candidate Area – EA 1	
Fragmentation	The extent to which low density development has caused fragmentation of wooded valley slopes will need to be reviewed.
Incongruous features	Not applicable.
Settlements	<p>The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area.</p> <p>The settlement associated with Compton and Moor Park will need to be given particular scrutiny. These areas have experienced sub-urban development but nonetheless retain a strong landscape character set within woodland. This woodland coupled with topography make an important visual contribution to the definition of the Wey valley and its scenic qualities as a whole.</p>
Other Boundary Issues	None noted.

EA 2 – Land north of the Hog’s Back between Aldershot and Guildford, extending north to Pirbright

Landscape Context	
Location/Context	This Evaluation Area comprises land to the north of the Hog’s Back. The Evaluation Area was extended following the call for evidence to include the Parishes of Pirbright, Worplesdon and Normandy. It also included assessment of land in the vicinity of Blackwell Farm.
Landscape Character	This area comprises an area of relatively low-lying land including the following landscape types as defined in the Surrey Landscape Character Assessment: Chalk Ridge (in the southeast), Wooded Rolling Clayland (farmland to north of Hog’s Back), Settled and Wooded Sandy Farmland (Normandy, Worplesdon and Pirbright).
Designation History	<p>None of this area was identified by Dower or Hobhouse for national landscape designation.</p> <p>Land immediately north of the AONB was put forward by Guildford Rural District for designation as part of the original AONB designation process. This was rejected by the National Parks Commission which stated <i>‘There seem no very good grounds for the inclusion of these areas or at least large parts of them. The scenery is of no special value in any of them.’</i></p> <p>A narrow band of land immediately to the north of the Hog’s Back is designated as AGLV (1970’s review).</p> <p>The HDA study recommended a similar area to the AGLV for designation as AONB.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 2 has been sub-divided into two sub-areas, shown on Figure 11.2:</p> <p>EA 2a – Claylands north of the Hog’s Back to railway</p> <p>EA 2b – Settled lowland farmland north of railway</p>

EA 2a - Claylands North of Hog's Back to Railway	
Natural Beauty Factors and Evidence	
Landscape quality	<p>There is a strong association between land use patterns and underlying geology in this area - the openness of large fields on the lower slopes of the Hog's Back reflect an historical lack of enclosure on chalky slopes, while the concentration of ancient woodland to the north reflects heavier clays.</p> <p>The Surrey Historic Landscape Characterisation reveals that the smaller enclosures on the clay in and around the woodland are likely to have been assarts, with straight and wavy boundaries which date from the late medieval to 17th/18th centuries. In areas around settlement, such as Poyle Farm and northeast of Wanborough, field boundaries have been removed. However, overall, the fieldscape comprising hedgerows and mature hedgerow trees, remains relatively intact.</p> <p>There are some remnant areas of former parkland still evident in this landscape at Down Place and Poyle Park. Features include veteran oaks and park railings, however former areas of pasture have been converted to arable, and the model farm buildings associated with Blackwell Farm are in a poor state of repair/derelict.</p> <p>Land south of Ash Green has been managed under a Mid-Tier Countryside Stewardship agreement, otherwise this area is not subject to agri-environment schemes.</p> <p>There is a notable area of interconnecting woodlands between Wanborough and Ash Green, much of which is pre 18th century assarted woodland. Some of the woodlands are actively managed and show signs of past coppicing while others show signs of neglect and include mixed conifer replanting e.g. Wildfield Copse.</p> <p>This landscape contains an historic pattern of routes which traverse north-south, including White Lane and Westwood Lane and also west-east e.g. Ash Green Lane East (now a track and byway open to all traffic) and West Flexford Lane (also a track east of Flexford). There is some limited evidence of lane erosion and fly tipping but this has only a localised influence.</p> <p>This landscape has experienced 19th and 20th century settlement growth along the railway at Tongham, Ash Green and Flexford. This is coupled with urban fringe land uses, such as small-scale paddocks and storage areas, and ad hoc leisure plot development at Wanborough, or caravan/camping at Homestead Farm, which create patches of visual clutter and fragmentation. In contrast the landscape immediately fringing the Hogs Back is more intact, including the historic settlement of Wanborough with its manor house, barn and church. Quality is also decreasing in the southeast of the area, as urban development associated with the fringes of Guildford is visible on rising land e.g. Beechcroft Drive (part of Onslow Village).</p>
Scenic quality	<p>The scenic qualities of this landscape are associated with the uninterrupted open sweep of flinty chalk/clay arable farmland that forms the fringe of the Hog's Back, and the contrasting blocks of ancient woodland, which provide visual</p>

EA 2a - Claylands North of Hog's Back to Railway Natural Beauty Factors and Evidence	
	<p>structure and containment. There are views from parts of this landscape northwards towards the rising land of the Ash Ranges in the far distance.</p> <p>The Hog's Back lies within the existing AONB and rises to 149m (24th highest hill in Surrey). It forms a distinctive ridge to the south of the area. Lower lying land beyond the AONB is gently sloping between 120m and 90m contour, becoming more undulating in the northeast between 95 and 70m contour, but without strong topographic features. Vegetation along the A31 forms a treed skyline in views southwards from EA 2a, and at the foot of the Hog's Back there are several natural spring-fed chalk streams which create some subtle topographic variation e.g. east of Flexford.</p> <p>The stands of coppiced hazel, ash, field maple and mature oaks within the ancient woodlands (the edges of which are often sinuous) create an enclosed and intimate character with many containing a carpet of bluebells in spring. This contrasts with the open and smooth flowing landform flanking the Hog's Back. Views up and along these slopes, lift and positively contribute to, the scenic qualities and composition of landscape elements, especially in certain light conditions when low sun reveals subtle variations in the chalk slopes. Nevertheless, scenic quality reduces northwards, with distance from the Hog's Back, and is therefore in transition.</p> <p>Built features, including attractive buildings at Wanborough or farms such as West Flexford Farm (Grade II) and Flexford House (Grade II), add to the scenic qualities of the area. The larger settlements along the railway (Tongham, Ash Green and Flexford) have experienced significant expansion in the 19th and 20th century. These settlements comprise modern housing estates which do not contribute to scenic qualities, although relatively dense vegetation cover ensures that they have limited visual effect on the wider landscape to the south. From higher land in the east, there are unique views to Guildford Cathedral, which is sited on Stag Hill.</p>
Relative wildness	In areas of ancient woodland, where there are intact hazel coppice stands and woodland cover is extensive, there is a sense of relative wildness due to the enclosed character of the woods and lack of development. Elsewhere farmed slopes and the urbanising influences of settlement, mean that relative wildness is not evident.
Relative tranquillity	This area comprises relatively peaceful countryside, especially in areas of woodland which have a secluded serenity. In the more open farmed areas, there is some noise intrusion from traffic on the A31 and intermittent noise from trains to the north of the area, as well as occasional overhead aircraft. Despite this the open arable fields are particularly valued for the sound of skylarks in summer, as well as buzzards, kites, yellow hammer and linnet. Access to the chalk streams which issue from the chalk and clay interface, such as the stepping-stone crossing east of Flexford,

EA 2a - Claylands North of Hog's Back to Railway	
Natural Beauty Factors and Evidence	
	<p>add to the perceptions of tranquillity. There are no main roads through this area and several historic routes which form green lanes, providing access via footpaths, cycle routes and bridleways into a rural unfragmented sweep of landscape.</p> <p>There is some night light intrusion from nearby settlement to the north and from Guildford in the northeast.</p>
Natural heritage features	<p>The interface between the chalk and clay geology is evident in the spring lines in this area. Ancient woodland is an important component of this landscape, with a ground flora of bluebells in spring. The most extensive and intact areas of woodland include Wanborough Wood, Whitegrass Copse, Grubground Copse, Broadmead Row to the west of Wanborough and between Ash Green and Flexford. These woodlands are designated SNCI and, when coupled with hedgerows and rural tracks, create a valued ecological network which supports an important deer population, frequently seen on the open chalk slopes.</p> <p>There is also a concentration of woodland along the railway associated with Backside and Broadstreet Common and, although not ancient, it is similarly designated as SNCI and valued for its orchids and wet woodland. Other woodlands, such as Wildfield Copse and Strawberry Grove/Manor Copse, comprise areas of recent mixed plantation, with some mature oak stands.</p>
Cultural heritage	<p>The cultural heritage interest in this landscape relates to the built environment, enclosure, pre 18th century assarted woodlands and rural lane patterns, all of which make a strong contribution to scenic quality and natural beauty. The historic hamlet of Wanborough adjacent to the AONB boundary, is designated a conservation area. This settlement is intact and includes a medieval aisled barn (14th century) which was originally built for Waverley Abbey as part of a grange. The fields to the west of the hamlet are known as Wanborough Fields and granted as a location for an annual fair in 1511. The settlement also includes an Elizabethan Manor and the church of St Bartholomew, which is built of stone/flint reflecting the local vernacular. The qualities of this historic settlement make a positive contribution to the natural beauty of this landscape.</p> <p>There are also occasional historic buildings within the wider agricultural landscape including West Flexford Farm (Grade II) and Flexford House (Grade II) as well as the 19th century model farm of Blackwell Farm associated with the architect Henry Peak. The latter contributes to natural beauty reflecting its association with the wider agricultural land, despite the buildings being in poor condition.</p> <p>There are a number of historic lanes traversing east - west, including Green Lane East, Beech Lane and West Flexford Lane. These routes have a long-established character and are often flanked by farmland with notable veteran oaks. They add time depth to this landscape.</p>

EA 2a - Claylands North of Hog's Back to Railway	
Natural Beauty Factors and Evidence	
	<p>This area also includes remnants of the former 18th century parkland associated with Down Place and Poyle Park for which evidence survives in the form of veteran infield oak trees, and these features make a limited contribution to natural beauty. The woodland of Strawberry Grove in the far east of the area reflects the former extent of the 12th century deer park. It is associated with Guildford's Royal Park within which there are some remnant banks and deer leaps dating back to Henry II. However, these features do not make a significant contribution to natural beauty.</p> <p>The Roman-Celtic temple complex west of Long Common (scheduled monument which survives comparatively well), is not visible above ground, and similarly does not contribute to the natural beauty of the area.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Views to areas of distinctive topography within the existing AONB (e.g. Hog's Back) lift the scenic qualities of landscapes alongside. Therefore, land in close proximity to the Hog's Back, with views along the open slopes of this topographic feature, coupled with historic settlement and ancient woodland, has led to the conclusion that the area merits inclusion within a Candidate Area.</p> <p>However, the scenic quality of this landscape is transitional both as it moves northwards away from the iconic topographic feature of the Hog's Back, and also to the west where it is influenced by development and settlement fringe land uses.</p> <p>Where land is affected by equestrian use, urban development or lack of management, it is not considered to sufficiently meet the natural beauty criterion and has been excluded. This is particularly the case for land in the west around Tongham (where urban fringe land uses and fragmentation) is more prevalent.</p>
2b - Settled lowland farmland north of railway	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This landscape comprises a mosaic of heaths, commons and farmland which is drained by a series of small-scale streams (tributaries of Hoe Brook and Stanford Brook) and interspersed with settlement e.g. the villages of Pirbright, Worplesdon and Normandy and associated ribbon development. The area is traversed by major roads including the A322, A323 and A324, the Aldershot-Farnborough and Guildford railway, as well as a series of smaller more rural routes.</p>

2b - Settled lowland farmland north of railway Natural Beauty Factors and Evidence	
	<p>Areas of lowland heath and common are relatively intact and well managed, although there is evidence of some areas of open common becoming overgrown with scrub and woodland, due to lack of grazing and invasive non-native species such as Himalayan Balsam e.g. Bullswater Common and Pirbright Common. Both commons have been managed under the Countryside Stewardship scheme. A small part of Whitmoor Common is in unfavourable condition but recovering.</p> <p>Part of the former parkland associated with Henley Park has been redeveloped as a business park, and land to the south is managed under higher level stewardship. To the east, farmland has been converted to a golf course e.g. Merrist Wood Golf Club.</p> <p>Historic Landscape Characterisation, records a mixed enclosure pattern dating to different periods. This includes small scale fields with wavy boundaries especially around Pirbright, where it is associated with extensive areas of semi natural woodland (typically oak, ash and hazel coppice) and areas of common (some of which comprises regenerated woodland). Elsewhere there is evidence of hedgerow loss (e.g. west of Wood Street Village) and equestrian use, resulting in the subdivision of fields, as well as the introduction of nurseries and horsiculture.</p> <p>This landscape has experienced settlement growth, including notable linear, modern development along the north south lanes, which disrupts the traditional settlement pattern and gives rise to an urban fringe character. There are also urban fringe land uses, including equestrian centres (e.g. around Great Westwood and Wood Street Village) and glasshouses at Grove Farm. The subdivision of fields with post and wire fencing and horse paraphernalia, small holdings, temporary buildings, and farm storage areas, collectively create localised visual clutter and fragment the landscape.</p> <p>Overall, the landscape quality of this area is mixed and landscape patterns show signs of fragmentation.</p>
Scenic quality	<p>This is a gently undulating lowland landscape with occasional rising land/hills e.g. Perry Hill, Worplesdon which affords distant views to the Hog's Back. However, over much of this landscape the low-lying nature of the topography, coupled with vegetation cover, means that views are relatively constrained and are often intimate and secluded e.g. Normandy Ponds. Where there are occasional long-distance views to the Hog's Back, they are over considerable distance and the relatively low elevation of the ridge itself means it forms a distant skyline, and does not contribute strongly to scenic quality.</p> <p>Along the road network there is a proliferation of linear development, including housing, small businesses and recreational facilities, resulting in a high level of signage and general urbanisation of the routes which detract from scenic quality.</p>

2b - Settled lowland farmland north of railway	
Natural Beauty Factors and Evidence	
	<p>Elsewhere the small-scale pasture fields, traditional meadows, veteran oaks in hedgerows and woodland blocks are relatively intact and impart a more rural character, forming areas of attractive countryside. However, the composition of landscape elements often lacks visual drama. An exception is the landmark church at Worplesdon, from which there are elevated views across Whitmoor Common.</p> <p>This sub-area also includes areas of common land comprising hazel coppice woodland and acid loving vegetation which exudes colour and seasonal visual interest e.g. Whitmoor Common - these areas reflect the underlying sandy soils. However, areas of common are separated by more ordinary countryside and linear development along road routes, such that the commons can feel like isolated pockets within a wider landscape which lacks outstanding scenic qualities.</p> <p>Overall, the scenic quality is strongest in areas of common/heath, where pastoral land use and enclosure patterns are intact and occasional variations in topography afford some longer distant views. However, these qualities are not widely expressed and are frequently separated by areas of lesser quality.</p>
Relative wildness	<p>Areas which express some relative wildness are limited to the commons, where semi-natural vegetation and enclosure due to woodland, creates seclusion. However, the perception of wildness is tempered by the fact that these areas are relatively small in extent, readily accessible, and frequently used. Elsewhere the agricultural land use and proliferation of built development and busy roads means that relative wildness is not widely evident.</p>
Relative tranquillity	<p>A sense of tranquillity is most readily experienced on areas of heathland and common. In these locations, the presence of modern development is less noticeable due to the extent of woodland cover. The areas of common are generally accessible only on foot, increasing the feeling of tranquillity. Elsewhere the settled character of the area and relatively busy roads, with traffic noise and movement, undermine perceptions of tranquillity. Despite this there are pockets of greater tranquillity, such as at Normandy Pond where dappled shade in summer and the presence of open water creates an oasis of calm and seclusion.</p>
Natural heritage features	<p>This landscape contains notable areas of semi-natural habitat associated with heathland and commons which are part of a network of internationally important sites for nature conservation.</p> <p>Pirbright Common and Bullswater Common (to the southeast of Pirbright) fall within the Thames Basin Heaths Special Protection Area (SPA), as well as the Thursley, Ash, Pirbright and Chobham Special Conservation Area (SAC) and the Colony Bog and Bagshot Heath Site of Scientific Interest (SSSI). This area is valued for its mosaic of lowland heathland habitats, which include transitions from dry to wet heath and valley mire, scrub, woodland and acid</p>

2b - Settled lowland farmland north of railway	
Natural Beauty Factors and Evidence	
	<p>grassland. It supports an exceptionally diverse range of heathland flora and fauna, including rare and local invertebrate species, European nightjar, Dartford warbler, sand lizard and smooth snake.</p> <p>In the east of EA 2b, Whitmoor Common is designated as the Whitmoor Common SSSI. It contains a range of heathland habitats, as well as areas of woodland, grassland and both standing and running water. A mosaic of wet heath and acidic grassland dominates the open areas and the pattern of gorse and heather, and patches of pine, birch, holly and hazel woodland combine with ponds and alder carr to contribute positively to the scenic qualities of the area. This site is the location of a rare lynx spider, a scarce beetle, and two plants which occur only rarely in Surrey. Whitmoor Common is also a habitat for the Window-winged caddis fly, which is nationally confirmed as only occurring in Surrey and in the Shropshire mosses. It also supports many characteristic heathland birds, including a strong breeding population of nightjar. This area is part of the Thames Basin Heaths SPA and Whitmoor and Rickford Commons Local Nature Reserve, managed by Surrey Wildlife Trust.</p> <p>In the areas broadly to the south of Worplesdon and east of Normandy, there are extensive woods, many of which are ancient woodland and designated SNCI. Within the wider agricultural landscape, hedgerows, veteran trees and areas of woodland create a habitat network in association with other SNCIs, such as Broadstreet Common, Backside Common, Henley Park Fields (traditionally grazed) and Normandy Ponds.</p> <p>These areas of semi-natural habitat make a contribution to the natural beauty of the area but this contribution is undermined by intervening areas of lesser quality landscape and development, as noted above.</p>
Cultural heritage	<p>A key element of the cultural heritage of this landscape is the retained sense of association between the historic villages (Pirbright, Wood Street Village and Worplesdon) and adjacent areas of common and woodland. This is still evident despite the level of more recent development associated with the villages and with the dispersed pattern of development in the area generally. All three settlements have designated conservation areas and contain notable listed buildings including the Grade I Church of St Mary (Worplesdon) and Grade II* Church of St Michael and All Angels (Pirbright). Pirbright and Wood Street Village also have distinctive central village greens.</p> <p>Otherwise historic features tend to form isolated buildings or sites including the old flax retting pond west of Flaxford Road and the brick chimney associated with the former brickworks west of Flaxford or listed farmhouses and associated buildings e.g. East Wyke farmhouse (Grade II) and Bales Farmhouse and barn (Grade II) and Longer End Cottage/Farm (north of Normandy), Ash Manor and Old Manor Cottage (Grade II*) and the Tudor manor house of Westwood Place (Grade II). These buildings reflect the local vernacular, including timber framed construction and brick infilling and cladding with timber weatherboarding, but make only a localised contribution to natural beauty.</p>

2b - Settled lowland farmland north of railway	
Natural Beauty Factors and Evidence	
	<p>Further north Folly Hatch Lane and footpath route is lined by mature oaks and horse chestnuts between Westwood Lane and Glaziers Lane, reflecting the former parkland drive of Westwood Park, with remnant areas of pasture either side. At Henley Park the mid-18th century country house (Grade II) has been redeveloped as luxury apartments and houses. Remnant parkland features include woodland clumps and a brick bridge across the stream. However, a large business park immediately to the north of the property detracts from its historic character.</p> <p>Crown Cottage, Perry Hill, Worplesdon was the home of the artist and illustrator Sidney Herbert Sime from 1904-1941. Sime's landscape paintings are believed to be local, but experts have yet to uncover their specific origins. His work is exhibited in a gallery in Worplesdon, and he is buried in St Marys Churchyard in the village.</p> <p>The cultural heritage of this landscape forms isolated sites or areas which have been altered by more recent development/land use change and its contribution to natural beauty is therefore frequently undermined by intervening areas of lesser quality landscape.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>This area contains features and sites of scenic quality and natural and cultural heritage value which contribute to the qualities of the area such that parts of this landscape form attractive countryside. Nevertheless, the area has been substantially influenced by the spread of development and transportation infrastructure as well as a variety of land uses which fragment its character and scenic qualities and undermine historic patterns. Where there are areas of higher quality land or features of particular interest, they are isolated and often reflect specific sites, separated by intervening areas of lesser quality or non-qualifying land. This area therefore is less intact than land south of the railway, with fragmentation having a fundamental effect on its qualities overall.</p> <p>The relatively low-lying nature of this landscape coupled with its relatively high woodland cover, means that longer distance views are occasional. Where there are longer distance views to the Hog's Back, it is some distance away, and does not contribute strongly to the natural beauty of the area.</p> <p>Overall, this sub-area lacks sufficient weight of evidence in terms of natural beauty. It is also physically separate from the wider AONB and other qualifying land to the south. As a result, and taking the above analysis into account, it is concluded that the area does not meet the natural beauty criterion.</p>

Candidate Area – EA2	
Recommendation as to land that should be considered a Candidate Area	Only land immediately north of the Hog's Back has sufficient natural beauty to merit inclusion in a Candidate Area as a result of its gentle topography and close physical and visual relationship to the distinctive Hog's Back, and because of the concentration of ancient woodland and attractive settlement at Wanborough. Lack of woodland management, intensive agriculture and development associated with Tongham, Ash Green and Flexford has caused some deterioration of qualities such that not all the sub-area qualifies. This landscape is also transitional on lower slopes towards the railway,
Need for particular scrutiny	
Issues which need particular scrutiny and further work	Particular scrutiny will be required in areas allocated for development and in transitional landscapes. Land in the vicinity of Blackwell Farm (allocated site) will need careful consideration at the desirability and boundary setting stages of assessment. The southern part of the mixed-use allocation comprises a sweep of landscape extending from the Hog's Back. Road access into the development is proposed through the existing AONB and qualifying area to the south.
Issues to be addressed in defining extent	
Transition	There is a transition in natural beauty from the edge of the AONB moving northwards across the lower slopes and adjacent lower lying clay landscape. Similarly, there is a transition in landscape quality to the west, where there are increased urban fringe influences around Tongham. This includes development along The Street, pony paddocks, development along the A31 (hotel and petrol station) and the influence of development further afield to the west (Aldershot and Farnham). Care will need to be taken at the boundary setting stage to ensure that the proposed boundary is located within the higher quality part of the transition.
Fragmentation	Urban fringes on the margins of settlements and within and around woodland areas has caused some fragmentation and will require particular scrutiny at the boundary setting stage e.g. along Ash Green Lane East.
Incongruous features	The influence of the settlement fringes, especially in the west around Tongham/Admiral Park/Hogs Back Brewery and Morganic Metal Solutions, will need to be carefully considered at the boundary setting stage. The influence of farm buildings and caravans will also need careful consideration.
Settlements	The settlements of Tongham, Ash Green and Flexford, have all been excluded in their entirety due to the character and nature of these settlements, extent of modern development and because they are not surrounded by qualifying land.

Candidate Area – EA2	
	The intact historic hamlet of Wanborough has been included within the Candidate Area as it contributes to the natural beauty of the area, sits within a wider tract of qualifying land, relates closely to the Hog's Back and is currently split by the existing AONB boundary.
Other Boundary Issues	<p>There are some boundary anomalies as a result of the existing AONB boundary not following a clear line on the ground north of the Hog's Back.</p> <p>Furthermore, there are potentially some small boundary anomalies between the existing AONB boundary and urban edge of Guildford. These include The Mount (which is highly visible from the High Street within Guildford) and land south of Warren Road. These issues will need to be picked up at the boundary setting stage.</p>

EA 3 – River Wey Valley south of Guildford

Landscape Context	
Location/Context	This Evaluation Area comprises land to the south of Guildford along the valley floor of the River Wey and the greensand hills around Wonersh and Bramley.
Landscape Character	This area comprises a variety of landscape types as defined in the Surrey Landscape Character Assessment. These include River Floodplain associated with the Upper Wey River, surrounding low lying areas of River Valley Floor, the Greensand Valley of the Tillingbourne and Open and Wooded Greensand Hills.
Designation History	<p>None of this area was identified by Dower or Hobhouse for national landscape designation.</p> <p>The whole of this area is designated as AGLV – the hills associated with Chinthurst were included in the 1970's review and the valley floor to the west in the 1980's review. Notably the settlements of Chilworth, Wonersh, Bramley and Shalford are all excluded from the AGLV.</p> <p>The HDA study identified the greensand hills above Wonersh and Bramley as suitable for AONB designation. It also identified the linear valley floor between Guildford and Godalming as having '<i>some potential for designation.</i>' The proposals excluded the settlements of Wonersh, Bramley, Shalford and Chilworth.</p>
Evaluation of Natural Beauty	<p>For the purposes of evaluation this area has been divided into two sub-areas as defined on Figure 11.3.</p> <p>EA 3a – River Wey valley floor</p> <p>EA 3b – Tillingbourne Valley and greensand hills</p>

EA 3a - River Wey valley floor

Natural Beauty Factors and Evidence

Landscape quality	Land use within this valley floor landscape is mixed. Historically the land alongside the river was water meadows, drained by a water meadow system. Lack of use has resulted in some land returning to woodland and scrub, while other areas continue to be grazed by cattle in summer (e.g. Lammas Land at Catteshall) and are managed for nature conservation e.g. Shalford Meadows. Other areas are grazed by horses e.g. south of Trunley Heath Road. Some of the shallow gravel terraces have been subject to past mineral extraction leaving small waterbodies and a restored tip north of Gosden Common. Much of the land in the valley floor is owned and managed by Guildford Borough Council and under active management.
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EA 3a - River Wey valley floor	
Natural Beauty Factors and Evidence	
	<p>A considerable part of the valley floor is subject to Environmental Stewardship Scheme Agreements, and much of the central area of floodplain adjacent to the River Wey Navigation (canal) and meandering course of the River Wey is designated as SSSI and valued for its diversity of grassland types. However, there are parts of the SSSI which have a mixed condition e.g. the central area south of the former railway and the A248 is recorded as in 'unfavourable condition but recovering'. Land west of the sewage works at Peasmarsh is also 'unfavourable'. Here the condition of the landscape is lower and there is evidence of conifer planting around the sewage works which is uncharacteristic of the valley floor.</p> <p>Closer to the centre of Guildford there are remnant signs of the former area of Shalford Park (18th century) including ornamental trees and features such as the brick boundary, embankments and lodges along the A281. However, the use of the area as sports pitches has an amenity character, with views of the surrounding town of Guildford rising up the adjacent slopes. Furthermore, along the tow path and navigation, as it extends into Guildford, the curtilage boundary treatment of adjoining properties comprises close board fencing and retaining walls, such that the area overall has a peri-urban character.</p> <p>Urbanising influences are felt elsewhere within the valley corridor, such as allotments west of Shalford, and Broadwater Park and Lake and adjacent golf course in the south, where there is a more organised recreational focus. Commercial development on the western fringes between the A3100 and railway line, adjacent to Unsted Lock and also at Peasmarsh, visually intrudes on the area. Physical fragmentation is created by a railway branch line across the valley between Artington and Shalford and by the A248 as well as the A3100 and A281.</p> <p>The valley floor comprises a narrow corridor approximately 0.5km wide which is fragmented by infrastructure that cuts across it and is affected by flanking development which intrudes upon it. Those areas in the best condition are traditionally managed meadows, but they are relatively small in extent and sit within a context of lesser quality land.</p>
Scenic quality	<p>The floodplain and valley floor of the River Wey is by its nature low lying and relatively flat, with land rising slightly at its edges along river terraces and sandy/gravel deposits. As such this landscape lacks striking landform. The scenic qualities of this landscape stem from the flat-water meadows, drainage channels and riparian vegetation. Much of the valley floor is well wooded and there are significant parts of the valley floor where views are restricted. Nevertheless, there are areas in the north and in the south where the influence and juxtaposition of adjacent rising wooded greensand hills (which are already designated as AONB) creates scenic views. These views are also enhanced in certain weather conditions, where inversion layers can result in a thin layer of mist accumulating on the valley floor, leaving the surrounding hills to sit above in sunlight. These qualities are particularly appreciated where land rises on</p>

EA 3a - River Wey valley floor	
Natural Beauty Factors and Evidence	
	<p>the western side above Artington and to the south where there are views to Foxborough and Farley Hills (within the AONB). In the central section of the floodplain there is a perception that the surrounding hills move further away, and the land flattens out to the west – here the scenic qualities are less distinctive and the influence of adjacent development along the A3100 is more apparent and intrusive in views.</p> <p>The muted colours and textures of the valley floor habitats create an attractive backdrop and context to the restored Wey Navigation canal and its various locks. The meandering course of the River Wey and, west of Shalford, the copper spire of Shalford Church, which sits above the tree line, is a local landmark.</p> <p>Where valley floor land uses include sewage works, horse paddocks and former minerals extraction or where there is a focus on more organised recreation, or intrusion from adjacent development, scenic quality is low.</p>
Relative wildness	<p>Where there is woodland, scrub, and carr which is uninterrupted by views of adjacent development, perceptions of relative wildness can be appreciated. Here the valley floor and woodlands can have an unkempt and wild character. However, these areas are relatively limited in extent and are fragmented. The width of the valley floor is narrow and is well used by walkers and cyclists along the tow path, such that the area does not feel remote.</p>
Relative tranquillity	<p>The natural meadow and wetland vegetation found along the valley floor, coupled with running water and waterways, contributes strongly to perceptions of relative tranquillity, in contrast to adjoining development. Similarly, there are sections of the valley floor where tree belts and valley floor vegetation effectively screen views to adjacent built form such that the valley appears pastoral, secluded, tranquil, and with an enclosed character.</p> <p>Nevertheless, as mentioned above, there are areas where adjacent development intrudes visually. Almost all of the valley floor is impacted by the constant noise of traffic on adjacent roads (notably the A3100, A 281 and A248 where it cuts across the valley) and where sections of railway on embankment flank the valley floor where trains are seen and heard intermittently. There is also night light pollution, particularly at Artington and along the A3100 which is lit, but also more generally night glow from Guildford.</p> <p>As a result, the levels of tranquillity are relatively low and greatest where the water meadows are intact and located away from infrastructure and activity.</p>
Natural heritage features	<p>The natural heritage value of this landscape relates to its range of lowland fen habitats and floodplain grazing marsh. Much of the valley floor is designated as the Wey Valley Meadows SSSI, valued for its lowland neutral grassland/unimproved meadow/swamp and fen-meadow and acid grassland on terraces. There are also several</p>

EA 3a - River Wey valley floor	
Natural Beauty Factors and Evidence	
	<p>Sites of Nature Conservation Interest (SNCI) on the fringes of the valley floor, including Shalford Common and Shalford Green SNCI (reflecting gravel river terraces from interglacial times), areas of woodland around Trunley Heath Road (Unstead Wood and Bunker's Hill SNCI) and at the Unstead Sewage Works SNCI, which is valued for its open water and marginal fen communities and habitat for birds.</p> <p>Where the sandstone hills extend down to the Wey Navigation below St Catherine's Hill and Chapel, the golden geology of the greensand is exposed, forming a notable cliff feature next to the canal. There is also a natural spring in this area. These aspects contribute directly to the natural beauty of the area.</p> <p>To the south of Tilthams Corner Road, the naturalistic course of the River Wey, flanked by the towpath, contributes to the qualities of the area. To the north of the road, the creation of the River Wey Navigation has resulted in a straighter, modified waterway. Whilst there remain other sinuous watercourses which weave through the valley floor to the east of the navigation, they are not widely evident.</p>
Cultural heritage	<p>The cultural heritage value of this area, relates to the traditional management of the meadows and habitats on the valley floor. The River Wey Canal and its associated locks has been restored by the National Trust and the adjacent towpath enables access along its length between Guildford and Godalming. Associated structures including St Catherine's Lock, Unstead Lock, lock keeper's cottages and associated sluices and weirs, which are part of a Conservation Area, add visual interest.</p> <p>At the foot of St Catherine's Hill, there is an historic ferry crossing, which is now a picturesque bridge carrying the North Downs Way (Pilgrims Way) long distance route.</p> <p>To the east of the valley floor is the historic part of the village of Shalford, which is a Conservation Area, containing a high concentration of listed buildings including the Church of St Mary. This conservation area is currently split by the existing AONB boundary and immediately adjoins the outskirts of Guildford. To the south of the Conservation Area lies the majority of Shalford village which includes notable areas of more modern housing development and a village green at the junction of the A248 and A281. To the west of the village is the historic route of Dagley Lane. The valley floor also contains several clustered rural farm buildings including Lower Trunley Heath Farmhouse and Unstead Manor.</p> <p>There are various literary and artistic associations with this landscape including J.M.W Turner and Francis Oliver Finch, who painted the flood meadows, watercourse and St Catherine's Hill. The 19th century politician & traveller William Cobbett, is also associated with the area - he described the Wey Valley between Godalming & Guildford as the 'prettiest four miles in all England'.</p>

EA 3a - River Wey valley floor	
Natural Beauty Factors and Evidence	
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Overall, this landscape has a mixed weight of natural beauty evidence. It is recognised that it is highly valued by local communities as a nature corridor which extends between Guildford and Godalming. Pockets of higher quality land can be found between St Catherine's Hill and Shalford, but this is influenced by adjoining land uses, and fragmented from other areas of the AONB, by the A3100 and railway corridor, and modern extensions of Shalford/edges of Guildford. To the north of here the landscape is affected by the proximity of Guildford, and to the south much of the area is fragmented by adjacent development or land uses which have reduced the integrity of the valley floor e.g. Peasmarsh.</p> <p>However, south of Tilthams Corner Road, the valley floor lies adjacent to, and contiguous with, the rising land within the AONB at Farley Hill. Here the natural beauty of the landscape is higher as a result of the traditional water meadows and natural course of the river. Scenic qualities are lifted by views of rising land within the existing AONB, such that this area is considered to meet the natural beauty criterion.</p>

3b- Tillingbourne Valley and greensand hills	
Natural Beauty Factors and Evidence	
Landscape quality	<p>The landscape quality of this area is generally good, comprising a relatively intact pattern of small regular enclosures and small ancient woodlands (some of which have been replanted) as well as new areas of woodland dating to the 19th century. There are also areas of former parkland which have become developed (e.g. The Drive, Wonersh), or are now used for arable but which retain some parkland qualities, such as in field mature trees. Landscape quality reduces where equestrian uses have resulted in the subdivision of fields and introduction of horse shelters e.g. around the lower slopes of Chinthurst Hill.</p> <p>The intactness of this landscape has also been affected by road infrastructure e.g. A248 and B2128, the railway between Shalford and Chilworth, and by modern housing estates such as Hornhatch in Chilworth and New Road and Barnett Lane in Wonersh, as well as development on the outskirts of Bramley. When travelling along the roads and through the settlements, which occur on lower slopes, the landscape is physically fragmented. However, when walking through this landscape on public rights of way, the distinctive hills associated with the underlying greensand geology, remain visually dominant and strongly connected to other areas of hillside within the existing AONB. Woodland which has established on areas of former common (e.g. Shalford Common and Wonersh Common), and</p>

3b- Tillingbourne Valley and greensand hills	
Natural Beauty Factors and Evidence	
	<p>other areas of mixed woodland on the greensand hills, ensures that built development nestles within the landscape and visually recedes. However, in some locations, development is more visually prominent, and on the fringes of built-up areas there are some urban fringe land uses such as allotments, sports pitches, riding centres and horse paddocks (e.g. west of Chilworth).</p> <p>Some farmed slopes in the east of the area are managed under Mid-Tier Countryside Stewardship Agreements and Chinthurst Hill is managed by the Surrey Wildlife Trust with areas of actively grazed grassland and managed woodland. This local hill is open to the public and shows some signs of erosion due to heavy footfall.</p> <p>The rural lane network which leads off the main routes, quickly assumes a tight, sinuous, and in many places sunken character, with steep banks and overhanging vegetation e.g. Blackheath Lane and Chinthurst Lane.</p>
Scenic quality	<p>The scenic qualities of this landscape are derived from its complex topography, comprising distinctive knolls (Chinthurst and Barnett Hills) set within a network of small watercourse valleys associated with the Tilling Bourne and River Wey. This coupled with the relatively high concentration of woodland, and the proximity of rising wooded hills within the existing AONB to the north (St Martha's Hill), east (Blackheath) and southwest (Foxborough Hill and Hurst Hill and in the distance the distinctive profile of Hascombe Hill), gives rise to many scenic vistas and views from elevated locations and a sense of intimacy and complexity on lower slopes.</p> <p>The topography and mosaic of land uses creates visual variety and attractive compositions, including wooded horizons, mixed woodland, and a patchwork of fields on open rounded slopes. From lower lying areas, such as the valley floor around Great Tangle, the juxtaposition of the open farmland, veteran oaks and wooded backdrop of Chinthurst Hill is notable. Similarly elevated views out from Chinthurst Hill are outstanding, especially when mist forms in the valley floor or when light conditions accentuate topography. Scenic quality reduces where there are views of more recent housing development on lower slopes e.g. Barnett Lane, Wonerish, but these influences are localised and not pervasive across the area.</p> <p>Within this landscape, built heritage contributes to the compositional qualities of the area. The tower of Chinthurst Hill is a local landmark feature, as is the St John's Seminary tucked into the hillside or the former mill house in the narrow valley to the south. Furthermore, the intact historic cores and streetscapes of Wonerish is outstanding, seen and experienced with a dramatic backdrop of wooded hills, despite more recent development on its fringes.</p> <p>On a local level the mix of acidic vegetation within the woodlands (comprising sweet chestnut, hazel, oak, silver birch and pine) and areas of bluebells in Spring, add to the scenic qualities of the area, contributing texture and colour variations.</p>

3b- Tillingbourne Valley and greensand hills	
Natural Beauty Factors and Evidence	
	The uniqueness of the distinctive greensand hills, surrounded by similar hills within the existing AONB, contribute strongly to the area's sense of place.
Relative wildness	The wooded areas on former common and hillslopes exhibit a degree of relative wildness, due to semi-natural vegetation, but these areas are not extensive and lie adjacent to areas where activity (road corridors and settlement) negates perceptions of remoteness. Overall, this landscape is not considered to express high levels of relative wildness.
Relative tranquillity	<p>Along the road corridors which snake through this landscape, and within the settlements, tranquillity is undermined by traffic and general activity. However, away from these areas, within surrounding countryside, and along public rights of way, tranquillity levels increase, and nature feels close at hand.</p> <p>Most areas are affected by the low hum of traffic, but the elevation of the landscape above the road corridors, along with woodland, reduces the visual effects of road traffic and development, and helps retain a relatively strong sense of rurality. On Chinthurst Hill the numbers of people at busy times can reduce perceptions of 'getting away from it all'.</p> <p>Bramley and Wonersh do not have street lighting which contributes to the relatively dark night skies found in this area. However, there is some night light glow from urban centres in the wider area e.g. Guildford.</p>
Natural heritage features	<p>Chinthurst Hill is a Local Nature Reserve, comprising a steep-sided knoll, cloaked in mixed woodland of sweet chestnut, hazel, oak, silver birch and pine with dry acidic grassland and pastures on lower undulating slopes.</p> <p>The distinctive knolls in this landscape express the underlying greensand geology which form important topographic features and a defining characteristic of this area, contributing significantly to natural beauty.</p> <p>Some of the woodlands on upper slopes of e.g. Chinthurst Hill and Bartlett Hill, as well as along the Tilling Bourne and Wey Valley at Bramley, are ancient woodland which has been replanted, elsewhere the woodland comprises more recent regeneration on former linear commons e.g. Shalford Common (SNCI), Wonersh Common, Norley Common and Gosden Common, or areas of wood pasture e.g. east of Great Tangle.</p>
Cultural heritage	The Chilworth Gunpowder Mills (17 th century) and later paper mills, is a conservation area and scheduled monument. This site was closely associated with the Tilling Bourne, which provided a vital source of water, and which dictated the layout of the site. The conservation area includes both sides of the valley, watercourse and artificial leats, and there are old quern stones left within the area. These historic features are clearly legible set amongst woodland and contribute to the natural beauty of the area. The existing AONB currently splits the conservation area and scheduled

3b- Tillingbourne Valley and greensand hills	
Natural Beauty Factors and Evidence	
	<p>monument in two. It also includes part of the built-up area of the village, comprising the Old Manor House and rural cottages west of Blacksmith Lane. The wider village comprises mid-20th century linear development along the A248, which includes terraced housing and some estate development. Whilst the development affects the character of the A248, it does not have a significant effect on the wider landscape.</p> <p>The historic settlements of Bramley and Wonersh are both conservation areas and highly valued for their intact streetscape and vernacular buildings. Wonersh has over 106 listed buildings within its high street, and Bramley also has a high-quality historic core. Both settlements have experienced some more recent housing development with development at Bramley extending along the disused railway line on the valley floor.</p> <p>Other historic settlement and buildings which contribute to the character and scenic qualities of this landscape include the old mill at Wonersh, on a tributary stream south of Saint John's Seminary, and Great Tangle Manor House (Grade I) located on the valley floor. The tower folly at the summit on Chinthurst Hill is also a key landmark, built in late 1930's. Immediately to the south, and located in a commanding position is Chinthurst Hill House, which is built of the local Bargate stone and was designed by Edwin Lutyens (garden by Gertrude Jekyll). Similarly, the garden at Branstone Brook was also designed by Gertrude Jekyll. This adds to the value of the AONB which is recognised as the birthplace of the Arts and Crafts Movement.</p> <p>The sunken lanes of Blackheath Lane and Chinthurst Lane have a long-established character and add time depth to this landscape.</p> <p>Wonersh Park (deer park) located immediately south of Wonersh, is now housing development, although some elements of parkland character remain evident. The housing is not widely visible from the surrounding area due to mature vegetation, low density and low elevation.</p>
EA 3b - Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>There is a strong weight of evidence to support the inclusion of the majority of the landscape within the sub-area. This is due to the distinctive and complex topography, high woodland cover and outstanding cultural heritage, as well as its context surrounded by the existing AONB.</p> <p>The inclusion or exclusion of settlements, given more recent housing development, is finely balanced. Those settlements which are of cultural heritage interest, and are intact and contribute to the natural beauty of the area and are surrounded by qualifying land are included (e.g Wonersh). Those that sit within the margins of the area and could be excluded (e.g. Bramley and Chilthurst), remain outside the Candidate Area (see particular scrutiny below).</p>

Candidate Area - EA 3	
Recommendation as to land that should be considered a Candidate Area	<p>The parts of EA3 which are considered suitable for inclusion within a Candidate Area include:</p> <ul style="list-style-type: none"> • The Wey valley floor northwest of Farley Hill • The greensand hills around Wonersh and Bramley, where the intricate and complex topography, built heritage and AONB context, gives rise to outstanding scenic qualities.
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	<p>This landscape contains a number of settlements. The approach adopted regarding their inclusion or exclusion needs to be consistent and will require particular scrutiny at the desirability and boundary setting stages.</p> <p>The settlement of Wonersh, including more recent development at New Road and Barnett Lane, is included in its entirety as it forms part of a tract of qualifying land. In terms of Shalford, the historic core of the village sits separately from more recent development to the south and is not proposed for inclusion as a result of the extent of modern development and the lack of qualifying land to the west.</p> <p>Particular scrutiny has been given to the inclusion of the settlements of Bramley and Chilworth. Both settlements contain historic areas (including built heritage) which contribute to the natural beauty of the area, and both are nestled within the landscape and predominately surrounded by qualifying land. Nevertheless, both settlements contain notable areas of more recent development which do not contribute to the natural beauty of the area. The inclusion/exclusion of these settlements is finely balanced. Given that both settlements lie on the edge of the qualifying area, their exclusion from the Candidate Area is consistent with the treatment of Shalford. A boundary should therefore be drawn on this basis. However, it is also acknowledged that the definition of a legible and robust boundary which excludes the settlements may be problematic to define. This should therefore be reviewed during the boundary setting stage.</p>
Issues to be Addressed in Defining Extent	
Transition	<p>There is a transition in landscape quality between the hills in the east and the flat valley floor of the River Wey northwest of Bramley. There is also a transitional landscape between Shalford and Chilworth where there is evidence of urban-fringe land uses.</p>

Candidate Area - EA 3	
Fragmentation	The Tillingbourne Valley is fragmented by the Shalford to Chilworth Railway which runs along the valley floor at grade, and which currently forms the AONB boundary. Consideration will need to be given to the extent to which it fragments the landscape.
Incongruous features	The extent to which modern housing development along the A248, and recreational land uses west of Chilworth, impact on the surrounding landscape will need to be reviewed during the boundary setting stage. Similarly, the extent to which urban development west of the River Wey towpath, and equestrian land uses to the south (around Bunker's Hill) impact on the natural beauty of the valley floor at Farley Hill, will also require particular scrutiny at the boundary setting stage.
Settlements	The proposed Candidate Area includes the settlement of Wonersh due to its exceptional cultural heritage interest and the fact that it sits within a wider tract of qualifying land. Particular scrutiny will be required in relation to the settlements of Chilworth and Bramley as noted in the assessment above.
Other Boundary Issues	There are some boundary anomalies around Farley Hill and the edge of Catteshall which should be addressed at the boundary setting stage.

EA 4 – Land to west and south of Godalming

Landscape Context	
Location/Context	This evaluation area comprises landscape which surrounds the settlements of Farncombe and Godalming and which is defined by the existing AONB to the north, west, south and east.
Landscape Character	The majority of this Evaluation Area comprises Open Greensand Hills landscape type, as defined in the Surrey Hills Landscape Character Assessment. There are also smaller areas of Mudstone Plateau in the north of the area at Binscombe, and Wooded Greensand Hills to the east of Godalming and the River Floodplain of the River Wey.
Designation History	<p>None of this area was identified by Dower or Hobhouse for national landscape designation.</p> <p>The AGLV designation covers two parts of this landscape. Firstly, land to the south of Godalming around Tuesley and Enton (1970's review). Secondly, land on the fringes of Farncombe and Godalming to the west and including the incised course of the River Wey (1980's review). Significantly the AGLV does not include land along A3100/A283 between Frith Hill and Holloway Hill and excludes the settlements of Farncombe, Godalming, Ockford Ridge, Milford and Witley. It does however include the settlements of Lower/Upper Eashing.</p> <p>The HDA study recommended that land in the south, around Enton Green, should be designated as AONB.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 4 has been sub-divided into the following two sub-areas, shown on Figure 11.4:</p> <p>EA 4a – Land west and north of Godalming and Farncombe</p> <p>EA 4b – Land between Godalming and Enton</p>

EA 4a - Land west and north of Godalming and Farncombe

Natural Beauty Factors and Evidence

Landscape quality	Throughout much of this area, landscape patterns have been disrupted and altered by urban fringe land uses, development and intensive agriculture. This is particularly evident in the area between the existing AONB and Hurtmoor/Charterhouse which comprises a mix of land uses including Hurtmore Golf Course, Helford Hewitt Golf Course, Charterhouse School/playing fields, and horticultural nursery development. Similarly, in the elevated open arable farmland immediately adjacent to the A3, and to the south on the outskirts of Westbrook/Ockford Ridge, the landscape is relatively flat and is affected by the current expansion of housing at Ockford Park. The former historic parkland at Eashing Park, to the south of Upper Eashing, has been substantially converted to arable. The Surrey
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EA 4a - Land west and north of Godalming and Farncombe	
Natural Beauty Factors and Evidence	
	<p>Historic Landscape Characterisation (HLC) records extensive boundary loss in this area. Development has extended along the northern side of the A3100, including housing, a garden centre and other commercial development, and the open fields south of Eashing Lane, are used for fruit growing, which has resulted in the introduction of polytunnels and plant supports.</p> <p>Landscape quality is higher in two areas, namely around Binscombe and parts of the Wey Valley. There are small, regular, pastoral fields around The Grange which are defined by mature hedgerows, and larger arable fields to the south (with some boundary loss). There are also ancient, replanted woodland on steep north facing scarp slopes to the south (Fox Hanger, Eastbury Copse and Kiln Copse). Historic landscape characterisation indicates these patterns of enclosure and associated settlement are intact. However, the wider context of this area has changed, with the encroachment of modern housing estates associated with Farncombe, such that the southern parts of this area have a more urban context, and show signs of heavy use adjacent to urban areas.</p> <p>The Wey Valley comprises a deeply incised river valley which bisects the surrounding plateau farmland. This valley is designated as the Charterhouse to Eashing SSSI and is in good condition. The valley sides are steep and cloaked in ancient woodland with some areas used for horse grazing. Here post and wire fencing and temporary shelters affect landscape patterns. The natural meandering course of the river, flows through a defined floodplain of damp grassland, fen and alder swamp, creating an enclosed and wooded character. The valley floor is in Higher Tier Countryside Stewardship with an associated woodland management plan and other valley floor meadows are in Mid-Tier Stewardship. Low voltage electricity pylons cut through the middle section of the valley, from west to east, and south of Peperharow Road the valley is influenced by rear garden fencing. In these areas the valley appears less well managed and in places degraded.</p> <p>The valley floor continues eastwards into Godalming, comprising open and traditionally grazed meadow and is in good condition. However, the meadows are fragmented by roads and railway and their context significantly altered by the development of the town, which rises up the slopes either side.</p>
Scenic quality	<p>Much of this area comprises relatively flat topography and a mix of land uses including golf courses, fruit farming and development and as a result does not express high levels of scenic quality. Whilst scenic quality is slightly higher in the area around Charterhouse School, as a result of its distinctive and imposing buildings and extensive grounds, it is also strongly influenced by its urban context on three sides.</p> <p>Nevertheless, levels of scenic quality are higher in the farmed landscape between Binscombe hamlet and Compton Common. Here the small-scale fields, high levels of tree cover and intermittent views to the rising arable slopes to the south, and the Hog's Back to the north, combine and lift scenic qualities. Within the woodland on the steep slopes</p>

EA 4a - Land west and north of Godalming and Farncombe Natural Beauty Factors and Evidence	
	<p>there are carpets of bluebells and wild garlic in spring, which contribute to the sensory qualities of the area. Scenic quality declines to the south as the open fields are encroached by modern housing development and elevated views are influenced by built context.</p> <p>In the dramatic wooded gorge of the Wey Valley scenic quality also increases due to the distinctive topography and semi-natural habitats. However, much of the valley is heavily wooded both on the valley sides and valley floor, such that there are limited views out, across or down the valley. Where there are longer distant views, they are often affected by low voltage pylons. Overall, this is an attractive wooded valley, but it lacks outstanding scenic views and visual compositions. There are historic elements in this landscape which contribute to scenic qualities, such as the sunken lane which extends into the Wey Valley south of Hurtmore, and the number of vernacular buildings which exhibit the local Bargate stone (e.g. buildings within Upper Eashing and Lower Eashing). In Lower Eashing the imposing mill buildings, coupled with the river and packhorse bridge, are also important features and here scenic quality is high.</p>
Relative wildness	Relative wildness is most evident in the Wey Valley where carr woodland and ancient woodland on the valley slopes offer a sense of natural habitat and wildness. Elsewhere the landscape appears managed and settled and relative wildness is not strongly expressed.
Relative tranquillity	<p>The majority of this landscape is affected by noise of overhead aircraft, traffic on the A3 and A3100, activity associated with adjacent conurbations and night light spill. As a result levels of tranquillity are relatively low.</p> <p>Those areas that express slightly higher levels of tranquillity are associated with a) the rural pastoral landscape between Binscombe and Compton Common which sits on the margins of the existing AONB and is away from major transport routes, and b) within the Wey Valley. Although the Wey Valley is only accessible on foot and deeply incised, its southwestern section is significantly affected by traffic noise on the A3, which funnels into the valley (due to prevailing winds) and also impacts on the villages of Upper and Lower Eashing. In the eastern half of the valley the proximity of development on Peperharrow Road, which overlooks the valley, and the two powerlines which extend along the valley floor, undermine perceptions of tranquillity despite the wooded character and semi-natural habitats. Tranquillity is also lower along the valley floor within Godalming due to the urban context.</p>
Natural heritage features	The geology of this area has resulted in two distinctive geomorphological features which contribute to natural beauty. These are the incised valley of the River Wey and the small north facing scarp to the south of Compton, which form the setting to Eastbury Park. The latter is cloaked in ancient woodland containing large coppice stools (hazel and

EA 4a - Land west and north of Godalming and Farncombe	
Natural Beauty Factors and Evidence	
	<p>sweet chestnut) and oak standards with carpets of bluebells, pignut, wood anemone and yellow archangel. Glebe Wood SNCI is valued for its red-tipped cudweed and habitats associated with the distinctive deep cut earthworks of a former byway. Farncombe Wood, is managed as a nature reserve by Surrey Wildlife Trust.</p> <p>Within the incised Wey Valley the river has a natural meandering course with a distinct flat floodplain which contrasts with the steep wooded valley sides. The course of the river is defined by riparian woodland including alder swamp and the majority of the valley is included in the Charterhouse to Eashing SSSI, which is valued for its graded wetland communities ranging from damp grassland to fen and alder swamp. There are also numerous small ditches which cross the area and small ponds which add to the conservation value. The steep valley slopes are well wooded, and the drier upper slopes support bands of ancient woodland dominated by oak, ash and hazel. The upper wooded slopes to the south of Hurtmore, are designated as the Osborn's Wood SNCI.</p> <p>Further east the wetlands along the River Wey floodplain, within the Westbrook-Godalming built up area, are designated as the Peperharrow Road Marsh SNCI and the Lammas Lands SNCI.</p> <p>The local geology is also expressed in the use of Bargate stone as seen in many traditional buildings, walls and bridges. When used in buildings it is often interspersed with galletting in the mortar, creating visually interesting patterns and textures.</p>
Cultural heritage	<p>The whole of Binscombe hamlet is designated a Conservation Area comprising a traditional rural settlement of timber framed cottages and barns centred on Binscombe Farm. The farm dates from the medieval period and comprises 17th – 19th century buildings around a Quaker burial ground, and Fox's Barn, where the famous Quaker preacher George Fox preached a sermon. However, the hamlet has merged with the outskirts of Farncombe and is included within the settlement boundary as defined in the Waverley Borough Local Plan. To the north of Binscombe is an isolated farm called Brickfields (Grade II listed) dating to the 16th century, it was a smoke-bay house, and is associated with the artist and potter Mary Wondrausch who drew inspiration from her landscape context. A further Conservation Area exists at Compton. This includes The Grange and is currently split by the existing AONB boundary. Another local historic feature which contributes to the natural beauty of the landscape is the deep cut earthworks associated with a former byway at Glebe Wood SNCI.</p> <p>In the southwest, the village of Lower Eashing is a Conservation Area which covers the rural cottages near to the A3, the medieval packhorse bridge (built by the monks of Waverley Abbey and managed by the National Trust) and the mill buildings and associated mill race. There are clusters of historic (Grade II Listed) farm buildings and cottages within Upper Eashing and Lower Eashing (e.g. Eashing Farm Cottages, Eashing Farmhouse and barn, and Jordans) while between them is a large scheduled monument which relates to an Anglo-Saxon fortified site built by Alfred the</p>

EA 4a - Land west and north of Godalming and Farncombe	
Natural Beauty Factors and Evidence	
	<p>Great to defend against Viking invaders. The scheduled monument sits on top of the escarpment overlooking Lower Eashing and the Wey Valley Gorge and makes a local contribution to natural beauty.</p> <p>On the southern side of the Wey Valley, opposite Peperharow Road is Westbrook, a Grade II* listed Arts and Crafts style house designed by Hugh Thackeray Turner which is surrounded by registered 5.5 ha early-20th-century formal gardens designed by Gertrude Jekyll. Further east along the valley floor the Godalming Lammas Lands afford views towards the Parish Church of St Peter and St Paul which have inspired many artists – the valley floor meadows provide a high-quality setting to this landmark building. The contributions these historic features and sites make to natural beauty is limited due to their wider urban context and or lack of access.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Over much of this area the weight of evidence of natural beauty is affected by land use, transport infrastructure and settlement. As a result, the majority of this area is not deemed to sufficiently meet the natural beauty criterion, despite the presence of features of natural and cultural interest.</p> <p>Natural beauty is higher along the Wey Valley, however even here, this landscape is affected by detracting features and loss of tranquillity due to road noise. Although it contains features of natural heritage interest and historic interest at Lower Eashing, these are not sufficient to raise the natural beauty of the area as a whole. Furthermore, the valley and settlement of Upper and Lower Eashing sit within a wider landscape of non-qualifying land. On balance, the weight of evidence is not sufficiently strong for these areas to meet the natural beauty criterion.</p> <p>However, around Binscombe landscape patterns are more intact, and the area has a rural tranquil character with steep wooded slopes and rural settlement with historic interest such as associations with the artist and potter Mary Wondrausch and natural heritage such as the scarp and woodlands which form a setting to Eastbury Park. This area is considered to meet the natural beauty criterion.</p>

4b - Land between Godalming and Enton

Natural Beauty Factors and Evidence

Landscape quality

Throughout much of this area, landscape patterns have been disrupted and altered by urban fringe land uses, development and intensive agriculture especially in central and eastern areas. As a result, the most intact landscapes are restricted to narrow wooded tributary valleys, which contain bands of ancient woodland and designed landscape, and also to the more undulating landscape further to the south.

The northernmost valley landscape on the fringes of Godalming contains the lakes associated with the parkland landscape of the Busbridge Hall estate. The former parkland associated with Busbridge Lakes, which extended along the river valley and included parkland to the north, was broken up and sold in lots in 1951. As a result, it is now in multiple ownership and includes areas of farmland, Ladywell Convent, prestigious apartments and the Busbridge Lakes heritage garden which is used for wedding and corporate events and a centre for wildfowl breeding. Remnant parkland landscape in the form of pasture and veteran trees is evident along the southern fringes of Godalming/Holloway Hill. Within Busbridge Lakes area itself, there is a strong parkland character with many elements of the designed landscape remaining intact and clearly legible.

Proximity to the urban area of Godalming has led to pressure from traffic on the narrow sunken lanes, which have eroded verges and slopes, and a clutter of roadside signage and boundary treatments e.g. Hambledon Road and Tuesley Lane. In the north, around Heath Farm, there is extensive equestrian use with subdivision of fields and associated structures. In these areas landscape quality is lower.

In the central part of this area, the plateau is dominated by the extensive Tuesley Farm Fruit Farm (190 ha) where soft fruits are grown in rows of huge polytunnels, and the building complex of Milford Hospital. The fringes of this plateau area have a mix of peri-urban land uses, including golf course, fishing lakes, an extensive reservoir (associated with the fruit farm), and other urban fringe land uses associated with the outskirts of Millford and Witley to the west and south. The visual impact of the built infrastructure associated with such a diverse range of uses is mitigated by a matrix of mature trees and hedgerows, but these land uses fragment the landscape and restrict traditional landscape patterns to the narrow stream valleys. Historic landscape characterisation identifies the farmed landscape around Tuesley as experiencing extensive field boundary loss.

To the southeast around Enton Green and towards Witley, the topography becomes more undulating, with a series of partially wooded steep rounded hills. Landscape quality is higher in this area, which has a relatively intact historic landscape pattern of winding lanes (e.g. Water Lane), parkland (Enton Hall), ancient woodland shaws, wooded common (Buss's Common) and a field pattern which includes areas with regular and irregular assarts (e.g. Parson's Hanger). Around Potter's Hill this pattern has been disrupted by the West Surrey Golf Club, although the relatively enclosed character of the landscape is retained. The Haslemere – Godalming Railway line passes north –south

4b - Land between Godalming and Enton	
Natural Beauty Factors and Evidence	
	through the area and to the west are a series of lakes. The northern lakes are used for angling while the southern lake (Witley Ponds) is a former mill pond associated with the historic complex of buildings at Enton Mill. However, in places on the fringes of Witley there are pony paddocks and sports/play areas which have an urban fringe character. In addition, at the northern end of Water lane, Enton Green, there is some modern housing which has result in an erosion of rural lane character.
Scenic quality	<p>The gently rolling farmland, historic parkland and steep narrow wooded stream valley on the fringes of Godalming, form attractive landscape compositions. The adjacent urban area is screened by woodland, and the winding valley is a distinctive and scenic landscape feature, particularly in the vicinity of Busbridge Lakes. The church at Busbridge is located in an elevated position and acts as a local landmark, contributing to the scenic quality of the surrounding landscape along with the historic buildings and walling at Munstead Wood.</p> <p>However, scenic quality reduces on the flatter, more open plateau in the centre of EA 4b, where the extensive horticultural land use and hospital complex/residential development form a relatively nondescript landscape which is fragmented by roads, the railway, golf course and various forms of built infrastructure towards Milford and Cramhurst. The narrow tree lined stream valleys which dissect this landscape are not strongly perceived amongst the wider mix of land uses.</p> <p>The landscape becomes more undulating and enclosed to the south of Enton Green, where the form of the rolling greensand topography and rounded knolls (e.g. Potter's Hill) are accentuated by curving bands of woodland and where small historic parklands (Enton Hall) add visual interest and variety. Along the lanes there are rural vernacular cottages built of traditional brick and flint with weatherboard outbuildings e.g. Garden Cottage and Little Enton on Water Lane. The West Surrey Golf Course is well integrated within this undulating landscape and does not undermine scenic qualities. The narrow winding lanes are often sunken and deeply enclosed by vegetation to form 'tunnels' of greenery, and the woodlands, mature trees, streams and ponds, including historic mill ponds to the east of Witley, contribute to an attractive rural landscape. Views are typically screened by a combination of landform, trees and woodland to create an enclosed and relatively secretive landscape.</p> <p>West of the railway the landscape is strongly influenced by the busy A283 and the settlements of Witley, Cramhurst and Milford, which coalesce along the road corridor. An exception is around Enton Mill where the valley landscape, lakes and vernacular architecture, remain intact and contribute to scenic compositions.</p>
Relative wildness	The busy roads, railway, golf courses, hospital complex and extensive intensive horticultural elements on the fringes of the Godalming urban area, and the string of settlements to the west, mean that the majority of this area does not

4b - Land between Godalming and Enton	
Natural Beauty Factors and Evidence	
	express relative wildness. However, the southern part of the area, the enclosed landscape feels relatively wild, particularly within the steep ancient woodlands (Parson's Hanger and Chapel Copse), in the sinuous valley to the south of Potter's Hill and in the Buss's Common area.
Relative tranquillity	<p>There is relatively low tranquillity on the fringes of the Godalming urban area and in the vicinity of the hospital complex and commercial fruit farm on the flat farmland plateau. Similarly, the western part of EA 4b, which is densely settled with the villages of Witley, Cramhurst and Milford has relatively low tranquillity. This area is influenced by traffic noise and also, intermittent trains.</p> <p>Higher levels of tranquillity can be found at Witley Ponds and Johnson's Lake where wooded hills and open water combine. Similarly, south of Enton Green there is a strong sense of tranquillity due to limited settlement and road access, coupled with the intimate wooded and undulating landscape incised by stream courses.</p>
Natural heritage features	The principal areas of biodiversity value are found along the wooded tributary stream corridors, which are incised between areas of intensively farmed land on the elevated plateau near Tuesley. Several of these narrow wetlands are enclosed by ancient woodland and most are designated SNCI (e.g. Ladywell Wood SNCI, Shadwell Stream Copse SNCI, Busbridge Lakes Ornamental Site SNCI and Rodborough School Stream Copse SNCI). There are also ancient woodlands on the drier, more elevated slopes to the south of Potter's Hill (e.g. Parson's Hanger and Chapel Copse) and valuable wetland habitats at the Enton Hall Ponds SNCI and Witley Ponds.
Cultural heritage	<p>Cultural heritage interest in this landscape relates to remnant parkland landscape and historic settlement.</p> <p>The Busbridge Lakes Grade II* Registered Park and Garden is on the southern outskirts of Godalming. It includes 30 ha of formal gardens, pleasure grounds and lakes which date from the 18th century. The estate retains many Grade II listed buildings and structures (e. g. The Hermit's Cave, Bridge over Upper Way and Boathouse to Middle Pond) and remnant parkland with a number of veteran and specimen trees, some of which are visible from the settlement edge along Home Farm Road.</p> <p>To the north around Busbridge and Munstead Wood there are a collection of historic buildings which form part of the Munstead/Godalming Conservation Area and Munstead Wood Grade I Registered Park and Garden which was the home of Gertrude Jekyll. This area has a strong historic and distinctive sense of place which contributes to natural beauty. Further west beyond Tuesley Lane, is the Grade II listed Ladywell Convent - an early 20th century country house which was converted for use as a convent in 1956. There are also small remnant parkland landscapes associated with Enton Hall and Witley House in the south of the area.</p>

4b - Land between Godalming and Enton	
Natural Beauty Factors and Evidence	
	<p>There are two conservation areas as follows:</p> <ul style="list-style-type: none"> • The Witley Conservation Area comprises the Grade I listed All Saints Church and surrounding village core (pub, school and dwelling) along Petworth Road and the Grade II listed Witley Manor and grounds. The latter includes Witley Ponds, which were created as fishponds during the 18th century. • Munstead/Godalming Conservation Area <p>Enton Mill and the northernmost Witley Pond have been the subject of many paintings, including 'Enton Mill, Witley by Frederick Smallman-Tew (c.1881-1996) which is part of the National Trust's Chartwell collection, and a pre-1880 watercolour by the distinguished artist William Hull (1820-1866) when it was still a working corn mill. Gertrude Jekyll, who lived nearby at Munstead Wood from 1895 provided photographs of Enton Mill and referred to it in her 1904 book 'Old West Surrey' and is thought to have designed a rose garden there. The rose garden has since been lost.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The natural beauty criterion is met in the south eastern part of EA 4b, where the distinctive undulating landform and rounded hills is accentuated by woodland and reflects the underlying greensand bedrock, and where the lack of roads and settlement, contributes to relatively high tranquillity and relative wildness.</p> <p>Elsewhere the influence of busy roads, railway and settlement, together with extensive commercial fruit farming, creates a peri-urban landscape character. There are pockets of tranquillity and scenic beauty, such as within Busbridge Lakes parkland, along the narrow tributary stream valleys which lie adjacent to the existing AONB, but these areas are of mixed quality or are isolated and do not sit within a wider tract of qualifying land. Overall, they are not regarded as meeting the natural beauty criterion.</p>
Candidate Area – EA 4	
Recommendation as to land that should be considered a Candidate Area	<p>The parts of EA4 which are considered suitable for inclusion within a Candidate Area include:</p> <ul style="list-style-type: none"> • The area between Compton Green and Binscombe including the wooded scarp slopes which form the setting to Eastbury Park. • The area south and east of Enton Green and including Witley Ponds.

Candidate Area – EA 4	
Need for particular scrutiny	
Issues which need particular scrutiny and further work	<p>Particular scrutiny will be required when determining the boundary around the historic hamlet of Binscombe given its peripheral location and interface with the edge of Farncombe. Consideration should also be given to the inclusion of the steep wooded slopes which define the southern setting of Eastbury Park (within the AONB), where defining a boundary along the urban edge may be problematic.</p> <p>In the south, particular scrutiny will be required when determining a western boundary around Witley, given the transitional nature of the landscape west of the railway and the need to avoid splitting a settlement when defining a boundary.</p>
Issues to be Addressed in Defining Extent	
Transition	There are transitions in landscape quality and character to the north of the Enton area around Station Road and on the fringes of Witley.
Fragmentation	There is some fragmentation of the landscape on the fringes of the Enton area as a result of the railway line and also commercial fishing lake development.
Incongruous features	The influence of modern housing development on the fringes of Farncombe will require particular scrutiny when defining the extent of land to be included in the Candidate Area around Binscombe.
Settlements	<p>The historic settlements of Binscombe and Witley lie adjacent to areas of qualifying land, but both are also contiguous with the larger settlements of Farncombe and modern extension of Witley respectively. The historic settlement of Binscombe developed around a farmstead and Quaker burial ground, while the vernacular buildings of Witley express a strong visual unity and streetscape and are historically connected to Witley Ponds in the east. However, both settlements lie at the margins of qualifying land and are associated with much larger areas of settlement. The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area. Both settlements will require particular scrutiny at the boundary setting stage, with reference to Local Plan settlement boundaries.</p> <p>The settlement of Enton Green will also require particular scrutiny at the boundary setting stage given its peripheral location on the edge of qualifying land and the presence of more modern housing at the northern end of Water Lane.</p>

Candidate Area – EA 4	
	The settlements of Lower and Upper Eashing and Hurtmore have not been included because they sit within an area of non-qualifying land (despite the historic interest and vernacular buildings within Lower Eashing). Other settlements which have not been included are those along the A283 (Milford, Cramhurst, Wheelerstreet, Crossways). These settlements comprise significant areas of modern housing development which have altered settlement character and pattern and do not contribute to the area's natural beauty. These settlements also do not sit within a wider tract of qualifying land.
Other Boundary issues	There are a number of locations where the existing AONB boundary does not follow a clear line on the ground and where features of interest have been split by the boundary. They occur on the fringes of the Thursley, Hankley and Frensham Commons SSSI at Milford and on the fringes of Godalming, at Munstead and the deeply incised wooded hangers northwest of Squirrells' Hill. These areas will require consideration at the boundary setting stage.

EA 5 – Cranleigh Waters near Shamley Green and Rowly

Landscape Context	
Location/Context	This Evaluation Area comprises undulating farmland that flanks the floodplain of the tributary to the River Wey, known locally as Cranleigh Waters, and the disused Wey and Arun Canal. It is defined more broadly by the rising greensand hills within the AONB to the east and west. It stretches from Norley Common and Barnett Farm in the north as far as Cranleigh and Little Mead in the south.
Landscape Character	This area comprises several landscape types as defined in the Surrey Hills Landscape Character Assessment. These include: the River Floodplain along the meandering course of Cranleigh Waters (also known as Littlebrook); Open Greensand Hills around Shamley Green, which extend into the AONB (to west and east); and Wooded Low Weald to the south of Shamley Green.
Designation History	None of this area was identified by Dower or Hobhouse for national landscape designation. The whole of the area, with the exception of land between Rowly and Cranleigh, falls within AGLV (1980s review) This area was not recommended for AONB designation in the HDA assessment
Evaluation of Natural Beauty	For the purpose of this assessment the evaluation area has not been subdivided. The extent of EA5 is illustrated on Figure 11.5.

Natural Beauty Factors and Evidence	
Landscape quality	<p>This landscape supports predominately pasture, and some areas of arable farmland. The Surrey Historic Landscape Characterisation records a mixture of different enclosure patterns including regular assarts with straight and wavy boundaries. To the west of Shamley Green, the undulating valley pastures have been influenced by pony paddocks, including the subdivision of field enclosures by post and wire fencing and the introduction of temporary shelters, while to the south of the village there is some loss of field boundaries. These changes disrupt the traditional landscape patterns, but their influence is localised. The arable farmland south of Shamley Green is currently under Countryside Stewardship.</p> <p>The fields are defined by broad hedgerows with mature hedgerow trees. Interspersed between these fields are remnant shaws along tributary streams and copses of ancient woodland such as near Bisney Cottage. Other woodland areas include natural regeneration on former commons such as Long Common, Norley Common, Rushett Common and Run Common, as well as linear tree cover along the course of the river.</p>

Natural Beauty Factors and Evidence	
	<p>The course of Cranleigh Waters flows in generous meanders across a relatively narrow valley floor and is flanked to the west by the contrasting straight course of the disused Wey and Arun Junction Canal.</p> <p>Incongruous features include modern development along the B2128 between Rowly and Cranleigh, along with some commercial development, including garden centres/nurseries and similar development south of Bramley on the A281 – these developments detract from the pattern of the landscape and rural character.</p>
Scenic quality	<p>This landscape expresses a variety of scenic qualities and interest. The patchwork of pasture and some arable farmland, interspersed with many woodlands and hedgerows/hedgerow trees and coupled with gently undulating landform, gives rise to an enclosed and intimate landscape. Visual variety is associated with areas of former common, where heathy vegetation (e.g. areas of bracken and stands of birch) adds texture and colour, and within the ancient woodland shaws, stands of coppice, carpets of spring bluebells and ancient banks, add time-depth and appeal to the senses.</p> <p>Scenic qualities are also derived from the linear features which form a strong north-south grain in this landscape. They include the meandering course of the Cranleigh Waters, straight sections of still water associated with the disused canal and its small brick bridges, and the route of a former railway which is now used by the Downs Link long distance path. Overlying this pattern, are numerous east-west footpaths, and historic lanes. All of these features add interest and contribute variety to the scenic compositions and qualities of the area.</p> <p>Significantly, this landscape also benefits from a backdrop of more distant wooded greensand hills. This influence is most strongly felt north of Whitley Manor Farm and East Whitley Farm, where the distinctive profiles of the hills contribute positively to scenic compositions and visually define and contain the area. Further south the greensand hills start to recede in views and their contribution to scenic qualities reduces.</p> <p>Scenic qualities are less strong where the landscape patterns have been influenced by equestrian use and in the south, where development along the B2128 and the post war linear development associated with Rowly extends southwards towards Cranleigh. Here the landscape becomes less undulating, and the surrounding hills recede. These gradual changes, combined with development, causes the scenic quality of the landscape to reduce.</p>
Relative wildness	<p>Within areas of former common, where natural regeneration of woodland has occurred, or in areas of ancient woodland, the sense of remoteness and relative wildness is greatest. However, these experiences are relatively small and fragmented. Overall, given the agricultural land uses and proximity of settlement, this landscape is not considered to express high levels of relative wildness.</p>
Relative tranquillity	<p>This landscape comprises an intact, mainly pastoral undulating landscape where there are strong perceptions of history. Along the valley floor the still linear water of the former canal and meandering Cranleigh Waters both</p>

Natural Beauty Factors and Evidence	
	<p>contribute to perceptions of tranquillity. There are no major roads through the centre of this area and the Downs Link provides access to an unspoilt and tranquil pastoral landscape where there is a strong sense of peace and quiet.</p> <p>There is however a low hum of traffic in the vicinity of the A281 and B2128 which detracts from tranquillity along these corridors. These influences dissipate quickly due to the wooded and undulating character of the landscape.</p>
Natural heritage features	<p>Ancient woodland occurs across the area in the form of broad shaws and small copses, with carpets of bluebells in spring e.g. west of Rowly. A number of the woods are Sites of Nature Conservation Interest (SNCI) e.g. Blank Wood SNCI (which is a small traditionally managed ancient semi-natural woodland with a high botanical interest) and Long Common SNCI (also ancient semi-natural woodland with hazel coppice cut on traditional rotation and with intact boundary ditches). The traditional management of these woodlands contributes to natural beauty.</p> <p>Remnant patches of common land are also of nature conservation value. They reflect the underlying sandy soils derived from floodplain alluvium and gravel terraces, which give rise to patches of acidic vegetation such as bracken and birch stands. All contribute to the variety of colour and texture in this landscape.</p> <p>Smithwood Common (which lies predominately within the AONB but also extends into this evaluation area) lies northeast of Rowly and is particularly valued for its orchids.</p> <p>The meandering course of Cranleigh Waters is also a physiographic feature of the area which retains its natural, dynamic character. The mosaic of acid grassland and woodland on former commons connect to stream-side pastures and hedgerows and semi-natural ancient woodlands, to create a strong network of habitats which are of high biodiversity value.</p>
Cultural heritage	<p>In areas of ancient woodland there are frequently hazel coppice stands and occasional hollow ways which form shallow depressions in the woods, imparting a sense of history and maturity.</p> <p>The former Wey and Arun Canal runs through this landscape to the west of Cranleigh Waters, forming sections of straight still water which contrast with the meandering river course. Parts of the canal have been removed, but the section west of Shamley Green and from Run Common southwards, is under restoration by the Wey and Arun Canal Trust and contributes to scenic qualities.</p> <p>The historic centre of Shamley Green and the hamlet of Birtley Green are designated Conservation Areas both of which contain a collection of vernacular buildings which contribute to scenic qualities. The Shamley Green Conservation Area is currently split by the existing AONB boundary. It includes the open village green and surrounding traditional common edge buildings which sit with a backdrop of rising wooded greensand slopes. To the west of the village are the remnants of the once separate common edge settlement of Lordshill Common which includes several listed historic buildings. Between Lordshill Common and Shamley Green there has been more recent</p>

Natural Beauty Factors and Evidence	
	<p>housing estate development. Whilst this has altered the settlement form, it has not undermined the core character or sense of arrival at Shamley Green, nor the relationship of the common edge properties at Lordshill Common. The built-up areas remain strongly connected to their high-quality landscape setting and the settlement remains relatively small in scale.</p> <p>Birtley Green contains a loose pattern of dwellings which range from mid-16th to mid-19th century houses. There is also a pond to the rear of the Old House which contributes to the rural scene. Approached from the south-east, there is an attractive view north-west, in which the small groups of houses are seen nestling amongst the trees with the hills beyond. The extensive tree cover provides a significant sense of enclosure. The houses form a loose-knit group, set on different levels; some are in a prominent position on a raised bank, and some are set back amongst the trees but overall, they make a positive contribution to the natural beauty of the area.</p> <p>Other built heritage features which add to the qualities of this landscape include the dispersed pattern of historic farmsteads and in particular Whipley Manor, Whipley Manor Farm, Upper House, and Upper House Farm. These Grade II listed historic buildings reinforce the rural heritage of this landscape.</p> <p>E.H. Shepard, the artist who illustrated the iconic Winnie the Pooh books, lived with his artist wife in Shamley Green in the early 20th century.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Overall, the natural beauty criterion is met over most of this area. There is a considerable weight of evidence in relation to landscape quality, scenic quality and tranquillity and evidence of a range of features of natural and cultural heritage interest. The broadleaved shaws and watercourses, and the mosaic of pasture, arable and common land combined with the undulating topography and backdrop of greensand hills, result in an area with a high level of natural beauty. There are some spatial variations in the weight of evidence of natural beauty, which is highest to the north of Whipley Manor Farm and East Whipley Farm (albeit slightly lower west of Shamley Green). Land around a Rowly and the northern fringes of Cranleigh/Little Mead is not considered to meet the natural beauty criterion.</p>
Candidate Area - EA 5	
Recommendation as to land that should be	<p>The parts of this landscape which are considered suitable for inclusion within a Candidate Area includes land to the north of Whipley Manor Farm and East Whipley Farm where the combination of landform, land use patterns, features of interest and backdrop of greensand hills is most strong and intact.</p>

Candidate Area - EA 5	
considered a Candidate Area	
Need for particular scrutiny	
Issues which need particular scrutiny and further work	Based on the analysis above there will be a need for further scrutiny to identify a suitable boundary within the landscape transition as it moves southwards towards Rowly and Cranleigh and in relation to settlements and equestrian land uses.
Issues to be Addressed in Defining Extent	
Transition	There is a transition in landscape quality and scenic quality southwards due to the declining visual influence of the adjacent greensand hills which recede in local views, the flattening of topography and the increasing influence of development around Rowly and Cranleigh. Care will be needed when defining a conservative boundary within the transition, whilst also balancing the need for a clearly identifiable boundary line on the ground.
Fragmentation	The landscape east of Cranleigh Waters, in the vicinity of Rowly and on the fringes of Cranleigh, has suffered some fragmentation as a result of urban development and settlement fringe land uses. This has disrupted the traditional settlement and land use patterns of this landscape and gives rise to a more developed character. Care will be needed to exclude these areas of non-qualifying land where they occur at the edge. Particular scrutiny will also need to be given to the extent to which the B2128 and A281 may fragment the area of qualifying land from the existing AONB.
Incongruous features	In the area of Westland Farm the landscape has been affected by equestrian land uses and sewage works. The impact of these elements on the wider qualifying area will require further scrutiny.
Settlements	The settlements of Shamley Green and Birtley Green have been included within the Candidate Area as noted above. The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area. The proposed Candidate Area brings these settlements into the AONB in their entirety. The settlements of Rowly and Cranleigh have been excluded. Rowly consists of post war housing along linear routes which do not respect local settlement form or vernacular styles or materials and do not contribute to natural beauty. Similarly, the expansion of development on the outskirts of Cranleigh, and also the housing estate development

Candidate Area - EA 5	
	associated with Little Mead including commercial development along the B2128 such as horticultural nursery, small industrial estate at Manfield Park and garage north of Rowly means that these areas of development do not contribute to natural beauty, and significantly, do not sit within an area which meets the natural beauty criterion.
Other Boundary Considerations	East of Rowly is Smithwood Common which is currently split by the AONB boundary. This is a feature of interest on the edge of the AONB which is currently split by the boundary. This warrants further consideration at the boundary setting stage.

EA 6 – Land between the Surrey Hills AONB and Ockham

Landscape Context	
Location/Context	This Evaluation Area comprises land north of the existing AONB to the east of Guildford, as far north as the railway line. The Evaluation Area was extended following the call for evidence to include land further east towards Effingham.
Landscape Character	This landscape contains two landscape types as defined in the Surrey Landscape Character Assessment. These include: <ul style="list-style-type: none"> • lower slopes of Open Chalk Farmland adjacent to the AONB and • low-lying Wooded Rolling Clayland (extending northwards).
Designation History	None of this area was identified by Dower or Hobhouse for national landscape designation. A narrow band of land up to the A25/A246 is designated as AGLV (1970s review) and a small parcel of land southwest of Chalk Lane. The HDA study recommended a narrow band of land between the existing AONB boundary and A25/A246 between Shere Road and Woolgars Farm for designation as AONB.
Evaluation of Natural Beauty	For evaluation purposes, EA 6 has been sub-divided into two sub-areas, which are shown on Figure 11.6. EA 6a – AONB boundary to railway. This area lies between the existing AONB and the railway to the north and stretches from the fringes of Guildford in the west to East Horsley in the east. EA 6b – Fringes of A264 East Horsley to Little Bookham. This area is defined by East Horsley in the west and Little Bookham in the east and extends northwards just beyond Effingham and Park Wood.

EA 6a - AONB Boundary to Railway Natural Beauty Factors and Evidence

Landscape quality	The gently sloping land north of the AONB, as far as the A25/A246, reflects the lower dip slopes of the chalk. These slopes are relatively open comprising large arable fields and some pasture close to Blake's Lane, typical of parliamentary enclosure. There is also evidence of small-scale equestrian use and a vineyard. The A25/A246 with its associated earth bunding, dual carriageway, lighting, junctions, signage and the park and ride site at Merrow, has introduced urbanising influences resulting in a fragmentation of the landscape and separation of the chalk slopes from lower lying land to the north. This coupled with Clandon Golf Course on formerly agricultural
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EA 6a - AONB Boundary to Railway Natural Beauty Factors and Evidence	
	<p>land, and some development south of the main road corridor, along rural lanes (e.g. Shere Road, and Glebe Cottages), has further undermined the intactness of this landscape. In particular, there is evidence of rural lane verge/bank erosion due to the introduction of new driveways and a domestication of the landscape due to curtilage treatments.</p> <p>North of the main road the landscape forms lower lying land which is gently sloping. This landscape contains a number of settlements and parklands which took advantage of the natural springs issuing from the base of the chalk. In the area around East Clandon and Hatchlands Park the settlement retains its historic character and form. Hatchlands Park is well managed (by the National Trust) with extensive areas of grassland and veteran trees which are in good condition. To the east, the landscape is less intact as a result of the influence of Clandon Regis Golf Course, which has fragmented the former parkland of Clandon, and linear development associated with West Clandon along the A247. Clandon Park is a Registered Park and Garden but is on the Heritage at Risk Register. The former parkland landscape is in multiple ownership, and although the mansion house is currently being restored by the National Trust following a fire in 2015, the integrity of the wider parkland is compromised by different land uses including a stud farm, some arable farming and use of the lakes and woods for fishing and shooting respectively. These influences have affected the condition of the former parkland landscape.</p> <p>In the east, the landscape has become fragmented by the development of West Horsley along The Street and Ripley Lane, including a mix of land uses such as allotment gardens, equestrian centre, fruit farming and playing field. Nevertheless the fields surrounding West Horsley Place retain a more rural and parkland character and are more intact.</p> <p>Much of the land north of East Clandon is managed under Countryside Stewardship and Buttinham Copse, Gason Wood and Norcote Wood have woodland management plans. The northern parts of Clandon Park are also managed under Countryside Stewardship along with parcels around West Horsley.</p>
Scenic quality	<p>The visual appeal of this landscape comes from the classic rolling chalk topography of the lower dip slope as well as areas with quintessential parkland character, but across the Evaluation Area scenic quality is mixed.</p> <p>The lower dip slopes afford open elevated views northwards to church towers, and along the undulating slopes and rounded folds of the chalk to the east and west. Here a patchwork of pasture, arable and woodland creates scenic compositions and changing colour and texture through the seasons. The stand of beech trees north of Shere Road, are a local feature comprising regimented lines of tree trunks that hold a canopy and carpet of gold-coloured leaves in autumn. Whilst this woodland expresses scenic qualities, it sits within a tract of land of lower scenic quality due to road corridors and golf course development.</p>

EA 6a - AONB Boundary to Railway Natural Beauty Factors and Evidence	
	North of the A25/A246, within Hatchlands, there is a strong traditional parkland character of open pasture and veteran trees, and views across gently rolling landscape framed by ancient woodland and shelter belts. The waterbodies within the parkland landscape along with listed built features, enhance scenic qualities overall. There are also some pockets of higher scenic quality around West Horsley Place and East Clandon, where a mosaic of woodland, pasture and arable fields bounded by mature hedgerows, creates attractive lowland countryside in which traditional buildings sit. However, in many places these pockets of higher quality landscape are fragmented by more recent housing development, garden centre and equestrian uses, as well as the growth of settlement along the road corridors. These elements detract from the scenic qualities of the area overall. Furthermore, much of the area north of the A25/A246 corridor has limited/no views towards the dip slope to the south. As a result, the dip slope does not have a significant influence on scenic qualities of this area.
Relative wildness	There is a strong sense of proximity to settlement and activity such that this area expresses little sense of remoteness or relative wildness, even in areas where there are patches of semi-natural woodland.
Relative tranquillity	Proximity to the A25/A246 has a marked influence on the tranquillity of the area adjacent to the road corridor where there is noise and light intrusion. Development alongside Epsom Road at Glebe Cottages, Bampfylde Cottages, sheds and yards at Clandon Golf Course, telecommunications mast, the Merrow Park and Ride and the settlement edge and urban fringe of Guildford reduce tranquillity within EA6a. Tranquillity increases in areas of higher woodland cover and areas of intact parkland, which have a timeless quality. Tranquillity is also higher on the rising slopes to the south where there is a sense of separation from activity on lower lying land around settlement and roads.
Natural heritage features	The defining natural feature of this landscape is the rising and rounded slopes of the chalk dip slope south of the A25/A246. The predominance of beech woods, the former chalk quarry to the east of Clandon Golf Course and the presence of spring lines, all reflect the underlying geology. Ancient woodlands occur on the heavier clays north of the A25 at Clandon Park, Norcote Wood, Buttinham Copse and Lollesworth Wood, and are SNCIs. However, it is the more extensive woods at Gason Wood, Great Wix Wood and Little Wix Wood, which are also associated with intact areas of parkland at Hatchlands, which make the greatest contribution to natural beauty of the area and are valued for their invertebrates and bat populations. Many of the woodlands support a variety of ground flora including bluebells, snowdrops, primroses, wild orchids, celandines, cowslips, coltsfoot, wood anemones, violets and wild garlic. There are no SSSIs in this area.

EA 6a - AONB Boundary to Railway Natural Beauty Factors and Evidence	
	<p>The distinctive beech woodland at Shere Road is also an SNCI (with associated orchids) and the adjacent chalk pit at Clandon Golf Course is valued for its chalk grassland, rare Cudweed and butterflies and is also a Regionally Important Geological Site.</p> <p>Along the A246, east of Hatchlands, there are areas of wildflower verge, promoted as part of the Blue Hearts Wildflower Verges project.</p>
Cultural heritage	<p>The natural springs (noted above) at the interface of the chalk and clay, have given rise to a distinctive pattern of spring line villages and historic parkland landscapes which is still evident today. The settlements of West Clandon, East Clandon, West Horsley and East Horsley all contain Conservation Areas, each set within its own linear parish that extends onto the chalk downs and reflects historical land use and management. However, only the village of East Clandon has retained its rural village character and form as a result of its historical association with Hatchlands Park and Estate. It comprises a small, nucleated village with a high concentration of listed vernacular buildings, many of which use knapped flint in their construction reflecting associations with the chalk geology e.g. Church at East Clandon. This building is associated with the artist John Hassel who painted it, along with the mansion house at Hatchlands, in the 18th/19th centuries. Similarly, at West Clandon the church tower forms a visible landmark in views from within the AONB.</p> <p>In contrast, the other settlements of West Clandon, West Horsley, and East Horsley, despite having historic cores which are conservation areas, have experienced extensive 20th and 21st century development which has substantially altered their form, character and setting. These settlements contribute less to the natural beauty of the area.</p> <p>The historic parklands in this area contribute to natural beauty to varying degrees. The parkland at Clandon (Grade II Registered Park and Garden) contains a blend of semi natural features of woodlands, lakes, pasture/grassland and gardens and the immediate house and grounds are owned by the National Trust. As noted above it have become fragmented due to land ownership and use. The estate at West Horsley Place comprises a Grade II 15th century manor with walled formal gardens and 18th century farm buildings set within 380-acre estate. To the east and west it is flanked by development associated with East and West Horsley, and is separated from the wider AONB by the A246. The parkland at Hatchlands (Grade II Registered Park and Garden) is owned and managed by the National Trust. The estate contains several Grade I listed buildings and is associated with Humphrey Repton – his design is still legible, as is a small garden by Gertrude Jekyll. Of these designed and estate landscapes the most extensive and intact, is that of Hatchlands.</p> <p>To the north of West Horsley Place is the ancient woodland of Lollesworth Wood which contains the remains of medieval fishponds evident as earthworks, although they make only a minor contribution to natural beauty. West</p>

EA 6a - AONB Boundary to Railway Natural Beauty Factors and Evidence	
	<p>Clandon is associated with the legend of the dragon which is said to have once blocked the road to the village. A soldier, condemned for deserting the army, agreed to fight the dragon for clemency. Apparently after a fierce battle, he duly did rid the village of the dragon and then supposedly settled in the area. Today a chalk dragon is carved into the chalk at the Clandon beech woods and was created in 1977 to commemorate Elizabeth II 's Silver Jubilee and is a local feature, it is also the emblem of the village.</p> <p>Other landscape elements which impart a time depth include, the rural lanes such as Blake's Lane, and old parish boundaries defined by thick hedgerows.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>There is a mixed weight of evidence of natural beauty in this Evaluation Area.</p> <p>The lower slopes of the chalk dip slope express scenic qualities of chalk landscape, but lack the drama of more pronounced slopes and are transitional in terms of their natural beauty. North of the A246, natural beauty is higher in the parkland/estate landscape of Hatchlands and village of East Clandon where cultural heritage and natural heritage interest, along with occasional views back to the chalk dip slope, contribute to the qualities of the area. However, these areas are separated from the existing AONB by the A246 corridor and transitional slopes.</p> <p>Beyond these areas to the east and west, natural beauty is not met due to the influence of development and urban fringe land uses such as garden centre, park and ride, golf courses and equestrian uses. All of these land uses have a cumulative effect and fragment the area more broadly. Whilst the historic landscapes of Clandon Park and West Horsley Place are of cultural and natural interest, they are considered to be isolated and sit within tracts of non-qualifying land.</p> <p>It is noted that the current AONB does not follow a clear line on the ground. Particular scrutiny will therefore be required at the boundary setting stage to ensure this anomaly is addressed. This may require the inclusion of the lower slopes of the dip slope as far as the A246, but may also enable the inclusion of higher quality land to the north (including the parkland landscape at Hatchlands).</p>
EA 6b – Fringes of A264 East Horsley to Little Bookham Natural Beauty Factors and Evidence	
Landscape quality	<p>This area lies between the edge of the existing AONB on the dip slope and comprises land either side of the A246.</p>

EA 6b – Fringes of A264 East Horsley to Little Bookham Natural Beauty Factors and Evidence	
	<p>The historic spring line villages of Effingham and Little Bookham lie predominately to the north of the A246 although there are notable areas of development along the A246 corridor, housing between Beech Avenue and Woodlands Road and pre 1940 lower density development between Chalk Lane and Green Dene and west of Chalk Pit Lane. To the north of Effingham there are commercial developments including a nursery/glasshouses and linear development along Orestan Lane. Overall, this area has a settled character.</p> <p>Land use in this area comprises a mix of arable, pasture (frequently in equestrian use) and woodland as well as Effingham Golf Course on former agricultural land and playing fields east of Effingham. The gentle slopes of the chalk dip slope are still apparent as are the historic drove roads which historically connected the lower lying clay farmlands with chalk downland. These historic routes are often deeply incised with high banks, but where there has been low-density development, multiple private drives have created physical and visual loss of integrity and elsewhere curtilage treatment includes close board fencing and non-native planting. The business of the road/lane network is evidenced in verge erosion throughout the area e.g. Church Street and Lower Road in Effingham.</p> <p>Where there are areas of pasture they are frequently intensively grazed and subdivided for equestrian use with post and rail and post and wire fencing e.g. south of Orchard Farm and east of High Barn Road at Badgers Farm.</p> <p>This landscape has a strongly wooded character as a result of adjacent woodland within the AONB, but also other areas of woodland such as scrub development east of Rowbarns Manor and Park Wood, east of Horsley Towers (which is under active management).</p> <p>Incongruous features in this area include the A246 with its associated signage and lighting, and areas of modern housing development which have disrupted traditional settlement patterns.</p> <p>Overall, the landscape quality of this area is variable.</p>
Scenic quality	<p>The scenic qualities of this landscape relate to its gently undulating chalk dip slopes, historic routes and historic buildings. There are views to local landmarks from open meadows along the A246 towards Horsley Towers, views south across arable fields to the church on the edge of Effingham, and views along the chalk dip slope westwards where the gentle undulations in landform can be appreciated. Scenic qualities also relate to the leafy character of the historic routes such as Chalk Lane which is lined with majestic beech trees but also the occurrence of veteran oaks along historic lanes e.g. Orestan Lane.</p> <p>However, these qualities and views are fragmented by areas which are intensively grazed, associated with urban fringe land uses or affected by development. Whilst there are areas of attractive countryside which form a setting to historic settlement, overall, the combination of landscape elements do not create scenic patterns which are considered to be nationally outstanding.</p>

EA 6b – Fringes of A264 East Horsley to Little Bookham Natural Beauty Factors and Evidence	
Relative wildness	Throughout much of this area there is a strong sense of proximity to settlement, infrastructure and intensive agricultural activity such that this area expresses little sense of remoteness or relative wildness.
Relative tranquillity	Much of this landscape has a working agrarian and settled character where there are frequent signs of human influence and development. A sense of open countryside is best appreciated at the margins of the AONB where there are views across the North Downs to the south. Areas of greatest tranquillity can be found in wooded areas and ancient lanes close to the existing AONB boundary. However, close to the A246 traffic noise undermines tranquillity and some of the rural lanes through the area can be busy with local traffic. Furthermore, although the village of Effingham is substantially unlit, the proximity of larger settlements such as Bookham and East Horsley mean that there is some light intrusion in night skies.
Natural heritage features	<p>The underlying chalk geology of the area is evident in the exposure of chalk along incised lanes, use of knapped flint in historic buildings and walls and the predominance of beech trees. In addition, spring line settlement patterns reflect the underlying chalk interface with well-drained gravel beds and the natural occurrence of spring watercourses.</p> <p>Along the A246 there have been successful campaigns to enhance wildflower verges (Bookham Blue Hearts) which make a contribution to the qualities of the area. However, this does not reduce the effects of traffic and development along road routes.</p> <p>Along the fringes of the existing AONB there are linear strips of ancient, replanted woodland e.g. east of Rowbarns Manor and at Outdowns. Park Wood to the east of Horsley Towers is ancient seminatural woodland while Wellington Meadow, immediately to the south of the A246, is valued for its collection of wildflowers and is actively managed, although its context is predominately urban.</p> <p>The Effingham Golf Course contains some areas of semi-improved calcareous grassland associated with roughs and fairways and ancient woodland and is a SNCI. There are no SSSI within this area.</p> <p>Each of these natural heritage features makes a contribution to the qualities of the area, although they reflect small pockets of semi-natural vegetation in a landscape which otherwise has a settled and urban fringe character.</p>
Cultural heritage	The principal heritage assets which contribute to natural beauty are the historic lanes and buildings, such as the group of rural buildings associated with Rowbarns Manor and those at Horsley Towers (Grade II*) and associated gardens or those at Little Bookham Manor. This area contains three conservation areas relating to the spring line villages and early manors of East Horsley, Effingham and Little Bookham. The former is associated with the gothic mansion of Horsey Towers (local landmark) which sits within remnant parkland and is defined on its eastern edge by

EA 6b – Fringes of A264 East Horsley to Little Bookham Natural Beauty Factors and Evidence	
	Park Wood. The conservation area associated with Effingham covers an extensive area centred on the 12 th century manor houses and contains a wealth of listed buildings including the Church of St Lawrence (Grade II* and local landmark), while Little Bookham includes the cluster of buildings at Manor Farm, including the tithe barn, church and 18 th century Manor House (now a school) and 16 th and 17 th century, timber framed cottages along Little Bookham Street. Overall, these historic features make a contribution to the natural beauty of the area, but their influence is tempered by more recent development and mixed land uses.
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	This is an area of generally low-lying landscape with relatively high woodland cover which forms attractive countryside in places and is typical of the chalk dip slope. However, much of the area is affected by development, giving rise to a settled and sometimes urban fringe character, while general activity and road noise undermine perceptions of tranquillity. Whilst there are features of historic interest, and areas where the landscape forms attractive countryside, overall, it is fragmented, and does not meet the natural beauty criterion.
EA 6 - Candidate Area	
Recommendation as to land that should be considered a Candidate Area	Only land associated with Hatchlands and East Clandon, are recommended for inclusion within a Candidate Area for designation as AONB due to their intact character, scenic qualities and cultural and natural heritage interest. The lower slopes of the chalk dip slope are also included on the basis they are transitional, and the current AONB boundary does not follow a clear line on the ground and requires review.
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	There will be a need for particularly scrutiny at the boundary setting stage in order to identify a more easily recognisable edge to the AONB where it currently is not clearly defined. This may require inclusion of the lower slopes of the dip slope and inclusion of features of interest on the edge. The potential inclusion of land which has the greatest weight of natural beauty at Hatchlands/East Clandon will also need particular scrutiny in terms of its connection across the A246 corridor.
Issues to be Addressed in Defining Extent	

EA 6 - Candidate Area	
Transition	There is a transition in the quality and condition of the chalk dip slope on its lower slopes which are affected by land uses changes associated with ad hoc settlement and proximity of A25/A246. Particular scrutiny will be required in determining if the boundary should be extended as far as the road in the East Clandon area, and if it should go further to the north to bring in parkland landscapes and village that sit within areas of qualifying land.
Fragmentation	There is a degree of fragmentation as a result of land uses and also the influence of the A24/A246 in separating the dip slope from wider parkland to the north.
Incongruous features	The influence of the A25/A246 corridor on perceptions and tranquillity in particular will need to be reviewed.
Settlements	<p>The settlement which retains the greatest intactness and sits within qualifying land is that of East Clandon which is centred around a manor house, church and farm and is strongly associated with Hatchlands Parkland. The loose arrangement of dwellings around the church ensures there are views out to the surrounding landscape and the village and its church are visible from the elevated land to the south.</p> <p>The other settlements of West Clandon, West Horsley, East Horsley, Effingham and Little Bookham have experienced significant expansion which has altered their historic character, form and setting. The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area. These settlements do not sit within areas of qualifying land and are often associated with urban fringe land uses. They have therefore been excluded from the Candidate Area. Areas associated with these settlements but south of the A246, even where they comprise areas of less dense development, have also been excluded.</p>
Other Boundary Considerations	There are a number of small boundary anomalies between the existing AONB boundary and fringes of East Horsley, Effingham and Great Bookham namely East of Dorking Road, South of the A246 and Brocketts Farm, Fetcham. These will need to be addressed at the boundary setting stage.

EA 7 – North Downs between Leatherhead and Chipstead

Landscape Context	
Location/Context	This Evaluation Area comprises the North Downs between Leatherhead and Chipstead/A23. The Evaluation Area was not extended following the call for evidence. It includes land to the south of the M25 between Leatherhead and Headley, as well as rolling downland north of the M25 to Epsom, heaths at Walton and Banstead, and the Chipstead Valley area.
Landscape Character	This landscape contains several landscape types as defined in the Surrey Landscape Character Assessment. These include: <ul style="list-style-type: none"> • Wooded North Down (Cherkley/Nower Woods, Walton and Banstead Heaths) • Chalk Down with Woodland (Tyrell's Wood and Walton Oaks south of the M25 and also across the Chipstead Valley area) • Open Chalk Farmland (land west of Stane Street and Langley Vale/Walton Downs)
Designation History	None of this area was identified by Dower or Hobhouse as suitable for national landscape designation. The land around Cherkley Court and Headley (excluding Nower Wood and Headley Court) is designated as AGLV (1970s) as well as land north of the M25 as far as Epsom Racecourse and east to include Banstead and Walton Heaths (1970s) and the Chipstead Valley area. The HDA Study recommended the area between the AONB and Headley Court, land south of Tye Lane, Banstead Heath and part of the Chipstead Valley area as suitable for AONB designation.
Evaluation of Natural Beauty	For evaluation purposes, EA 7 has been sub-divided into four sub-areas, shown on Figure 11.7: EA 7a – Land south of the M25 Leatherhead-Headley EA 7b – Langley Vale and Walton Downs EA 7c – Walton and Banstead Heaths EA 7d – Chipstead Valley

EA 7a - Land South of the M25 Leatherhead - Headley**Natural Beauty Factors and Evidence****Landscape quality**

This landscape has a strong chalk downland character comprising steeply sloping valleys and hills, especially around Headley village. Land west of the Roman Road (Stane Street) is less complex and slopes either in a westerly direction towards Leatherhead or to the south at Cherkley Court and Givons Grove, on the edge of the existing AONB.

The landscape quality of this area is mixed. The development at Givons Grove on the outskirts of Leatherhead comprises a medium-sized private housing estate set within large gardens and woodland. To the east of this is the former parkland associated with Cherkley Court (a Victorian neo-classical mansion and estate). The former parkland has, over the last decade, become a golf course (Beaverbrook) and hotel. Although many of the parkland elements remain, including the lodge buildings, mature veteran trees/clumps and main driveway, the recreational use is nonetheless apparent including golf tees, greens and fairways as well as marked paths and signage which have undermined the integrity of the parkland. Coupled with the relatively urban aspect of this area, which slopes and extends towards Leatherhead, the landscape quality is judged to be transitional.

Evidence from the Surrey Historic Landscape Characterisation suggests that there has been extensive loss of field boundaries across the farmland to the north of Reigate Road and west of Stane Street, leading to the creation of large 'prairie' fields.

East of Stane Street the landscape becomes more wooded, enclosed and undulating. Whilst this area also forms part of a golf course (Tyrell's Wood) and an area of 1930s large, detached housing along The Drive, it retains a more visually intact character. It also contains a number of ancient woodlands including Nower Wood, Cherkley Wood and Hook Wood, which comprise a mixture of ancient oak stands, beech, yew, box and hazel. Nower Wood is managed under Countryside Stewardship. The complex historic landscape pattern of parkland estates, woodland, farmland and dispersed settlement (e.g. around the village of Headley) is relatively intact across this area, with the exception of farmland to the south of Hook Wood, where the historic landscape assessment records large 'prairie' fields as a result of field boundary loss.

The steep pasture valley slopes immediately adjacent to the AONB along Lodgebottom Road form part of the Mole Gap to Reigate Escarpment SAC and SSSI, designated for its rare stands of box scrub, as well as orchid rich chalk grassland and stands of beech and yew-dominated woodland. The site also supports a significant area of dry heathland and acid grassland at Headley Heath. The condition of this part of the SSSI (Unit 8 – Headley Warren) is 'unfavourable-recovering,' reflecting the ongoing work of scrub removal that is necessary to retain the required

EA 7a - Land South of the M25 Leatherhead - Headley Natural Beauty Factors and Evidence	
	<p>balance of open habitat, and indicates some loss of integrity and condition. Although the wider area is managed under the Environmental Stewardship, some of this land has become subdivided for equestrian use.</p> <p>The landscape associated with the former Headley Court and Headley Park has also undergone change; the former having been redeveloped by the MOD as a rehabilitation centre between (1985 and 2018). Although this use has ceased, the infrastructure associated with it (such as accommodation blocks, road improvements, signage, fencing and lighting) remain evident. Headley Park has also experienced change as a result of development and subdivision of land, and both parklands associated with Headley Court and Headley Park, have been severed by the M25.</p> <p>Landscape quality is most intact where the topography is pronounced and where semi-natural woodland and farmland, are uninterrupted and intact. This is the case around Nower Wood and Headley.</p>
Scenic quality	<p>The scenic quality of this landscape is expressed in the strongly wooded and rolling landform which is typical of chalk landscapes and the associated historic settlement pattern, including Headley village and country houses, and the complex of buildings and gardens at Headley Court.</p> <p>The sense of enclosure and the composed character of local views, contribute to the scenic qualities of this landscape. There are intermittent long-distance views southwards into the AONB (e.g. from Cherkley Court and Mill Way), as well as vistas towards built features, such as Headley Court Country House and Headley Church which add visual interest. Even where there has been some infill development in the village of Headley or associated with Headley Court (e.g. Dale View and Cunliffe Close), the mature woodland character and narrow rural lanes coupled with small pastures, filled with buttercups in early summer, combine to create an intact landscape with a strong time depth, intimacy and sense of place.</p> <p>There are scenic views of the southern elevation of Headley Court from Nower Wood and within the woods themselves there is an attractive mix of veteran trees, box and yew, as well as an understory of bracken and bluebells in spring, giving rise to a range of colours and textures through the seasons.</p> <p>The village of Headley retains its historic character. The church and manor house are landmark historic buildings, and the dispersed form of the settlement allows the valley pastures to penetrate into the heart of the village, affording a variety of views out to the rolling rural context which contribute positively to sense of place.</p> <p>To the west of Stane Street there are elevated panoramic views west and north towards Leatherhead, with some glimpses of built development. Urban influences generally increase to the west of Stane Street. The more open</p>

EA 7a - Land South of the M25 Leatherhead - Headley Natural Beauty Factors and Evidence	
	character of this landscape and its less complex topography means that, whilst attractive, this area lacks the scenic qualities of the land further east.
Relative wildness	The relative wildness of this landscape is evident in the tracts of semi-natural woodland and areas of rural pasture, particularly where there are long distance views southwards across landscape which has no overt signs of human development. These qualities are most evident within Nower Wood and on elevated land with open views south into the AONB. Relative wildness is not strong in areas which are used for golf courses or where linear development has occurred, such as in the dispersed village of Headley, at Headley Court or the settlement of Givons Grove. In these locations there is little sense of remoteness and human influence is more readily perceived.
Relative tranquillity	<p>The relative tranquillity of this landscape is undermined by the noise of traffic on the M25. The motorway is set within a steep cutting for much of its route to the north of this area and noise effects are felt primarily in land immediately adjacent to the road corridor. The tranquillity of the area is also impacted intermittently by clay pigeon shooting at Costal Wood, to the east of Headley Village.</p> <p>In the west of the area, there is noise intrusion from traffic along Reigate Road and the A246, as well as night light spill from Leatherhead.</p> <p>Overall, when away from adjacent conurbations and major roads, in areas of rural farmland and woodland, there is a strong sense of relative tranquillity where the sights and sounds of the natural environment are readily appreciated. This is particularly the case for Nower Wood and farmland to the south and west of Headley.</p>
Natural heritage features	<p>The steep slopes flanking Lodgebottom Road, beyond the AONB boundary, form part of the SSSI and SAC designation associated with Mole Gap and Reigate Escarpment, which is valued for its outstanding range of wildlife habitats, including box scrub, extensive areas of orchid-rich chalk grassland and woodland. These areas reflect classic chalk landscapes and have a strong sense of place, contributing to the area's natural beauty.</p> <p>The inter-connected network of semi-natural ancient woodland, woodland (including areas of box), species-rich grassland and chalk grassland across the centre of EA 7a forms a valuable and intact mosaic of habitats between the Headley Court area and the internationally important habitats of the SAC.</p> <p>Nower Wood is managed by the Surrey Wildlife Trust as an environmental education centre and comprises an area of ancient oak woodland and areas of open water which provide valued habitat for bats and invertebrates. The woodland is also designated as a Site of Nature Conservation Importance (SNCI) and also as the Nower Wood Regionally Important Geological Site. This is because important exposures of Woolwich and Reading Beds are found here, at</p>

EA 7a - Land South of the M25 Leatherhead - Headley	
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	<p>the junction of chalk and the Thanet Formation. On the eastern side of Nower Wood is Oyster Hill, which is managed by the National Trust in association with land at Headley Heath within the existing AONB boundary.</p> <p>The extent and intactness of Nower Wood and Oyster Hill, coupled with their elevation, ensures that these woodlands make an important contribution to the natural beauty of the wider area.</p> <p>The ancient woodlands in this landscape support a carpet of bluebells in spring, while the grass verges and banks along the rural lanes support a variety of wild orchids. These habitats add seasonal colour and visual interest.</p>
Cultural heritage	<p>The Roman Road of Stane Street cuts across this area as a strong linear feature. This elevated, tree-lined route is used as a bridleway and long-distance path and offers views out across golf courses (Beaverbrook to the west and Tyrell's Wood to the east). The majority of the road is a scheduled monument, and it is a distinctive feature which adds time depth to this landscape.</p> <p>Lying adjacent to Stane Street are two Bronze Age barrows which are the only two remaining tumuli of what was once a wider round barrow cemetery. The barrows are subtle low mounds (less than 1m in height) set within woodland. Although associated with the historic route of Stane Street, they make a more limited contribution to the natural beauty of the area.</p> <p>This landscape also contains a number of country houses and their grounds/parkland including Cherkley Court, Tyrells Wood and Headley Court. All have undergone change within the 20th and 21st centuries – Cherkley Court is a hotel and golf course (Beaverbrook), Tyrells Wood forms the club house to Tyrell's Wood Golf Course and Headley Court was an MOD rehabilitation centre. In the case of the latter the wider parkland was split by construction of the M25. Nevertheless, all retain elements of their former status and design with the houses and their associated garden structures/lodges and stables also being listed. Whilst their context and use has changed, these listed buildings form visual landmarks within the landscape and, along with their designed landscape features, contribute to the character and scenic compositions of the area.</p> <p>East of Stane Street there is an intact network of narrow winding rural lanes which weave their way through the steep sided chalk valleys and undulations. The B2033 is a busier route but nonetheless has a rural character and rural context.</p>
Evaluation	
Overall weight and spatial distribution	The land between the edge of Leatherhead and Stane Street forms an important area of countryside which provides the backdrop and setting to the town. Nevertheless, this assessment has shown that this area lacks the qualities

EA 7a - Land South of the M25 Leatherhead - Headley

Natural Beauty Factors and Evidence

of natural beauty evidence

which are evident to the east of Stane Street; the land to the west of Stane Street is affected by recreational uses and is transitional in terms of its landscape quality, becoming more influenced by the urban context as one moves west. In the south of the area the landscape slopes steeply towards the AONB and A24 corridor. Although heavily wooded it contains the loose development of Givons Grove which is not considered suitable for inclusion within the AONB. The mansion house of Cherkley Court, and its designed gardens (now a hotel), have strong visual links to the wider AONB and steeply wooded slopes to the south. The existing AONB boundary in this location does not follow a clear feature on the ground and should be given particular scrutiny at the boundary setting stage. Overall, however, land to the west of Stane Street is not considered suitable for inclusion within the Candidate Area.

To the east of Stane Street, the landscape is considered to have a weight of evidence to support its inclusion within the Candidate Area although particular scrutiny will be required around the Headley Court area given its previous MOD use and plans for future residential development. It is acknowledged that the effects of the M25 undermine perceived tranquillity on the northern fringes of this area. This will also require careful review at the boundary setting stage.

7b - Langley Vale and Walton Downs

Natural Beauty Factors and Evidence

Landscape quality

This area has a rolling topography (ranging between c. 140m at Great Hurst Wood in the south and Walton Downs in the north, to 95m) focused on a chalk valley system known as Langley Vale. In the western part of this area historic landscape characterisation reveals that there has been significant field boundary loss leading to the creation of large 'prairie' fields. In the central areas the historic landscape pattern remains broadly intact with regular field enclosures from former assarting or parliamentary enclosures, defined by mature hedgerows.

Land use falls into three main types – equestrian-related uses; recreational uses such as schools, playing fields, parks and gallops associated with Epsom Downs; and areas of farmland.

Farmland in the central part of this landscape has, in the recent past, been intensively farmed. However much of the area was purchased by the Woodland Trust in 2014 in order to create the largest of four First World War Centenary Woods - Langley Vale Centenary Wood. This initiative has included the planting of new mixed woodlands which have already started to positively contribute to the area's landscape quality and condition. The arable land has been subject to higher tier countryside stewardship arrangements and is likely to undergo further change in coming years,

7b - Langley Vale and Walton Downs	
Natural Beauty Factors and Evidence	
	<p>including reversion to pasture, further woodland planting and environmentally sensitive arable farming. There will be a gradual transformation of this landscape from arable land to a mosaic of woodland and grassland which supports recreation and nature conservation. Langley Vale Centenary Wood will connect three areas of ancient semi-natural woodland, including Great Hurst Wood, Little Hurst Wood and Downs View Wood – all SNCIs. These woodlands have been unmanaged for a number of years and predominately used for pheasant shooting.</p> <p>The local tradition of horse racing at Epsom Downs has been the catalyst for a concentration of equestrian-related land uses. The demand for paddocks for the pre-training and grazing of future racehorses is reflected in a local landscape of gridded field divisions and shelters, gallops and stud farms such as Chace Stud Farm, Thirty Acre Barn and Fourfield Close. The area to the northeast of Headley Court, stretching up to the current AGLV area alongside Langley Vale Road, is largely dedicated to equestrian grazing and includes some of the racing stables associated with Epsom Downs. There is also a concentration of riding centres supporting recreational riding, particularly on the outskirts of Walton on the Hill. These land uses have altered the enclosure pattern superimposing a new character on the area.</p> <p>Incongruous features in this landscape include a line of pylons cutting across the rolling downland from Great Hurst Wood in the south to Ashted Park in the north. There is also a BMX racetrack close to the M25, west of Walton on the Hill, and in places road infrastructure associated with horse crossings including barriers, traffic lights and lighting e.g. along Langley Vale Road. These elements have a localised urbanising influence on the landscape. Proposals for the new car park associated with Langley Vale Centenary Woodland will also have a localised urbanising effect along the Headley Road.</p> <p>In the north of the area, there is some visual intrusion associated with development in the village of Langley Vale which sits on the slopes of Walton Downs, overlooking Langley Bottom. At the access to Langley Bottom Farm, there is an unsightly electricity sub-station which further emphasises the 'edge of settlement' character and large farm buildings/silos and storage areas associated with Langley Bottom Farm are also local detractors. Furthermore, on Walton Heath, the improved grassland and white gallops fencing contrasts with the more texture rural landscape to the south.</p>
Scenic quality	<p>The area with the greatest scenic qualities centres on Langley Vale, where there is the highest concentration of ancient woodland blocks and distinctive linear shaws on higher land. These features give visual emphasis to the rolling North Downs landform. Here the combination of farmland, woodland and topography, combine to create memorable and diverse views across a mosaic of countryside where there are sweeps of landscape with no overt built elements, and where there is little fragmentation or intrusion from transport routes.</p>

7b - Langley Vale and Walton Downs Natural Beauty Factors and Evidence	
	<p>Although the rolling landform is not dramatic or eye catching, it is nonetheless sufficiently varied to create visual interest; woodland defines the skyline and open arable slopes vary with the seasons (transforming to a sea of red and purple poppies in early summer) and reveals the generous scale of the landscape. This can be appreciated from elevated locations, such as the open chalk grassland slopes of Walton Downs looking south as far as Headley Church on the skyline, and mature trees associated with the former Headley Park.</p> <p>Within the more enclosed environment of the ancient woodland there are notable veteran beech trees as well as ash, sweet chestnut and cherry and an excellent display of bluebells in spring, especially in Great Hurst Wood. These areas show a considerable variety of colour and texture that contrast with the more open areas of farmland.</p> <p>On the fringes of the area, and closer to centres of population, equestrian land uses and built development undermine the scenic qualities of the landscape and create visual intrusion and fragmentation. The greenspaces on the fringes of urban areas are highly valued by local communities as they provide countryside on the doorstep, but they lack scenic qualities which can be considered to be of national significance. An example is the fields southeast of Ashtead, which comprise rolling chalk farmland, but which are impacted by the close proximity of the M25 and equestrian land uses.</p>
Relative wildness	<p>Given the equestrian or peri-urban land use of much of this landscape, and its relatively intensive agricultural use, the majority of EA 7b does not exhibit a strong sense of relative wildness. Even in areas of ancient woodland, perceptions of nature are undermined by noise intrusion from traffic on the M25.</p>
Relative tranquillity	<p>This landscape contains notable tracts of land with no road access or just narrow rural lanes, such as Walton Road and Hurst Road. North of these lanes, there is an uninterrupted tract of countryside accessible only on foot, where the sights and sounds of nature including ancient woodland, rolling farmland and birdlife are tangible. However, this sense of tranquillity is significantly undermined, especially in winter, by noise impact of traffic on the M25, despite the fact that the motorway runs predominately in cutting.</p> <p>In the west of the area, around Chace Stud Farm and on the edge of Ashstead, there is a more open and less steeply rolling farmland landscape. This less distinctive scenery, coupled with the fact that the M25 emerges from cutting in this area, results in the landscape being significantly affected by noise and also by some views to lighting, signage and traffic associated with the M25 corridor. Here tranquillity is also undermined by night light spill from adjacent conurbations. Similar influences are also felt on the fringes of Epsom and Tadworth, where night light spill, traffic noise along main roads and recreational land use activity reduces perceptions of tranquillity.</p>

7b - Langley Vale and Walton Downs Natural Beauty Factors and Evidence	
Natural heritage features	<p>The natural heritage interest of this landscape relates to a high concentration of ancient woodland, areas of open neutral and calcareous grassland and arable farmland. The whole of the area between Great Hurst Wood (in the south) and Epsom Downs (in the north) is designated as the Epsom Downs SNCI and Langley Bottom Farm SNCI. The designations are contiguous and reflect the regional biodiversity value of the landscape. A detailed survey within the Epsom and Walton Downs Habitat Management Plan records the importance of the area for calcareous grassland and notes that the conservation of chalk grassland habitat has generally been supported by the mowing and grazing regimes associated with equestrian and golf course uses. A survey of the Epsom Downs SNCI (Hedley, 1998) suggested that it was only the area's size and fragmented nature that prevented its recommendation for SSSI designation, denoting national importance.</p> <p>The open grass slopes to the south of the racecourse afford elevated views across the north downs into the existing AONB in the distance. The open slopes and woodland areas of Walton Downs also provide a backdrop and context to the rolling countryside associated with the Langley Vale Centenary Woodland area to the south, but their colour and texture along with white gallop fencing, contrasts with the wider agricultural landscape to the south.</p> <p>Langley Bottom Farm SNCI is a valuable arable complex. The flora found within the arable field margins is considered to be of national significance and the site also supports areas of ancient semi-natural woodland and potentially ancient shaws and hedgerow. Ancient woodlands include Walton Park Wood, Sandhill Wood, Great Hurst Wood, Little Hurst Wood, Downs View, Downs View Wood, Sheep Walk, Gillettes, and Addlestead Wood. Great Hurst Wood comprises ash, oak, beech and sweet chestnut. Round Wood is hazel coppice and elder and Gillettes Wood is ash, cherry and oak. Extensive areas within the SNCI have been managed under the Countryside Stewardship scheme.</p> <p>In the northwest of EA 7b is Epsom Common, which is a SNCI, and a Local Nature Reserve valued for its mosaic of habitats including woodland, scrub, grassland and relic heathland and ponds. However, it is heavily influenced by its urban context on the edge of Epsom and surrounding land uses including a golf course.</p> <p>Where valued habitats of woodland, pasture and arable interrelate across uninterrupted countryside and are unaffected by transport routes, development or equestrian use they create a mosaic of habitats which contribute to the natural beauty of the landscape. However, on the fringes of the area the valued habitats are part of a more fragmented landscape, where individual nature conservation sites are isolated and their contribution to natural beauty across a wider tract is substantially reduced.</p>
Cultural heritage	<p>The central part of this area, which now comprises the Langley Vale Centenary Woodland, is associated with the training of soldiers during WWI at Tadworth Camp. The most notable feature from this war history is the standing</p>

7b - Langley Vale and Walton Downs

Natural Beauty Factors and Evidence

remains of a 100-year-old larch flagpole in Round Wood. The Woodland Trust's vision for the new Centenary Wood is a mosaic of habitat including woodland, meadows and arable farmland which seeks to forge evocative connections between the downs, trees and WWI. A number of sculptures have been installed in the landscape, such as that by John Merrill titled 'Witness', which seek to inspire people and encourage them to rest and reflect in this landscape. Wood uprights are carved with words of seven poets including Edward Thomas and Wilfred Owen. Another sculpture is 'The Regiment of Trees' by Patrick Walls.

The landscape is also strongly associated with the culture of horse racing. Epsom and Walton Downs form part of the Epsom Downs Racecourse, comprising the racecourse, gallops and land used for the training of racehorses. The area is managed by The Epsom and Walton Downs Conservators and a team of Downs keepers. It is open to the public for recreation, but access is restricted on racing days and at specific times of the day.

Other more subtle cultural elements in the landscape include the Stane Street Roman Road (scheduled monument), which is a secluded route lined by woodland and tree belts, and an Iron Age banjo enclosure (scheduled monument) which lies to the west of B290, close to Walton Downs. However, this Iron Age site has no visible remains above ground and the monument does not contribute to the natural beauty of the area.

The historic settlement of Walton on the Hill (in the southeast of EA 7b) is designated as a conservation area. It has a traditional village layout with pond, green, church and medieval manor, as well as the scheduled site of a medieval motte on the highest ground in the north of the conservation area. The historic village centre is complemented by a distinctive early 20th century development to the south, which was influenced by the Arts and Crafts movement. However, Walton on the Hill is not surrounded by high quality landscape; the growth of Tadworth to northeast, stud farms to the north, the golf course on Walton Heath and the M25 corridor are all negative influences.

There are a number of former parkland landscapes on the edge of the settlements of Ashted and Epsom. Ashted Park is a Grade II registered park on the edge of Epsom, comprising formal gardens and pleasure grounds surrounded by wooded parkland. The northern part of the park, on the lower slopes, is generally well wooded, but the southern more elevated parkland contains areas of built development (along Rookery Hill) and the City of London Freeman's School. Whilst some parkland characteristics remain, including mature trees and park railings, the grounds are used for sports pitches and have an amenity character. East of this is Ashted House, which is designated as a small conservation area. Overall, this parkland has experienced a degree of fragmentation and is influenced by its urban context. Similarly, to the north the former Woodcote Park is now a golf course and has a peri-urban context. Overall, these former parkland landscapes relate strongly to the surrounding settlement to the north. The character and quality of their landscape context is compromised by development along main roads such as petrol stations,

7b - Langley Vale and Walton Downs	
Natural Beauty Factors and Evidence	
	hotels associated with Epsom Downs Racecourse and other urban fringe land uses, such as cemeteries and allotments. These cultural landscapes are therefore often physically divorced from the wider tract of downland to the south and are not considered to contribute to the natural beauty of the wider area.
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>There is evidence of natural beauty in the rolling wooded chalk landscape north of the M25 where it remains relatively intact and rural in character, i.e. the land which now forms part of the Langley Vale Centenary Woodland. The extent to which the Woodland Trust's proposals for nature conservation and creation of an evocative cultural landscape will positively affect the natural beauty of the landscape in future, is currently not fully understood. Furthermore, this landscape is significantly influenced by noise intrusion of traffic on the M25 due to topography and prevailing winds.</p> <p>Walton Down is recognised as valued for its chalk grassland and its aspect overlooking Langley Vale, however, the edges of this area are transitional, becoming increasingly influenced by Epsom Down Racecourse and the settlement of Langley Vale to the north and Walton on the Hill to the east. Similarly, to the east the landscape is transitional due to the influence of adjacent urban fringe and equestrian land uses and built development.</p> <p>Overall, therefore, the case for inclusion of this area is borderline and finely balanced. The extent of the qualifying area has been drawn conservatively to reflect these issues excluding land of lesser quality west and north on the edge of Ashted and Epsom, including land around Thirty Acre Barn, Epsom Down and land adjacent to Tadworth and Walton on the Hill.</p> <p>In relation to the qualifying area, particular scrutiny will be required in relation to a) the desirability of including Langley Vale within the AONB and b) the ability to define a suitable boundary within an area of transition at the desirability and boundary setting stages.</p>
7c - Walton and Banstead Heaths	
Natural Beauty Factors and Evidence	
Landscape quality	This landscape forms an elevated, gently rolling area of drift deposits over chalk which give rise to extensive areas of heath scrub, acid grassland and oak and birch woodland and an area of arable farmland in the southeast. Banstead Heath and Walton Heath are common land. Banstead Heath is managed by the Banstead Conservators and Walton Heath is a prestigious golf course, managed by Walton Heath Golf Club. This extensive area of common land

7c - Walton and Banstead Heaths	
Natural Beauty Factors and Evidence	
	<p>comprises intact areas of natural habitat; Banstead Heath has been managed (for the past 10 years) under a Higher-Level Environmental Stewardship Grant from Natural England; Walton Heath has been managed under a heathland restoration plan since 2000 and is currently managed to control woodland regeneration and sustain its mosaic of lowland heathland habitat.</p> <p>The area is fringed with woodland which helps reduce the influence of the extensive urban areas nearby, especially Tadworth and Walton on the Hill, and screens views of the M25 which runs in cutting to the south. Nevertheless, in the south, the influence of the M25 is particularly noticeable and there is some night light spill from surrounding built up areas.</p> <p>Over much of the area the landscape is intact and in reasonable condition, with few overt incongruous features. However, aspects which affect the integrity of this heath/common include the use of the southern part of the area as a golf course. Here the fairways have cut into the heathland and are visually dominant along with uncharacteristic Scots pine tree planting which contrasts with the natural habitats found to the north. Closer to centres of population the footpaths show signs of being heavily worn and there is some fly tipping. The northern parts of the heath are fragmented by busy straight roads which have a peri-urban character as a result of concrete kerbs, lighting and signage. In the southeast of the area there are elevated views across arable fields to the margins of Lower Kingswood.</p> <p>The arable farmland in the southeast of EA 7c is noted in the Surrey Historic Landscape Characterisation survey as comprising 'prairie fields' as a result of extensive boundary loss. The fringes of this landscape and land to the southwest and southeast is therefore of lower quality.</p>
Scenic quality	<p>The scenic qualities of this landscape relate to its semi-natural habitat and its colourful and textural seasonal variation, including the purple hue of birch in spring, yellow buttercups, white Oxeye daisies and flowering gorse in early summer and russet colours of bracken in autumn and winter.</p> <p>Whilst the large scale of this landscape enables a sense of space and expansiveness, views comprise relatively simple and homogenous compositions across extensive tracts of grassland and woodland and lack scenic quality. Furthermore, in wooded areas views are limited and frequently lack visual diversity.</p> <p>There is little to no overt signs of development especially south of Mill Road and whilst there are no incongruous features, there are also few landmarks – the most notable being the spire of Kingswood Church beyond the area.</p> <p>At Walton Heath Golf Course, the closely grouped fairways are visually dominant, with small patches of heath habitat in between. There is also a concentration of Scots pine tree planting which contrasts with the natural birch woodland</p>

7c - Walton and Banstead Heaths	
Natural Beauty Factors and Evidence	
	found on Banstead Heath. As such, the golf course land use has visually fragmented the natural habitat patterns of the landscape. Overall, this area is not regarded as expressing strong scenic quality.
Relative wildness	The expanse of gently undulating open grassland and secondary woodland gives rise to perceptions of being 'in the middle of nowhere' and a lack of distinct landmarks or topography means the area can be disorientating. Both such effects can add to perceptions of remoteness in the north and east of the area. Woodland helps to screen urbanising influences from the surrounding conurbations, but the fringes of this area are nonetheless fragmented, and heavy use by large numbers of people, reduces a sense of relative remoteness overall. Similarly, the golf course use and farmland in the southeast mean these areas lack a sense of relative wildness.
Relative tranquillity	Where the open grassland and wooded areas are away from roads, they offer a relatively tranquil environment where the sounds and sights of nature, such as the skylark, can be appreciated. However, this is tempered by the continuous hum of background traffic noise from the M25 and surrounding A roads. The M25 noise impacts are especially influential and intrusive in the south and across Walton Heath Golf Course and the southern parts of Banstead Heath.
Natural heritage features	<p>Banstead Heath comprises a mosaic of habitats including oak and birch woodland, areas of mixed gorse heath and open meadow. It is unusual as an area of acid grassland which has formed on drift deposits over chalk bedrock. The Heath is home to a wide range of breeding birds, butterflies and mammals, including a range of heathland birds such as Linnet, Yellowhammers, Redpoll, Reed Bunting as well as skylark and Woodlark.</p> <p>Walton Heath has an extensive mosaic of lowland heathland habitat, and the area is actively managed to sustain the valuable lowland heathland. Walton Heath Golf Club's ongoing management aims to encourage heather regeneration, minimise excess nutrients and control invading grasses, bracken and gorse.</p> <p>The whole of Walton Heath and Banstead Heath is designated SNCI for its mosaic of oak-birch woodland, acid grassland and remnant heathland, scrub and ponds.</p> <p>Throughout this area, woodland has established on former open common and does not have semi-natural ancient woodland status. However, the areas of woodland and acidic habitat make a significant contribution to the qualities of the area.</p>
Cultural heritage	Walton Heath and Banstead Heath was designated as common land in the 19th century and the area contains a number of subtle historic features which include:

7c - Walton and Banstead Heaths	
Natural Beauty Factors and Evidence	
	<ul style="list-style-type: none"> • Tadworth Windmill, a late 18th century Grade II listed post mill overlooking Banstead Heath. Documentary evidence suggests that this site has carried a mill for more than 6 centuries. The mill ceased turning in 1902 and was twice bombed in 1941 and 1944. It is the tallest surviving post mill in Surrey. • Coal Tax posts - a remarkable 12 of these are sites along the bridleway which follows the western edge of Banstead Heath (connecting southwards to the North Downs Way). • Three quadrangular earthworks in the northern, relatively elevated part of Banstead Heath are scheduled monuments and comprise stock enclosures with causewayed entrances which date from the medieval period. They would have been used to provide winter shelter and corralling for animals ranging over open pasture. These features survive well and are visible as well-defined earthworks on a gently sloping area of the heath. They provide an insight into settlement patterns and farming methods and practices. <p>These features add to the cultural interest associated with this landscape, but do not form overt features in the landscape.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>There is some evidence to support the inclusion of Banstead Heath within a Candidate Area for designation as AONB as result of its extensive open grassland semi-natural habitat, seasonal variation and cultural heritage. However, this area is also significantly affected by road noise which is evident across the area and greatest in winter and when prevailing winds are north-westerly. In the area to the north, where the common is in closer proximity to conurbations, the landscape is fragmented by busy roads and some urban fringe land uses have encroached and natural beauty is not considered to be met. Similarly, to the southeast the landscape lacks natural beauty where it forms arable farmland on the fringes of Lower Kingswood and across Walton Heath Golf Course where land use has altered natural habitat patterns and the landscape is especially affected by road noise from the M25.</p> <p>Overall, therefore, the case for inclusion of this area is borderline and the extent of the qualifying area has been drawn conservatively to reflect these issues, excluding land of lesser quality as noted above.</p> <p>In relation to the qualifying area, particular scrutiny will be required in relation to a) the desirability of including Banstead Common within the AONB and b) the ability to define a suitable boundary which contexts the area to the existing AONB.</p>

7d - Chipstead Valley

Natural Beauty Factors and Evidence

Landscape quality

The characteristic rolling chalk topography, pattern of irregular assarts field enclosures with wavy boundaries, woodland blocks and shaws and historic vernacular buildings and settlements is evident throughout much of this area.

This is particularly the case in the area east of Grub Wood and south of Chipstead Lane, where the lanes are rural in character flanked by areas of ancient woodland. Here the historic landscape pattern is intact; field patterns comprise assart enclosures with wavy or mixed boundaries; settlement patterns reflect post 1811 or pre 1940 patterns, comprising rural cottages and estate villages such as Shabden Estate (High Road Chipstead).

Over the last 50 years the Shabden Park landscape has been sensitively managed as a sheep farm, owned by Surrey County Council and managed by the Surrey Wildlife Trust Countryside Service. A significant proportion of the land within the estate is managed under Countryside and/or Environmental Stewardship.

Many of the woodlands are pre 1811 and in reasonable condition, with good structure and ground flora. Within the Chipstead Downs SSSI, Stagbury Down and Fames Rough (to the east and south of Banstead Wood respectively) are recorded as in 'unfavourable recovering' condition as a management programme is gradually reducing scrub and increasing the ratio of grass:herbs. The SSSI unit covering Long Plantation is also recorded as 'unfavourable recovering' as a result of ash die-back and a relatively high proportion of scrub regrowth. These issues are visible but have only a localised effect on landscape quality.

The steep, south facing slopes of Park Down, (common land to the north of Banstead Wood), are managed by the Banstead Commons Conservators and support extensive chalk grassland habitat. The pronounced and steep open valley slopes of the Chipstead Valley also support areas of chalk grassland/pasture (managed under Environmental Stewardship Agreements) e.g. Chipstead Bottom and along Chipstead Lane and, while there are some areas of equestrian use with subdivision of fields (e.g. Home Field Farm), this is limited in extent.

This intact area of landscape becomes more fragmented to the west along the A217 corridor, where the settlements of Kingswood and Lower Kingswood, together with associated urban fringe land uses (such as the Surrey Downs Golf Club), have an urbanising influence. There is also reduced landscape quality in areas with linear housing development along rural lanes, (e.g. Babylon Lane and along Outwood Lane), where non-native planting, fencing and street lighting collectively result in some fragmentation of the landscape. Peri-urban influences are also increasingly evident to the west of Banstead Wood, where the rolling chalk topography becomes flatter and less distinct. In places, on the margins of development, there is evidence of fly tipping.

7d - Chipstead Valley	
Natural Beauty Factors and Evidence	
	To the south, in the area around Blackhorse Lane and Babylon Lane, there is more intensive arable farming, and the landscape is affected by infrastructure associated with Junction 8 of the M25, housing development along lanes and field boundary loss – it's conditional is therefore transitional.
Scenic quality	<p>The scenic qualities of this landscape are greatest throughout the branching dry chalk valley of Chipstead Bottom, where there is pronounced chalkland topography and areas of ancient woodland and steep chalk grassland slopes. When this pattern of landscape elements occurs in combination with narrow, sinuous rural lanes, with soft verges and overhanging trees, the contrasting tunnels of green and colourful verges of spring cow parsley, contribute to a landscape of high scenic quality. Throughout this area, there are wooded skylines and sinuous shaws which emphasise the landform, creating scenic compositions. Within areas of ancient woodland, carpets of bluebells and wild garlic delight the senses. Set within this landscape the historic rural cottages and farms built of knapped flint and brick and black weatherboarding have a unity and add visual interest, often drawing the eye.</p> <p>Scenic qualities are reduced where arable farmland becomes more prevalent in areas where the topography is less dramatic and slopes flatten out, such as the land to the west of Banstead Wood and to the south of EA 7d in the Babylon Lane area.</p> <p>In the east of EA 7d, between Long Plantation and High Road is the Shabden Park Estate, which is famed for its sweeping views of rolling hills, sheep-grazed valleys and flower-rich meadows. There are particularly outstanding views across the Chipstead Valley from the many elevated rounded ridges and upper valley slopes, including westwards from Outwood Lane along Chipstead Bottom and the railway, which sits down in the valley. To the north and west of Long Plantation, the landform levels off and the area forms part of the Surrey Downs Golf Club. This landscape lacks the drama and traditional land use patterns evident further east and scenic qualities are lower.</p> <p>Scenic quality is in transition and becomes significantly reduced towards the fringes of the area, where urban influences are more apparent, such as the edge of built-up areas, and busy road corridors.</p>
Relative wildness	The area which has the greatest relative wildness is Banstead Wood, due to its intactness, extent and the natural character of this ancient woodland. Pockets of relatively wild character can also be found in the ancient woodlands such as Gatwick Wood. Elsewhere agricultural land uses, and settlement patterns ensure that the area has a settled character and does not exhibit a strong sense of relative wildness.
Relative tranquillity	The western and southern fringes of EA 7d experience considerable traffic noise from the busy road corridors of the M25 and A217. The fringes of the area are also subject to night light pollution from adjacent conurbations. North of Grub/Gatwick Woods these effects are less noticeable, and the sounds of nature are tangible. Here tranquillity is

7d - Chipstead Valley	
Natural Beauty Factors and Evidence	
	<p>considered to be higher. The rural characteristics of the landscape and intact patterns, as well as sights and sounds of nature, give rise to a landscape which is perceived as distinctly rural and has a 'backwater' character.</p> <p>Traffic on Outwood Lane and Holly Lane has a localised adverse impact on tranquillity, but the elevation of Banstead Wood above these road corridors, enables it to retain as strong sense of tranquillity, even where slopes are open.</p> <p>There is intermittent noise intrusion from a shotgun-based shooting club centred on Ruffett Wood.</p>
Natural heritage features	<p>The woodlands in this landscape are particularly notable and comprise Park Downs, Banstead Wood, and Long Plantation. Areas of chalk grassland e.g. Fames Rough, comprise the Chipstead Downs SSSI. Long Plantation is semi-natural ancient woodland with a magnificent stand of over-mature beech trees and yews, and forms part of the Shabden Park Estate which is managed for open chalk grassland habitats grazed by sheep and valued for its grass swards/rare orchids and butterflies/invertebrates.</p> <p>Banstead Woods is a Local Nature Reserve comprising an extensive area of ancient woodland (assemblages of oak, beech, chestnut, ash although some patches of rhododendrons and balsam are under management). This woodland supports a significant diversity of flora and fauna including breeding bird populations and carpets of bluebells, and wood anemones. Fames Rough is valued for its wild orchids and butterflies and Park Downs is open downland managed by Banstead Commons Conservators.</p> <p>To the east of Long Plantation, the steep slopes of the Chipstead Valley support extensive chalk grassland and there is a contiguous area of acid grassland habitat to the north of White Hill.</p> <p>To the south of EA 7d, smaller pockets of ancient woodland include Grub Wood, Gatwick Wood, Little Wood, Long Wood, Millfield Wood and Top Shaw, which are all connected by established hedgerows. Many exhibit a colourful display of ground flora such as carpets of wildflowers (bluebells and wild garlic) in spring. These qualities contribute to the natural beauty of the area and add visual interest and structure.</p> <p>The combination of ancient woodland, diverse flora and chalk grassland, as well as a well-connected network of wide hedgerows, contributes significantly to the natural beauty of this landscape.</p> <p>In areas where there is more intensive arable cultivation and urban fringe land uses, the presence of woodland and grassland becomes fragmented and makes a lesser contribution to natural beauty e.g. the landscape near Ruffett Wood and Cannons Wood to the northwest of Banstead Woods.</p>
Cultural heritage	<p>There is a concentration of historic farmhouses, cottages and barns along the winding narrow lanes in the undulating landscape of the branching upper Chipstead dry valley system, south of Chipstead Lane. Most are timber framed</p>

7d - Chipstead Valley	
Natural Beauty Factors and Evidence	
	<p>buildings, dating from the 16th and 17th centuries e.g. Orchard Cottage, Pigeonhouse Farm, Southern Farm. Other important historic listed buildings are associated with a number of significant 19th and early 20th century houses, including Shabden Park, Solom's Court, and the Queen Elizabeth Hospital in the centre of Banstead Wood which incorporates a former 19th century house which was destroyed by fire. The lodges and farm associated with this country house on the northern perimeter of the ancient woodland are also listed buildings.</p> <p>On the eastern side of this area, the High Road Chipstead Conservation Area (partly within the AONB as the boundary runs along High Road) is designated to reflect the special interest of the townscape and landscape features which are centred on Shabden Park and its associated grounds and buildings. A group of cottages in the picturesque style was built by the Garle family in the early 20th century. The Garle buildings form a village with former school, reading room and nurse's cottage, and are associated with additional notable 20th century manor houses (Priorsfield and South Manor) and older cottages which date from the 17th century. The buildings have a mix of Arts and Crafts vernacular and are set within Georgian parkland and shrubbery.</p> <p>The rural settlement pattern within the wider Chipstead Valley landscape comprises a significant number of listed buildings which add to the natural beauty of the landscape.</p> <p>In the north of EA 7d, Banstead Place is one of a number of large houses which date from the early 18th century in the historic village centre of Banstead. Banstead Place and the nearby historic Mint Farmhouse form part of the Banstead Conservation Area, which extends northwards along Park Road into the urban area of Banstead.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The land north and east of Grub Wood, around Long Plantation and north to Banstead Wood and Park Downs has a weight of evidence to support its designation as AONB. This area is particularly outstanding for its combination of chalk topography, ancient woodland, chalk grassland and historic pattern of rural lanes and settlement. Natural beauty is transitional where adjoining urban areas and road corridors have an adverse effect on the landscape character, patterns and intactness. Here the landscape comprises open countryside and lacks outstanding qualities.</p>

Candidate Area – EA 7	
<p>Recommendation as to land that should be considered a Candidate Area</p>	<p>The results of the evaluation indicate that parts of each of the sub-areas merit inclusion in the Candidate Area. This reflects the fact that this area as a whole is often fragmented or transitional and influenced by its urban context and major transport networks. Those areas with the greatest weight of evidence supporting natural beauty include:</p> <ul style="list-style-type: none"> • Land in the Headley area south of the M25. Land which forms intact rolling chalk landscape including notable areas of woodland and historic settlement which meets the natural beauty criterion. • The Langley Vale area although this area is considered to be borderline and will require particularly scrutiny. • Banstead Heath area although this area is considered to be borderline and will require particularly scrutiny. • Chipstead Valley/Banstead Wood. Areas of ancient woodland, steep downland, intact assarted field enclosures and ancient sinuous lanes, in association with vernacular settlement pattern, meet the natural beauty criterion. <p>The transitional nature of the fringes of all of the areas highlighted above will require particular scrutiny at the boundary setting stage.</p>
Need for particular scrutiny	
<p>Issues which need particular scrutiny and further work</p>	<p>Based on the analysis above there is a need for particular scrutiny in transitional areas and around settlements, where defining a boundary may be more problematic. These fringe areas will require careful consideration, and care will be needed to ensure the boundary is drawn conservatively at the higher end of natural beauty, whilst also avoiding overly complex or convoluted boundaries.</p> <p>Particular scrutiny will also be required in the area around Headley Court which has outline permission for 70 houses. As noted above the historic interest of Headley Court is still evident despite previous MOD use, and future development of the site is likely to deliver enhancement of heritage and landscape qualities. Nevertheless, it is acknowledged that this area will experience further change as a result of the proposed development. A detailed scheme is yet to be approved. Therefore, further scrutiny of the nature of the proposed development is required as more detail becomes available and whether a suitable boundary can be drawn to exclude it.</p> <p>In addition, further scrutiny should be given to Langley Vale as change in this landscape progresses as part of the Centenary Commemorative Woodland.</p> <p>Further scrutiny will also be required in relation to Banstead Heath in terms of achieving an appropriate connection and join to the wider AONB.</p>

Issues to be addressed in defining extent	
Transition	The fringes of all the identified areas are transitional landscapes where landscape quality and character are changing as a result of adjacent urban and urban fringe land uses. The extent of the Candidate Area has been drawn to exclude those areas where loss of landscape quality and change in character is sufficiently evident for the landscape to fail to meet the natural beauty criterion. It is anticipated that any revised boundary to the AONB will be drawn within the Candidate Area.
Fragmentation	It will be important to consider the extent to which the M25 physically fragments the qualifying land between Headley Court and Langley Vale and between Banstead Heath and the existing AONB.
Incongruous features	The degree to which incongruous features affect the extent of land to be included within the AONB needs careful consideration. These include the effects of the M25 (especially road noise) and pylons across Langley Vale.
Settlements	<p>Major conurbations on the fringes of the area have been excluded from the Candidate Area including Leatherhead, Ashted, Epsom, Tadworth, Walton on the Hill, Kingswood and Lower Kingswood, Banstead and Chipstead. All of these settlements are of sufficient scale and contain substantial areas of modern 20th and 21st century housing that do not contribute to natural beauty. The settlements as a whole do not meet the criterion of natural beauty and sit at the edge of qualifying tracts of land.</p> <p>However, there are a number of smaller traditional intact settlements which have been included within the Candidate Area. These include Headley and the Elmore Road and High Road Conservation Areas south of Chipstead. The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area. High Road Conservation Area is split by the existing AONB boundary, while Elmore Road lies on the edge of the qualifying land. The former needs careful consideration at the boundary setting stage to avoid continued splitting of a settlement, however the latter is more problematic as the historic buildings within the conservation area make a contribution to the natural beauty, albeit on the edge of the Candidate Area. These issues will require particular scrutiny at the boundary setting stage.</p> <p>Similarly isolated areas of housing development such as that along Outwood Lane and Monkswell Lane will need to be given particular scrutiny at the boundary setting stage.</p>
Other Boundary Issues	There are existing AONB boundary anomalies associated with Cherkley Court which may require scrutiny at the boundary setting stage.

EA 8 – North Downs dip slope south of Coulsdon and Caterham

Landscape Context	
Location/Context	This Evaluation Area has been defined by the northern edge of the existing Surrey Hills AONB and the conurbations of Coulsdon, Old Coulsdon, Chaldon and Caterham. It is also defined to the west by the A23 corridor. This area extends beyond Surrey County into the London Borough of Croydon.
Landscape Character	<p>This landscape contains several landscape types as defined in the Surrey Landscape Character Assessment. These include:</p> <ul style="list-style-type: none"> • Chalk Down with Woodland (near the settlements of Hooley and Netherne-on-the-Hill and in the Chaldon area, to the west of Caterham) • Open Chalk Farmland (between the existing AONB and Farthing Down) • Wooded North Down (to the south of Caterham) <p>The northern part of the Evaluation Area, in the London Borough of Croydon is classified in the National Landscape Typology as a combination of Low Clay Hills and Woods with Heath and Moor (UCA) on the rolling ridgetops and Low Chalk Hills and Ancient Woods with Rough Pasture (ULA) in the dry chalk valley systems (including Happy Valley and the valleys containing the A23 and the settlements of Whyteleafe and Caterham).</p>
Designation History	<p>None of this area was identified by Dower or Hobhouse as suitable for national landscape designation.</p> <p>Where this Evaluation Area falls within Surrey it is designated as an Area of Great Landscape Value (AGLV). This landscape designation does not extend beyond Surrey County, and there is no equivalent landscape designation in the London Borough of Croydon.</p> <p>The HDA assessment recommended a small area between the AONB and Rook Lane for designation along with the Gravelly Hill and Pilgrim Fort areas in the Upper Caterham woods.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 08 has been sub-divided into three sub-areas, shown on Figure 11.8:</p> <p>EA8a – Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley</p> <p>EA8b – Coulsdon Common, Kenley and Riddlesdown</p> <p>EA8c – Caterham Woods</p>

EA 8a - Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley

Natural Beauty Factors and Evidence

Landscape quality

The landscape of EA 8a comprises a dramatic steep-sided dry chalk valley system, which dissects the North Downs dip-slope on the southern fringes of Coulsdon. The valleys form relatively shallow undulations in the southern part of the area, around Chaldon (i.e. north of the existing AONB), but the landform becomes progressively more pronounced further north. Areas of higher land between the valley 'fingers' are relatively flat. Here there are the settlements of Netherne and Chaldon. Netherne comprises a former asylum hospital, which over recent decades, has been developed as a discrete settlement. Chaldon is located close to the edge of Caterham. Here linear development along lanes, coupled with urban fringe land uses, has given this area a more peri-urban character.

Within Happy Valley (which is the steepest of the valleys) the land use supports chalk grassland and areas of scrub and woodland, creating a mosaic of intact habitat. Much of the Happy Valley and Farthing Down is subject to Environmental Stewardship and Countryside Stewardship agreements and the central part of Happy Valley and Farthing Downs is a SSSI. The condition of the SSSI is, mainly, favourable although Eight Acre and an area between Devilsden Wood and Figgs Wood is in 'unfavourable but recovering' condition as a result of scrub and thistle encroachment. The open common of Farthing Downs continues along a shoulder of elevated land. However, development has encroached into the adjacent lower lying land during the first half of the 20th century, eroding the rural context of the northern part of the Downs.

In the shallower valleys the rolling farmland comprises areas of arable and pasture which are often fringed with woodland on the upper valley slopes, although many of these woods show signs of a lack of management and contain areas of invasive laurel growth. West of Chaldon the landscape is used for intensive arable and there is evidence of field boundary loss, gappy hedges and post and wire fencing. In the east traditional agricultural land uses give way to recreational and urban fringe uses, such as the Surrey National Golf Club and equestrian uses and pony paddocks e.g. Hooley Farm.

Further north, between Netherne and Happy Valley, the enclosure pattern remains more intact despite intensive arable land use and here the pattern of wooded shaws and copses emphasises the classic rolling chalk landform.

Incongruous elements in this landscape include the A23 and railway to the west of the area as well as fingers of built development which extend into lower lying land e.g. Chaldon Way, and in places rise up the chalk valley slopes e.g. Woodplace Lane. The steep pasture slopes which flank the A23 corridor, reflect the traditional chalk downland character, but are influenced by their urban context; many support areas of pony paddocks and show signs of a lack of management, including scrub encroachment.

On the margins of the area there is evidence of litter and fly tipping.

EA 8a - Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley	
Natural Beauty Factors and Evidence	
Scenic quality	<p>The scenic qualities of this chalkland landscape stem from its rounded landform, which is emphasised by wooded shaws. The interconnected patterns of woodland and open chalk grassland, or arable farmland in the west, create scenic compositions and the sinuous form of the dry valleys create a sequence of attractive unfolding views.</p> <p>To the north the topography is more pronounced, forming undulating farmland, woodland copses and shaws which emphasise the landform and create flowing lines that lead the eye. The church at Chaldon is a local landmark which, along with the former water tower of the Netherne Asylum, adds to the scenic composition. Further north the elevation and relatively narrow finger of downland along Farthing Down affords memorable views north eastwards into, and along, the Happy Valley, where the scale of this steep chalk system can be appreciated. However, in its northern reaches, Farthing Down is increasingly influenced by the adjacent urban context which impinges on it.</p> <p>Within Happy Valley the steep grassland slopes and woodland enable a sequence of views to unfold, providing visual interest and variety. Complementing the vistas are the localised textures and colours from the mosaic of grassland and woodland habitat found within the valley. The scale and drama of the Happy Valley landscape and its visual containment, significantly contributes to its scenic qualities; from within the valley there are virtually no views out to the surrounding areas of built development, despite their close proximity.</p> <p>The higher, flatter land in the south is under intensive arable cultivation. There is evidence of some field enlargement, but views tend to be contained by woodland shaws and the landscape retains its visual structure and integrity.</p> <p>The scenic qualities of the steep slopes which face into the valley containing the A23 have been eroded by its use as a principal road corridor and by the urbanising influences of adjacent development. This contrasts with elevated views from the eastern side of the Happy Valley which look across the valley to the rising land of Farthing Down. The narrow, rounded ridgeline of Farthing Down forms the skyline in these views, and the built development within the northern part of the valley (along Chaldon Way) does not intrude.</p> <p>From the edge of the higher land (e.g. around Chaldon Church) there are elevated vistas northward towards areas of open agricultural land with woodland shaws and patches of urban development in the distance. The distinctive rolling chalk topography of the dry valley system can be readily appreciated in these views. Chaldon Church overlooks this area, providing memorable views and acting as a local landmark.</p>
Relative wildness	<p>Given its relatively urban context, the majority of this area does not exhibit a relatively wild character or a sense of remoteness. The areas of greatest relative wild character are limited to pockets of natural landscape within the semi-natural ancient woodlands and open chalk grassland slopes.</p>

EA 8a - Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley	
Natural Beauty Factors and Evidence	
Relative tranquillity	<p>Despite proximity to centres of population and transport corridors, the landscapes of Happy Valley and adjacent farmland to the east exhibit relatively high levels of tranquillity as a result of the pronounced landform and woodlands which screen and filter external influences. The scale of Happy Valley, and the attractive rolling countryside which forms its landscape context to the west, means that it is possible to explore this area, experience a sense of nature and of 'getting away from it all' and enjoy bird song and skylarks in summer. Much of this area is only accessible on foot – Ditches Lane is the only road passing through the area, over Farthing Down. However, to the west the landscape drops into a valley containing the A23 corridor, where traffic noise and views across built-up areas are prominent. Similarly, on the northern, eastern, and western fringes of EA 8a, urban development is often visible, along with urban fringe land uses such as allotments, golf courses and pony paddocks. Here there is a sense of a busy, heavily used landscape where tranquillity is noticeably reduced. In the south of the area heavy traffic along Rook Lane/B2031 which connects the A23, and Chaldon/Caterham undermines tranquillity locally.</p> <p>Much of this landscape also experiences aircraft noise, as well as night light spill from the adjacent conurbations of Coulsdon and Caterham, and from lit road transport corridors such as the A23. However, within the Happy Valley, topography and woodland reduce these effects.</p>
Natural heritage features	<p>In 2019 Happy Valley and Farthing Downs was granted National Nature Reserve Status. The area is also a SSSI. Farthing Down and the steep slopes within the dry chalk valley system support areas of semi-improved chalk grassland and rare plant species such as yellow rattle and bee orchids, as well as semi-natural ancient woodland (Devilsden Wood) and abundant invertebrate populations.</p> <p>Much of the chalk grassland within EA 8a falls within the Farthing Downs and Happy Valley SSSI and NNR (managed by the Corporation of London with chalk grassland grazed by a conservation herd) but there are also areas of species-rich chalk grassland to the east of Netherne Hospital and on the western slopes of the A23 valley which are designated SNCI.</p> <p>Ancient woodland is scattered across this area in the form of small copses and shaws. Grasscuts Shaw and Furzefield Wood are both designated SNCI. These woodlands mainly comprise oak and beech stands, with areas of former coppiced hazel and an understory of wildflowers such as bluebell and wild garlic in spring. Other semi-natural ancient woodlands that have SNCI status include Fryern Broom Wood, Star Shaw and Boxer's Wood.</p> <p>The woodlands and shaws throughout this landscape provide structure while areas of open chalk grassland or arable land express the rolling topography and underlying geology, all of which contribute to the scenic qualities of the area.</p>

EA 8a - Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley	
Natural Beauty Factors and Evidence	
Cultural heritage	<p>Farthing Downs is a scheduled monument which comprises an extensive regular aggregate field system and which dates from the Bronze Age to the end of the 5th century. An associated trackway and Anglo-Saxon barrow field survive as earthworks as well as below-ground remains. The enclosed former field banks are divided by cross lynchets, including some, in the southwestern corner of the scheduled site, that are particularly well preserved at over 2m high. During the Second World War the field system was partially disturbed when the area was used for anti-aircraft trench defences.</p> <p>The former Netherne Asylum was a pioneering psychiatric hospital founded in 1905. It was designed with a distinctive semi-circular layout to house wards, administrative facilities, workshops, a chapel, recreation hall and extensive grounds. The hospital was closed in 1994 and the site was subsequently developed as an estate with a mix of residential, nursing home, retail and business uses. The former hospital estate is a designated conservation area with a unified architectural and landscape character; the buildings reflect the character of Victorian asylums but are Edwardian in style, with Arts and Crafts elements.</p> <p>Chaldon village is designated a conservation area and sits on the fringes of a more substantial modern settlement which developed on the former Chaldon Common after the First World War. The buildings in the Conservation Area are listed (including Chaldon Church and Chaldon Court) and make a particular contribution to the natural beauty of the surrounding landscape.</p> <p>There is a history of chalk quarrying in this landscape and former chalk pits are evident as small clumps of trees within arable fields to the west and north of St Peter and St Paul's Church, Chaldon.</p> <p>Ditches Lane runs along an historic north-south route connecting Farthing Down with land to the south. This route retains its historic rural character being narrow and sinuous and flanked by areas of ancient woodland. Along the lane, at Devilsden Wood, there is a Coal Tax post which is listed, although it makes a minor contribution to the natural beauty of the wider area.</p>
Evaluation	
Overall weight and spatial distribution of	Only parts of this area meet the natural beauty criterion. The weight of evidence is greatest within the Happy Valley and Farthing Downs area, where the deeply incised chalkland landscape expresses scenic qualities and where the influence of the surrounding urban context is effectively screened by a combination of deeply undulating landform and

EA 8a - Chaldon, Netherne-on-the-Hill, Hooley and Happy Valley**Natural Beauty Factors and Evidence**

natural beauty evidence

elevated ridgetop views. This area is also highly valued for its cultural and natural heritage which contribute to an understanding of the character and evolution of the area.

The rolling farmed and partially wooded countryside that fringes Farthing Down to the west is transitional and is more strongly influenced by the wider urban context and urban fringe equestrian land uses and will require particular scrutiny at the boundary setting stage.

Furthermore, in the south, where flatter topography is intensively farmed, natural beauty is also transitional. This raises issues regarding the physical connection of the qualifying area of Happy Valley with the wider AONB, and will also need to be given particular scrutiny at the boundary setting stage.

The fringes of this area to the east and west including Chaldon, Netherne and the slopes of the A23 corridor, are not regarded as meeting the natural beauty criterion.

EA 8b - Coulsdon Common, Kenley and Riddlesdown**Natural Beauty Factors and Evidence**

Landscape quality

EA 8b includes areas of common (Coulsdon Common and Kenley Common), and areas of rolling chalk landscape comprising chalk grassland, woodland and scrub. It includes the 81-hectare Sanderstead to Whyteleafe Countryside Area (managed by the Downlands Partnership), and Dollypers Hill Nature Reserve (managed by Surrey Wildlife Trust). Active management to control scrub through mowing and grazing, restore arable to pasture and manage woodlands and hedgerows, means that these landscapes are generally in good condition. Similarly, Coulsdon Common, Kenley Common and Riddlesdown form part of the South London National Nature Reserve, along with Happy Valley and Farthing Down(EA8a) and are also actively managed. Nevertheless, there are some areas which appear unkempt. The Riddlesdown SSSI is mainly in 'favourable' condition with only the Lower Riddlesdown Slope noted as 'unfavourable but recovering', due to a recorded lack of woodland structural diversity.

These areas of natural open green space, sit within an urban context and are experienced in a fragmented way; moving out of one area, across development or peri-urban land uses, before reaching another area of natural green space.

The edges of green spaces form either an abrupt change to built development, or a more transitional change, characterised by a fringe of peri-urban land uses such as the Kenley Aerodrome, Coulsdon Manor Golf Course and playing fields e.g. along western side of Coulsdon Common, at Riddlesdown Collegiate, or areas of horse paddocks

EA 8b - Coulsdon Common, Kenley and Riddlesdown Natural Beauty Factors and Evidence	
	<p>at Cornwall Farm. The level of use and urban context of natural green spaces means that there are signs of erosion, littering and fly tipping. Coupled with extensive signage, bins and seating, these elements reinforce perceptions that the area sits close to major conurbations and is well used.</p> <p>Whilst this area contains some higher quality landscapes, overall, the landscape quality of the area is mixed and fragmented.</p>
Scenic quality	<p>Scenic qualities are greatest where rolling chalk topography, coupled with a patchwork of woodland, chalk grassland, scrub and wood pasture combine and where there is little or no overt signs of development. This is particularly felt in parts of Coulsdon Common.</p> <p>On the more elevated, and flat Kenley Aerodrome, the landscape is less distinct with open views across the aerodrome. The openness of the area appears simple and exposed.</p> <p>From the edges of Kenley Common, and also from the elevated open slopes of Riddlesdown Hills, there are elevated views across lower lying development to the exposed chalk cliffs associated with a former chalk quarry on Riddlesdown and back to Kenley Common. In places the urban development which fringes these areas is evident in views and disrupts the scenic compositions.</p> <p>Overall, the scenic qualities of this area are variable, with some areas expressing higher levels of scenic quality and other areas affected by peri-urban land uses and adjoining urban areas. Whilst the topography remains strong and prominent, the patterns of the landscapes appear fragmented, and built development in the wider area frequently intrudes.</p>
Relative wildness	<p>Given the small areas of semi-natural greenspace and the urban context of these areas, this landscape does not exhibit relatively wild character or a sense of remoteness.</p>
Relative tranquillity	<p>Within areas of woodland, or where there are open elevated views across downland and steep slopes, relative tranquillity can be experienced and the sights and sounds of nature can provide a peaceful breathing space from urban life. However, these experiences are relatively small in extent and quickly interrupted by the noise or sight of adjacent urban areas and activity, including noise from traffic or aircraft using the Kenley Aerodrome.</p> <p>The proximity of urban development means that most parts of this landscape are affected by night light spill, and overall tranquillity is regarded as low.</p>

EA 8b - Coulsdon Common, Kenley and Riddlesdown	
Natural Beauty Factors and Evidence	
Natural heritage features	<p>Coulsdon Common, Kenley Common and Riddlesdown form part of the South London National Nature Reserve; the latter is also designated SSSI and includes the open chalk cliff associated with a former quarry site.</p> <p>The Sanderstead to Whyteleafe Countryside Area is a SNCI – this area comprises open chalk grassland, hedgerows and ancient woodland (Mitchley Wood). There is another area of ancient woodland on the northern part of Dollyper's Hill. Elsewhere patches of woodland are mostly secondary regeneration on areas of former common or downland.</p> <p>The Dollypers Hill Nature Reserve is managed by Surrey Wildlife Trust. It comprises chalk grassland, scrub and an ancient woodland dominated by beech, oak and yew. Areas of chalk grassland support rare wildflowers including bee orchid, white helleborine and yellow rattle. These flower-rich chalkland meadows, areas of woodland and scrub make a contribution to natural beauty in their immediate locality, but this influence does not extend across the area as a whole.</p>
Cultural heritage	<p>Parts of Coulsdon Common are ancient wood pasture, which are grazed by cattle and contain some significant veteran oaks. These ancient trees and traditional pastoral land uses add time depth and contribute to perceptions of continuity.</p> <p>Kenley Aerodrome has national historic significance as a fighter airfield associated with the Battle of Britain. It is a designated conservation area, and its margins contain two groups of WWII fighter pens which are scheduled monuments. The grade II listed Officers' Mess and NAAFI buildings also remain, along with other smaller structures which are associated with the historic airfield. These elements are of historic significance but do not contribute to the natural beauty of the area.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The fragments of semi natural greenspace where there is wood pasture and chalk grassland are highly valued in the context of South London. However, these landscapes comprise relatively small pockets, fragmented by an urban context and physically separated from the wider AONB by Caterham and Chaldon.</p> <p>On balance these landscapes are not considered, either individually or collectively, to form land which meets the natural beauty criterion and they have therefore not been included within the Candidate Area.</p>

EA 8c - Caterham Woods	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This landscape comprises extensive areas of woodland (ancient and secondary) set on the steeply dissected north facing chalk dip slope. The condition of these woodlands is mixed – some areas have been under active management through Countryside Stewardship, and Oldpark ancient woodland has recently been purchased and is now under active management with evidence of recent felling. Nevertheless, there are areas which appear to be under managed.</p> <p>In some areas the steep wooded slopes contain low density housing e.g. War Coppice Garden Village and on the southern fringes of Caterham, land is used for school sports grounds and has a more urban fringe character.</p> <p>On the edge of the chalk escarpment to the southwest is Unit 7 of the Quarry Hangers SSSI, which lies adjacent to the existing Surrey Hills AONB boundary. Unit 7 is in ‘unfavourable but recovering’ condition as a result of a loss of species-rich grassland due to lack of management and scrub invasion.</p> <p>The land between Chaldon and the existing AONB comprises farmland and urban fringe land uses set within a network of hedgerows and small copses. The condition of these field boundaries and countryside is mixed and has been impacted by linear development along roads and lanes, pony paddocks and recreational uses.</p> <p>Incongruous features include a radio station and two telephone masts on the highest land at Gravelly Hill, as well as a proliferation of signage in the area more generally. There is also evidence of farm clutter at Tower Farm.</p>
Scenic quality	<p>The scenic qualities of this landscape relate to the dramatic and complex chalk topography, which is cloaked in extensive woodland. The land rises to c.230m AOD at Gravelly Hill and slopes steeply northwards, dropping to c.148m AOD along Weald Way. The woodlands contain areas of ancient woodland which display a carpet of springtime bluebells e.g. Tupwood Scrubs. A number of footpaths and tracks through parts of the woodland, afford glimpsed views northwards. The area is on the southern edge of Caterham, but, the urban areas are generally screened and filtered from view by woodland cover.</p> <p>These steep slopes, immediately adjacent to the existing AONB and chalk escarpment, form some of the highest locations and steepest dip-slope topography within the North Downs. The drama and scale of this plummeting landform contributes to the scenic qualities of the area.</p> <p>Between Chaldon and the existing AONB, the topography of the landscape is less distinct, and land use patterns reflect a mixture of farming and urban fringe recreational uses, such as playing fields and Chaldon Cricket pitch, pony</p>

EA 8c - Caterham Woods	
Natural Beauty Factors and Evidence	
	paddocks and areas of concrete post and wire fencing. These land uses and the proliferation of signs and non-native hedging, result in lower scenic quality.
Relative wildness	The density of woodland cover across the Caterham slopes, coupled with relatively limited access, ensures some parts of this landscape can feel relatively remote. However, between Chaldon and the AONB, the landscape does not express relative wildness due to mixed land uses and settled characteristics.
Relative tranquillity	Within the wooded slopes south of Caterham, there is a perception of tranquillity and enclosure; the elevation here also helps to create perceived separation from the surrounding urban areas. However, on the upper slopes there is some noise intrusion from traffic along Gravelly Hill and from the M25 to the south. On the edge of Chaldon, the countryside has an elevated position, but its mixed land uses, busy lanes and dispersed pattern of development ensure that it still feels relatively busy and lacks any strong perception of tranquillity.
Natural heritage features	<p>Parts of the woodland in this sub-area are SNCI, including Fosterdowns and Tupwood Scrub, The Valley, Eight Acre Wood and Foxborough Fields. The SNCI designation recognises the semi-natural ancient woodlands and bluebell woods that are clustered in this area. Other areas of ancient woodland include Oldpark Wood, which is assarted pre 1811 woodland, comprising ash and beech stands – this woodland has suffered from a lack of management but is now owned by Caterham School Trust and there is evidence of some clearance and felling on lower slopes. To the east of Oldpark Wood, there is secondary woodland on what would have been open chalk grassland, as indicated in aerial photographs from 1945.</p> <p>A small part of the Quarry Hangers SSSI lies within EA 8c; the majority of this site falling within the existing AONB. It is valued for its mixture of species-rich chalk grassland, scrub and woodland and because it supports a number of plants which are rare or local in Surrey. Unit 7 of the SSSI (which falls within EA 8b) was classified as in ‘unfavourable but recovering condition’ as a result of the loss of species-rich grassland, due to lack of management and scrub invasion. The site is now under active management.</p> <p>The mosaic of woodlands, grassland and some arable farmland, form a network of habitats which make a direct contribution to the patterns and enclosure experienced in this landscape, and contribute to its natural beauty.</p>
Cultural heritage	A large multivallate hillfort at War Coppice Camp lies adjacent to the AONB and is currently split by the AONB boundary. This scheduled monument dates to the Iron Age and is situated on the crest of the chalk escarpment. It is defined by single and double ramparts which are still discernible above ground. Some development has impinged on

EA 8c - Caterham Woods Natural Beauty Factors and Evidence	
	<p>the site, including isolated properties and associated gardens. The land falls away steeply to the south and north of this ridge, so it is a natural defence location which is readily perceived and contributes to the natural beauty of the area.</p> <p>Within the woodlands there are a series of earthworks which are thought to comprise:</p> <ul style="list-style-type: none"> • the old park pale associated with the medieval North Park (which once formed part of the Bletchingley Estate, to the south of the chalk escarpment) • field systems (documentary evidence has shown that land east of Oldpark Wood was open farmland pre 1945 and that some of the strip lynchets may be pre-medieval) • quarries and a military trench system dating to WWII. <p>Some of these earthworks are clearly discernible within the woods and impart a strong time depth which contributes to the natural beauty of the area.</p> <p>Whitehill Tower at Tower Farm is an unlisted ruined 19th century folly which stands as a local landmark and contributes to local distinctiveness, although it shows signs of neglect.</p> <p>War Coppice Garden Village comprises a loose arrangement of houses in the central part of this area. This development consists of 19th and early 20th century Arts and Crafts housing. It has a strong architectural style including black and white detailing which gives a unified character to the settlement. The arrangement of the houses, set within woodland and terraced up the steep slopes, contributes to local distinctiveness.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The condition of this landscape is mixed, reflecting its context on the fringes of the Caterham conurbation. Nevertheless, the drama of the steep complex chalk topography, coupled with the extent of woodland cover and cultural heritage interest, lifts the natural beauty of the area. Where there are incongruous features such as masts at Gravelly Hill they are considered to have a localise impact only.</p> <p>In contrast, land between Chaldon and the existing AONB is not considered to meet the natural beauty criterion because it is fragmented by built development and is in relatively poor condition as a result of equestrian land uses.</p>

EA 8c - Caterham Woods	
Natural Beauty Factors and Evidence	
	The weight of evidence for the Caterham wooded slopes is greater. However, particular care will be required at the boundary setting stage to define a boundary which follows clear lines on the ground and avoids becoming overly convoluted adjacent to urban areas.
Candidate Area - EA 8	
Recommendation as to land that should be considered a Candidate Area	The parts of Evaluation Area 8 which are considered suitable for inclusion within a Candidate Area include: <ul style="list-style-type: none"> • Happy Valley and the land immediately to the west and south • Caterham wooded slopes.
Need for particular scrutiny	
Issues which need particular scrutiny and further work	Based on the analysis above, there is a need for particular scrutiny around settlement edges where defining a boundary may be more problematic. Furthermore, the boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area. There is a strong weight of evidence for natural beauty within the area of Happy Valley but care will be needed on its fringes as set out below.
Issues to be Addressed in Defining Extent	
Transition	There is a transition in landscape quality to the west of Farthing Down, where the chalk slopes are influenced by equestrian land uses and adjacent built development exerts an influence. There is also a transition in landscape and scenic quality to the north of Farthing Down, where the shoulder of open downland reduces in elevation and becomes surrounded by built development. Careful consideration will need to be given to the extent to which these slopes should be included within any AONB boundary extension. There is also a transition in landscape condition and scenic quality to the southwest of Happy Valley, between the existing AONB and the qualifying land to the north. This will need to be given careful consideration when drawing a boundary and ensuring a suitable connection with the existing AONB.

Candidate Area - EA 8	
Fragmentation	Where qualifying land comes close to urban conurbations it can show signs of fragmentation. Care will be required when defining a boundary on the edges of Caterham.
Incongruous features	Consideration will need to be given to the degree to which incongruous features affect the extent of the area which could be included within the AONB extension. This is particularly the case in Happy Valley where the effects of urban development/land uses and masts will need to be reviewed.
Settlements	Particular scrutiny will need to be given to the inclusion of Chaldon Church and whether this may give rise to the splitting of Chaldon settlement.
Other Boundary Issues	The existing AONB boundary does not follow a clear feature on the ground south of Chaldon, between Hilltop Lane and Willey Farm Lane. This issue will need to be addressed at the boundary setting stage, noting that land adjacent to the AONB is transitional.

EA 9 – Chalk downland between Warlingham and Biggin Hill

Landscape Context	
Location/Context	This Evaluation Area has been defined by the northern edge of the existing Surrey Hills AONB and the settlements of Warlingham, Woldingham in the west and Biggin Hill and Tatsfield in the east. This area extends beyond Surrey County into the London Borough of Bromley and was extended to the north following the call for evidence.
Landscape Character	<p>The area forms the dip-slope of the chalk scarp and comprises a rolling landscape of open chalk and wooded chalk farmland. The Surrey Landscape Character Assessment identifies the following landscape types:</p> <ul style="list-style-type: none"> • Chalk Down with Woodland broadly to the west and north of the Evaluation Area (between Woldingham and New Addington) • Open Chalk Farmland in the central, eastern and north east parts of the Evaluation Area. <p>The eastern part of the Evaluation Area, in the London Borough of Bromley is classified in the National Landscape Typology as a combination of Low Clay Hills and Woods with Heath and Moor (UCA) on the ridgetops and Low Chalk Hills and Ancient Woods with Rough Pasture (ULA) on less elevated land. Small areas of Rolling and Sandy landscape (RBA) with market gardening and orchards are identified on the northern edges of the Evaluation Area (to the north of Forestdale and to the northeast of Leaves Green).</p>
Designation History	<p>No part of this area was identified by Dower or Hobhouse as suitable for national landscape designation.</p> <p>All of the rolling open chalk downlands to the north of the existing Surrey Hills AONB and the elevated chalkland ridge, extending northwards to the southern edges of Selsdon, Forestdale and New Addington, within Surrey are designated as an Area of Great Landscape Value (AGLV). However, this landscape designation does not extend into the London Borough of Bromley in the eastern and north-eastern parts of the Evaluation Area.</p> <p>The HDA Study recommended part of the open chalk downlands in the centre of the Evaluation Area and immediately north of the AONB (including the Woldingham and Beddlestead Valleys but not the Halliloo Valley) for designation.</p> <p>Parts of the settlement of Woldingham are designated (in the Tandridge District Local Plan) as a ‘Residential Area of Special Character’ and ‘Wooded Hillside’.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 9 has been sub-divided into the following four sub-areas, which are shown on Figure 11.9:</p> <p>EA 9a: Nore Hill and Woldingham fringe – Undulating chalk dip-slope to the east of Woldingham, including Woldingham Golf Course, the summit of Nore Hill and the steep valleys containing Whistler’s Wood and Greenhill Shaw, to the north of the North Downs escarpment at Oxted Quarry (and the Surrey Hills AONB boundary).</p>

	<p>EA 9b: Beddlestead Valley and Tatsfield slopes – the chalklands that comprise the Beddlestead dry valley and surrounding dip-slope, including the slopes to the south of Tatsfield, to the north of the North Downs escarpment (and the Surrey Hills AONB boundary)</p> <p>EA 9c: Farleigh - undulating chalk dip-slope to the south of the London suburbs of Selsdon, Forestdale and New Addington and to the east of Warlingham, in the area surrounding the villages of Chelsham, Farleigh and hamlet of Ficklehole</p> <p>EA 9d: Land west of Biggin Hill Airport - rolling chalk dip-slope to the east of New Addington in the area to the west of London Biggin Hill Airport</p>
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EA 9a – Nore Hill and Woldingham fringe

Natural Beauty Factors and Evidence

<p>Landscape quality</p>	<p>This is a relatively well settled part of the chalk dip-slope. The settlement of Woldingham is sited on a rounded interfluvium which is dissected by deep dry valleys, including distinctive, deeply undulating chalk downland slopes in the east between Nore Hill (in the north) and Botley Hill (in the south) and the trough-like Halliloo Valley to the north of Woldingham.</p> <p>The garden settlement of Woldingham sits on a broad ridge and extends onto the valley slopes. The relatively loosely arranged, residential neighbourhoods are set within an attractive matrix of mature woodland, meadow and undulating chalk downland topography which screens a significant proportion of the development. The settlement has a distinctive, high quality landscape setting, but the scale of the built-up area and the extent of ribbon modern development on the loop roads, within and on the fringes of the village, creates a relatively suburban character.</p> <p>A number of the rural roads in the area are exceptionally busy, including particularly the Halliloo Valley Road to the north and Limpsfield Road on the elevated chalk dip-slope to the east. The enclosed, rural character of the narrow Halliloo Valley Road and Slines Oak Road are degraded by eroded verges and passing places and there is a transition to a lower quality landscape towards the western slopes of this valley, where the influence of the surrounding urban context (major roads, the railway and development, as well as equestrian uses) becomes increasingly dominant, detracting from the overall landscape quality. The whole of the Halliloo Valley between Warlingham and Woldingham and the dip-slope landscape to the south of Woldingham, on the edge of the North Downs Escarpment and the AONB, is managed as golf courses.</p> <p>The Woldingham Golf Course is set deep within the Halliloo Valley, with the surrounding urban context screened by steep, wooded slopes. The recreational land use here is subordinate to the dramatic chalkland scenery of this deep, trench-like dry valley, although the busy roads on the valley slopes and the loss of traditional field patterns are detractors which reduce landscape quality. However, the North Downs Golf Course, to the south of Woldingham, has</p>
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EA 9a – Nore Hill and Woldingham fringe Natural Beauty Factors and Evidence	
	<p>a suburban landscape context and is separated from the existing AONB boundary by ribbon development. In this area landscape quality is fragmented by suburban influences. Nevertheless, the quality of this southern part of Woldingham's landscape setting is enhanced by two ancient woodlands – Great Church Wood to the west (split by the existing AONB boundary) and Whistlers Wood to the east.</p> <p>The AONB boundary adopts the alignment of the Oxted to Upper Warlingham railway line on the lower western slopes of the Woldingham ridge. The railway line is not prominent in the landscape but occasional built development along the road to Woldingham Railway Station, the station infrastructure and roadside parking reduces landscape quality slightly on the western fringes of Woldingham.</p> <p>The quality of the landscape increases on the undulating chalk downland slopes to the east of Woldingham, where the characteristic sweeping chalk topography is clearly expressed in an open farmland landscape which is defined by ancient trackways and occasional but prominent woodlands and hedgerows. However, the Surrey Historic Landscape Character Assessment notes that there has been extensive field amalgamation and loss of field boundaries on these slopes. The large barns, equestrian trailers and parking areas at Warren Bank Farm are an incongruous landscape element. Telecommunication masts on the ridgetops to the east (Beech Farm) and south of the area (Botley Hill) are particularly prominent on the skyline in views throughout the area. The telecommunication masts on the upper slopes near Flint House are slightly less prominent as they appear on the skyline in fewer local views.</p> <p>Landscape quality decreases along the rounded ridgetop to the east of Woldingham, where the busy Limpsfield Road, large (relatively flat) arable fields, modern barns and telecommunication masts cumulatively contribute to lower landscape quality.</p> <p>Approximately 30% of this dip slope chalkland landscape within EA 9a is managed under the Mid-Tier Countryside Stewardship agreement and/or a woodland management plan.</p>
Scenic quality	<p>The deeply incised chalk downland topography in this area provides a distinctive and striking sense of place. The bowl shaped indentation of Hovings Hole, on the western slopes of Nore Hill, and the 'folded' slopes to the east of Woldingham provide a particularly scenic backdrop to local views. The relatively open character of this chalk downland reveals the rolling concave-convex slopes of the chalkland and the woodlands provide a degree of shelter and perspective. From elevated areas there are views across sweeping landscapes at a significant scale. The summit of Nore Hill provides opportunities for panoramic views, across the elevated dip-slope plateau to the east and south and to the residential areas of Woldingham to the west, which are partially screened by mature woodland.</p>

EA 9a – Nore Hill and Woldingham fringe Natural Beauty Factors and Evidence	
	<p>Despite its use as a golf course, the Halliloo Valley has a special sense of place. The dramatic deep ‘trough’ landform of this long, straight dry valley provides opportunities for exceptionally scenic views and the extensive upper valley slope woodlands accentuate the natural enclosure of the valley. The deeply incised landform, intricate historic field patterns and ancient woodland in the Slines Oak area contrast with the expansive open chalkland views, creating a memorable landscape composition. There is a strong visual connection between this part of chalk dip-slope and the existing AONB, with long views eastwards to the chalk hills from the Halliloo Valley and southwards to the North Downs from Nore Hill.</p> <p>Scenic quality reduces on the upper slopes and elevated broad ridgetop of the chalklands to the east of Woldingham, where the flatter topography and intensively farmed arable land is less distinctive. Although some views are marred by telecommunication masts, which often break the skyline, the upper slopes of the valley afford long distance views across the classic chalk topography, where the scale and drama of the area can be appreciated. Scenic quality also reduces where there are equestrian uses within the Halliloo Valley.</p>
Relative wildness	This area does not exhibit a relatively wild character or sense of remoteness. The expansive panoramic views from Nore Hill and the Vanguard Way are exhilarating, but proximity to busy roads, urban areas, golf courses and equestrian centres is influential.
Relative tranquillity	The sense of tranquillity is constrained by sporadic aircraft noise (Gatwick and London Biggin Hill Airports), heavy traffic and proximity to urban areas. There is some night spill from Woldingham. Views to the large telecommunication masts on the eastern and southern fringes of the area also reduce tranquillity.
Natural heritage features	In this landscape the underlying chalk geology is strongly expressed and contributes significantly to natural beauty. All of the larger woodlands within this area are ancient semi-natural woodlands, including Halliloo Plantation on the northern slopes of Halliloo Valley, Slines Oak, Greenhill Shaw and Whistlers Wood on the undulating chalk slopes to the east of Woldingham and Great Church Wood in the southwest corner of the area (partially within the existing AONB). Some of these woodlands are designated as SNCI. The Halliloo Fields, to the south of Halliloo Plantation and Slines Fields, to the south of Slines Oak, are also designated SNCIs in recognition of their importance for calcareous grassland. Two chalk grassland meadows on the edge of Woldingham are designated as part of the Woldingham and Oxted Downs SSSI – this designation is currently split by the AONB boundary. These areas of semi-natural habitat reflect the underlying chalk geology and contribute to perceptions of natural beauty.
Cultural heritage features	Nore Hill is the site of a scheduled monument which includes part of a late Bronze Age enclosure, and later reuse in the iron Age and Roman period as a fortified site. The original three-hectare site was an oval shape, bounded by

EA 9a – Nore Hill and Woldingham fringe	
Natural Beauty Factors and Evidence	
	<p>ramparts and along with its clearly perceived elevated natural defensive location, adds to an appreciation of natural beauty.</p> <p>Woldingham village is a ridge top settlement and a ‘Garden Village’ owned and laid out by a single landowner following the arrival of the railway in 1884. Characterised by its low-density development which conserved the spacious, rural character of the area, the village also has a concentration of early 19th and 20th century architect-designed houses, including several in the Arts and Crafts style. Pevsner described the village as “a tiny downland hamlet....The Parish is full of steep sided valleys and the houses are hidden away in there, usually drowned by trees....” There are some residential areas on the fringes of the village which have a suburban character, but the settlement retains its well wooded character and is visually unintrusive in the wider landscape.</p> <p>The field pattern in the Slines Oak area retains its historic boundaries (dating from the original woodland clearance). Elsewhere the historic field pattern has been degraded by the process of intensive agricultural operations, with field amalgamation, or the development of land at golf courses.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The natural beauty criterion is not met decisively in EA 9a. The elevated and relatively wooded residential neighbourhoods of the village of Woldingham, which form a backdrop in views, are not visually intrusive. However, this settlement has a distinctive cultural heritage, but its townscape is not outstanding and in places landscape quality on the fringes of urban areas is fragmented by suburban development, golf courses, equestrian uses and the influence of transport infrastructure. Elsewhere, on elevated land, the quality of the landscape is also eroded by incongruous elements, including large modern barns, areas of hard standing and ridgetop telecommunication masts, which are prominent in skyline views.</p> <p>Nevertheless, the drama and high scenic quality of the deeply incised chalk topography in this area which, combined with stands of ancient woodland, creates a striking sense of place. There is also strong inter-visibility and an inherent connection when on the ridge of higher land, to the chalkland landscapes of the North Downs (and the existing AONB) to the south.</p> <p>Overall, the Halliloo Valley and the undulating chalkland slopes to the east and south of Woldingham are judged to merit inclusion in the Candidate Area. Care will be required when drawing the boundary especially in transitional areas of the relatively flat ridgetop to the east of Woldingham (in the vicinity of Limpsfield Road and Botley Hill) where the combination of relatively flat topography, a busy road, intensively farmed land and incongruous skyline</p>

EA 9a – Nore Hill and Woldingham fringe**Natural Beauty Factors and Evidence**

	telecommunication masts, contribute to a landscape with lower scenic and landscape quality, which lacks valued natural and cultural features, and which has relatively low tranquillity.
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EA 9b – Beddlestead Valley and Tatsfield Slopes**Natural Beauty Factors and Evidence****Landscape quality**

This area centres on the Beddlestead Valley, comprising undulating chalkland topography and winding dry valley system. Woodland and shaws on the upper valley slopes provide shelter and structure to a relatively enclosed narrow valley landscape – a high proportion of these woodlands are semi-natural ancient woodland, and the historic field pattern is relatively intact, particularly in the south and western part of the valley.

Approximately 70% of the dip slope chalkland landscape within the Beddlestead Valley area is managed under the Mid-Tier Countryside Stewardship agreement and/or a woodland management plan.

Landscape quality reduces towards the outer, more elevated parts of the area to the south, east and west, which surround the Beddlestead dry valley system. To the east the ‘flow’ of the undulating chalk downland landscape is disrupted by extensive settlement at Tatsfield and Biggin Hill, which is partially visible amidst belts of woodland on the local valley slopes to the east of the area. The verges of the narrow winding lanes on the fringes of Tatsfield are often eroded by heavy traffic, and the whole of the area between the settlement of Tatsfield and the North Downs escarpment (the Surrey Hills AONB) comprises an extensive golf course. The historic field pattern is lost within the golf course, where belts of ornamental tree planting disrupt inherent natural landscape character.

The long wooded shaws on the upper valley slopes near Lusted Hall Lane and Rag Hill Lane screen a proportion of incongruous features. However, equestrian and urban fringe uses (shelters, access roads, allotments, large private gardens) and a relatively high concentration of signs, boundary and gateway features, reduce the overall quality of the landscape on the fringes of Tatsfield.

To the south telecommunication masts on the open ridgetops including near Titsey Hill, Botley Hill and adjacent to Beddlestead Lane are incongruous and prominent elements, which dominate the skyline. Furthermore, there is a large gas distribution site to the east of Pitchers Wood on the southern slopes of the Beddlestead Valley. Although the facility is well hidden from public view by the adjacent woodland, the vehicular approach to its access road (shared with that to the nearby telecommunications mast) and security fencing are prominent.

EA 9b – Beddlestead Valley and Tatsfield Slopes	
Natural Beauty Factors and Evidence	
	<p>Similarly, the two masts at High Breach Farm and the mast at Chelsham Court Farm on the ridgetop to the northwest of the area are also prominent, and the associated access roads and security fencing infrastructure is locally intrusive. There is a strong correlation between landscape quality and accessibility; incongruous elements (masts, modern barns, caravans, equestrian shelters, areas of hardstanding and access roads) and a less intact landscape pattern, including amalgamation of fields, are evident close to the exceptionally busy roads and lanes on the surrounding elevated land which surround the Beddlestead Valley. The area of highest landscape quality occurs in the deepest part of the Beddlestead Valley system, which is only accessible via public rights of way, and is of only limited extent. Even where the topography is strong and landscape patterns are intact, the rural route of Beddlestead Lane is partially degraded by eroded verges/passing places, some hedgerow loss, and frequent fly tipping. Furthermore, the landscape quality is low along the busy Beech Farm Road in the northwest part of the area, where the influence of built infrastructure, traffic and damage to field boundaries is most apparent.</p>
Scenic quality	<p>The steep-sided, winding Beddlestead Valley has high scenic quality; the dynamic topography offers a varied sequence of views, which shift with the curves of the landform. This relatively small-scale chalk downland has a dramatic, sinuous folded landform and a distinctive sense of place that combines intimacy with a sense of spaciousness. The enclosing woodlands and curving shaws create a secluded landscape character, with partially wooded skylines and framed glimpsed views to the wider open farmland beyond. These longer views sometimes include glimpses of the telecommunication masts on the surrounding ridgetops and the Biggin Hill Airport infrastructure to the east, but the complex and diverse downland valley landscape scenery predominates. The enclosed sequence of vistas within the deep, winding valley, contrasts with the more open panoramic views from elevated surrounding land, which afford an appreciation of huge skies and expansiveness.</p> <p>The Beddlestead Valley system is sparsely settled, with only occasional farms and cottages, and a deeply rural character, and a composed, balanced combination of open fields and enclosing woodlands. However, the scenic quality of the landscape surrounding the valley reduces where the topography is elevated and flattens, and the farmland becomes more open and where modern farm infrastructure, roadside buildings and masts punctuate views.</p> <p>In the east on the fringes of Tatsfield, the sweep of the landform is accentuated by upper valley slope ancient woodlands and shaws, and the winding narrow lanes are typically bordered by hedgerows and belts of trees. The result is a more enclosed landscape, with close views. However, large agricultural barns, equestrian shelters and blocks of housing often detract from the quality of these local views. Immediately south of Tatsfield the landscape is dominated by the Park Wood Golf Course, with the semi-natural ancient woodland of Park Wood bordering the North Downs escarpment and the Surrey Hills AONB. The alignment of roads, woodland belts and the local undulating</p>

EA 9b – Beddlestead Valley and Tatsfield Slopes	
Natural Beauty Factors and Evidence	
	topography ensures that this extensive golf course landscape seems self-contained with limited views to the surrounding area. Overall, outside of the Beddlestead Valley, the landscape lacks the drama and compositional interest found in the core of the area.
Relative wildness	<p>Within the core of the deeply incised Beddlestead dry valley system there is a sense of remoteness; the absence of settlement and roads, and the combination of landform and surrounding enclosing woodlands, ensures that this area seems isolated, even though urban areas are not far away. The enclosing ancient semi-natural woodland also offers a sense of apparent wildness and contact with nature e.g. Lumberdine Wood. However, this area is relatively small in extent and the perception of relative wildness is quickly dissipated on the upper valley slopes and on the rolling dip-slope farmland that surrounds the Beddlestead Valley. Here the busy roads, views to the settlement of Tatsfield/Biggin Hill, an extensive golf course and a regimented agricultural pattern, offer little sense of relative wildness.</p> <p>Within the Park Wood, there are areas of ancient coppice and veteran trees which promote a sense of wildness but here, private roads, houses, fencing and security signs nearby, reduce any real sense of relative wildness.</p>
Relative tranquillity	<p>The central part of the dry valley system of Beddlestead Valley has a relatively strong sense of tranquillity. To the north, the level of relative tranquillity is reduced by aircraft noise from London Biggin Hill Airport, which is less than 1km to the northeast.</p> <p>Disruption from aircraft noise is partially countered by the lack of settlement within the Beddlestead Valley, but the sense of tranquillity quickly reduces on the elevated fringes of the area, where the influence of busy roads, urban areas and a golf course is apparent.</p>
Natural heritage features	<p>There are three notable ancient woodlands on the upper slopes of the Beddlestead Valley, including Lumberdine Wood, Pitchers Wood and Owls Wood. All are designated as SNCI. The woodlands make a strong contribution to the natural beauty of the central valley landscape and form an intact and inter-connected ecological network of habitats that comprises woodland, shaws, hedgerows and farmland. There are no remnant calcareous grassland habitats of priority habitat status.</p> <p>Many of the woodlands and shaws on the fringes of Tatsfield are semi-natural ancient woodland. Isle Shaw and Park Wood are designated as SNCI and most of the woodlands and grassland on the slopes of the steep, narrow chalkland valleys that separate the blocks of development within the settlement of Tatsfield are also designated SNCI. However, these woodland shaws are narrow and given the greater urban influences, their contribution to natural beauty is more limited.</p>

EA 9b – Beddlestead Valley and Tatsfield Slopes	
Natural Beauty Factors and Evidence	
Cultural heritage features	<p>The pattern of ancient woodland and fields within the southern part of the Beddlestead Valley dates from the original period of woodland clearance and is unchanged over the centuries. The relatively large-scale field pattern in the northern part of the valley and to the west of the area dates from the 18th and 19th century Parliamentary Enclosures.</p> <p>The site of a Romano-British villa complex on the rolling farmland plateau near Chelsham Court is a scheduled monument, although as a buried archaeological site, it does not make a contribution to the natural beauty of the area. Nevertheless, it is associated with the former Roman London to Lewes Way, whose straight alignment remains visible in enclosure and woodland patterns.</p> <p>Beddlestead House is a Grade II* listed timber-framed building that dates from the 14th century, with a Grade II listed (Victorian) barn nearby. The two cottages nearby, along Beddlestead Lane, have a traditional vernacular character and are the only buildings visible from the road, giving the valley a strong time depth.</p> <p>On the rolling chalk dip-slope, Cheverells Farmhouse is a Grade II listed building that dates from the 16th century but its contribution to the natural beauty of the area is undermined by associated modern agricultural barns.</p> <p>There are remnant historic field patterns (which date from the medieval period) to the east of Lusted Hall Lane and at Tatsfield Green. The network of winding lanes, often flanked by hedgerows, woodland and shaws, trace the historic routes and connect the settlement with the historic Church of St Mary (within the AONB to the south of the area).</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>This area has a mixed weight of evidence for natural beauty. There is some evidence of natural beauty within the centre of the Beddlestead Valley where there is a combination of complex, deeply incised chalkland topography, fringing ancient woodland and shaws and patches of rural seclusion. However, this is a narrow small area.</p> <p>The weight of natural beauty evidence reduces towards the upper valley slopes and elevated chalk dip-slope farmland surrounding the Beddlestead Valley. Here busy roads and the presence of incongruous features, including telecommunication masts, agricultural/industrial buildings, caravans and shelters are detractors, particularly where they are prominent on open skylines. On the fringes of Tatsfield, proximity of settlement, busy lanes and an extensive golf course are strong influences which cumulatively reduce landscape quality, tranquillity and scenic value. To the south of Tatsfield the enclosed character of the landscape ensures that it has limited inter-visibility with surrounding landscapes, and overall, there is not sufficient weight of evidence to meet the natural beauty criterion. Similarly, the relatively elevated chalk farmland landscape to the north of the area, in the vicinity of Beech Farm Road, is not considered to meet the natural beauty criterion because here a less distinctive landform and degraded landscape</p>

EA 9b – Beddlestead Valley and Tatsfield Slopes**Natural Beauty Factors and Evidence**

pattern is associated with heavily trafficked roads, scattered built development and telecommunication mast infrastructure.

On balance, the central area of the Beddelstead Valley, where there is some evidence of natural beauty, is not considered sufficiently extensive and is fragmented from the wider AONB and separated by land which is not considered to meet the natural beauty criterion. On this basis the whole of the area has been excluded.

EA 9c – Farleigh**Natural Beauty Factors and Evidence****Landscape quality**

The characteristic undulating chalk topography and relatively small-scale pattern of farmland, villages with greens and commons, woodland and shaws is evident throughout this area. Most woodlands are ancient semi-natural woodlands, the settlements of Great Farleigh, Chelsham and Little Farleigh are associated with historic commons and all the villages and hamlets are connected by a network of narrow, winding lanes and public rights of way. However, the quality of this relatively enclosed historic landscape pattern is compromised by modern development, particularly to the north-east of Warlingham, where heavy traffic, large agricultural barns and extensive golf courses have a degrading influence.

The narrow lanes are generally in poor condition, with verges eroded by traffic, frequent litter and multiple signs, which often indicate security concerns. Away from the roads, there are tracts of high-quality landscape, including particularly Crewes Valley to the west of Great Farleigh, the large semi-natural ancient woodlands of Kings Wood and Selsdon Wood, and the narrow dry valley to the west of Ficklehole, where the historic inter-locking pattern of ancient woodlands and shaws, farmland and commons is intact.

A broad swathe of land within and to the south of Ficklehole (between the Farleigh Court Golf Course in the west and Hesiers Road in the south) is managed under the Mid-Tier Countryside Stewardship agreement and/or a woodland management plan.

Field boundaries are typically intact, although the field pattern has been lost in the area dominated by the Farleigh Court Golf Course which covers 142 ha and includes the interfluvial valleys of Haggler's Dean and Farleigh Dean in the centre of EA9c, to the north of the hamlet of Farleigh Court. The loss of the historic field pattern is partially compensated by extensive native tree planting on the fringes of the golf course, but the club house, together with its car park and associated ornamental planting is prominent on a ridgetop site between the two valleys.

EA 9c – Farleigh Natural Beauty Factors and Evidence	
	<p>Residential development south of Farleigh and on the Greatpark estate, northwest of Chelsham has a degrading influence on rural character and landscape quality. Large modern agricultural barns are occasionally prominent, for instance at Farleigh Court, and equestrian land uses frequently have a degrading influence (temporary fencing, sheds and large horse boxes) e.g. off Farleigh Court Lane and Church Lane.</p> <p>A large scrapyard completely fills a small dry valley to the southwest of New Addington.</p>
Scenic quality	<p>The interconnected network of ancient woodland and shaws across a varied pattern of arable and pastoral farmland create an enclosed and relatively secluded landscape with diverse views. The gently rolling topography of the chalk dip-slope is dissected by steep-sided narrow dry valleys, running north-south, which are enclosed by woodland and have a particularly strong sense of place, although lack of intervisibility with surrounding areas means that views are frequently constrained and inward looking.</p> <p>The historic commons at Little Farleigh Green and the villages of Farleigh and Chelsham comprise an attractive mosaic of woodland, meadow and veteran trees, with local views to the surrounding cottages and farmsteads. All have an exceptionally distinctive sense of place. Bluebell woodlands, remnant areas of coppice, veteran trees and a richly varied woodland flora contribute to a diverse and textured landscape in wooded and common land areas, which appeals to the senses. The Church of St Leonards on Church Lane has an isolated rural context and is an attractive local landmark, sheltered by woodland shaws.</p> <p>Whilst there are pockets within this landscape which have a distinctive sense of place, scenic quality varies at a local scale, due to intrusion from built development and traffic which fragments the area. This means that pockets of scenic quality are frequently separated by areas of lesser quality.</p>
Relative wildness	<p>The extensive network of semi-natural ancient woodland and shaws in this area has an inherent sense of remoteness and wildness, where there is close contact with nature. This is apparent even on the edges of the Greater London conurbation in the extensive ancient woodlands of King's Wood and Selsdon Wood.</p> <p>Elsewhere the settled character of the area, with a relatively small-scale pattern of woodland, farmland and commons, limits the perceived sense of wildness.</p>
Relative tranquillity	<p>The gently rolling landform, enclosing woodlands and narrow winding lanes contribute to a relatively secluded landscape character. The most rural parts of the area, particularly the narrow dry chalk valley to the west of Fickleshole and the Crew Valley between the village of Farleigh and King's Wood, have a relatively strong sense of tranquillity, not least because they are not traversed by roads and can only be accessed via public rights of way.</p>

EA 9c – Farleigh Natural Beauty Factors and Evidence	
	<p>However, these relatively tranquil zones are limited in scale and elsewhere the influence of traffic, built development and golf courses predominates and reduces the level of tranquillity.</p>
Natural heritage features	<p>This area has extensive semi-natural ancient woodlands, including King’s Wood, Selsdon Wood, Henley Wood, Holt Wood, Ledgers Wood, Little Great Hill Shaw, Five Acre Shaw, Great Hill Shaw and Frylands Wood. Many are connected by historic hedgerows and shaws, and several are designated as SNCI. These semi-natural ancient woodlands comprise a diverse mix of beech, oak, ash, silver birch, hawthorn and holly with a diverse groundcover. The core ancient woodland habitats are linked by wooded shaws and hedgerows to form an extensive interlocking network of valuable biodiverse habitat.</p> <p>Church Lane’s hedgerows contain nine or more tree species of Saxon origin, as recorded by Geoffrey Hewlett in his 1980 ‘Study of Chelsham Hedges’, and studies have indicated that hedges in the Ficklehole area are pre-Norman or date to the twelfth and thirteenth centuries. Near Fairchildes Lane the nationally scarce large-leaved lime has been recorded by the Surrey Wildlife Trust.</p> <p>The unimproved acid grassland habitat on the historic common of Great Farleigh Green is designated SNCI.</p> <p>The woodland and chalk downland at Hutchinson’s Bank and Chapel Bank, on the western margin of New Addington, is managed by London Wildlife Trust as a nature reserve.</p>
Cultural heritage features	<p>The semi natural ancient woodlands, hedged lanes and tracks and the parkland landscape of Ledger’s Park, contribute to a historic landscape pattern, which is intact across the centre of the area; there is evidence of hedgerow loss within the extensive Farleigh Court Golf Course and to the south of Farleigh. The extensive areas of ancient woodland add time depth and contribute to the natural beauty of the landscape. The villages of Farleigh and Ficklehole have conservation areas and there are distinctive historic commons at Great Farleigh Green, Little Farleigh Green and Chelsham.</p> <p>The area has been settled for centuries and extensive visible ditched-and-banked earthworks in Henley Wood and Holt Wood are both designated scheduled monuments. The site in Henley Wood is a former medieval manor house and the earthworks in Holt Wood are considered to be the remains of medieval farm buildings, likely to be associated with the medieval manor house in Henley Wood.</p> <p>St Mary’s Church in the hamlet of Farleigh Court is a grade I listed building which dates from 1080. Other listed buildings and structures are St Leonard’s Church, a grade II listed building within an isolated rural setting, grade-II-listed buildings at Ficklehole Farm (Farleigh) and Elm Farm (Farleigh) and the decorative red brick water tower of the</p>

EA 9c – Farleigh Natural Beauty Factors and Evidence	
	former Warlingham Park Hospital, which is a local landmark amidst the modern residential estate of Greatpark, to the north of Chelsham.
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The Farleigh area has a mixed weight of evidence of natural beauty. The extensive ancient woodlands, wooded shaws, historic commons, winding narrow lanes and historic settlements contribute to a historic landscape pattern with a high biodiversity value.</p> <p>However, the area's natural beauty is fragmented by residential development, by agricultural and equestrian infrastructure and by extensive golf courses. The rural character of the hedged narrow lanes that connect the settlements is eroded by heavy traffic.</p> <p>The weight of natural beauty evidence is higher in the enclosed ancient woodlands and narrow north-south aligned dry valleys which are not traversed by roads. This is a relatively enclosed and 'self-contained' landscape with limited inter-visibility to surrounding landscapes and is physically separate from the elevated chalk downland associated with the North Downs (and the Surrey Hills AONB) to the south.</p> <p>Overall, while there are patches of higher quality landscape, this part of EA 9 is not considered to meet the natural beauty criterion, primarily as a result of fragmentation.</p>

EA 9d – Land west of Biggin Hill Airport Natural Beauty Factors and Evidence	
Landscape quality	<p>Throughout this area, landscape quality is marred by the dominant presence of London Biggin Hill Airport, busy roads and ribbon development, particularly along the A233. Landscape quality is highest within the steep-sided, narrow dry chalk valley that extends north eastwards and northwards from Hesiers Hill, where the relatively small scale hedged landscape pattern remains intact (and some areas are managed under the Environmental Stewardship Scheme), but even here the frequent views to the huge buildings at London Biggin Hill Airport, extensive valley slope residential development at Biggin Hill, telecommunication masts on the ridgetop off Layman's Road and overhead pylons are significant detractors. A combination of heavy traffic and built development has eroded the quality of local roads, with a variety of fencing, security infrastructure, eroded verges, makeshift passing places and frequent roadside litter.</p>

EA 9d – Land west of Biggin Hill Airport Natural Beauty Factors and Evidence	
	Large modern agricultural barns and equestrian shelters/fencing are also an adverse influence on landscape quality at a local scale.
Scenic quality	<p>The steeply undulating chalk downland topography contributes a distinctive sense of place; the steep-sided trough-like dry chalk valley that slices through the centre of the area is a striking landscape feature and the sweeping landform frames long views along the valley (e.g. eastwards from the Hesiers Hill area towards Biggin Hill). There are also long views across the valley from the adjacent ridgetops, which generate a sense of spaciousness. Scenic quality is highest in parts of the valley where the enclosing ridgetop woodlands provide unified, wooded skylines, but is often fragmented by built development. There are occasional distant views of the London skyline, including to iconic buildings such as ‘The Shard’, ‘The Gherkin’ and Canary Wharf.</p> <p>The upper dry chalk valley, to the south of Salt Box Hill and Jewel Hill, is managed under the Higher-Tier Countryside Stewardship agreement.</p> <p>There is an area of relatively high landscape quality within the steep valley between Saltbox Hill and Jewels Hill, where the hedged fields within the narrow valley are enclosed by woodlands, including the semi-natural ancient woodland at the Saltbox Hill Nature Reserve to the east and Jewels Hill to the west. However, the overall impression is of a landscape pattern that is fragmented by development and transport infrastructure.</p>
Relative wildness	This area does not exhibit a relatively wild character or sense of remoteness. Pockets of natural landscape within the semi-natural ancient woodlands and on the grazed chalk grassland slopes of Saltbox Hill provide opportunities for contact with nature, but these areas are not sufficiently extensive to enable a meaningful sense of wildness. Overall, this is a settled, agricultural landscape which is heavily influenced and modified by development and built infrastructure.
Relative tranquillity	Tranquillity is limited by the presence of London Biggin Hill Airport, which generates significant and frequent aircraft noise. To the north and west of the area, tranquillity is constrained by proximity to suburban development including New Addington, Leaves Green and Keston, which also generate some night light spill.
Natural heritage features	There are ancient semi-natural woodlands and shaws on the upper valley slopes throughout the area, including James’ Wood, Jewel’s Wood, Mollards Wood, Long Coppice and Round Wood. These woodland habitats are of high biodiversity value, particularly in areas where the core woodland habitats are connected via shaws, hedgerows and/or managed chalk grassland, such as at the Owls Wood – Mollards Wood area (in part designated as SNCI).

EA 9d – Land west of Biggin Hill Airport	
Natural Beauty Factors and Evidence	
	The most important habitat in the area is the Saltbox Hill SSSI, which has one of the most important surviving areas of chalk grassland in the Greater London area. The SSSI supports important populations of rare plant and invertebrate species, including a variety of orchids such as white helleborine, pyramidal, bee, fly and the nationally scarce man orchid. Over 30 species of butterfly have been recorded at the reserve, including species of national importance such as chalkhill blue, dark green fritillary, dingy skipper and grizzled skipper.
Cultural heritage features	The historic Battle of Britain airfield at Biggin Hill is designated as a conservation area, which includes a core of operational and residential buildings which date from the 1920s and 30s.
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	The natural beauty criterion is not met in this area. Despite the distinctive, deeply undulating chalk downland topography, the influence of London Biggin Hill Airport, busy roads, telecommunication masts and extensive settlement along the valley slopes and ridgetops are significant detractors.

Candidate Area – EA 9	
Recommendation as to land that should be considered a Candidate Area	The parts of EA 9 with sufficient weight of natural beauty evidence to merit inclusion as a Candidate Area are: <ul style="list-style-type: none"> the west facing slopes of the chalk valley to the east of Woldingham, where the undulating chalkland topography is accentuated by ancient woodland, tracks and shaws; and the dramatic deep Halliloo Valley to the north of Woldingham and to the east of the viaduct, which has outstanding scenery and a striking, distinctive sense of place.
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	There is a need for particular scrutiny within the Haliloo Valley and on the slopes of Nore Hill, where the link to the wider area of qualifying land is relatively narrow. Furthermore, the definition of a boundary around the edges of Woldingham village may result in a convoluted boundary. Particular scrutiny will therefore be required regarding the definition of the boundary and the inclusion or exclusion of Woldingham village given its leafy character and permeable edges.

Candidate Area – EA 9	
	<p>The effect of the sporadic, but prominent telecommunication masts that are sited on the broad, open ridgetop summits along the southern edge of EA 9 will require further scrutiny, given their prominent location overlooking the Woldingham Valley.</p> <p>It is also notable that the existing boundary to the AONB does not follow clear features on the ground in places, this will need to be addressed at the boundary setting stage.</p>
Issues to be Addressed in Defining Extent	
Transition	<p>There is a transition in landscape quality and scenic quality on the higher ridges and slopes surrounding the Woldingham valley and also on the fringes of the settlement of Woldingham. There is a transition to a less distinctive and lower quality landscape on the upper slopes and elevated broad rounded ridgetops of the chalklands in this area, where busy roads and prominent telecommunication masts are detractors. Care should be taken at the boundary setting stage to draw a boundary conservatively within the transition.</p>
Fragmentation	<p>The landscape of the Halliloo Valley is fragmented by equestrian uses and golf course infrastructure, although the scenic quality of this dramatic trough-like dry chalk valley landscape predominates. Similarly, to the south and west of Woldingham there are urban fringe land uses which also cause some fragmentation. The influence of these land uses, which affect the ‘flow’ of the landscape pattern, should be considered at the boundary setting stage.</p>
Incongruous features	<p>The presence of multiple telecommunication masts, together with their associated plant and security fencing on ridgetop summits to the south of the Candidate Area and to the east of Nore Hill is an adverse visual influence as these tall structures disrupt the smooth, large-scale skylines that are characteristic of the North Downs dip-slope landscapes. The equestrian complex at Warren Bank Farm is also perceived locally as an incongruous feature on the lower slopes of Nore Hill to the east of Woldingham, as are the large barns, equestrian trailers and parking areas that distract from the distinctive bowl-shaped chalkland landform of Hovings Hole which is just east of the farm.</p> <p>The influence of these incongruous features should be considered at the boundary definition stage.</p>
Settlements	<p>The extensive urban areas on the fringes of EA 9 have been excluded from the Candidate Area. The large village of Woldingham is on the fringe of the qualifying land. It has a distinctive, well wooded and rural landscape setting with considerable heritage interest but has nevertheless been excluded because of the extent and suburban character of its built-up area. This will need to be reviewed at the boundary setting stage not least to avoid the splitting of settlement, and to ensure consistency with approach taken to other areas of dispersed settlement set into adjacent wooded hillsides of the Halliloo Valley.</p>

Candidate Area – EA 9	
Other Boundary Issues	The existing AONB boundary does not follow a clear line on the ground around Northdown Road and this will need to be reviewed at the boundary setting stage.

EA 10 – Greensand Hills and Low Weald

Landscape Context	
Location/Context	This Evaluation Area has been defined by the southern edge of the existing Surrey Hills AONB between the urban area of Redhill in the west and Limpsfield in the east, including the greensand hills to the south of the chalk escarpment. It was substantially extended southwards following the call for evidence to include areas around Outwood, Blindley Heath and Crowhurst.
Landscape Character	<p>This landscape contains four landscape types as defined in the Surrey Landscape Character Assessment. These include:</p> <ul style="list-style-type: none"> • Greensand Valley (between the chalk scarp to the north and greensand hills to the south) • Distinct Areas on the Edge of Urban Areas (between Redhill and the M23) • Wooded Greensand Hills (between Redhill, Oxted and Limpsfield) • Low Wealden Farmland (south of the Greensand Hills)
Designation History	<p>No part of this area was identified by Dower or Hobhouse as suitable for national landscape designation. However, during the AONB designation process, an ‘island area’ in the Lower Greensand around Godstone (e.g. Tilburstow Hill) was requested for inclusion but rejected by the National Parks Commission. Nevertheless, the High Chart/Limpsfield Chart woodlands to the east of Limpsfield were subsequently included.</p> <p>There are two areas which are designated as AGLV. The first includes the greensand valley and greensand hills between the M23 and Godstone and south of Bletchingley. The second comprises land south of Limpsfield as far as Staffhurst Wood.</p> <p>The HDA Study recommended the majority of the Wooded Greensand Hills landscape character type, between the southeast corner of Redhill and the western edge of Oxted, for designation, although this area is detached from the AONB. The HDA Study also recommended a small area of Wooded Greensand Hills at Crookham Hill for designation. The latter is adjacent to the existing AONB and the Kent Downs AONB.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 10 has been sub-divided into the following five sub-areas, which are shown on Figure 11.10:</p> <p>EA 10a: Greensand vale – the narrow, rolling lowland vale between the greensand ridge (to the south) and the North Downs escarpment (to the north), which extends from Redhill in the west to Oxted in the east.</p>

Landscape Context	
	<p>EA 10b: Redhill to Oxted greensand ridge – undulating, wooded greensand ridge between Redhill in the west and Oxted in the east, including the southern slopes of the ridge and the rolling farmland extending southwards to the Tonbridge-Redhill railway line.</p> <p>EA 10c: Limpsfield and Itchingwood Common area – the wooded greensand ridge at Limpsfield (in the north) and undulating foot-slopes to the south of this ridge, extending southwards to the Tonbridge-Redhill railway line.</p> <p>EA 10d: Crowhurst Low Weald – the gently rolling Low Weald landscape to the south of the railway line and east of the A22.</p> <p>EA 10e: Outwood Low Weald – the gently rolling Low Weald landscape to the south of the railway line and west of the A22 including the village of Outwood.</p>

EA10a – Greensand vale	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This area forms a low-lying vale between the chalk escarpment within the existing AONB and greensand hills to the south. Much of this area has a relatively degraded condition as a result of fragmentation by road infrastructure, built development, mineral extraction and golf courses. Between Redhill and Godstone the area has been strongly influenced by landfill and mineral extraction. The extensive Patteson Court landfill site to the east of Redhill is a prominent and intrusive element, which disrupts the natural flat valley floor topography. It is noted that this site will cease operation in 2030. The area has valuable sand and gravel reserves and former gravel extraction sites have been successfully restored as a wetland habitat, including The Moors Nature Reserve and Mercer's Park Country Park. However, extensive areas are subject to active quarrying, including Mercer's South Quarry, on the flat valley floor to the east of Mercer's Park Country Park, and Pendell Farm Quarry and North Park Farm Quarry, to the west of Godstone and immediately south of the M25. The North Park Farm site also incorporates a plant for processing silica sand. In addition, the haulage routes that link the quarries to adjacent roads (A25 at Bletchingley and Junction 6 of the M25) are a source of visual and noise intrusion. Quarrying activities at the North Park Farm and Pendell Farm sites have recently been extended (Planning Application 2021/763), including a recent 22ha extension site to the northwest of Brewer Street (2022). Restoration of the whole area to woodland and farmland will take place progressively as operational activities cease. The timeframe for restoration is anticipated to be within 16 years (2037). The current programme for restoration of the Mercer's South Quarry anticipates that restoration will be completed by December 2035. Around Brewer Street the condition of the landscape is higher, however this is an isolated pocket.</p>

EA10a – Greensand vale Natural Beauty Factors and Evidence	
	<p>Further east between Godstone and Tandridgehill Lane the landscape is fragmented by roads (A22, A25), M25 depot, a business park (Rook’s Nest Park), the Godstone Golf Club course and a roadside garden centre.</p> <p>This area includes the historic village of Godstone, but also extensive ribbon development along the A25 corridor and modern development on the fringes of Godstone which have the traditional settlement form.</p> <p>Nevertheless, in the upper reaches of the Greensand Vale and towards Oxted, the landscape is more intact. Here the landscape is noticeably undulating, and areas of ancient woodland and parkland remain prevalent and influential, ensuring a stronger landscape structure and reduced influence from development. There are also fewer incongruous features, although there is some evidence of past mineral extraction e.g. Oxted Sandpit. This site is no longer operational and has planning permission for restoration to a matrix of grassland, woodland and wetland habitats by 2025. There is also a small oil field (Coney Hill) to the north of the Oxted Sandpit site. This has extant planning permission with oil extraction ceasing by 2024 and the site being restored to woodland by 2025. It is not widely visible and exerts only a localised influence. There may also be further change in this area including the development of a crematorium following a planning appeal.</p> <p>Towards the fringes of Oxted, landscape quality is influenced by horsiculture and modern housing, and is transitional.</p>
Scenic quality	<p>The scenic qualities of the greensand vale are lifted by the proximity of this landscape to the distinctive and dramatic chalk scarp face to the north, within the AONB, and the rising land of the Greensand hills to the south. This area forms the foreground to sweeping views northwards to the wooded escarpment of the North Downs and panoramic views southwards from the escarpment towards the greensand ridge and the High Weald beyond e.g. from Coney Hill.</p> <p>At a local scale, this landscape has a variable scenic quality:</p> <p>The low-lying wetland landscape to the east of Redhill is dominated by restored gravel pits, including the Moors Nature Reserve and Mercer’s Park Country Park. At a local scale, there are scenic views across lakes and pools to woodlands, wildflower meadows and pasture, with veteran trees. However, the landform has been significantly altered by human intervention, with extensive areas quarried for sand and gravel and more land earmarked for excavation. The existing Patteson Court landfill site is a dominant visual influence in local views.</p> <p>Between the M23 (in the west) and Tandridge Lane (in the east), views are often disrupted by built development on the fringes of the settlements of Bletchingley and Godstone. Buildings are partially integrated by the rolling topography and belts of woodland and there are small areas, such as near the hamlets of Pendell Court and Brewer Street, where a deeply undulating landform, narrow, winding lanes and remnant parkland combine to create</p>

EA10a – Greensand vale	
Natural Beauty Factors and Evidence	
	<p>landscapes with a relatively high scenic quality. Golf courses are a significant influence; the artificial pattern of the Bletchingley Golf Course is well wooded and integrated within the wider landscape pattern; the Godstone Golf Course is part of a former parkland landscape and has a more open aspect which, though visibly an artificial golf course landscape, fits within the ‘sweep’ of the north-south vale views.</p> <p>Between Tandridge Lane (in the west) and Oxted (in the east) there is a more undulating landform and a relatively small scale and intricate landscape pattern with extensive areas of woodland, historic parkland and an unusual natural wetland landscape known as ‘The Bogs’. These features combine to create attractive compositions. The landscape in this area blends seamlessly with the North Downs to the north. Local views are typically enclosed, such that the influence of road and built infrastructure (the M25 to the north and the town of Oxted to the east) is limited.</p>
Relative wildness	<p>Proximity to motorways (M25 and M23), major roads (A25 and A22) and the settlements of Redhill, Bletchingley, Godstone and Oxted ensures that this is a busy, settled landscape, which lacks a sense of wildness.</p> <p>The eastern part of EA 10a, near Oxted, has a stronger sense of wildness than other parts of the vale because here the cluster of semi-natural ancient woodlands and the wetland landscapes associated with The Bogs SNCI provide close contact with nature, despite proximity to the residential neighbourhoods on the western fringes of Oxted.</p>
Relative tranquillity	<p>This is not a tranquil landscape. There are major roads, settlements, golf courses and significant industrial activity (landfill, quarrying and the small Rooks Nest oilfield) all concentrated within a relatively narrow vale. The noise of traffic from the motorways is a constant presence, which increases in places where the routes are aligned on embankments (e.g. in the low-lying landscapes to the east of Redhill) and where there is HGV traffic associated with the sand and gravel extraction sites in the north and west.</p> <p>There are local pockets of tranquillity within ancient woodlands, such as Robins Grove Wood, near Oxted, but the most extensive cluster of ancient woodland is close to the M25, so even here, a sense of tranquillity is low.</p>
Natural heritage features	<p>The extensive cluster of semi-natural ancient woodlands to the northwest of Oxted, which are also associated with areas of remnant wood pasture (on the Barrow Green Court estate) and wetland (The Bogs). Other woodland and wetland areas within the vale are designated as regionally important SNCI sites</p> <p>The cluster of semi-natural ancient woodlands to the northwest of Oxted are designated as the Five Acre Shaw and Lodge Wood SNCI and (separately) the Coney Hill and The Abbeys. The latter includes the former Oxted Sandpit site, which is currently in the process of restoration with a scheme that supports habitat for the sand martins that have nested in the cliff walls of the former quarry.</p>

EA10a – Greensand vale	
Natural Beauty Factors and Evidence	
	<p>The Bogs, at the foot of the greensand ridge to the west of Oxted, is an area of rare ancient wet woodland, sustained by the flow of run-off water from the adjacent greensand ridge.</p> <p>The whole of the low-lying land to the east of Redhill (covering an area of 378 ha) is designated as the Holmethorpe Sandpits Complex SNCI, primarily for its bird interest. The area comprises a series of wetland sites, including The Moors, Spynes Mere, the Holmethorpe Lagoons and Mercers Park Country Park, which are restored from sand and gravel workings along the Redhill Brook. The area also includes the Patteson Court landfill site to the south of these wetlands and additional land that has permission for future soft sand extraction.</p> <p>Bletchingley Golf Course, which has a relatively natural matrix of woodland, meadow and shrub habitat, is also designated as SNCI. Whilst these habitats are of value, their contribution to the natural beauty of the area is limited, due to the dominance of built development, minerals extraction and road infrastructure.</p>
Cultural heritage	<p>Within the vale, historic field patterns have been disrupted by development of roads, buildings, golf courses and extensive mineral extraction. Semi-natural ancient woodland and remnant historic woodland and parkland sites conserve historic patterns of the landscape in areas to the northwest of Oxted and in remnant pockets of land which have remained undisturbed e.g. to the northwest of Bletchingley. The principal cultural heritage interest of the area is concentrated in the historic village centre of Godstone, which is a conservation area that focuses on the village green surrounded by clusters of listed buildings. There are also small conservation areas in the hamlets of Pendell (hamlet with a number of large country houses including Grade I listed Pendell House) and Brewer Street, to the north of Bletchingley. This latter, small conservation area is centred on the site of the now demolished Bletchingley Palace, where Anne of Cleves lived following her divorce from Henry VIII in 1541. The only surviving part of the palace is the gatehouse, which is now part of the Grade 1 listed Place Farm.</p> <p>A steep-sided mound in the grounds of Barrow Green Court, to the northwest of Oxted, is a scheduled monument which is considered likely to have originated as a motte and bailey castle. The Historic England citation suggests that the motte may have been remodelled during the early 17th century to provide elevated views of the gardens associated with nearby Barrow Green Court - a map of 1762 shows the Mount to have been at the end of a long avenue of trees. On the edge of Oxted is the church of St Mary the Virgin (Grade I) which is a local landmark and is on the Heritage at Risk register.</p> <p>This area has historic associations with the development of explosives. Alfred Nobel carried out the first public demonstration of his explosives at a chalk quarry site within the AONB and one of the Godstone ponds (Bay Pond) was developed to provide power for a watermill downstream, which was used to make gunpowder.</p>

EA10a – Greensand vale Natural Beauty Factors and Evidence	
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The natural beauty criterion is not met across most of the greensand vale landscape because it is eroded by the strong influence of busy roads, built development and mineral extraction activities. There is a higher weight of natural beauty, in the upper part of the vale, to the northwest of Oxted, where the undulating topography and extensive semi-natural ancient woodlands form a relatively enclosed and distinctive landscape which dominates despite the loss of tranquillity that results from the M25 and proximity to the residential areas on the fringes of Oxted.</p> <p>Care will be required at the boundary setting stage to define a boundary that avoids splitting the settlements of Old Oxted and Oxted. There may be some flexibility because the settlement boundary for Oxted in the Tandridge Local Plan does not include the smaller village of Oxted, which is classified as a 'Defined Village within the Green Belt'.</p>

EA 10b – Redhill to Oxted greensand ridge Natural Beauty Factors and Evidence	
Landscape quality	<p>A resistant band of greensand forms an undulating wooded ridge, which extends east-west across the northern part of EA 10b between Redhill in the west and Oxted/Limpsfield in the east. This is a relatively high-quality landscape, with a distinctive pattern of ancient woodland, farmland and historic parkland which is consistent throughout the area. There is a high proportion of woodland, and the wooded skyline of the ridge appears intact and undisturbed in views southwards from the AONB to the north.</p> <p>Evidence from the Surrey Historic Landscape Characterisation Study demonstrates that there has been hedgerow removal and amalgamation of fields in the Nag's Hill and Stener's Hill parts of the greensand ridge. Current Countryside Stewardship agreements are limited to the Nag's Hill area (Mid-Tier agreement).</p> <p>This area is settled, and the quality of the greensand ridge landscape is partially eroded by a number of roads which cut (north-south) through the ridge, and by the influence of modern residential development in the settlements of Bletchingley, Old Oxted and South Nutfield. Suburban development on the elevated eastern fringes of Redhill is also an adverse visual influence, although the impact is partially mitigated by extensive woodland cover. The M23 slices through the greensand ridge within a deep cutting which helps to reduce its visual influence, but the scale of the road corridor causes significant fragmentation; the motorway is visually intrusive in an area to the east of South Nutfield, where it is aligned on an embankment on the southern edge of the greensand ridge. There is a transition to lower landscape quality towards the western part of the ridge, from the M23 westwards, where the greensand ridge is</p>

EA 10b – Redhill to Oxted greensand ridge	
Natural Beauty Factors and Evidence	
	<p>traversed by a particularly dense network of roads (in the vicinity of South Nutfield) and where the railway line cuts across the lower slopes. The Priory Farm Nursery Garden Centre, to the north of South Nutfield is an incongruous feature in this area which, together with scattered roadside development and busy roads, contributes to lower landscape quality in the South Nutfield and Redhill fringes, part of the greensand ridge.</p> <p>Elsewhere, the elevated farmland and parkland landscape on the ridge has intact hedgerow boundaries, with numerous mature hedgerow oak and beech trees, and the historic pattern of the undulating farmland, parkland and woodland on the greensand ridge is of sufficient scale to predominate. An exception is the extensive Tandridge Golf Course, to the west of Oxted, although this golf course is well integrated within a former parkland and is generally screened from external view. The quality of the landscape becomes more open and generally decreases to the south of the ridge, particularly in the area between South Godstone and Oxted, where there has been extensive hedgerow removal and amalgamation of fields (evidence from the Surrey Historic Landscape Characterisation study).</p>
Scenic quality	<p>The wooded greensand ridge is an exceptionally scenic landscape, which has a striking visual connection with the chalk escarpment to the north, with an attractive interplay of views between the two ridges, across the greensand vale.</p> <p>The undulating pattern of farmland, woodland and parkland creates opportunities for a variety of views in which glimpses of Victorian mansions, clumps of mature parkland trees and rolling pastures are set against a backdrop of woodland. The ridge comprises a sequence of distinctive summits (e.g. Stener's Hill, Tilburstow Hill and Beechwood Hill) which, together with the network of public rights of way (including the Greensand Way) offer stunning views southwards across the Low Weald.</p> <p>This is a landscape of strong contrasts; between enclosed, deeply sunken lanes, such as the area surrounding the hamlet of Church Town, and open panoramas from the summits along the Greensand Way. There is a remarkable variety of views within a relatively small area as the lanes and public rights of way offer views in all directions. Some of the most scenic landscapes are those with a strong historic parkland influence, such as the landscape near Nutfield Priory, Castlehill Farm and South Park. The extensive ancient woodlands are carpeted with bluebells in spring and the variety of trees within the woodlands, hedgerows, shaws and remnant parkland offer an array of natural textures and colours that contribute to the scenic qualities of this landscape.</p> <p>The Tonbridge-Redhill railway line cuts into the southern fringes of the ridge near Redhill, but swings southwards and away from the ridge as it crosses the gently rolling farmland near South Godstone. The landscape of the greensand ridge is particularly scenic in the South Park area because here the railway line is either aligned within a deep cutting</p>

EA 10b – Redhill to Oxted greensand ridge	
Natural Beauty Factors and Evidence	
	<p>at the foot of the ridge or is within the Bletchingley Tunnel, allowing the landscape of the ridge to ‘flow over’ the railway line to merge seamlessly with the Low Weald farmland to the south.</p> <p>The scenic quality of the greensand ridge landscape is compromised in localised areas by views to residential neighbourhoods (such as the eastern fringes of Redhill, Bletchingley and White Post), the road infrastructure of the M23 and to the Patteson Court landfill to the north. The cumulative influence of these adverse elements, together with a concentration of modern development along roads in the South Nutfield area, results in lower scenic quality towards the western part of EA 10b in the M23/South Nutfield and Redhill area.</p> <p>The ‘rippling’ foot slopes to the south of the ridge have a rural character and the landscape here retains a high scenic quality in areas that are relatively close to the greensand ridge landscape. Scenic quality declines southwards, as the large rolling arable fields become progressively less distinctive with distance from the greensand ridge.</p>
Relative wildness	<p>This relatively narrow greensand ridge is dissected by roads and lanes, including the M23 in the west and the A22. All the principal transport routes cut north-south across the ridge, although there are also a smaller number of narrow rural lanes (e.g. Rabies Heath Road and Enterdent Road) that are aligned east-west along the ridge. As a result, the greensand ridge landscape is compartmentalised by vehicular routes and lacks a strong sense of remoteness.</p> <p>However, the combination of extensive semi-natural ancient woodland and undulating, elevated terrain, provides opportunities for contact with nature and to appreciate a sense of isolation from human influence. In addition, the network of public rights of way, particularly the Greensand Way, enables inspiring walks along an elevated ridge with panoramic views across the Low Weald. The expansive views and exposure to the elements evokes some sense of wildness, even if it is limited by regular exposure to human influence.</p>
Relative tranquillity	<p>The presence of multiple roads criss-crossing the greensand ridge reduces perceptions of tranquil landscape across this area. There is background traffic noise from the M23 (which crosses the ridge to the west of South Nutfield) and the M25 to the north, as well as sporadic aircraft noise from Redhill Aerodrome and Gatwick Airport. The area is under the Gatwick Airport flight paths. The sunken lanes and dense tree cover help to mute traffic noise, but it is nevertheless apparent.</p> <p>The western part of the ridge, close to the urban area of Redhill, the M23 and the South Nutfield–Bletchingley area is generally less tranquil and areas where there are fewer roads and more extensive woodlands, such as the Tilburstow Hill and South Park area, provide opportunities to experience a relatively strong sense of tranquillity.</p>

EA 10b – Redhill to Oxted greensand ridge	
Natural Beauty Factors and Evidence	
Natural heritage features	<p>The narrow, undulating greensand ridge, which includes a series of hills, is a prominent landscape feature which rises above the Low Weald farmland. It is based on Hythe Formation Sandstone, along with areas of Sandgate Formation Sandstone and Mudstone. Stener's Hill, on the edge of the M23 cutting, has a particularly distinctive landform with steep side slopes, while the narrow, sunken lanes that cut deep into the ridge, expose the underlying geology of the hills.</p> <p>The most important biodiversity designations apply to the Godstone Ponds, to the east of Godstone, which are designated SSSI. This site comprises a range of wetland habitats including good examples of a nationally uncommon woodland type (base-rich springline alder wood) and three ponds. There is a great deal of local variation in geology and hydrology within the site, which supports a diverse community of breeding birds and has a rich invertebrate fauna. It is designated as a local nature reserve. The Godstone Ponds SSSI is currently classified as poor condition, due to eutrophication and intensive amenity use.</p> <p>There are also extensive semi-natural ancient woodlands and shaws along the summits and slopes of the greensand ridge, which include Graham Hendry Wood SNCI, Crookedfield Shaw SNCI, Denholm Wood and parts of Tilburstowhill Plantation. The ancient woodland habitat at the latter, comprises a mosaic of sweet chestnut, sessile and pedunculate oak, beech, silver birch and hazel. Ground flora includes dog's mercury and garlic mustard.</p> <p>There are also stands of semi-natural ancient woodland within the rolling farmland to the south of the greensand ridge, including Southlands Wood, Piper's Wood and Foyle Tolt. Most are designated as SNCI. Compared to the ridgetop woodlands, these less elevated semi-natural ancient woodlands are relatively isolated within the context of intensively farmed arable land. However, their biodiversity interest is enhanced in areas that border the floodplains of the tributary streams of the upper River Eden.</p>
Cultural heritage features	<p>Bletchingley developed as an early medieval ridge top town, but its growth was limited by the failure of its market, possibly as a result of plague and competition from neighbouring towns. The conservation area focuses on the wide High Street and adjoining roads in the centre of the village. The historic core of Bletchingley is surrounded by more recent development, including a large estate to the south of the A25, on the lower slopes of the greensand hills. The village is on the edge of the distinctive scenic greensand hills landscape but is not surrounded by high quality countryside.</p> <p>The strategically sited earthworks of Bletchingley Castle, on the greensand ridge southwest of Bletchingley, includes a castle of the Norman period. It comprises an inner near-circular enclosure, or ringwork, and an outer enclosure, or</p>

EA 10b – Redhill to Oxted greensand ridge	
Natural Beauty Factors and Evidence	
	<p>bailey. The site is a scheduled monument, although it is on the Heritage at Risk Register due to its overgrown nature and lack of management.</p> <p>Several grand Victorian houses were sited to take advantage of the stunning south facing views from the steep, narrow western part of the greensand ridge. They include Nutfield Priory, Robert Denholm House and Holmsdale House. All reflect the cultural history of this landscape and the wealth associated with the arrival of the railways. The historic parklands associated with these, and other (often earlier) grand houses are a distinctive and valued component of the landscape today. They include South Park, Nash’s Farm, Posterngate Farm, Tandridge Park (now Tandridge Golf Course) and Oxted Place.</p> <p>On the northern margins of the greensand ridge, the historic mill complexes associated with Leigh Mill, near Godstone, Oxted Mill and Coltsford Mill, near Oxted, include the listed former mill buildings and the ponds. On the slopes of the ridge to the southeast of Godstone, the historic hamlet of Church Town and, nearby, the complex of buildings at Leigh Place, are enclosed by mature woodland and accessed by deeply incised sunken lanes. Church Town is a conservation area with a number of fine historic timber-framed buildings, including the Old Packhouse, which is the oldest timber-framed building in Godstone. The Grade 1 listed Church of St Nicholas and Grade II* listed almshouses are distinctive local landmarks.</p> <p>To the west of Oxted, the rural area containing the hamlet of Broadham Green, and the features associated with Oxted Mill are designated as a conservation area. Spring Lane, a historic byway, connects the former Oxted Mill complex to the village of Old Oxted.</p> <p>In the southern part of the area, there is evidence of a former Park Pale, a medieval deer enclosure which enclosed a large area of rolling farmland to the north of South Godstone. Its boundaries can still be partially traced in the landscape as tracks, hedgerows and belts of woodland.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The mosaic of woodland, shaws, farmland and parkland on the elevated greensand ridge is an exceptionally scenic landscape. On the northern side of the hills there is a strong visual connection to the North Downs escarpment and the existing AONB. The natural character and tranquillity of this landscape is limited by the busy roads that dissect the ridge and the settlements on its margins, but these detractors are dominated by the distinctive, undulating wooded hills, which offer opportunities for superb views along the ridge and southwards across the Low Weald. Overall, the natural beauty criterion is met on the elevated ridge to the east of the M23.</p>

EA 10b – Redhill to Oxted greensand ridge**Natural Beauty Factors and Evidence**

However, there is a lower weight of evidence towards the western part of the ridge, where the influence of the M23 corridor, the railway line, modern development, busy roads and adjacent urban areas is strong. The western part of the ridge, including land to the west of the M23 corridor, is therefore not included within the Candidate Area.

In the north where the greensand hills are settled (e.g, Bletchingley and White Post), there are lower levels of natural beauty. Distinctive landscape character and scenic quality also diminishes on the gently rolling lower southern slopes of the ridge, where the landscape is in transition as the topography of the greensand ridge becomes less distinct. Natural beauty is not met in the intensively farmed arable landscape to the south of Hart's Lane and Southlands Lane.

EA 10c – Limpsfield and Itchingwood Common area**Natural Beauty Factors and Evidence****Landscape quality**

This area includes the greensand ridge to the east of Oxted and south of Limpsfield, and the undulating foot slopes to the south of the ridge, which are dissected by the upper Crooked River and its tributary streams. To the north, the elevated greensand ridge and foot slopes are part of the wooded Chart Hills and are adjacent to the boundaries of the Surrey Hills AONB to the north and the Kent Downs AONB to the east.

On the northern and northwest fringes of the area, the condition of the landscape is slightly lower as a result of roadside development in the settlement of Oxted and the adjacent (contiguous) village of Limpsfield to the east. Although the built-up areas are generally on elevated land, the buildings are not prominent as they are enclosed and partially screened by the extensive mature woodlands that cloak the south facing slopes of the greensand ridge. There are glimpsed views to buildings on the elevated slopes of the greensand ridge to the south of Limpsfield and on the east facing slopes of the Crooked River valley to the east of Oxted.

The historic pattern of fields and woodlands is intact and in good condition and the condition of both compartments within the Staffhust Wood SSSI are classified as being in 'favourable' condition. The irregular field pattern on the slopes of the greensand ridge dates from the original clearance of woodland from the late medieval period.

In the north, there is a concentration of common similar in character to that within the AONB, although it shows signs of fragmentation as a result of the loose pattern of settlement (post 1940's luxury estates), road network and small patches of urban fringe land uses such as Limpsfield Chart Golf Course. Nevertheless, at West Heath and Limpsfield Common, a mosaic of heathland, acid grassland and extensive woodland exists. Although there is some loss of lowland heathland habitat by woodland encroachment, the balance of habitats on Limpsfield Common is actively

EA 10c – Limpsfield and Itchingwood Common area	
Natural Beauty Factors and Evidence	
	<p>managed by the National Trust. There are no current Countryside Stewardship agreements in this area. South of Swaynesland Road, where the land slopes towards the Low Weald, there is a higher incidence of arable land use.</p> <p>There are few incongruous landscape elements; the Oxted to Edenbridge Railway crosses the area in the south but is contained within cuttings and is unintrusive. The landscape pattern becomes more open and larger in scale towards the southwest part of the area, and on the fringes of Edenbridge, where landscape quality is reduced.</p>
Scenic quality	<p>This is an exceptionally scenic landscape, with a richly textured and diverse mosaic of woodland, pasture and historic farmsteads that is further enhanced by small areas of common and parkland, and an extensive network of rural hedged lanes and public rights of way.</p> <p>The diverse, small-scale landscape pattern includes semi-natural ancient woodland, parkland (Tenchleys Park and Trevereux Manor) and a natural mosaic of woodland and scrub at Itchingwood Common. This diverse mix is most evident in the central/northern swathe of this area. The mix of elements creates a strongly textured, natural landscape, with carpets of bluebells and woodland flora, areas of bracken and relic heath habitat, which appeals to the senses. Distinctive landscape features and traditional vernacular buildings, including historic manor houses and farmhouses, are landmarks in local views, and the use of ironstone in traditional buildings adds to scenic qualities.</p> <p>Topographic variation is greatest in the northern and central part of the area on the fringes of the greensand ridge where slopes drop more steeply towards the Low Weald. From these more elevated locations there are opportunities for long views southwards from the greensand ridge, particularly from Pollard Wood Road and the Tenchleys Wood area. On a clear day these long southward views extend to the High Weald. On the lower lying landscape to the south, and where woodland is more prevalent these views are lost and the landscape becomes less distinctive, forming attractive countryside.</p>
Relative wildness	<p>This area is close to the settlements of Oxted and Limpsfield and has a relatively dense network of rural lanes and public rights of way. It does not have a strong sense of remoteness or wildness. However, the historic, irregular pattern of fields and woodland, and the presence of veteran trees and ancient woodland, offers multiple opportunities to experience nature at close hand, and to appreciate a sense of wildness. It also helps to reduce the effects of development and the settled character especially in the north. Away from settlement the landscape can feel deeply rural, and within the woodlands and folds of the landform there is an enclosed and secretive quality.</p>

EA 10c – Limpsfield and Itchingwood Common area	
Natural Beauty Factors and Evidence	
Relative tranquillity	<p>The greensand ridge in the northern part of the area is close to the M25 (3 Km) and A25 (2 Km). However, noise from the M25 corridor is not intrusive to the east of Oxted because the motorway turns north, and the alignment of the ridge tends to function as a shield from traffic noise. The land to the south of the ridge is therefore relatively tranquil.</p> <p>The presence of natural landscape features, particularly tributary streams, veteran trees, ancient shaws and historic hedgerows, enhances the sense of relative tranquillity. Although the northern parts of the area are more settled and busier, there are still strong indicators of tranquillity including semi natural habitat, rich biodiversity, and the sound of birdsong and running water.</p>
Natural heritage features	<p>The greensand ridge in the north of the area, is part of the broad undulating greensand ridge that extends eastwards and which forms part of the wooded Chart Hills landscape of semi-natural ancient woodland and commons. Natural springs and small streams are a feature of this landscape.</p> <p>The interconnected network of habitats throughout this area has high biodiversity value as it provides opportunities for species to migrate between the areas of core habitat of different types. For example, the mosaic of heathland, acid grassland and woodland on Limpsfield Common is connected to stream-side pastures and hedgerows and semi-natural ancient woodlands on the clays of the Low Weald. A National Trust biological survey of Limpsfield Common found a total of 773 species, 446 of which were invertebrates. 24 of these invertebrates were known to have conservation status which included ten scarce heathland specialist invertebrates, many of which require short, dry grassland, deadwood, heather and/or flowers to survive.</p> <p>Similarly, Itchingwood Common is connected to Parishcroft Wood (ancient semi-natural ancient woodland) and a network of semi-natural ancient woodland on the south and west facing slopes of the greensand ridge, including Loampit Wood and Tenchleys Wood, which add time depth and emphasise the undulating landform contributing to the natural beauty of the landscape.</p> <p>In the south of the area Staffhurst Wood is a SSSI comprising semi-natural ancient woodland which is managed by the Woodland Trust and Surrey Wildlife Trust. It originated as part of a royal hunting forest. The canopy is largely made up of beech and oak from the early 1900's, with other broadleaves such as hornbeam, birch, sweet chestnut and aspen present. The woodland forms part of a much larger and once contiguous block of woodland which includes Merle Common, Great Earls and South Earls. It is connected, via hedgerows, to other semi natural ancient woodlands, including Homeswood, a large block of semi-natural ancient woodland to the north of Staffhurst Wood, which is designated SNCI.</p>

EA 10c – Limpsfield and Itchingwood Common area	
Natural Beauty Factors and Evidence	
Cultural heritage features	<p>This area has a relatively intact historic landscape pattern; the pattern of woodlands and fields across most of the area dates from original irregular assarts in the late medieval period and a high proportion of the woodlands are semi-natural ancient woodlands on land that has been wooded since medieval times. There is a concentration of historic farmsteads and manor houses dotted throughout the area, including Stockenden Manor, a grade 1 timber framed medieval manor house, Treverex Manor (Grade II), Tenchley's Manor (Grade II*), Grants (Grade II), The Moat Farmhouse (a Grade II* listed medieval hall house) and Batchelor's Farmhouse (Grade II*). A number of the buildings are built of ironstone reflecting the underlying geology. Small historic parklands with their pastures and veteran trees also make a contribution to the natural beauty and time depth in the central part of this area, along with hazel coppice and holly along banks at the edges of woodland.</p> <p>The area has many rural lanes, green lanes and public rights of way, which are aligned north south to connect the Chart Hills and the Low Weald. Some of the lanes have the wide verges that are typical of historic drove roads.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>This landscape expresses many qualities, however natural beauty is most strongly expressed in the middle section of the area where there is a considerable weight of evidence in relation to landscape and scenic qualities, and strong evidence for natural and cultural heritage. The diverse, interconnected mosaic of woodland, shaws, fields and farmsteads, reflect the characteristic undulating and contrasting landscapes of the greensand ridge and afford varied views and an evocative, historic and richly sensual landscape. These qualities are also evident to the north although this area has a more settled character. In a few discrete locations development intrudes – this area has therefore been included in the Candidate Area but will require particular scrutiny at the boundary assessment stage.</p> <p>To the south and east, where the landscape is in transition, becoming more open and less distinctive, it is considered to comprise attractive countryside. This area is not regarded as meeting the natural beauty criterion.</p>

EA 10d – Crowhurst Low Weald	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This area comprises a mixed scale farmland landscape with a mosaic of arable and improved grassland. The Surrey Historic Landscape Characterisation records a variety of enclosure types and dates, with field boundaries in some areas (e.g. to the south of South Godstone) dating from the late medieval period, others from the 18th century and</p>

EA 10d – Crowhurst Low Weald Natural Beauty Factors and Evidence	
	<p>some areas with the regular, straight boundaries that date from the Parliamentary Enclosures. The historic field boundaries are reasonably intact, but there is evidence of extensive hedgerow removal in the areas south and east of Crowhurst. Throughout the area, mature hedgerow oaks are a distinctive landscape feature and combined with small streams and woodland copes gives rise to a landscape which has a reasonably intact character.</p> <p>Nevertheless, landscape quality is fragmented in places by the sporadic influence of roads and development e.g. a string of roadside settlement along the A22 near Blindley Heath. The roads are very busy and there is ample evidence of traffic damage to verges throughout the area.</p> <p>The rural character of the area is eroded in places by a combination of built development and inappropriate domestic boundaries, including Leylandii hedges and a variety of fencing and walls which are not characteristic within this clay farmland landscape. Large agricultural buildings are often visually intrusive in local views.</p> <p>There are relatively small pockets of farmland within Mid-Tier Countryside Stewardship agreements near Godstone Place and Ashen Plantations and Brickmakers Wood are subject to woodland management plans. Otherwise, this landscape shows signs of being improved for farming. The most valuable biodiversity site is Blindley Heath SSSI which is classified by Natural England as being in ‘unfavourable – recovering’ condition.</p>
Scenic quality	<p>This is a gently rolling farmland landscape, drained by minor tributaries to the River Eden in the east. Some of the northern, more elevated parts of the area (near Lagham Manor, Lagham Lodge and the village of Crowhurst) offer long views southwards to the High Weald and northwards to the greensand ridge. However, the area does not have a distinctive landform and generally lacks a strong visual connection to either the greensand ridge to the north or the chalklands of the North Downs beyond, within the Surrey Hills AONB.</p> <p>At a local scale, this landscape has a wealth of attractive features, including the pattern of farmland and ancient woodland near the village of Crowhurst, and the natural mosaic of woodland and meadow at Blindley Heath. There are bluebell woods, veteran hedgerow trees, scenic views to village churches and remnant parkland, but the scenic quality of this landscape is not outstanding.</p>
Relative wildness	<p>The proximity of settlement, busy roads and large farms ensures that this area does not have a strong sense of wildness, although, at a local scale, the ancient woodlands offer meaningful contact with nature and wildness.</p>
Relative tranquillity	<p>Away from the local roads, there are tracts of ancient woodland and farmland where there are opportunities to experience a sense of tranquillity. However, this is not a tranquil landscape; there is a relatively strong influence of settlement, with some background road noise from the A22 and local roads, particularly when traffic is heavy or if</p>

EA 10d – Crowhurst Low Weald	
Natural Beauty Factors and Evidence	
	emergency vehicles are passing. The area is also under the flightpaths for Gatwick Airport and is subject to regular significant aircraft noise.
Natural heritage features	<p>The area has a relatively large number of semi-natural ancient woodlands, although most woodlands are relatively isolated within an intensively farmed landscape; there are some ancient hedgerows, but few connecting shaws.</p> <p>The Blindley Heath SSSI is noted for its nightingale population and is considered to support particularly valuable grassland communities which include such uncommon species as chaffweed, common yellow sedge, carnation grass and grass vetchling. The open sward is also home to one of the best colonies of the lesser marsh grasshopper in Surrey.</p> <p>There is also a valuable rewilding project underway on approximately 100 ha farmland at Crowhurst Place, which includes allowing re-wetting c.18 ha of floodplain.</p>
Cultural heritage features	<p>The area includes part of the Park Pale, a medieval deer enclosure which covered an extensive area between the foot slopes of the greensand ridge. Its boundaries can still be traced in the landscape as tracks, hedgerows, and ancient woodlands in the Latham Manor and Godstone Place area.</p> <p>The scheduled site of Latham Manor, comprises the earthworks associated with a particularly large and strongly embanked moated site. Excavations have revealed the partial survival of buildings dating from the 12th century. At the centre of the moated enclosure are a house of 16th century origin (Grade II* listed) and a Brew House with oasts that dates from the late 18th century (Grade II listed).</p> <p>The pattern of field boundaries dates from the medieval period and includes areas which were enclosed during the 18th and 19th centuries. There is a scattering of historic manor houses and farmhouses throughout the area, with a particular concentration of listed buildings in the small village of Crowhurst and in the centre of the historic settlement of Lingfield, which is a designated Conservation Area.</p> <p>St George's Church, Crowhurst, dates from the 12th century. The church is sited on a ridge and its wooden shingle roofed steeple is a local landmark. There are several ancient yews in the churchyard, including the famous Great Yew, which has been carbon-dated as 4,000 years old.</p>
Evaluation	
Overall weight and spatial distribution of	This area does not have sufficient weight of evidence to meet the natural beauty criterion. It includes many attractive local landscape features, including ancient woodlands, historic farmhouses and veteran hedgerow trees. However,

EA 10d – Crowhurst Low Weald	
Natural Beauty Factors and Evidence	
natural beauty evidence	the quality of the landscape is eroded by settlement, busy roads and intensive agriculture and its tranquillity is damaged by traffic and aircraft noise. There is some weight of evidence for natural and cultural heritage but overall, this area does not have a strikingly distinctive character and generally lacks a strong visual connection to either the greensand ridge to the north or the chalklands within the Surrey Hills AONB. It is not deemed to sufficiently meet the criterion of outstanding natural beauty.

EA 10e – Outwood Low Weald	
Natural Beauty Factors and Evidence	
Landscape quality	<p>This well drained part of the Low Weald farmland landscape has a relatively intact historic landscape pattern. Most field boundaries date from the late medieval period. The Surrey Historic Landscape Characterisation, records extensive hedgerow removal in some areas, e.g. in the northern part of the area, east of the M23, but overall, this is an exceptionally well enclosed landscape in which the pattern of woodlands, shaws and hedgerows form an interconnected network across the arable and improved grassland fields.</p> <p>Landscape quality is lower towards the northwest part of the area, where the influences of Redhill, Redhill Aerodrome and the M23 (visually and audibly) are strong. This is particularly the case in westward views from Outwood Lane across the small valley of Salfords Stream. Elsewhere, the principal incongruous features are the large commercial buildings within and adjacent to Redhill Aerodrome, and occasional large agricultural buildings in the central part of the area, including Lamb's Hill Business Park. South of this latter site is a hydrocarbon wellsite, although it is concealed by woodland. Completion of extraction and restoration is expected by 2034.</p> <p>This part of the Low Weald has a characteristic dispersed pattern of settlement which has a suburban influence in parts of the area; gated driveways, signage, enlarged roads and close board fencing have cumulatively eroded the rural quality of the landscape near the village of Blindley Heath. However, the farmland between the village of Outwood and the railway comprises a higher quality agricultural landscape - Outwood Common and the Harewoods estate (including farmland and woodland associated with Burstow Park, Home Farm, Lodge Farm, Horsecourt Manor and Hookhouse Farm) are managed by the National Trust. The majority of the estate is managed under Environmental Stewardship and Countryside Stewardship schemes and has a strong landscape structure including woodland shaws and remnant parkland.</p>

EA 10e – Outwood Low Weald Natural Beauty Factors and Evidence	
Scenic quality	<p>This is a rolling Low Weald farmland landscape which, due to the alignment of geological strata, is more strongly influenced by the distinctive undulating and elevated greensand ridge than area 10d. The Tonbridge-Redhill railway line is generally perceived as a minor barrier, which separates the greensand ridge (in the north) and the Low Weald farmland (in the south). However, the railway is tunnelled beneath the lower slopes of the greensand ridge in the South Park area (the 'Bletchingley Tunnel') and its relatively elevated and scenic landscape seems to 'flow' across the railway in the central northern part of area 10e. Throughout this part of the area, the north-south aligned pattern of ancient woodland, shaws, fields and lanes forms an intricate rural landscape with limited settlement and a strong sense of enclosure. Locally distinctive landscape features include ancient woodlands and connecting shaws, such as Springfield Wood, Bransland Wood and Cinderhill Wood, Outwood Common and the landmark of Outwood Windmill on the edge of the village green, and remnant parkland on the Harewood estate. However, moving south the scenic qualities of the landscape are in transition as the landform becomes lower and less pronounced.</p> <p>South of Gayhouse Lane there is a low escarpment which is a distinctive landscape feature where gently rolling landscape and wooded shaws create attractive countryside. However, this area lacks defining characteristics and views are southwards across the Low Weald towards the High Weald to the southeast.</p>
Relative wildness	<p>The central northern part of area 10e, between the Bletchingley Tunnel (in the north) and Outwood Common (in the south) has very limited settlement and parts of the enclosed farmland, particularly areas enclosed by ancient woodland, have a relatively strong sense of wildness. However, this is balanced by the strong influence of arable farmland in this same area. Overall, opportunities to experience a sense of wildness and proximity to nature are most strongly felt at a local scale, within and alongside the ancient woodlands and shaws.</p>
Relative tranquillity	<p>The strong influence of the urban area of Redhill, Redhill Aerodrome and the M23 ensures that the northwest part of area 10e is not tranquil. Tranquillity is also limited in the eastern part of the area, alongside the busy A22 and linear development within the settlement of Blindley Heath. The sense of tranquillity is stronger in the rural central and northern parts of area 10e; however, here there is a steady background hum of traffic noise from the M23.</p> <p>The whole of the area is under the Gatwick Airport flightpaths and is also subject to occasional aircraft noise from Redhill Aerodrome.</p>
Natural heritage features	<p>The most valuable natural heritage features in this landscape are the semi-natural ancient woodlands and shaws, which here form an inter-connected network across a significant part of the landscape, linking habitats on the greensand ridge in the north of the area with the rolling Low Weald claylands to the south. The semi-natural woodland and shaws, including Poundhill Wood and Cinderhill Wood in the north and Outwood Common and Horncourt Wood</p>

EA 10e – Outwood Low Weald	
Natural Beauty Factors and Evidence	
	<p>in the south, are all designated as SNCI, of regional biodiversity importance. Some of the shaws are associated with narrow streams (such as Putney Gill and Hookstile Gully) and support wet woodland species. The many field ponds and inter-connected network of semi-natural woodland, shaws and hedgerows in this part of the Low Weald are also valuable habitat.</p>
Cultural heritage features	<p>The pattern of farmland and woodland across this part of the Low Weald dates from medieval times and retains a strong time depth, particularly in the area to the north and east of Outwood which is managed by the National Trust as part of the Harewood estate.</p> <p>Much of this area was part of a medieval deer park, established in 1262. The scheduled medieval moated site north of Lodge Farm is thought to be linked to the deer park, possibly as hunting lodge for occasional occupation by the owner and guests. This site is notable because the earthworks are well preserved and illustrate the diversity of component parts which went to make up a moated site, including parts of a paddock and an artificial watercourse.</p> <p>The medieval deer park was later subdivided into a number of separate farms, which were purchased by Alfred Lloyd, a wealthy stockbroker, who purchased Harewood House in 1875 and, over the next 30 years, gradually expanded his landholding. The estate has a wealth of vernacular farm buildings and cottages; the Grade II listed buildings at Wilmots Farm, Burstow Park Farm and Horsecourt Manor Farm all have medieval origins. It also has some important farm buildings; 17th and 18th century threshing barns, early 19th century shelter and cart sheds and planned Victorian farmsteads.</p> <p>There are similar historic farmhouses and barns throughout the area; many Grade II listed timber framed farmhouses date from the 16th century. Some originated as hall houses (e.g. the Old Farmhouse, Outwood and Cogman's Farmhouse, Cogman's Lane).</p> <p>Outwood Common was used by commoners for grazing and timber up until the mid-1800s. It is now well wooded, with many veteran oak trees. Part of Outwood Common and the centre of the historic village of Outwood is designated as a conservation area. The Grade I listed Outwood Post Mill is a striking landmark on the common. Built in 1665, it is thought to be the oldest working post mill in England.</p>
Evaluation	
Overall weight and spatial distribution	<p>Evidence for natural beauty is relatively strong in the central northern part of the area, where the lower slopes of the greensand ridge extend across the tunnelled railway line. Here there is a distinctive and scenic landscape with an intact historic landscape pattern which is an integral part of the undulating greensand ridge.</p>

EA 10e – Outwood Low Weald	
Natural Beauty Factors and Evidence	
of natural beauty evidence	<p>Natural beauty is also high within the Harewood estate. Here the landscape is deeply rural, rich in natural and cultural heritage landscape features and with a relatively strong sense of tranquillity. However, this is a relatively limited areas in extent, and is separated from qualifying land to the north by intensively farmed Low Weald landscape, which lacks distinction.</p> <p>Furthermore, there is a lower weight of evidence for natural beauty in the northwest part of area 10e, where the urban area of Redhill and the influence of Redhill Aerodrome and the M23 is strong, and in the southern part of the area, where the landscape becomes more nondescript and influenced by modern development on the fringes of Blindley Heath.</p> <p>On balance, the only part of area 10e where there the natural beauty criterion is met is the rolling foot slopes of the greensand ridge to the south of the Bletchingley railway tunnel. The Candidate Area extends to Salford Stream, which defines the foot of the main Greensand Hills to the north.</p>
Candidate Area – EA 10	
Overall recommendation as to land that should be considered a Candidate Area	<p>The parts of EA 10 which are considered suitable for inclusion within the Candidate Area are:</p> <ul style="list-style-type: none"> • The upper part of the greensand vale, to the northwest of Oxted, where the undulating topography and extensive semi-natural ancient woodlands form a relatively enclosed and distinctive landscape which is contiguous with the existing AONB chalkland landscapes to the north. • The landscape of the undulating wooded greensand ridge between the M23 in the west and Oxted in the east, including the rolling foot slopes to the south of the ridge but excluding the M23 corridor and greensand ridge to the west of this major road and settlements to the north. • The greensand ridge near Limpsfield and the deeply undulating foot slopes to the south of the ridge, which are dissected by the upper Crooked River and its tributary streams.
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	Particular scrutiny will be required when defining a boundary in relation to transitional landscapes to the south of the greensand ridge, fragmentation especially south of Limpsfield, but also on the edges of settlements, and also current

Candidate Area – EA 10	
	planning allocations and permissions which may influence the extent of the area designated, and the definition of the boundary line.
Issues to be Addressed in Defining Extent	
Transition	<p>There is a transition in landscape quality on the slopes to the south of the greensand ridge due to reduced topographic variation and less distinctive landform, as well as more intensive arable farming where the landscape forms attractive countryside but lacks the distinctive qualities and features found on the greensand hills to the north. This is particularly the case south of the ridge near Hart's Lane and Southlands Lane and to the southeast of Itchingwood Common. Care should be taken at the boundary setting stage to draw a boundary within the high-quality end of the transition in accordance with Natural England Guidance.</p> <p>There is also a transition in natural beauty in the area immediately east of the M23 due to road noise, and also in the area west of Oxted where there are urban fringe land uses including Tandridge Golf course. The definition of the boundary in these areas will require particular scrutiny.</p>
Fragmentation	<p>Most of the landscape within the proposed Candidate Area is affected by some degree of fragmentation as a result of busy roads, golf course infrastructure and equestrian land uses and development. Fragmentation is especially noted south of Limpsfield where the greensand ridge is dissected by a relatively dense network of roads and where there are areas of development. Similarly, fragmentation has occurred on the margins of Godstone, White Post and Bletchingley, and care will be required when drawing a boundary in these areas to exclude land uses which are more urban in character, and where natural beauty is undermined.</p>
Incongruous features	<p>There are various incongruous features at or on the margins of the qualifying areas. Care will be required at the boundary setting stage to review the effects of these features on the natural beauty of the area to be designated, and especially any cumulative effects. These include the influence of masts, past landfill sites, business parks and oilfield sites.</p>
Settlements	<p>The urban areas of Oxted, Bletchingley, White Post, Godstone, and South Nutfield have been excluded from the proposed Candidate Area because they comprise a mix of development types, including linear and/or housing estate development, which does not respect traditional settlement form or vernacular styles and materials. Overall, these settlements do not contribute to natural beauty and do not sit within a tract of landscape which meets the natural beauty criterion.</p> <p>Within the Candidate Area there is a dispersed settlement pattern including scattered farms, cottages and hamlets. Areas of higher density development such as south of Limpsfield will require particular scrutiny at the boundary</p>

Candidate Area – EA 10	
	<p>setting stage. The inclusion of the settlement of Tandridge will require particular scrutiny at the boundary setting stage given its location within a transitional landscape. Similarly, the historic settlement of Old Oxted (although outside of the Candidate Area) should be reviewed at the boundary setting stage, given it is separate to the larger town of Oxted.</p> <p>In the South Godstone area, the emerging Tandridge Local Plan ('Our Local Plan 2033') is promoting the South Godstone Garden Community (Strategic Policy SGC01) which will deliver 4,000 homes, a mix of employment space, schools, local shops and community facilities and an upgraded railway station. The 'Area of Search' for the new community lies beyond the area which is considered to meet the natural beauty criterion and is unlikely to affect the definition of a boundary, but this should be reviewed at the boundary setting stage.</p>
Other Boundary Issues	There are some boundary anomalies in the area north of Park Road, Oxted which will require review at the boundary setting stage.

EA 11 – Land south of the chalk escarpment between Dorking and Reigate

Landscape Context	
Location/Context	This Evaluation Area has been defined by the landscape south of the chalk escarpment between Dorking and Reigate. It includes a ridge of relatively low greensand hills and the River Mole floodplain.
Landscape Character	This Evaluation Area comprises a number of landscape types including Greensand Valley, Wooded Greensand Hills, River Floodplain and Low Weald Farmland, as defined in the Surrey Landscape Character Assessment.
Designation History	<p>None of this landscape was identified by Dower and Hobhouse as suitable for national landscape designation. The AONB boundary was drawn to the north and adopted the line of the railway.</p> <p>Land between the AONB and A25, Reigate Heath to the River Mole and the former parkland landscape south of Wonham Lane is designated AGLV. The AGLV did not extend into Reigate Park and did not include the settlement of Betchworth.</p> <p>The HDA Study recommended an area of land east of Buckland, extending south almost as far as the River Mole and including Reigate Heath and Reigate Park, as suitable for AONB designation.</p>
Evaluation of Natural Beauty	<p>For evaluation purposes, EA 11 has been sub-divided into three sub-areas, shown on Figure 11.11:</p> <p>EA11a – Northern Reigate Fringes and land north of A25</p> <p>EA11b – Greensand Hills and Mole Valley</p> <p>EA11c – Dorking to Brockham Low Weald</p>

EA 11a - Northern Reigate Fringes and north of A25	
Natural Beauty Factors and Evidence	
Landscape quality	<p>The landscape quality of this area is mixed. On the western margins of Reigate, the Surrey Historic Landscape Characterisation records that the enclosure pattern reflects regular assarts with straight boundaries and the slopes north of the railway (which form the backdrop to northward views towards the North Downs) comprise well maintained downland with pastures. Nevertheless, there is evidence of some localised boundary loss and the introduction of suburban land use, such as sports pitches and development e.g. along Manor Road and Colley Lane. Development at Colley Way has a suburban character, although it is relatively limited in extent and set into the hillside, with the dramatic rising slopes of the chalk escarpment behind. Cutting across this area is the Reigate to Guildford railway line, which is well screened from view, and to the south the former parkland of Colley Manor has been altered to accommodate luxury housing estates. Collectively these changes have caused fragmentation of the landscape and a peri-urban character. This is confirmed in the Surrey County Landscape Character Assessment which describes the area as <i>'heavily influenced by urban development, minerals workings and urban fringes.'</i></p> <p>Commercial development has occurred immediately west of Reigate along the A25 and also at the roundabout junction between the A25 and Station Road north of Betchworth. In these areas the development gives rise to a more urban character along the road corridor. Furthermore, west of Reigate, between the A25 and railway, the land has been subject to mineral extraction (silica sand and soft sand) associated with Tapwood Quarry. There has been boundary loss and significant alteration to topography, including the creation of lakes. These lakes are fenced with 'deep water' signage for safety reasons and, although substantially screened with woodland planting, the surrounding landscape has a disturbed character.</p> <p>Further west the enclosure pattern is relatively intact, especially north of Buckland, where the former Rectory Green and 'wavy' boundaries of the 17th and 18th century enclosure pattern are still discernible. Here the quality of the landscape is notably higher and more intact.</p> <p>The pattern of historic north-south routes, extending from the chalk escarpment to the A25, e.g. Lawrence Lane, Clifton Lane and Colley Lane, is clearly discernible despite the changes noted above.</p>
Scenic quality	<p>The scenic qualities of this landscape relate to the proximity of the chalk escarpment which rises dramatically to the north and lifts the scenic qualities of the area. The lower slopes south of Colley Hill are sufficiently elevated to afford views southwards to Reigate Heath and its landmark windmill and Reigate Hill. These views, combined with woodland copses and gentle pastoral slopes, adds to the area's scenic qualities.</p> <p>Between the railway and the A25 the landscape dips to form a shallow greensand valley between the chalk scarp and greensand hills to the south. The pattern of thick hedgerows, woodland, mixed farmland and rural lanes, such as</p>

EA 11a - Northern Reigate Fringes and north of A25	
Natural Beauty Factors and Evidence	
	<p>Rectory Lane and Lawrence Lane, creates scenic compositions backed by the indented line of the chalk escarpment, which drops south at Box Hill, all of which add visual interest.</p> <p>Scenic quality reduces in areas where there has been past mineral extraction which have disrupted landscape patterns, and where development has extended along the A25 corridor e.g. housing at Tranquil Drive and the adjacent Shell garage.</p>
Relative wildness	Proximity to the A25 and urban fringes of Reigate ensures that this is a settled landscape which lacks a sense of wildness.
Relative tranquillity	<p>The tranquillity of this landscape is reduced as a result of noise intrusion from the A25, as well as intermittent trains along the mainline railway, and overhead aircraft. In addition, there is night light intrusion from street lighting at junctions on the A25 and Reigate.</p> <p>There are local pockets of tranquillity where the landscape has a predominately agricultural character, and where topography and vegetation help mitigate the effects of traffic noise e.g. north of Buckland.</p>
Natural heritage features	<p>This landscape comprises the foot slopes of the chalk escarpment, and the junction between the Folkstone Sand and overlying Gault Clay can be appreciated in the former Colley Pit northeast of Buckland – this site is a Regionally Important Geological Site.</p> <p>Colley Copse and Colley Wood, in the area northwest of Reigate, are both ancient woodlands and Sites of Nature Conservation Importance (SNCI). They display extensive carpets of bluebell and wild garlic in spring. There are two other small ancient woodlands on the slopes of the greensand valley, including Tap Wood (adjacent to the A25). These woodlands provide structure and add to the natural beauty of the area.</p>
Cultural heritage	<p>This area contains a number of historic elements relating to the hearthstone mines found within the existing AONB at the foot of Colley Hill. These include the row of 14 white rendered miner's cottages at The Clears, and mine railway sleepers which are still evident along Sheepwalk, to the east of Colley Way.</p> <p>The northern part of the Flanchford Road and Colley Lane Conservation Area lies within this area. It is valued for its interrelationship between townscape and landscape features, and in particular the line of artisan cottages which front onto Reigate Heath, and country houses north of Reigate Road. A number of the properties are listed including manor houses, lodge associated with Colley Manor but also the cricket pavilion designed by Edward Lutyens. Although this area of development has a rural character compared to that of Reigate town, its location along the A25 and</p>

EA 11a - Northern Reigate Fringes and north of A25	
Natural Beauty Factors and Evidence	
	<p>association with small scale paddocks and sports pitches, give it a more settled and fragmented character than the wider AONB to the north and west.</p> <p>Other listed buildings are sited to the north of Buckland and include Pettys Farm House, Lawrence Farm House and The Harvesters. These buildings make a minor contribution to natural beauty.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Land north of the A25, on the northwest fringes of Reigate does not meet the natural beauty criterion due to fragmentation associated with development, despite its position on the foot slopes of the chalk escarpment.</p> <p>However, the area with the strongest weight of natural beauty evidence to support designation lies to the west of Lawrence Lane, where the rural greensand valley has a relatively intact historic pattern, and where the landscape is visually contained by, and well connected to, the dramatic North Downs escarpment within the AONB to the north.</p>

11b - Greensand Hills and Mole Valley	
Natural Beauty Factors and Evidence	
Landscape quality	<p>The majority of this landscape is in good condition. It comprises notable areas of former parkland landscape, valley meadows along the River Mole, woodland, historic settlement and an area of heathland on Reigate Heath. Along the River Mole, the floodplain is managed as traditional meadows grazed by cattle. A substantial part of the River Mole Valley landscape around Betchworth is under Environmental Stewardship Scheme agreements. Overall, this landscape has a high concentration of tree cover in the form of small copses, wooded shaws, hedgerows with hedgerow trees and a high number of infield veteran trees reflecting former parkland use.</p> <p>On the fringes of the area, adjacent to Reigate and along the A25 corridor, the condition of the landscape is lower as a result of suburban land uses including sports fields, pony paddocks (where post and wire and post and rail fencing is locally prevalent) and development. Land south of the A25 between Buckland and Reigate Heath has also been the subject to sand extraction. This site, known as Buckland Park Lakes, has been restored comprising a 50-acre lake set within deep quarry cliffs and adjoining woodlands. This contrasts with historic landscape patterns in the area and infrastructure associated with its commercial use for organised recreational pursuits (gated access, signage, car parking and facilities), has had a localised effect on rural qualities. West of Betchworth the site of the Reigate Road Quarry is currently undergoing restoration and has recently been awarded planning permission for a permanent</p>

11b - Greensand Hills and Mole Valley	
Natural Beauty Factors and Evidence	
	<p>minerals recovery facility on part of the former quarry. In contrast the land south of Kiln Lane has been subject to mineral extraction which is now restored and has an open farmed character.</p> <p>The heathland habitat of Reigate Heath is designated as a SSSI, valued for its species-rich lowland dry acid grassland. The majority of the SSSI is considered to be in good condition. However, the Skimmington Grasslands part of the SSSI (to the east) is recorded as in '<i>unfavourable and declining condition</i>' due to poor management resulting in loss of grassland biodiversity and scrub encroachment. The majority of the heath forms part of Reigate Golf Course and, although carefully managed for its heathland habitat, the clubhouse, car parking, signage and fairways/greens have reduced integrity. Between Skimmington and Reigate Park the lower hillsides and flatter land has been affected by equestrian land uses, allotments and sports pitches. Similar influences are found on the northern fringes of Reigate Park where there is a children's play area, tennis courts and a skate park and playing fields. These uses, coupled with park furniture around Priory Pond, give rise to a suburban character. However, where the land rises onto Park Hill, the slopes are cloaked in native and conifer planting and landscape quality is higher.</p> <p>South of Reigate Hill, around Flanchford Road and around Gadbrook there is evidence of substantial field boundary loss, and the landscape has a more open and intensively farmed character. Here the condition of the landscape is less intact.</p>
Scenic quality	<p>The high scenic quality of much of this area is derived from the distinct topography of the greensand hills that form an undulating ridge running parallel to the chalk escarpment (to the north) and decline in elevation gradually from east to west (c.132m at Reigate Hill and c.70m AOD at Snower Hill), before petering out towards Brockham. Further west, the greensand hills continue rising steeply to form the hills at Betchworth Park on the eastern fringes of Dorking and lie within the existing AONB.</p> <p>In this area the greensand hills contrast with lower lying land north of the A25 and along the River Mole floodplain, affording elevated views northwards to the dramatic backdrop of the chalk scarp. This, coupled with parkland landscapes, veteran trees, woodland copses and agricultural land, gives rise to a wide variety of scenic compositions. Along the River Mole there are drifts of snowdrops in spring, and the floodplain meadows are grazed by cattle. In winter, mist rises across the floodplain with the chalk scarp visible beyond. In the area between Brockham and Betchworth, along 'The Chimney Pots' Walk, there are outstanding elevated views over the River Mole and towards Box Hill and Colley Hill.</p>

11b - Greensand Hills and Mole Valley Natural Beauty Factors and Evidence	
	<p>The greensand hills and chalk escarpment to the north have a strong visual interrelationship which enhances the natural beauty of both landscapes. The varied topography enables a series of unfolding views and memorable vantage points across the landscape. These views become intermittent on Reigate Hill due to woodland cover.</p> <p>Similarly on Reigate Heath, the undulating topography, woodland and heathland habitat combined with spectacular views towards the chalk scarp, contribute to high scenic quality, despite evidence of golf course use. Golf fairways and tees have only a limited impact on scenic quality due to the retention of significant swathes of heathland habitat, and the extent to which woodland and topographic variation reduces the visual effects of golf infrastructure. Here heather and gorse along with birch give seasonal colour and texture.</p> <p>The high concentration of historic features and landmarks, including historic settlements, churches, Reigate Windmill and Wonham Mill, contribute to the scenic qualities and visual interest of this landscape. In particular the quintessential English scenes of cattle-grazed meadows along the River Mole, or mist inversion layers along the valley floor, are exceptional. Furthermore, the changing seasons add colour and texture including carpets of snowdrops in winter, bluebells in the ancient woodlands in spring, cow parsley along the rural lane verges in May and poppies in the field margins in summer, as well as the haze of purple heather on Reigate Heath.</p> <p>Scenic qualities become less in areas such as Buckland Park Lake (restored sand pit). Here the sandstone cliffs combined with the open water to add drama to the landscape, but this scenery is inward looking with no outward vistas to the wider landscape. Similarly on the southern side of the greensand ridge and to the west, scenic quality is transitional as the topography becomes less distinct and the visual association with the chalk escarpment to the north is lost. These later areas form attractive Low Weald landscape.</p>
Relative wildness	<p>Given the settled character and variety of land uses (including intensive agriculture and parkland) this landscape does not express relative wildness. However, there are limited places on Reigate Heath, where more extensive tracts of semi-natural habitat, away from main routes and the golf course, expresses a greater level of relative wildness. Also access to elevated countryside which affords views and vistas across the dramatic chalk scarp, increase perceptions of the natural landscape.</p>
Relative tranquillity	<p>Much of this landscape has a quiet rural character where there is little intrusion from incongruous features. The undulating topography, woodland, valley meadows and meandering River Mole all contribute to the area's relative tranquillity and enable many parts to feel 'away from it all'. There are generally low levels of traffic on the rural lanes through the area. However, towards the A25 and the fringes of Reigate (including Reigate Park and Reigate Heath) there is some noise intrusion from traffic and increased activity. This area is also affected by aircraft noise and sits</p>

11b - Greensand Hills and Mole Valley	
Natural Beauty Factors and Evidence	
	<p>within the flight path to Gatwick Airport.</p> <p>The area has relatively dark night skies, in part due to distance from major conurbations and limited light pollution from the villages of Betchworth and Buckland. However, this night light spill increases on the margins of Reigate.</p>
Natural heritage features	<p>The Lower Greensand ridge to the south of the chalk escarpment forms a distinctive natural feature. The hill rising south-westwards from Betchworth Bridge provides a wonderful appreciation of the clay, sand and chalk landscapes to the north, and the rolling weald scenery to the south. The underlying geology of the area is also readily appreciated where lanes have, over centuries, become sunken as they traverse the greensand hills. Here the deep-set routes expose the sandy rock e.g. Park Lane. A section of this lane is also designated a Regionally Important Geological Site. The sandstone geology is also readily perceived within Buckland Park Lake, where the exposed cliffs following extraction, form an important habitat for sand martins.</p> <p>Another important geomorphological feature of this area is the natural meandering path of the River Mole.</p> <p>Ancient woodland can be found along the fishponds associated with Broome Park, where there is a display of wood anemones and wild garlic in spring. Elsewhere ancient woodland is restricted to the course of Shag Brook (a tributary to the Mole) and along the Mole Valley, including The Alders, Wilderness Wood and Dendy's Wood. There is also a band of ancient woodland to the south of Priory Pond within Reigate Park.</p> <p>Reigate Heath SSSI is valued for its</p> <ul style="list-style-type: none"> • lowland heathland including wet heath and small water bodies with butterflies, rare bees & dragonflies • unimproved acid grassland - one of our rarest habitats, botanically a beautiful site with the small, rare jewel like plants • wet woodland on peaty deposits • woodlands of oak, pine and birch <p>To the south of the heath, in the lower lying land between it and Reigate Hill, is Little Manor Farm SNCI comprising native woodland along the Wallace Brook.</p> <p>All of these habitats and vegetation patterns make a strong contribution to the natural beauty of this area.</p>
Cultural heritage	<p>This landscape contains many cultural heritage features which contribute to its natural beauty, including the historic settlements of Buckland and Betchworth, remnant historic parkland and individual buildings which act as local</p>

11b - Greensand Hills and Mole Valley

Natural Beauty Factors and Evidence

landmarks and add to the scenic qualities of the area. There are also a number of WWII pill boxes along the floodplain of the River Mole which add to the overlapping patterns of history and time depth in this landscape.

The majority of Buckland is a conservation area comprising a traditional village green and pond (registered) opposite an attractive church, with many listed houses and a unique windmill. The village sits in an elevated position on the edge of the greensand hills and is backed by the dramatic chalk escarpment. It therefore has a strong sense of place and is closely connected to its landscape setting, with attractive buildings expressing local vernacular style that add to natural beauty. The remnants of parkland associated with Buckland Court can be discerned to the southeast of the village, including veteran trees and metal park railings.

Betchworth is also a Conservation Area although the village has extended northwards along narrow lanes west of Hartsfield Manor and towards Broome Park in the north. The description of the Conservation Area in Appendix 6 of the Local Plan states *'The hierarchy of spaces within the Conservation Area emphasises the irregularity of village form and preserves the links and views out into the countryside'*. It goes on to state that the *'southern end of the Conservation Area has a pleasing, more open character, containing the landscaped park of Betchworth House, the River Mole and Wealden farming landscape..'*

Although the northern part of the village is not included in the Conservation Area, it nonetheless includes a number of listed buildings, and its immediate setting comprises designed and parkland landscapes associated with Broome Park and Hartsfield Manor. This coupled with the parkland landscape associated with Betchworth House, which extends southwards to Oldpark Wood on the rising greensand hills, contributes to a high-quality setting of the village.

The land to the northwest of Betchworth forms part of Betchworth Common Field. Maps dating to 1634 indicate that it was communally farmed as open strip fields. Its unenclosed character reflects its Common Field origins and contrasts with the smaller scale enclosure found adjacent.

Other historic buildings which act as local landmarks and add interest to the natural beauty of the area include Wonham Manor, St Michael Church Betchworth (featured in many films, notably *Four Weddings and a Funeral*), Wonham Mill which along with its pond, sluices and mill pond, were sensitively renovated between 2007 and 2013, and Reigate Windmill, a Grade II listed Post Mill built in 1765 which is also uniquely a consecrated church. The artisan cottages along Flanchford Road which look onto the 'village green' open space at the northern end of Reigate Heath is also of note and form part of the Flanchford Road and Colley Lane Conservation Area.

11b - Greensand Hills and Mole Valley	
Natural Beauty Factors and Evidence	
	<p>Collectively these features express the depth of local history in this area.</p> <p>Other historic features of interest include the scheduled tumuli on Reigate Heath, (although these are not overt features in the landscape), the parkland associated with Reigate Park Grade II Registered Park, (although this has been substantially altered given its location on the fringes of the town), and rural sunken lanes which transverse the greensand hills e.g Park Lane.</p> <p>Views of the chalk scarp from elevated locations on the greensand hills have inspired many artists.</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>Overall, the natural beauty criterion is met for much of this area between the A25 at Buckland, south to Betchworth and east across to Reigate Heath and Reigate Hill. There is a considerable weight of evidence in relation to landscape quality, scenic quality and evidence of relative tranquillity, natural and cultural heritage. This is particularly the case in areas associated with elevated views, and where there is intervisibility with the chalk scarp, the River Mole meadows and parkland or heath landscapes. The undulating topography, distinct geology, heath habitat, historic buildings, ancient woodland and remnant parkland landscapes give rise to a high level of natural beauty.</p> <p>There is some spatial variation in the weight of evidence of natural beauty. In areas of past sand extraction where restoration has taken place, the landscape does not share the qualities noted above, forming more inward-looking areas with remnants of quarrying activity and infrastructure associated with commercial recreational pursuits. These aspects blur perceptions of rurality and give rise to an urban fringe character. As a result, Buckland Park Lake has been excluded from the candidate area, although this decision is finely balanced.</p> <p>On the fringes of Reigate, at Reigate Park, urban fringe land uses reduce scenic qualities and condition. To the south and west of the area the landscape is in transition, as the topography becomes less distinct, and views and vistas northwards to the chalk escarpment, substantially reduce, and the landscape is used for intensive arable farming.</p> <p>The small settlements of Buckland and Betchworth were reviewed as part of this evaluation. Both contain some areas of more modern development e.g. along Old Road at Buckland and infill development along Old Reigate Road and The Street in Betchworth. Whilst this has blurred the physical separateness of each settlement, both nonetheless retain their individual identity, and both substantially sit within a high-quality landscape and relate strongly to the greensand hills and chalk escarpment to the north. Both settlements have historic interest and have been included within the Candidate Area.</p>

11b - Greensand Hills and Mole Valley**Natural Beauty Factors and Evidence**

	To the south of the greensand hills the landscape is transitional extending into flatter more intensively farmed Low Weald landscape.
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11c - Dorking to Brockham Low Weald**Natural Beauty Factors and Evidence****Landscape quality**

This landscape comprises lower lying land which is predominantly used for intensive arable production. The Surrey Historic Landscape Characterisation study indicates that the majority of fields reflect a medium scale straight parliamentary enclosure type boundary and some small areas with wavy boundaries which may be late medieval to 17th/18th century enclosure between Strood Green and Brockham.

The majority of the area (with the exception of the farmland near Root Hill) is managed under Environmental Stewardship agreements. Woodland comprises 19th century mixed plantations on former ancient woodland sites e.g. Highridge Wood and Field Plantation and a scattering of small ancient woodland copses.

The River Mole weaves its way through this area and the centre of Brockham, following a natural meandering course and is fed by a tributary stream, Tanner's Brook, which drains this low-lying farmland.

Strood Green comprises mainly recent housing and does not reflect the traditional settlement pattern of the area. Adjacent to the settlement edge is an area for 'reserve housing' as defined in the Mole Valley Local Plan. Similarly, modern housing at Brockham has altered its form and character despite its outstanding historic central core.

In the west of the area the Dorking to Holmwood Railway cuts north-south through the area and is in cutting for much of its length, having a minor effect on the landscape quality of the area. There are no major roads through this area, with the exception of the A25 in the north, and the road network comprises historic rural lanes which form a grid pattern, connecting rural settlement.

Overall, the condition of this landscape is considered to be good.

Scenic quality

Much of this area is relatively flat, although the land rises in the south at Root Hill (c.70m AOD). This landscape is however surrounded by higher hills within the existing AONB to the north and west and also the greensand hills towards Betchworth.

Where this area lies close to the chalk escarpment, around Brockham and Betchworth Park/Wet Grove, the landscape is visually more varied and the dominance of the chalk escarpment and greensand slopes (to the west of the River

11c - Dorking to Brockham Low Weald Natural Beauty Factors and Evidence	
	Mole) lifts the scenic qualities of the area. From the central green within Brockham the views across the green, to historic buildings within the core of the settlement and the backdrop of the chalk escarpment is striking and has a strong sense of place. However, to the north on the outskirts of the town and along the A25 the scenic qualities of the landscape have been undermined by urban fringe development, including playing fields, lighting, signage and commercial development. Here the scenic quality of the landscape is lower.
Relative wildness	This landscape lacks relative wildness due to a combination of built development, intensive arable farming and activity.
Relative tranquillity	Away from settlements, along rural lanes and footpaths across open countryside and in wooded areas there are pockets of relative tranquillity. Noise intrusion comes from the intermittent noise of overhead aircraft and farm machinery and to the north from the effects of traffic along the A25 and around settlements. There is also some night light spill from Dorking.
Natural heritage features	<p>There are areas of semi-natural ancient woodland on the slopes of Root Hill (at Roothill Wood and within Highridge Wood) and further east on the western slopes of the Mole valley at John's Copse and Knight's Gorse.</p> <p>Linear woodland along Blackbrook Road forms part of Holmwood Common, which is owned and managed by the National Trust (the majority of the common falls within the existing AONB). West of this is the Inholms Clay Pit Nature Reserve valued for its mosaic of species rich grassland, scrub and older secondary woodland as well as areas of open water. It is managed by the Surrey Wildlife Trust.</p> <p>The southern end of Chart Park (outside of the AONB) is designated an SNCI.</p> <p>These natural heritage features form relatively discrete areas and make a limited contribution to the natural beauty of the area as a whole.</p>
Cultural heritage	The historic core of Brockham is a designated conservation area which covers the central green and main streets as well as the River Mole floodplain, which was significant in the siting of the settlement. The qualities of the conservation area, including the high number of listed buildings, distinctive streetscapes and spaces, and the backdrop of the chalk escarpment is outstanding. However, there is an area of more recent housing to the north of the Conservation Area, west of Brockham Lane and to the south of Oakdene Road. These areas of housing development do not reflect the traditional settlement pattern and do not contribute to natural beauty.

11c - Dorking to Brockham Low Weald Natural Beauty Factors and Evidence	
	<p>The sports pitches north of Brockham are an area of common land (Brockham Big Field) now owned by the National Trust. However, the historic character of this area has been undermined by its more recent land use.</p> <p>The rising land in the west of the area around Wet Grove forms part of The Deepdene (part of Chart Park), a Registered Park and Garden which predominately lies within the existing AONB. This area comprises low-lying land, which is used for arable farming and, on rising land, the Mausoleum to the Hope Family (Grade II*).</p>
Evaluation	
Overall weight and spatial distribution of natural beauty evidence	<p>The natural beauty of this landscape is variable. Although there are some areas of particular value and quality, much of the landscape lacks distinction and there is a lower weight of evidence of natural beauty. Overall, the area has a utilitarian agricultural character of moderate landscape and scenic quality. There is little sense of relative wildness, though parts of the area are tranquil, reflecting the lack of major roads and significant settlement.</p> <p>The settlement of Brockham is not proposed for inclusion in the Candidate Area despite its exceptional historic core, because it is not surrounded by higher quality landscape and because it would require the inclusion of some substantial modern development in order to avoid the splitting of the settlement.</p>

Candidate Area – EA 11	
Recommendation as to land that should be considered a Candidate Area	<p>The parts of EA11 where the natural beauty criterion is met, and which are considered suitable for inclusion within a Candidate Area include:</p> <ul style="list-style-type: none"> • Reigate Hill and Reigate Heath, where there are opportunities for elevated views from the greensand hills and where the landscape has a concentration of distinctive and valued natural and heritage interest • The undulating greensand hills and Mole Valley around Betchworth and Buckland, where the distinctive undulating topography and geology of the greensand hills contrasts with, and offers attractive views over, the meandering River Mole and floodplain, and where there is a wealth of historic buildings, ancient woodland and remnant parkland landscapes. • Land between the existing AONB and the A25 between Betchworth and Buckland, where the rural greensand valley has a relatively intact historic pattern and where the landscape is visually contained by, and well connected to, the dramatic North Downs escarpment within the AONB to the north.

Candidate Area – EA 11	
Need for particular scrutiny	
Issues which need particular scrutiny and further work	<p>There is a need for particular scrutiny in relation to future mineral extraction proposals and the restoration of past mineral sites. Similarly, the cumulative effects of development along the A25 corridor, the intrusion of road noise and the definition of a boundary in and around Buckland Park Lakes, will require particular scrutiny.</p> <p>Particular scrutiny will also be required at the boundary setting stage in areas of transition to the south and adjacent to the urban edge of Reigate.</p>
Issues to be Addressed in Defining Extent	
Transition	The landscape to the south and west of the Candidate Area is transitional in character and quality, as the topography becomes less distinct and the urbanising influences of Brockham and Dorking increase.
Fragmentation	<p>Physical fragmentation of this landscape is caused by the railway and A25, although neither feature causes significant visual fragmentation. The landscape continues across these linear features and the strong topography of the chalk escarpment and lower greensand hills remains dominant. However, where these features are associated with development, such as commercial development along the A25, fragmentation of the landscape is more pronounced.</p> <p>Care should be taken at the boundary setting stage to ensure that the proposed boundary is drawn to exclude areas where fragmentation becomes significant.</p>
Incongruous features	Evidence of past mineral extraction to the west of Betchworth north of the A25 adversely affects the condition of this landscape. Care will need to be taken at the boundary setting stage to ensure that a suitable boundary is chosen which excludes the lower quality land.
Settlements	<p>Careful consideration should be given to the extent to which the settlements of Buckland and Betchworth are perceived as sitting within a high-quality landscape, particularly given the history of sand extraction to the northeast and southeast of Buckland and west of Betchworth.</p> <p>The settlement of Brockham has not been included despite its historic and vernacular interest. This is due to the fragmented nature of landscape to the north, including more recent development, and because it does not sit within a tract of qualifying landscape.</p>
Other Boundary Considerations	There are a number of features on the edge of the existing AONB e.g. Chart Park and SNCI at Wet Grove, as well as boundary anomalies to the west of Dorking which will require particular scrutiny at the boundary setting stage.

EA 12 – Land between Cranleigh and Ockley

Landscape Context	
Location/Context	This Evaluation Area comprises land to the south of Pitch Hill, Holmbury Hill and Leith Hill which lie within the AONB. It was extended following the call for evidence to include land southeast of Cranleigh and east towards Beare Green/Capel.
Landscape Character	This area comprises the Wooded Low Weald landscape type as defined in the Surrey Hills Landscape Character Assessment.
Designation History	Neither Dower nor Hobhouse identified this landscape as suitable for national landscape designation. The area between Cranleigh and Ockley, as far as Ellen's Green and Cox Green, forms part of the AGLV. Notably the settlements of Ewhurst and Ewhurst Green were not included although Forest Green and Ockley were. The HDA study did not recommend any of this area for designation as AONB although no justification was given.
Natural Beauty Assessment	For evaluation purposes EA12 has not been subdivided. The extent of EA12 is illustrated on Figure 11.12.

EA 12 – Land between Cranleigh and Ockley

Natural Beauty Factors and Evidence

Landscape quality	<p>This landscape is a patchwork of mostly small medieval pastoral fields interspersed with some enlarged, mainly arable fields. Landscape structure is provided by deciduous woodlands, copses and shaws, coupled with thick and mature hedgerows and oak and ash hedgerow trees, which form a rich and intact habitat network.</p> <p>Historic Landscape Characterisation illustrates that the landscape, between Lyefield Lane in the west, and the railway in the east, remains remarkably intact comprising a mixture of medium irregular assarts and copses with wavy boundaries and straight boundaries, assarted pre 1811 woodland, worked coppice, and 19th century parkland. Towards Ewhurst and Cranleigh the patterns have become disrupted by extensive boundary loss, stud and horse paddocks and 19th century plantations. In the south the introduction of a golf course and polo club along with the Ewhurst brickworks have altered the landscape condition locally. In the east the cumulative effect of transport infrastructure including the A29, Horsham to Dorking railway line, and A24, causes fragmentation.</p>
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EA 12 – Land between Cranleigh and Ockley**Natural Beauty Factors and Evidence**

Around Ockley the landscape is managed under Entry Level and Higher-Level Stewardship, while to the west of Forest Green, land is within Mid-Tier Countryside Stewardship and in places there is evidence that the landscape is managed for traditional hay crops. There are also woodland areas within Higher Tier Stewardship to the east of Cranleigh, however these woodlands show signs of lack of management and neglect with fallen trees, former coppice now overgrown, and the presence of invasive species.

A distinctive pattern of streams running principally southward off the high ground to the north, (for example Cobbler's Brook and Standon Brook), have cut deep ghylls, into the landscape. These features are most evident in the north and support linear ancient woodlands. Where parkland landscapes have been created, they have utilised these watercourses in the creation of lakes e.g. Jayes Park, Gatton Manor and Baynards Park. Parkland influences remain strongly legible especially northwest of Ockley.

In some locations the landscape has been subject to more intensive arable farming, where hedgerows appear well trimmed and there is a higher incidence of modern farm buildings southeast of Forest Green e.g. Jordan's Farm.

Settlement reflects a dispersed pattern of rural dwellings and common edge properties although there is evidence of settlement expansion on the edges of Cranleigh, Ewhurst, Ockley, Capel and Beare Green and unsympathetic infill development. The small lane network reflects a pattern of north-south routes connecting the low-lying pastures with the more elevated greensand hills within the AONB to the north. There is also an intact pattern of east-west routes, some of which have become farm tracks and bridleways, whilst others remain part of the lane network e.g. Lower Breache Road and between Mayes Green and Mole Street.

SSSI's occur in the south of the area including Smokejack Clay Pit, and Vann Lake and Ockley Woods, both of which are in favourable condition.

Overall, the areas with the highest landscape quality occur in the north of the area and a small area west of Ewhurst. Landscape quality and condition becomes more mixed and transitional to the west towards Cranleigh and southwards beyond Mayes Green. East of the Horsham to Dorking railway, the landscape becomes fragmented.

EA 12 – Land between Cranleigh and Ockley Natural Beauty Factors and Evidence	
Scenic quality	<p>The scenic qualities of this landscape are derived from its pattern of mature hedgerows and ancient woodlands which enclose small scale pastures/meadows and parkland grazed by sheep and cattle, and afford views, framed by woodland, to the rising hills of Leith, Holmbury and Pitch Hills in the north. These hills form a distinctive backdrop and add drama to the scene. In contrast, and complementary to these patterns, are the enclosed and intimate environments created by the deeply incised wooded ghylls which drain the area and areas of ancient woodland with their carpets of primrose, anemones, violets and orchids in spring and summer.</p> <p>As noted in the Surrey Landscape Character Assessment the greensand hills and the lower fringe foothills of the Low Weald landscape, lie within the existing AONB. Beyond this the landscape continues to drop in elevation but nevertheless contains localised high points such as along Lower Breache Road (107m AOD), Mayes Court (103m AOD) and east of Ockley (91m AOD). These higher areas create undulating landform and enable a sequence of views and a series of unfolding compositions to be appreciated. Views are most frequent in the north of the area where the local high points are more prevalent and where the pattern of woodland is less dense. To the south these views become less scenic as they move away from the greensand hills, and woodland restricts views more significantly. To the east and south of Cranleigh and south of Mayes Green, woodland constitutes the dominant land cover, reducing longer distance views and creating a more enclosed inward-looking landscape which has less scenic quality.</p> <p>The historic lanes with their species rich grass verges and veteran oaks and the rich rural vernacular buildings such as Plough Farm, Lower Beache Road incorporating local brick, hung tiles, half-timbering and slate roofs, e.g. historic farm and barns at Ockley Court all add to the scenic qualities of the area. Similarly, views across the village green and loose arrangement of common edge vernacular dwellings at Ockley, with the backdrop to Leith Hill, is exceptional and memorable. All of these traditional vernacular buildings make a particular contribution to the scenic qualities of this area.</p>
Relative wildness	<p>This landscape has a long-established character evident in its mature hedgerows, veteran trees and ancient woodland. In the deeply incised ghyll valleys which are cloaked in woodland or in areas which can only be accessed on foot, there is a greater sense of remoteness. However, this is a settled landscape and there are few areas away from human influence and habitation. Overall, this area lacks any strong sense of relative wildness.</p>
Relative tranquillity	<p>This is a rural, tranquil landscape, with a sense of intimacy and secluded character due to the woodland/tree cover and deeply incised ghylls. Significant parts of the area are only accessible on foot or via narrow rural lanes, and this, coupled with the dispersed pattern of rural settlement, increase perceptions of tranquillity and rurality.</p>

EA 12 – Land between Cranleigh and Ockley	
Natural Beauty Factors and Evidence	
	<p>This sense of being away from activity and business is undermined in the east by the A24 and Horsham to Dorking railway and to a degree along the A29 through Ockley and on Bookhurst Road between Ewhurst and Cranleigh. The area is also affected by overhead aircraft noise associated with Gatwick airport.</p> <p>In the southern margins of the area is Ewhurst Brickworks. Planning permission was granted in September 2022 for the extraction of clay and restoration to grassland, lakes and woodland. The site is likely to remain active until 2073. Clay is extracted in a six-week period annually, and then stockpiled for use during the year. In general, the brickworks and associated brick clay quarry is fairly unobtrusive but activity and vehicular movements affect tranquillity along Horsham Road.</p>
Natural heritage features	<p>The nature conservation interest of this landscape includes the ancient woodland, incised wooded ghylls, waterbodies, mature hedgerows and veteran trees and areas of species rich meadow. It therefore expresses richness in terms of its natural heritage with its bluebell woods, orchids and buttercup meadows contributing to the natural beauty of the area.</p> <p>There are two SSSI in the area namely Smokejack Clay Pit valued for its geology and insect habitat, and Vann Lake and Ockley Woods, designated for its wooded gill and hammer pond and ancient oak woodland, which is botanically rich. This latter SSSI is also partly within a local nature reserve managed by Surrey Wildlife Trust. Between Cranleigh and Ewhurst is another local nature reserve called Sayer's Croft which comprises a deeply cut wooded ghyll imparting a secretive and magical character, which contributes to natural beauty locally.</p> <p>There are a number of Sites of Nature Conservation Importance, including areas of semi-natural woodland such as Upper Canfold Wood and Ashen Copse which lie mainly north of Bookhurst Road (SNCI), Buildings Wood (SNCI), Nags Wood and Somersbury Wood as well as Kiln and Chapel Copse (SNCI). Elsewhere the smaller patches of woodland reflect a fragmented pattern of what would have previously been more extensive blocks and tend now to form linear strips of woodland along stream courses. These ancient woodlands often comprise hazel coppice and oak standards. The greatest concentration of ancient woodland occurs south of Myers Green and also in the west of the area near Cranleigh, although a significant part of this latter woodland has also been replanted. In areas of historic parkland there are extensive tracts of wood pasture e.g. Jayes Park and south of Gatton Manor.</p> <p>Watercourses add to the diversity of the natural heritage including Cobbler's Brook and Standon Brook while open waterbodies such as Wellspring Pond or Vachery Pond form part of the designed landscapes and contribute to natural beauty.</p>

EA 12 – Land between Cranleigh and Ockley	
Natural Beauty Factors and Evidence	
Cultural heritage	<p>This landscape contains a wealth of cultural heritage which contributes to the special qualities of the landscape. As noted above, the dispersed pattern of rural vernacular buildings, including the use of oak, brick and tile (e.g. Ockley Court) and individual buildings such as Ockwood Church make a strong contribution to sense of place and scenic qualities.</p> <p>The pattern of paths, tracks, and lanes is also of historical significance, the latter frequently with wide verges. In the woodlands there are often signs of earlier management such as boundary banks, old coppicing and ditching. There is also a pattern of registered commons at Sheep Green, Ockley, Mayes Green/Walliswood and Ewhurst.</p> <p>The cultural influences around Ockley are particularly strong, including the village common, vernacular buildings and parkland landscape of Jayes Park, and to the south of the village is a former smock mill (now restored). However, on the south side of the village more modern development has occurred along the A29. Similarly, at Ewhurst there are two Conservation Areas one relating to the main historic street which nestles into the lower slopes of the greensand hills, and the second relating to an area of former common to the south (Ewhurst Green). Nevertheless, the settlement has experienced 20th century settlement growth such that its two historic focal points have become merged, and its form and character have become altered. At Forest Green the conservation area focuses around the generous green and the associated cluster of historic buildings, some of which date to the 15th century. Forest Green's church and that at Ockley are both local landmarks.</p> <p>Other settlement in the area has a more dispersed character and comprises small hamlets such as Mayes Green and Walliswood both of which contain a variety of historic and more recent dwellings.</p> <p>In the southwest of the area, near Cranleigh, Vachery House and Baynard's Park (neither of which are registered) exert a parkland character on the landscape. The large Vachery Pond is a particular feature which may have originated as a hammer pond. Furthermore, the remains of a medieval moated site west of Vachery Farm are a scheduled monument. Other historic sites and features include the striking isolated 13th century Ockwood Church which is set within woods and imparts a magical quality which has inspired artists and the Hannah Peschar Sculpture Garden south of Gatton Manor, where art and the natural environment can be experienced together. Overall, the landscape illustrates a time depth which adds to the sense of place and natural beauty.</p>
Evaluation	
Overall weight and spatial distribution of	This landscape has many features of cultural and natural heritage and forms attractive countryside with the strongest weight of natural beauty evidence evident to the north, in land closer to the existing AONB. Here the landscape has the greatest topographic variation and when combined with land use patterns, creates scenic compositions. Views

EA 12 – Land between Cranleigh and Ockley Natural Beauty Factors and Evidence	
natural beauty evidence	<p>and vistas benefit from the relatively close backdrop of the greensand hills to the north, which lift the area's natural beauty, and this declines to the south with increasing distance and woodland cover, despite cultural and natural heritage interest remaining high. In addition, relatively high levels of tranquillity mean there is a strong case for including the northern parts of the area. There are however patches of lesser quality landscape southeast of Forest Green where intensive farming is more prevalent and care will be needed in defining a boundary which includes areas of highest quality.</p> <p>To the south, the Candidate Area has been drawn to include some features such as the sculpture garden and Ockwood Church, but care will be needed at the boundary setting stage when defining a boundary within this transitional landscape. Similarly, to the west, the landscape is also in transition and lacks the drama found to the north, and whilst there are areas where natural beauty is higher, such as parkland landscapes, these areas are separated by lesser quality land. In the east the landscape is less topographically varied and is fragmented due to infrastructure and development.</p>

Candidate Area – EA 12	
Recommendation as to land that should be considered a Candidate Area	<p>The parts of this Evaluation Area which are considered suitable for inclusion within a Candidate Area include:</p> <ul style="list-style-type: none"> • Land between Cranleigh and Ewhurst to the north of Brookhurst Road including meadows and wooded ghylls associated with Sayer's Croft. • Land between Ewhurst and Ockley including the land closest to the AONB boundary where there is greatest topographic variation, scenic views to the rising greensand hills and natural and cultural features of interest. • Land to the north and east of Ockley as far as the railway and closest to the existing AONB.
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	<p>Particular scrutiny will be required in transitional areas to the south, when defining a detailed boundary to the Candidate Area, as well as in areas where landscape condition has declined as a result of intensive farming.</p> <p>Scrutiny will also be required when defining a boundary around Ockley settlement and Ewhurst. Whilst the historic parts of settlements are distinctive, more recent modern development is also evident. The boundary setting criteria in the Natural England Guidance on Assessing Landscapes for Designation would normally preclude both the inclusion of a settlement on the edge of an area of qualifying land, and the splitting of settlements within a Candidate Area.</p>

Issues to be Addressed in Defining Extent	
Transition	In the fringes of this Candidate Area, landscape character and scenic quality is changing, as a result of distance from the rising greensand hills and declining topographic variation, as well as changes in land use and woodland management. The extent of the Candidate Area has been drawn to exclude those areas where the change is sufficiently evident for the landscape to not meet the natural beauty criterion. However, changes in landscape qualities and scenic qualities are not abrupt. Therefore, the definition of the Candidate Area shows broad areas which may qualify for designation, and a detailed boundary line may be drawn within, or relatively close to this area, recognising that the definition of a boundary in this landscape is likely to be challenging.
Fragmentation	Fragmentation of the landscape due to changes in land use patterns and development will need to be given particular scrutiny, especially where they contribute to the transitional nature of scenic qualities.
Incongruous features	The extent of influence of the A29 through Ockley and the growth of more recent development to the south of the village will require particular scrutiny when determining with the settlement of Ockley should be included within any extension area.
Settlements	<p>The settlements of Cranleigh, Beare Green and Capel do not sit within a high-quality landscape, but within non-qualifying land, or at the margins of the area which meets the natural beauty criterion. They have therefore been excluded from the Candidate Area.</p> <p>Similarly, the small settlements of Ewhurst and Ewhurst Green have not been included due to declining landscape quality and character to the south, and due to the extent of more recent development which has joined the two hamlets altering their character and form. Care will be needed at the boundary setting stage when defining a boundary close to the settlement edge.</p> <p>The settlement of Forest Green lies fully within the qualifying landscape and is historically intact and closely associated with its wider landscape setting. Ockley and Mayes Green are also historic settlements which have a distinctive and relatively intact character. They have been included in the Candidate Area at this stage, but they lie close to the margins. The inclusion or exclusion of these settlements will require particularly scrutiny at the boundary setting stage.</p>
Other Boundary Issues	Not applicable.

EA 13 – Dunsfold Low Weald

Landscape Context	
Location/Context	This Evaluation Area comprises land to the south of Hascombe Hill and Hydon's Ridge which lie within the AONB and extends as far as the Surrey County Boundary. This area was extended following the call for evidence to include the area around Alfold.
Landscape Character	This area comprises the Wooded Low Weald landscape type defined in the Surrey Hills Landscape Character Assessment.
Designation History	Neither Dower or Hobhouse identified this landscape as suitable for national landscape designation. The whole of the area forms part of the AGLV. The HDA study recommended that the whole of the area between the AONB and Surrey County Boundary and as far east as Sachelhill Lane as suitable for AONB designation.
Natural Beauty Assessment	For evaluation purposes EA13 has not been subdivided. The extent of EA13 is illustrated on Figure 11.13.

Natural Beauty Factors and Evidence	
Landscape quality	<p>This area of Low Weald farmland has an intact character as a result of its pattern of small-scale pastures defined by thick well managed hedgerows with trees. Blocks of woodland and linear shaws, many of which are ancient semi-natural woodland, still show signs of traditional coppice management. The pastures are grazed by cattle and sheep and there is evidence of hay making reflecting traditional Low Weald farming practices, while lanes are narrow and rural, defined by hedges and grass verges.</p> <p>In places the ancient woods have been replanted with small conifer plantation e.g. Tugley Wood and High Loxley Furze, but overall, they reflect broadleaved woodland and form part of the Chiddingfold Forest SSSI which extends into the existing AONB and south into West Sussex. This SSSI reflects one of the largest continuous areas of ancient woodland remaining in the southeast of England. Some of the woodland blocks are in unfavourable but recovering condition and are under effective management.</p>

Natural Beauty Factors and Evidence	
	<p>The area is drained by a series of small ghylls creating gentle undulations in the landform. Water quality is good due to the spring fed nature of the streams. The watercourses follow natural courses and are subject to flooding e.g. River Lox.</p> <p>The historic settlement pattern reflects common edge and roadside settlement and remains relatively intact. It includes numerous historic farm buildings and Victorian mansion houses associated with remnant parkland features such as Burningfold Hall. There is also remnant parkland around Hall Place (features include park railing and Victorian walled garden and parkland trees).</p> <p>The main settlement is that of Dunsfold which comprises loosely arranged dwellings around Dunsfold Common and only small areas of more recent housing at Griggs Meadow and Nugent Close, to the east of village. This development is set back away from the core so that edge of common character is retained. The common itself has a Common Management Plan to conserve species diversity.</p> <p>In places there is evidence of extension/enlargement of historic farmhouses and of small rural industries and recreational activities which have altered land uses and built form, particularly in the south of the area along Plaistow Road e.g. the Polo Club at Burningfold, Burntwood Kennels, small scale caravan area/travellers' accommodation. These changes have led to the introduction of small conifer shelterbelts and brick gates and metal railings which impart a more urban character along lanes.</p> <p>In the northeast of this area the landscape is of lesser quality due to the cumulative effects of field boundary loss, lack of grazing, travellers site/caravan development, solar farm and the Dunsfold Aerodrome (built in the 1940s and now used as a racetrack and business park). To the southeast around Alfold Road there is evidence of fly-tipping and modern development has extended along the A281 and B2133.</p>
Scenic quality	<p>The scenic qualities of this area derive from its gently undulating character comprising a series of low hills (e.g. High Loxley and Hockhouse Hanger) and wooded ghyll-stream valleys (e.g. River Lox) which when combined create undulations and visual variety, some forming distinct narrow ravines which carry small watercourses fringed by birch, oak and hazel.</p> <p>Between the streams are small pasture fields defined by thick hedges and sinuous belts of woodland, creating a small-scale intimate landscape with a delightful mix of interest and visual variety. This is enhanced by rural buildings built of traditional materials including Bargate stone, red brick, timber and clay tiles, for example at High Loxley, where the arrangement of listed farm and associated barns around a pond, creates a strong composition. Dunsfold Church is a local landmark standing on elevated ground to the west of the village, overlooking a stream valley and holy well in an idyllic rural setting.</p>

Natural Beauty Factors and Evidence	
	<p>In the north of the area beyond Chiddingfold Road and Burnwood Copse this relatively low-lying landscape sits within the shadow of the rising greensand hills within the AONB. These hills form an important backdrop, lifting scenic qualities and compositions and affording some of the most distinctive views of Hascombe Hill and Breakneck Hill which rise to c.197m AOD. This landscape is also framed to the west by the lower hills rising to c. 75m AOD at Stonehurst and Prestwick Manor.</p> <p>The influence of this rising land is most keenly felt in the northwest of this area where close proximity of the hills exerts an influence and forms an important context and setting to the settlement of Dunsfold. The combination of village form, local vernacular buildings, open common and village pond, with the backdrop of Hascombe Hill and Hurtwood Hill, all contribute to scenic qualities of the settlement.</p> <p>South of Chiddingfold Road the visual connection to the greensand hills is less pronounced due to distance, and topographically the landscape is less varied and flatter. This coupled with woodland cover means that there are fewer longer distance views, and where they do occur, they are often to hills which are a considerable distance away e.g. south towards Blackdown within the South Downs National Park (c. 280m AOD) or northeast towards Pitch Hill within the AONB (c.257m AOD). Although the landscape retains many of the visual interest and patterns found to the north, scenic quality is declining to the south. For example, at Upper Ifold the landscape opens out to form a shallow bowl surrounded by woodland. Here field sizes are increasing and there is evidence of more intensive farming.</p> <p>Ancient woodlands occur throughout the area and provide visual variety throughout the seasons including autumn colour and a flush of bluebells, wild garlic, primroses, and wood anemones in spring. Similarly, the wooded ghyll valleys are often lined with mosses and ferns and contrast with the more open pastures, some of which are a carpet of buttercups in early summer. In winter the filigree of mature oaks cast shadows across the pasture fields and the rising greensand hills in the north can be seen above pockets of mist and fog in winter. All of these aspects add to scenic qualities, but only in the northwest where they combine with the greater topographic variation and presence of the greensand hills, is scenic quality considered to be outstanding.</p>
Relative wildness	<p>This landscape has a strong sense of continuity expressed in its ancient woods, small pastoral fields and mature hedgerows and oak trees. The greatest areas of relative wildness are found within the ancient woodlands and steep sided ghyll valleys where semi natural habitats are evident. Overall, however this landscape does not have a strong sense of relative wildness.</p>
Relative tranquillity	<p>The majority of this area is recorded as having some of the darkest night skies and the village of Dunsfold has no street lighting. However, this reduces in the vicinity of the Dunsfold Aerodrome and further to the east around Alfold and the A281.</p>

Natural Beauty Factors and Evidence	
	<p>The limited rural settlement ensures that the western and northern parts of the area have a peaceful and rural character where the natural sounds of birdsong and running water are frequently appreciated. This is broken intermittently by noise from the Dunsfold Aerodrome when there is car racing around the airfield or by the sound of farm machinery.</p> <p>The lanes through this landscape are not heavily trafficked giving the area a backwater quality and the uninterrupted countryside imparts a deeply rural feel.</p> <p>Tranquillity is declining to the east as settlement increases around Alfold Crossways, Alfold, Dunsfold Aerodrome and the A281.</p>
Natural heritage features	<p>The clay substrate which covers this area is evident along the incised stream courses, and this along with the high number of small farm ponds, and the dominance of pastoral land uses, reflects the heavier soils found here.</p> <p>The pattern of interlocking woodland is a striking feature of the natural heritage of this area, forming one of the most extensive continuous networks of ancient woodland in Surrey, including Wrotham Great Copse and Hookhouse Hanger, Great Godalming Copse, Prest Wood, Sayers Land, Standing Wood, Birchen Copse, Burnwood Copse, Rickhurst Rews, and Sydney Wood.</p> <p>These woods are part of the Chiddingfold SSSI - an important habitat for the rare Wood White butterfly - forming the only surviving colony in southeast England. There is a 3 year save the Wood White project currently in place by Butterfly Conservation at Oaken Wood. This extends for a 3-mile radius, including both woodland management and adjacent meadow, which is vital for food and egg laying.</p> <p>Durfold Wood is managed by the Woodland Trust and is especially important for its dormouse population, while the pattern of woods and pastures also supports a strong deer population. Chiddingfold SSSI is of special importance in providing supporting habitat for one of Britain's rarest mammals – the Bechstein's bat.</p> <p>Along the rural lanes there are numerous mature trees which add an established character to the landscape and contribute to natural beauty.</p>
Cultural heritage	<p>This landscape has a strong sense of time depth and an established feel reflected in its patterns of vegetation, mature woodlands and veteran oaks, land uses and settlement. Commonly known as 'fold country' on account of the place names, this area has a tangible link to rural management including assarting, hazel coppicing, iron and charcoal industry (e.g. Burningfold Bridge furnace) and rural crafts such as walking stick manufacture, joinery and glassmaking.</p>

Natural Beauty Factors and Evidence

The historic field pattern is typical of the Wooded Low Weald Fold country in the Surrey Weald, as is the pattern of dispersed farms and common edge settlement of Dunsfold, and single tract sinuous lanes reflecting the earlier organisation of landscape and assarting e.g. High Loxley Lane. To the south and east however the traditional patterns become fragmented by the aerodrome and modern development extending along the B2133 and A281 and also along Plaistow Lane.

Nevertheless, the area has a strong vernacular, built heritage, with conservation areas at Dunsfold (including the common and common edge dwellings and a separate area associated with St Mary & All Saints 13th Century church) and also at Alford. Many of the farmhouses are listed e.g. High Billingham Farm and Thatchedhouse Farm forming a complex of historic buildings nestled in the landscape.

There is a tangible time depth in the area of Dunsfold Church, in part due to its location and also its association with other listed buildings around the church green, and the nearby holy well which is reputed to be beneficial for eye complaints. The churchyard also contains a notable yew tree, hollowed out in its trunk and thought to be over 1500 years old.

Other historic buildings which contribute to the natural beauty of the area include the mill within Dunsfold and associated mill race and the Wey & Arun canal which passes through Sidney Wood south of Dunsfold Aerodrome and is flanked by Wey-South Path along the towpath.

There are a number of cultural associations with this landscape including High Loxley farm buildings which were used in the filming of Foyles War, the designed landscape of Vann (a Grade II* 16th century farmhouse with water garden designed by Gertrude Jekyll (registered Park and Garden)) and Dunsfold church which was mentioned by Pevsner and described by William Morris as "the most beautiful country church in all England".

Evaluation

Overall weight and spatial distribution of natural beauty evidence

This area has a strong weight of evidence for natural beauty. The north western part of the area where the land lies in close proximity to the existing AONB, is a deeply rural Low Weald landscape, rich in natural and cultural heritage landscape features and with a high degree of tranquillity. Its scenic qualities are lifted by the distinctive profile of the rising greensand hills to the north and west, which provide visual contrast to the lower lying land and ensure attractive compositions and sequential views.

The natural and cultural interest of this landscape continues to the south including extensive areas of ancient woodland, important and highly valued habitats for rare species, and various listed buildings. However, moving south the landscape becomes flatter and topographically less varied, woodland views become progressively more contained

Evaluation	
	<p>and the composition of landscape features less distinct. This, coupled with the greater distance from the greensand hills to the north, means that the area's scenic qualities are in transition, and whilst comprising areas of attractive countryside, the landscape is overall considered to lack the outstanding compositions found in the north.</p> <p>The transitional nature of the landscape means that there is no sharp barrier between areas of differing quality. As stated in Natural England Guidance <i>'Care will be required at the boundary setting stage to draw the boundary towards the high-quality end of the transition in a manner that includes areas of high-quality land and excludes areas of lesser quality land, i.e. It should be drawn conservatively. Visual associations may also be used to help define the extent of land for inclusion in these circumstances.'</i></p>
Candidate Area – EA 13	
Recommendation as to land that should be considered a Candidate Area	<p>The part of EA13 which is considered to be suitable for inclusion within the Candidate Area includes:</p> <ul style="list-style-type: none"> land in the northwest of the area adjacent to the existing AONB and extending east as far as Dunsfold Aerodrome and south towards Chiddingfold Road and Knightons Lane. <p>In this area the landscape is topographically varied and includes features of particular interest including the incised ghyll streams and ancient woodlands, intact settlement and local vernacular rural buildings which are set within the context and close backdrop of Hascombe Hill. This combination of topography, cultural and natural heritage and land uses combines to create scenic compositions and a landscape which meets the natural beauty criterion.</p>
Need for Particular Scrutiny	
Issues which need particular scrutiny and further work	<p>As noted above the transitional nature of the landscape will require care at the boundary setting stage to draw a boundary conservatively at the higher end of the transition in accordance with Natural England Guidance.</p> <p>Particular scrutiny will also be required at the boundary setting stage in relation to recent planning permission for 1800 homes and possible further development of 800 homes as part of new Surrey Garden Village on Dunsfold Aerodrome. This site is allocated for development in the Waverley Borough Local Plan (Policy SS7). Access will be off the A281 to the east.</p> <p>A further development in this area is the hydrocarbon testing site north of Dunsfold Aerodrome and east of High Loxley Lane which was awarded planning permission. It will be a temporary facility for a three-year period, and whilst beyond the qualifying area of land in terms of natural beauty, access arrangements will require alteration to the</p>

	northern part of High Loxley Lane. The nature of these developments will therefore need to be taken into account when defining the boundary.
Issues to be Addressed in Defining	
Transition	As noted above, the transitional nature of landscape moving away from the distinct topography and backdrop of Hascombe Hill within the AONB requires scrutiny. It is acknowledged that land to the south has many natural and cultural features of interest and is an intact and tranquil landscape. However, it is also acknowledged that these qualities are characteristic of much of the Low Weald, and that the presence of these qualities does not necessarily make a landscape of national significance.
Fragmentation	To the northeast land becomes fragmented as a result of the aerodrome, adjacent development and land use change as well as development associated with the A218 and B2133. The ad hoc development along Plaistow Road and Chiddingfold Road, has also started to visually fragment the landscape. These influences will need to be reviewed when defining a boundary.
Incongruous features	At the boundary setting stage consideration will need to be given to the influence of existing developments which affect the condition and integrity of this landscape, and also the effects of proposed development beyond the Candidate Area which may also have an influence.
Settlements	As noted above the settlement of Dunsfold is considered to meet the natural beauty criterion as a result of its largely intact historic character, strong vernacular and sense of place and outstanding landscape setting which flows into the village, in part due to its central open common and loose arrangement of buildings. Alfold, which is also a conservation area, with a high concentration of vernacular 17 th century buildings and strong sense of place, has not been included within the Candidate Area. Its immediate landscape context is transitional and whilst having many attractive qualities, it is separated from the wider tract of qualifying land and is less influenced by the greensand hills to the northwest. On this basis it has been excluded from the Candidate Area.
Other Boundary Issues	Not applicable

EA 14 – Land between the South Downs National Park and Surrey Hills AONB at Dockenfield

Landscape Context	
Location/Context	This Evaluation Area has been defined by the existing South Downs National Park at Alice Holt to the west and the Surrey Hills AONB at Frensham to the East. To the north lie the urban fringes of Rowledge and Farnham, while to the south lies open countryside which extends over the county boundary into Hampshire.
Landscape Character	This Evaluation Area comprises the Open Greensand Hills Landscape Type as defined in the Surrey County Landscape Character Assessment. To the north the landscape is more wooded forming part of the Wooded Greensand Hills landscape type.
Designation History	None of this area was identified by Dower or Hobhouse as suitable for national landscape designation. The majority of this area is designated as AGLV, with the exception of land in the north and land beyond the County boundary into Hampshire. The HDA Study recommended the majority of this area as suitable for AONB designation, but not land to the south of Old Lane.
Evaluation of Natural Beauty	For evaluation purposes, EA 14 has not been sub-divided. The extent of EA14 is illustrated on Figure 11.14.

Natural Beauty Factors and Evidence	
Landscape quality	<p>The landscape consists of undulating farmland formed of east west ridges and small stream valleys, carrying tributaries to the meandering River Wey (within the existing AONB) to the east.</p> <p>Across the area is a patchwork of small-scale woods and shaws. Some of these are ancient woodland comprising a mix of beech and oak, while others have been replanted with mixed conifer and broadleaved species. The distribution of these woodlands emphasises the landform and encloses a small-scale pattern of mixed farmland. Hedgerows are mature and thick, often with a large number of veteran oaks. Collectively this patchwork of vegetation creates a functional and visually intact network.</p> <p>An exception lies in the area around Pitt Farm where field boundaries and woodland (Ten Acre Copse) has been lost, and the field size and general openness of the landscape has increased. Nevertheless, this area is relatively limited in extent. Evidence from the Surrey Historic Landscape Characterisation suggests that the majority of the landscape retains a smaller scale assarted vegetation pattern, including blocks of woodland and shaws along with small sinuous</p>

Natural Beauty Factors and Evidence	
	<p>field boundaries. Only a small part of the area, on the valley slopes to the south of Abbots Wood Hill, is managed under the Environmental Stewardship Scheme.</p> <p>The settlement pattern is dispersed, comprising loosely arranged clusters of development, originating from edge of common settlement (Dockenfield and Shortfield Common) and rural farmsteads (Spreakley). This pattern is still intact, and although there is evidence of some modern housing infill, it is relatively limited in extent.</p> <p>Some modern individual housing and conversion of farm buildings has in places caused gentrification and loss of rural character, especially associated with curtilage treatment and domestication of lanes (e.g. along The Street at Dockenfield Farm). Despite some growth and infill, the settlement pattern retains a loose organic form and, within Dockenfield and Shortfield Common, the former common areas are still evident as open grassland which is actively managed by local communities.</p> <p>To the north there are greater urban fringe influences including increased traffic on busy lanes, which has caused the erosion of the narrow lane verges. Proliferation of equestrian use, including stables, is also especially noticeable along Brookfield Lane and West End Lane, where there is evidence for the introduction of post and rail fencing and subdivision of former field enclosures.</p> <p>Similarly, in the southeast of the area, around Gum Hill and New Farm, equestrian use and changes to lane character (due to new development/curtilage treatment), has undermined the condition of the landscape.</p> <p>Throughout much of this area the condition of the landscape is good, although the land to the north and south shows signs of decreasing quality.</p>
Scenic quality	<p>The scenic qualities of this land are closely related to the undulating topography of ridges, (which rise to c. 110m AOD to the north and west), and east-west valleys. These marked undulations in landscape, along with the pattern of woodland and mature hedgerows which cloak the area, give rise to a relatively small scale intimate rural landscape. The sinuous narrow lanes that weave through the landscape, coupled with a good network of public rights of way, afford an unfolding sequence of scenic vistas across the area. From elevated locations, such as Bluebell Ridge/Halls Grove Copse and from Boundary Road, more extensive views are possible towards wooded hills to the east within the Surrey Hills AONB (including the distinctive horizon and profiles of e.g. Frensham Heights, Dunley Hill, Hydons Ball, Hambleton and Sandhills). To the south summits such as Kites Hill and Heath Hill visually contain the landscape and define the southern fringes of the area.</p> <p>These views are complemented by a host of local scale interest, including ancient woodlands with their bluebell carpets in spring and buttercup pastures in summer, soft lane verges supporting wildflowers and patches of acidic vegetation such as bracken and gorse, and the dispersed rural common edge settlement with occasional landmark</p>

Natural Beauty Factors and Evidence	
	<p>buildings such as former oast houses. Many of the dwellings sit down within the landscape, nestling on valley slopes and amongst woodland which conceals them in view from the wider landscape. A number reflect traditional vernacular styles, including tile hanging and the use of Bargate stone.</p> <p>The mature majestic oaks found within fields and in hedgerows are a particular feature of this landscape, which contribute to its scenic quality. This, combined with the established vegetation patterns and small-scale pastures, give a feeling of longevity and continuity to the landscape. The rural lanes also impart a time depth - frequently tree lined, these routes sometimes form vegetated tunnels with soft verges containing ericaceous vegetation such as bracken and gorse e.g. Old Lane. A number of the lanes are incised as they descend into the tributary stream valleys e.g Shortfield Common Road.</p>
Relative wildness	<p>This area is relatively unpopulated; there is a lack of major roads, and some areas are accessed only by public rights of way. Nevertheless, the dispersed pattern of settlement, coupled with agricultural land uses, give this landscape a settled character, such that relative wildness is not strongly expressed.</p>
Relative tranquillity	<p>The undulating rural landscape and high tree cover, coupled with longer distance views across open countryside with little or no overt man-made structures, provides a highly tranquil experience. The lack of major roads and traffic noise means that natural sounds including birdsong, wind in the trees, and insects are readily appreciated.</p> <p>The landscape is less tranquil in the vicinity of Frensham Heights School, as a result of road traffic on rural lanes, particularly at the beginning and end of the school day.</p> <p>There is occasional noise impact from overhead aircraft, including military helicopters, or the local traffic on rural lanes, but these intrusions are intermittent.</p> <p>Overall, this landscape has a secluded and rural backwater character, although to the north, the increase in activity associated with schools and the settlement fringes of Rowledge, reduce perceptions of tranquillity. Here there is also some night light spill from larger settlement to the north.</p>
Natural heritage features	<p>Natural heritage interest in this landscape relates to the areas of former common at Bealswood Common, Dockenfield and Shortfield Common (acid grassland habitat) which are all designated Sites of Nature Conservation Importance (SNCI) for their unimproved grassland swards and invertebrate habitat. They make a particular contribution to the settlement character of the area. Similarly, the Oast House Meadow and Vanner's Copse is a SNCI which is visually significant on steeply sloping land south of Rowledge.</p> <p>Many of the woodlands are ancient (e.g. Broomfield Woods, Halls Grove Copse, Abbotts Wood Hill, Jeffrey's Copse). Their maturity is reflected in their stands of oak and beech and carpet of bluebells in spring, and some are designated</p>

Natural Beauty Factors and Evidence	
	<p>as SNCIs e.g. Flat Copse south of Dockenfield. These areas of woodland add time depth and emphasise the undulating landform contributing to the natural beauty of the landscape.</p> <p>Importantly the mosaic of different habitats (reflecting changes in underlying sand and clay deposits) forms a connected network of woodland copses, shaws and hedgerows and, along with lane verges and watercourses, they add considerably to the qualities of the landscape and support the presence of wildlife which is readily observed and enjoyed. The intactness of these habitats has become fragmented in the area around Pitt Farm.</p> <p>The river cliffs above the River Wey in the vicinity of Spreakley are a notable geological feature of the area.</p>
Cultural heritage	<p>This area has a long history of mixed farming, including sheep and cattle grazing and also hop growing, as evident in the occasional oast house such as Pitt Farm. Traditional land management, such as woodland coppicing for charcoal, is evident in a number of the hazel coppice stands within ancient woodland. The wood pasture in the north of the area, which are associated with the former parkland landscapes of Frensham Heights, also add variety and time depth.</p> <p>There are many fine examples of traditional barns and cottages that are constructed of locally sourced materials, such as Bargate Sandstone and galleted with brick dressing. These buildings contribute to local character although they are not necessarily listed e.g. Halls Place, Broomfields, Broomfields Cottage, West End House, Walnut Tree Cottage, Kingswood Cottage, Old House, Farm Cottage and Bluebell Public House.</p> <p>Millbridge (including its conservation area), Spreakley and Shortfield Common are all split by the existing AONB boundary. The former is a rural hamlet focused around a crossroads with a tight knit group of late 19th and 20th century buildings and stone wall boundaries; Spreakley is a small hamlet located on higher ground above the River Wey related to an historic farmstead; and Shortfield Common is a common edge settlement which still retains its loose arrangement of properties around the open grassland. Both Spreakley and Shortfield Common have experienced some linear modern housing and gentrification along the rural lanes to the north but nevertheless contribute to the natural beauty of the area.</p> <p>Dockenfield originated as a common edge settlement reflected in the loose arrangement of dwellings around Bealeswood Common in the northern part of the village. It has expanded in the 20th century along The Street and comprises some vernacular buildings, including stone cottages and traditional tile hanging, but no listed buildings or conservation area. Between the historic buildings there has been modern infill development with associated domestic curtilage which has given the street a more urbanised character. Nevertheless, the village sits down in the</p>

Natural Beauty Factors and Evidence	
	<p>landscape within a shallow valley and amongst wooded slopes, and has a loose, organic character. The Good Shepherd Church within the village is an example of an Arts and Crafts building designed by Curtis Green.</p> <p>To the north, Frensham Heights is a Tudor Mansion built in 1898 which became an independent school in 1925. The property is set within large grounds on the rising land of Frensham Hill. Its parkland character is still evident while travelling along Frensham Heights Road, however the use of the grounds and hall for educational buildings and facilities has resulted in a change in character.</p> <p>Dockenfield has a number of literary and artistic associations, including Pauline Baynes, illustrator of C S Lewis's 'The Chronicles of Narnia' and many of J.R.R. Tolkien's early works, who lived in the village and is known to have taken inspiration from the countryside surrounding her home. Furthermore, the Dockenfield village sign refers to Noel Coward's song, 'A Room with A View'. Coward's mother lived in Dockenfield and a house in the same road is thought to have been the inspiration for this song. It is also said that Coward wrote his famous play Hayfever whilst staying with his mother in Dockenfield.</p>
Evaluation	
<p>Overall weight and spatial distribution of natural beauty evidence</p>	<p>There is a significant weight of evidence of natural beauty relating to the majority of this area. This land, between the South Downs National Park at Alice Holt Forest and existing AONB east of Pitt Lane, has a high landscape and scenic quality, largely owing to the tributary valley morphology and elevated views eastward across the existing AONB and southwards beyond the County boundary. The patchwork of ancient woodland and more recent plantations emphasise landform, while vernacular buildings such as the oast houses at Pitt Farm and within the villages, add further cultural and visual interest. The level of tranquillity is high, accessed via rural single-track lanes and with no major through routes. Built form and settlements nestle within the folds of the landscape and are not overt, the area retaining a strongly rural character.</p> <p>To the north, the use of the area for schools set within private grounds creates an increase in activity, especially traffic at certain times of the day and subsequent loss of tranquillity and reduced intactness of rural lanes. To the south there is a proliferation of horse paddocks resulting in fragmentation of the traditional enclosure pattern and visual clutter, including the planting of conifer shelterbelts and suburban curtilage treatments e.g. around New Farm. Similarly, south of Old Lane there is evidence of field boundary loss, and the landscape is sloping away from the core areas which are regarded as meeting the natural beauty criterion. In these peripheral locations the weight of evidence of natural beauty is lower, owing primarily to intensity of use, physical and visual fragmentation and the influence of detracting features. The definition of a boundary in these areas of transition will require particular scrutiny.</p>

Candidate Area – EA 14	
Recommendation as to land that should be considered a Candidate Area	The majority of this area is considered suitable for inclusion within a Candidate Area. It comprises undulating rural landscape where the pattern of woods, shaws and hedgerows remains broadly intact and where there is a strong sense of time depth, continuity, and rural character. This landscape seamlessly connects into the South Downs National Park to the west and Surrey Hills AONB to the east.
Need for particular scrutiny	
Issues which need particular scrutiny and further work	Based on the above analysis, there is a need for particular scrutiny in the north of the area, where more peri-urban influences associated with the edge of Rowledge and schools, is apparent. Here landscape and scenic quality is in transition and the effects of development and activity will need further scrutiny. The Candidate Area has been drawn to include the steep slopes, some of which were associated with former areas of parkland, extending down to the tributary valley, but this area will require further consideration at the boundary setting stage. Similarly, the land to the south is transitional and lies adjacent to areas which have become fragmented by various land uses. Care will be required at the desirability stage to determine if it is desirable to extend the AONB slightly into Hampshire or whether it is more appropriate to pull the boundary northwards.
Issues to be Addressed in Defining Extent	
Transition	There is a transition in landscape and scenic quality to the north of West End Lane. Land to the south of this lane comprises intact mixed farmland, with sinuous woodland shaws and copses defining small scale fields, and an undulating valley and ridge landform. To the north the landscape has been influenced by equestrian land uses, comprising field divisions of post and rail fencing which have visually disrupted the landscape patterns. On the upper slopes, the presence of schools set within grounds and associated infrastructure including facilities and signage, create a more urban fringe character and increased traffic along the lanes. Here the topography becomes flatter and less distinct. As noted above, the landscape to the south of Old Lane is also transitional and will need particular care.
Fragmentation	Furthermore, to the south of Old Lane, the landscape and scenic quality is affected by adjoining land uses which have fragmented the landscape including Frith End Quarry and equestrian uses. These influences will need to be reviewed when defining a boundary.
Incongruous features	Not applicable

Candidate Area – EA 14	
Settlements	<p>The settlements of Dockenfield, Spreakley, Shortfield Common and Milbridge have been included in the Candidate Area. These small rural settlements are not visually intrusive despite containing some modern infill development. Given the transitional nature of the landscape especially to the north of Shortfield Common, care will need to be taken when defining a boundary in this area and around these settlements.</p> <p>To the north and immediately adjacent to the fringes of Farnham, (including the neighbourhoods of Rowledge and Boundstone) settlement has been excluded as a result of urban scale and character and location on the edge of qualifying land. It is noted that the southern boundary of these settlements is transitional, comprising small clusters of development and independent schools set within grounds e.g. Frensham Heights and Edgeborough. The settlement boundary is defined within the Farnham Neighbourhood Plan (FNP 10 Map E) and care will be needed when defining a boundary in this area to avoid splitting the settlement.</p>
Other Boundary Issues	<p>The existing AONB boundary splits the conservation area associated with the village of Millbridge and this will require review when defining the boundary.</p>

7.0 Conclusion

7.1 Summary of Evaluation Results

7.1.1 The evaluation process described above, and detailed in the tables, has identified significant areas of land which have sufficient natural beauty to warrant further consideration for designation as AONB. This does not mean that all areas meet the natural beauty criterion to the same extent. The tables above have highlighted that a number of areas are borderline and will require particular scrutiny at later stages of assessment.

7.1.2 The individual areas which will be taken forward, are listed below and are ordered as they occur in a clockwise direction around the existing AONB starting at Farnham.

- Wey Valley, Farnham (EA 1a)
- Hog's Back (EA 2a)
- Binscombe Hills (EA 4a)
- Enton Hills (EA 4b)
- Wey Valley, Farley Hill (EA 3a)
- Cranleigh Waters (EA 3b and 5)
- Hatchlands and East Clandon (EA 6a)
- Headley and Langley Vale (EA 7a and 7b)
- Banstead Heath (EA 7c)
- Chipstead (EA 7d)
- Happy Valley (EA 8a)
- Caterham Woods (EA 8c)
- Woldingham Valleys (EA 9a)
- Limpsfield (EA 10c)
- Godstone Hills (EA 10a and 10b)
- Betchworth Hills and River Mole (EA 11a and 11b)
- Ockley Low Weald (EA 12)
- Dunsfold Low Weald (EA 13)
- Dockenfield Hills (EA 14)

7.1.3 Taken together, these areas collectively make up a Candidate Area. This Candidate Area broadly reflects land likely to be suitable for designation. A boundary will be drawn within these broad areas. The Proposed Candidate Area is shown on Figure 10 and detailed maps Figures 11.1 to 11.14.

7.1.4 The Candidate Area is shown as a hatched area without a defined boundary. This is because it should not be taken to denote a boundary at this stage, and will be subject to a desirability assessment and also boundary setting considerations, both of which may influence the final extent of any proposed boundary variation. It should also be noted that the degree of natural beauty is variable in some areas which have been included within the Candidate Area, at this stage, due to a range of issues

which will require further consideration during the desirability and boundary setting stages. These latter stages of work require the revisiting of the Natural Beauty Assessment and refinement of areas considered to qualify.

7.2 Satisfying the legislative test

- 7.2.1 The detailed evaluation process set out in this report, has led to the conclusion that there is a weight of evidence of outstanding natural beauty in the areas included within the Candidate Area and that, as required by the legislation, taken together with the existing Surrey Hills AONB, they form ‘an area of land’ of outstanding natural beauty, which may be considered further in relation to the desirability of AONB designation and within which a detailed boundary may be drawn.

Appendix 1:
Management Advisory Group – Terms of Reference

Management Advisory Group

Role: The group brings together representatives from Natural England and SH AONB Board to support a collaborative and effective approach to delivering the proposed variation to Surrey Hills AONB.

Purpose of group:

- To assist NE in the assessment and determination of a proposed boundary variation to Surrey Hills AONB
- To foster a collaborative and effective process
- To develop and share understanding, learning, views and progress on potential improvements to the designation process

To communication to wider stakeholders and communities

Objectives:

To achieve this, the group will:

- Provide a partner management group to secure progress
- Consider joint partner messaging on progress
- Support the work of the Technical Group to assist in securing:
 - Evidence in support of assessments
 - An identified area of search
 - Technical assessments including for natural beauty and desirability
 - Identification of possible new boundaries
 - Local engagement & consultations
- Appraise need for and secure resources

Membership:

NE Area Manager (Chair)

NE Project Manager

NE Technical Advisers

NE Principal Adviser

Chair of Technical Group

AONB Chair

AONB Director

AONB Planning Adviser

+ Others to be involved as agreed on specific agenda items.

Secretariat:

The secretariat for this group will be provided by Natural England

Frequency of Meetings:

The group will initially meet monthly to be reviewed as project progresses.

Engagement:

Members of the Liaison Group will:

- Act as positive ambassadors for the collaborative process
- Act as links to constituent bodies, ensuring good flow of information and issues.
- Contribute to the purpose and objectives of the group through solution focused dialogue
- Build on their existing skills and knowledge to improve their own and others' understanding and knowledge of landscape designation
- Consider and treat information and views shared in confidence to further effective joint working
- Act without prejudice to views subsequently expressed by member organisations.

Appendix 2:
Technical Advisory Group – Terms of Reference

Technical Advisory Group

Role: The group brings together key partners from across the AONB who have technical expertise that will support the delivery of the proposed Surrey Hills AONB boundary variation.

Purpose of group:

- To provide technical information, advice and assistance to the project team
- To act as a sounding board and quality assurance group for the proposals as they develop.

Objectives

- To advise and assist through the provision of expertise and relevant evidence with regard to:
 - Identification of area of search
 - the assessment of natural beauty;
 - the desirability of designation; and
 - the identification of boundaries.
- To provide signposting to relevant up to date data, documents and other information, as required; providing details of relevant initiatives/ issues in the area.
- To advise on database of local stakeholders.
- To contribute to the development of a collaborative, best practice approach to the informal and statutory consultations on the assessments of natural beauty and desirability of designation and on proposed boundaries.

Membership:

Chair - to be elected by group

NE Technical Advisers

Officer representative from every statutory Local Authority (ideally planning or landscape professionals)

Secretariat:

The secretariat for this group will be provided by Surrey Hills AONB Board.

Frequency of Meetings:

The group will initially meet monthly to be reviewed as project progresses.

Engagement:

Members of the Liaison Group will:

- Act as links to constituent bodies, ensuring good flow of information and issues.

- Contribute to the purpose and objectives of the group through solution focused dialogue
- Build on their existing skills and knowledge to improve their own and others' understanding and knowledge of landscape designation
- Consider and treat information and views shared in confidence to further effective joint working
- Act without prejudice to views subsequently expressed by member organisations

**Appendix 3:
Public Engagement**

Public Engagement

Stakeholder and public engagement have been at the heart of the boundary review. In the Surrey Hills, Natural England were keen to trial a more collaborative approach to designations. In particular, to engage, at an early stage in the process, with the public who lived, worked or had an interest in the area, in gathering evidence about the natural beauty that might help inform the review.

Engagement programme

The engagement programme had three phases namely:

- Phase 1: Participative evidence gathering** – unlocking local knowledge through ‘Citizen Science’. This was held between the 1 December 2021 and 31 January 2022.
- Phase 2: Evidence briefing** – informing stakeholders on how their evidence is being used. This was held in March 2022.
- Phase 3: Statutory & public consultation** – open to statutory consultees, stakeholders and the public. This was held between 7 March and 13 June 2023.

Participative evidence gathering – the process

Early engagement was seen as being critical to the future success of the boundary review process and that people had a lot to contribute, through their personal experience and knowledge of their local area. A ‘Citizen Science’ approach was developed to enable people to contribute their ‘local expertise’ which had the following components:

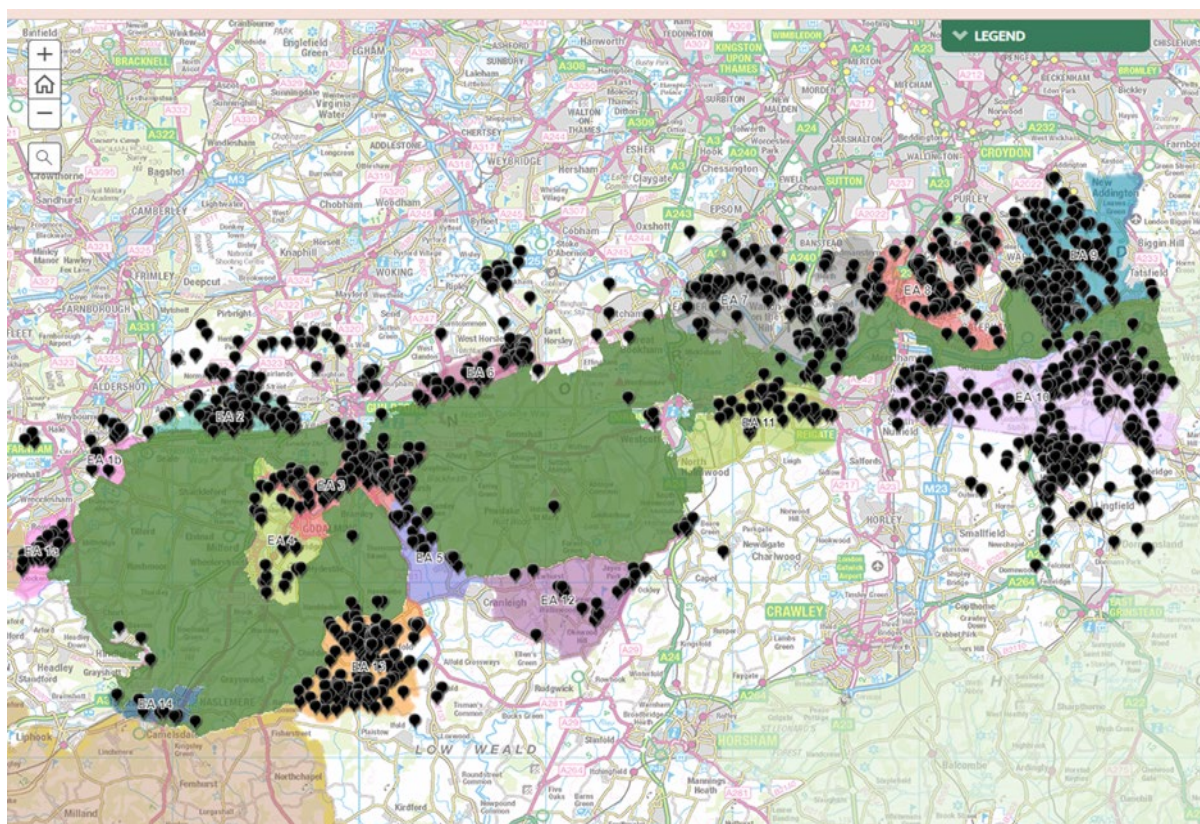
1. A Surrey Hills Boundary Review **website** (<https://www.surrey-hills-aonb-boundary-review.org/home>) which provided background information and access to the evidence gathering process.
2. A **smart phone app** that enabled people to gather evidence, including photographs, out in the field.
3. An **interactive Story Map** embedded on the website that allowed people to review not only their own evidence but also that submitted by other people.
4. **Communication and support mechanisms** to ensure that people knew about the evidence gathering process and had access to the help they needed to be able to participate. This included webinars and a helpline.

Participative evidence gathering – the results

The process ran between 1st December 2021 to 31st January 2022 and, to ensure that it was accessible to as wide a range of people as possible, evidence could be submitted either via the App, directly through the website or in hard copy form.

Over 1000 people participated, submitting 2117 pieces of evidence, 91% of which were submitted using the online tools. The following map, where each black pin represents a submission, shows that people participated across the AONB area and that evidence was

submitted for each Evaluation Area. The story map can still be viewed at <https://www.surrey-hills-aonb-boundary-review.org/see>



In March 2022, everyone who provided evidence was invited to one of a series of webinars, where an overview of the results was shared, and people were informed as to how the evidence was going to be used in the next stage of the boundary review.

How the evidence has been used

The Boundary Review team were impressed by both the number of submissions and the quality of the evidence submitted and would like to say a big thank you to all those who participated. It has helped inform the boundary review in the following way:

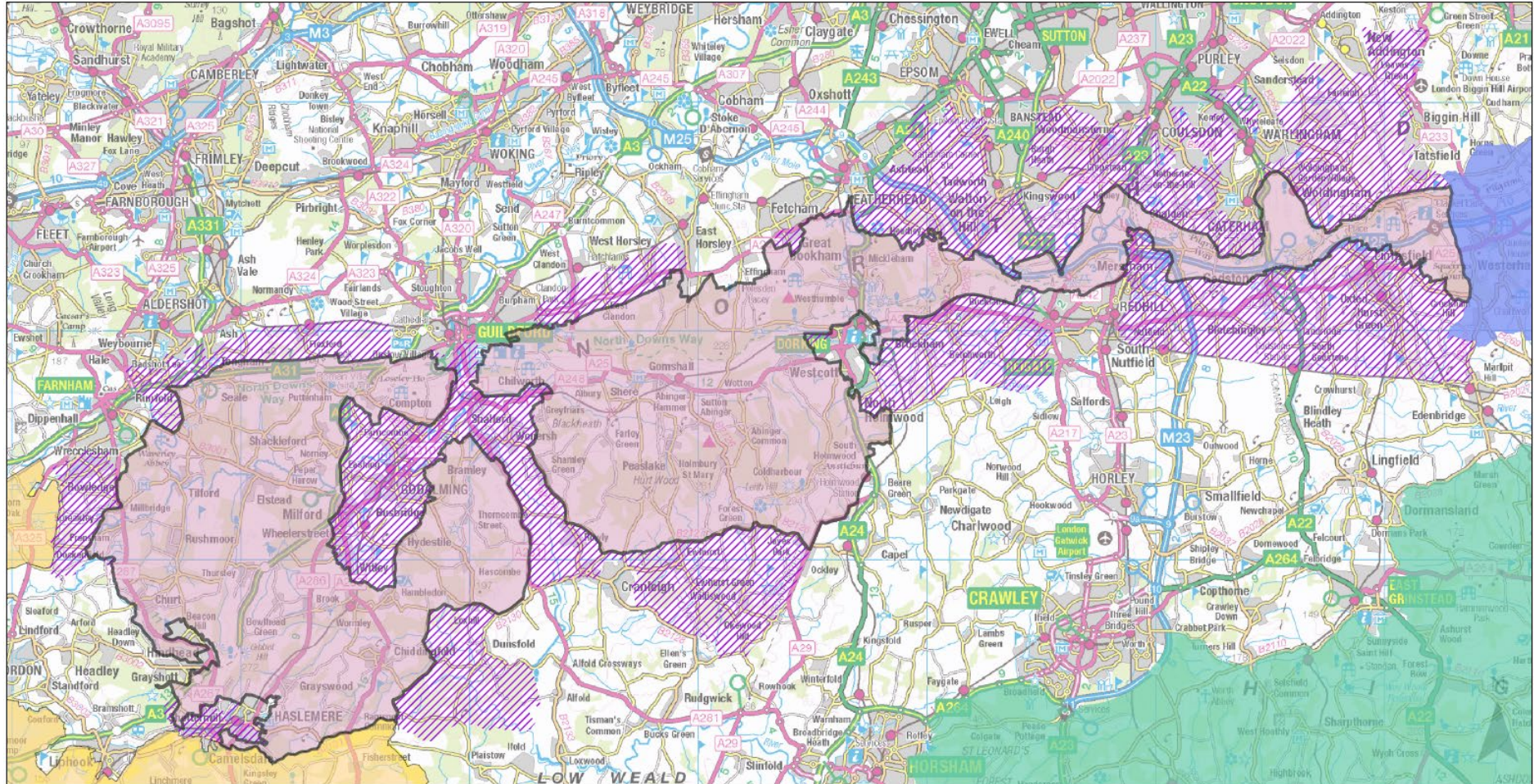
- Provided a wealth of data relevant to the natural beauty factors
- Informed and assisted the planning of site work
- Supplemented existing data on natural beauty
- Provided a valuable collection of images for use in documentation.

The evidence provide through the early engagement process has therefore made a material difference to assessment and has informed professional judgements.

Appendix 4:
Area of Search

Area of Search as at August 2021

Surrey Hills AONB Boundary Review



Map Ref NE210618-1246-055
 Mapped by - Carrie Payne (2021)
 GI and Analysis Team 1, Natural England



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Appendix 5:

Evaluation Framework for Natural Beauty Criterion, Appendix 1, taken from Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty, Natural England, June 2021.

Evaluation Framework for Natural Beauty Criterion

The sub-factors and associated indicators should be regarded as a menu of examples (developed from past designations and subsequent consultation) from which those appropriate to the character of the landscape under consideration should be chosen, adapted or added to. There is no scoring process involving accumulations of indicators and it is possible for a landscape to exhibit natural beauty or offer opportunities for open air recreation even if a number of the indicators shown in this appendix are not present.

Factor	Example sub-factor	Example Indicator
Landscape quality	Intactness of the landscape in visual, functional and ecological perspectives	Characteristic natural and man-made elements are well represented throughout
	The condition of the landscape's features and elements	Landscape elements are in good condition
	The influence of incongruous features or elements (whether man-made or natural) on the perceived natural beauty of the area	Incongruous elements are not resented to a significant degree, are not visually intrusive, have only localised influence or are temporary in nature
Scenic quality	A distinctive sense of place	Landscape character lends a clear and recognisable sense of place
	Striking landform	Landform shows a strong sense of scale or contrast
		There are striking landform types or coastal configurations
	Visual interest in patterns of land cover	Land cover and vegetation types form an appealing pattern or composition in relation to each other and/or to landform which may be appreciated from either a vantage point or as one travels through a landscape
	Appeal to the senses	Strong aesthetic qualities, reflecting factors such as scale and form, degree of openness or enclosure, colours and textures, simplicity or diversity, and ephemeral or seasonal interest
		Memorable or unusual views and eye-catching features or landmarks
		Characteristic cognitive and sensory stimuli (e.g. sounds, quality of light, characteristic smells, characteristics of the weather)
		Relatively few roads or other transport routes

Relative wildness	A sense of remoteness	Distant from or perceived as distant from significant habitation
	A relative lack of human influence	Extensive areas of semi-natural vegetation Uninterrupted tracts of land with few built features and few overt industrial or urban influences
	A sense of openness and exposure	Open, exposed to the elements and expansive in character
	A sense of enclosure and isolation	Sense of enclosure provided by (e.g.) woodland, landform that offers a feeling of isolation
	A sense of the passing of time and a return to nature	Absence or apparent absence of active human intervention
Relative tranquillity	Contributors to tranquillity	Presence and/or perceptions of natural landscape, birdsong, peace and quiet, natural-looking woodland, stars at night, stream, sea, natural sounds and similar influences
	Detractors from tranquillity	Presence and/or perceptions of traffic noise, large numbers of people, urban development, overhead light pollution, low flying aircraft, power lines and similar influences
Natural heritage features	Geological and geo-morphological features	Visible expression of geology in distinctive sense of place and other aspects of scenic quality Presence of striking or memorable geo-morphological features
	Wildlife and habitats	Presence of wildlife and/or habitats that make a particular contribution to distinctive sense of place or other aspects of scenic quality Presence of individual species that contribute to sense of place, relative wildness or tranquillity
Cultural heritage	Built environment, archaeology and designed landscapes	Presence of settlements, buildings or other structures that make a particular contribution to distinctive sense of place or other aspects of scenic quality Presence of visible archaeological remains, parkland or designed landscapes that provide striking features in the landscape
	Historic influence on the landscape	Visible presence of historic landscape types or specific landscape elements or features that provide evidence of time depth or historic influence on the landscape

		Perceptions of a harmonious balance between natural and cultural elements in the landscape that stretch back over time
	Characteristic land management practices	Existence of characteristic land management practices, industries or crafts which contribute to natural beauty
	Associations with written descriptions	Availability of descriptions of the landscape in notable literature, topographical writings or guidebooks, or significant literature inspired by the landscape
	Associations with artistic representations	Depiction of the landscape in art, other art forms such as photography or film, through language or folklore, or in inspiring related music
	Associations of the landscape with people, places or events	Evidence that the landscape has associations with notable people or events, cultural traditions or beliefs