

Surrey Landscape Character Assessment: **Tandridge District**



April 2015

ACKNOWLEDGMENTS

The Surrey Landscape Character Assessment 2015 was prepared by Hankinson Duckett Associates (HDA), on behalf of Surrey County Council and the Surrey Planning Officers Association (SPOA).

The study was jointly funded and supported by Natural England (NE), the Surrey Hills Area of Outstanding Natural Beauty (AONB) Board, and local Surrey planning authorities.

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

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1. INTRODUCTION

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

Background

- 1.2 In 1997, a landscape assessment was carried out entitled 'The Future of Surrey's Landscape and Woodlands', which covered the Surrey County Council administrative boundary. The approach adopted was based on the 1995 landscape assessment guidance and the Countryside Character map of England (1997), and therefore predates the current guidance on character assessment. The assessment identified 25 County Landscape Areas nesting inside 7 of the National Countryside Character Areas (figure 1). Within the study, each national area was broadly described, with more detail provided for each County Landscape Areas grouped within the National Countryside Character Areas.
- 1.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape which covers 422km² of the county (figure 2). It includes part of the North Downs and stretches from Farnham, in the west, around Guildford, Dorking, and Reigate, to Oxted, in the east. In 1998, a landscape character assessment was carried out for the Surrey Hills AONB. The character assessment drew upon the 1997 Surrey County Landscape Assessment and the landscape assessment 'The Surrey Hills Landscape' published by the Countryside Commission in 1998. It identified 13 local landscape character areas, the boundaries of which were derived from the earlier county assessments.
- 1.4 Since the county assessment and Surrey Hills AONB assessment have been completed, a National Landscape Typology has been developed (see figure 3) and was published in 2001 by the Countryside Agency (now Natural England). In some parts of the county, the 1997 Surrey county-wide assessment fits comfortably within the national landscape typology, for example in the North Downs, in other areas there are anomalies which result from the greater level of detail provided by the national typology assessment.
- 1.5 In 2002, the Countryside Agency (now Natural England) and Scottish Natural Heritage published its 'Landscape Character Assessment Guidance for England and Scotland'. The assessment methodology contained within the 2002 guidance was subsequently reaffirmed by National England in October 2014 with publication of 'An Approach to Landscape Character Assessment', which incorporates the assessment processes set out in the 2002 guidance.
- 1.6 The county of Surrey is made up of 11 Districts and Boroughs. Individually, some districts and boroughs have undertaken landscape character assessments, employing various methodologies, a number of which pre-date the current guidance. Guildford Borough has recently published a series of comprehensive studies in line with Natural England's guidance, which was originally set out in 2002.

Aims and Objectives of the Study

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

2. METHOD STATEMENT

Introduction

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

Stage 1: Desk Study/Review

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

Stage 2: Local Landscape Characterisation

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

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

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

Stage 3: Field Survey

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

Stage 4: Classification and Description

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

Stage 5: Evaluation and Guidance

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

3. THE SURREY LANDSCAPE

3.1 Introduction

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

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

3.2 Surrey Hills AONB

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

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

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

3.3 High Weald AONB

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

3.4 Northern Surrey

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

3.5 Southern Surrey

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

4. LANDSCAPE CLASSIFICATION

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

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

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

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

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

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

(See figure 11. For more detail of Tandridge District only, see figure 12.)

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

LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND		see page 20
Character Areas:		
CD1	Ashtead and Woodcote Parks Chalk Down with Woodland*	
CD2	Tyrrell's Wood to Walton Oaks Chalk Down with Woodland*	
CD3	Courtlands to Margery Chalk Down with Woodland*	
CD4	Chaldon Chalk Down with Woodland	see page 22
CD5	South Woldingham Chalk Down with Woodland	see page 24
CD6	Forestdale to Woldingham Chalk Down with Woodland	see page 26
CD7	Tatsfield Chalk Down with Woodland	see page 28
Evaluation and guidance		see page 30

LANDSCAPE TYPE CF: OPEN CHALK FARMLAND		see page 32
Character Areas:		
CF1	Clandon Open Chalk Farmland*	
CF2	Ranmore to Hawk's Hill Open Chalk Farmland*	
CF3	Leatherhead to Epsom Downs Open Chalk Farmland*	
CF4	North Looe Open Chalk Farmland*	
CF5	Hooley to Chaldon Open Chalk Farmland	see page 34
CF6	Caterham to Woldingham Open Chalk Farmland	see page 36
CF7	Woldingham to New Addington Open Chalk Farmland	see page 38
Evaluation and guidance		see page 40

LANDSCAPE TYPE CR: CHALK RIDGE		see page 44
Character Areas:		
CR1	Hog's Back Chalk Ridge*	
CR2	Albury to Ranmore Chalk Ridge*	
CR3	Box Hill to Tatsfield Chalk Ridge	see page 46
Evaluation and guidance		see page 48

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

LANDSCAPE TYPE CW: WOODED NORTH DOWN		see page 52
Character Areas:		
CW1	Merrow and Clandon Wooded North Down*	
CW2	Effingham Forest Wooded North Down*	
CW3	Oaken Grove to Ranmore Common Wooded North Down*	
CW4	Norbury Park Wooded North Down*	
CW5	Box Hill to Oyster Hill Wooded North Down*	
CW6	Banstead Heath Wooded North Down*	
CW7	Chussex Plain Wooded North Down*	
CW8	South Caterham Wooded North Down	see page 54
Evaluation and guidance		see page 56

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

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

LANDSCAPE TYPE GV: GREENSAND VALLEY		see page 58
Character Areas:		
GV1	Tillingbourne and Pipp Brook Greensand Valley*	
GV2	Pixham to Reigate Greensand Valley*	
GV3	Gatton Greensand Valley*	
GV4	Merstham to Clacket Lane Greensand Valley	see page 60
Evaluation and guidance		see page 62

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

LANDSCAPE TYPE GW: WOODED GREENSAND HILLS		see page 66
Character Areas:		
GW1	Puttenham Wooded Greensand Hills*	
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills*	
GW3	St Martha's Wooded Greensand Hills*	
GW4	Rowledge to Tilford Wooded Greensand Hills*	
GW5	Hindhead Wooded Greensand Hills*	
GW6	Wormley West Wooded Greensand Hills*	
GW7	Wormley East Wooded Greensand Hills*	
GW8	Loxhill to Catteshail Wooded Greensand Hills*	
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*	
GW10	Dorking Wooded Greensand Hills*	
GW11	Skimmington Wooded Greensand Hills*	
GW12	Earlswood to Oxted Wooded Greensand Hills	see page 68
GW13	The Chart Wooded Greensand Hills	see page 70
Evaluation and guidance		see page 72

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

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

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

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

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

LANDSCAPE TYPE RF: RIVER FLOODPLAIN	
Character Areas:	
RF1	Colne River Floodplain*
RF2	Ash River Floodplain*
RF3	Thames River Floodplain*
RF4	Northern Bourne River Floodplain*
RF5	Windlebrook and Southern Bourne River Floodplain*
RF6	Blackwater River Floodplain*
RF7	Lower Wey River Floodplain*
RF8	Upper Wey River Floodplain*
RF9	Wey and Arun Canal River Floodplain*
RF10	Lower Mole River Floodplain*
RF11	Upper Mole River Floodplain*
Evaluation and guidance	

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

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

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

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

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

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

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

LANDSCAPE TYPE WF: LOW WEALD FARMLAND		see page 76
Character Areas:		
WF1	Dorking to Hookwood Low Weald Farmland*	
WF2	Flanchford to Horley Low Weald Farmland*	
WF3	Horley to Swaynesland Low Weald Farmland	see page 78
Evaluation and guidance		see page 80

LANDSCAPE TYPE WH: WOODED HIGH WEALD		see page 82
Character Areas:		
WH1	Domewood to Dormansland Wooded High Weald	see page 84
WH2	Dormansland East Wooded High Weald	see page 86
Evaluation and guidance		see page 88

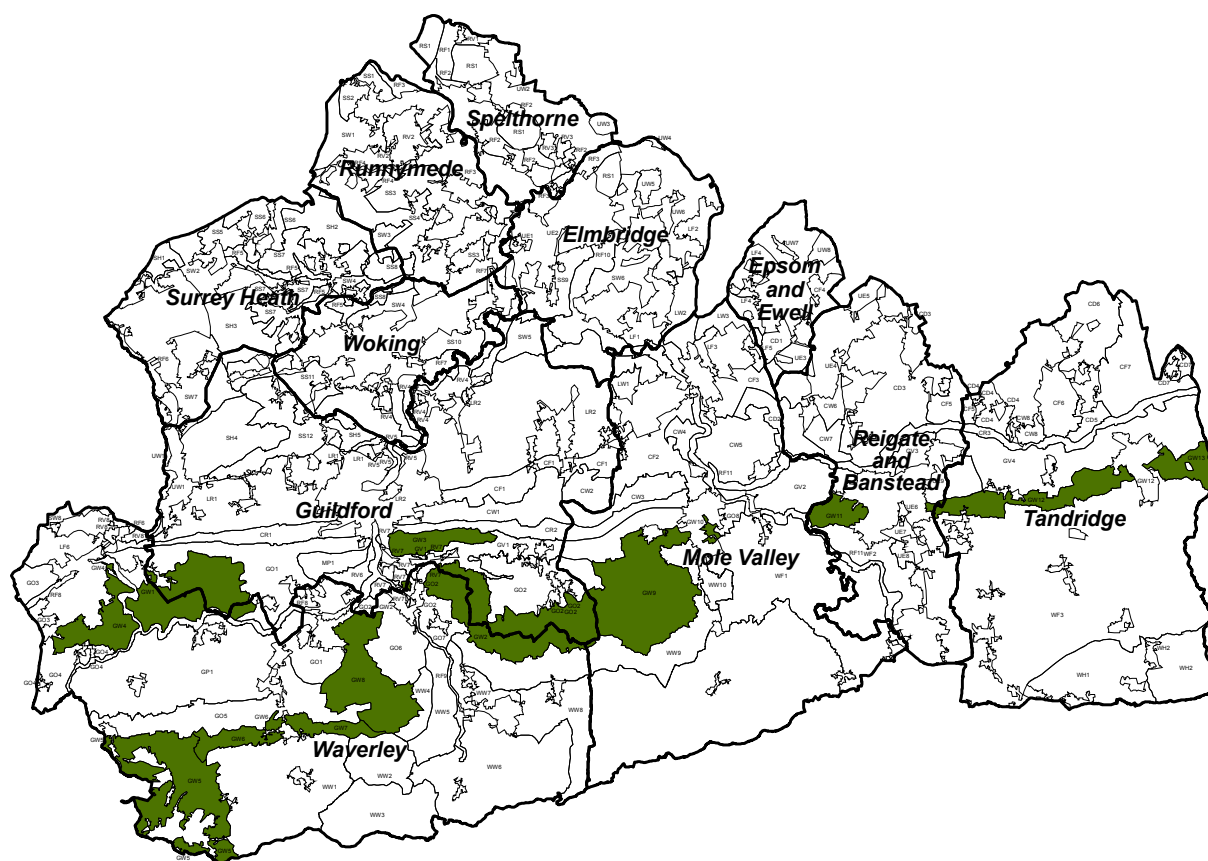
LANDSCAPE TYPE WW: WOODED LOW WEALD	
Character Areas:	
WW1	Chiddingfold Wooded Low Weald*
WW2	West Dunsfold Wooded Low Weald*
WW3	Tugley to Sidney Wood Wooded Low Weald*
WW4	Pinks Hill to Park Hatch Wooded Low Weald*
WW5	Grafham to Dunsfold Wooded Low Weald*
WW6	Dunsfold to Pollingfold Wooded Low Weald*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

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

LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS		see page 90
Character Areas:		
UE1	Heathside*	
UE2	Walton Common*	
UE3	Epsom Downs*	
UE4	Burgh Heath*	
UE5	Banstead Downs*	
UE6	Redhill Common*	
UE7	Earlswood Common*	
UE8	Petridgewood Common and Woodland*	
UE9	Holmthorpe Pits and Mercer's Park	see page 92
Evaluation and guidance		see page 95

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

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



LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

Landscape Character Areas

GW1	Puttenham Wooded Greensand Hills*
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills*
GW3	St Martha's Wooded Greensand Hills*
GW4	Rowledge to Tilford Wooded Greensand Hills*
GW5	Hindhead Wooded Greensand Hills*
GW6	Wormley West Wooded Greensand Hills*
GW7	Wormley East Wooded Greensand Hills*
GW8	Loxhill to Catteshail Wooded Greensand Hills*
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*
GW10	Dorking Wooded Greensand Hills*
GW11	Skimmington Wooded Greensand Hills*
GW12	Earlswood to Oxted Wooded Greensand Hills
GW13	The Chart Wooded Greensand Hills

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

LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

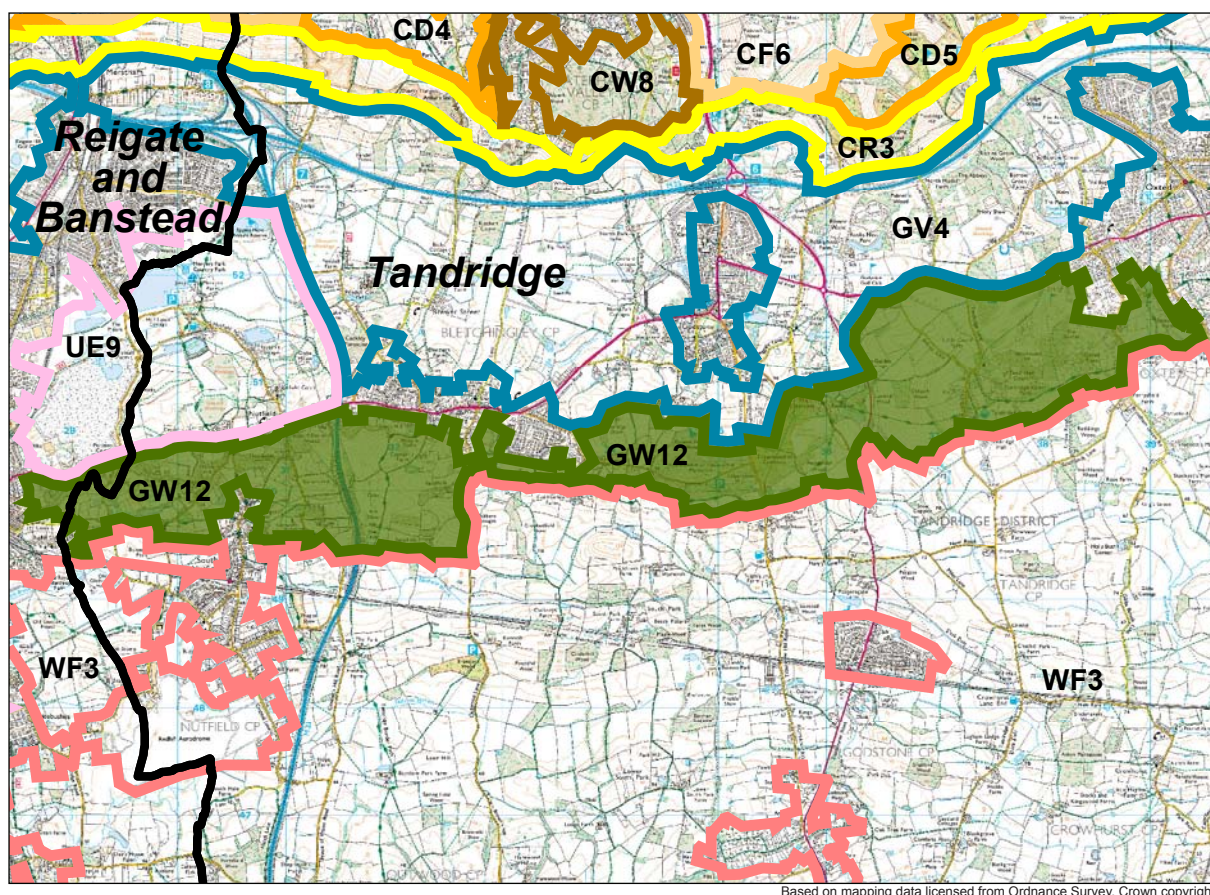
Location and Boundaries

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



Key Characteristics

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



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GW12: EARLSWOOD TO OXTED WOODED GREENSAND HILLS

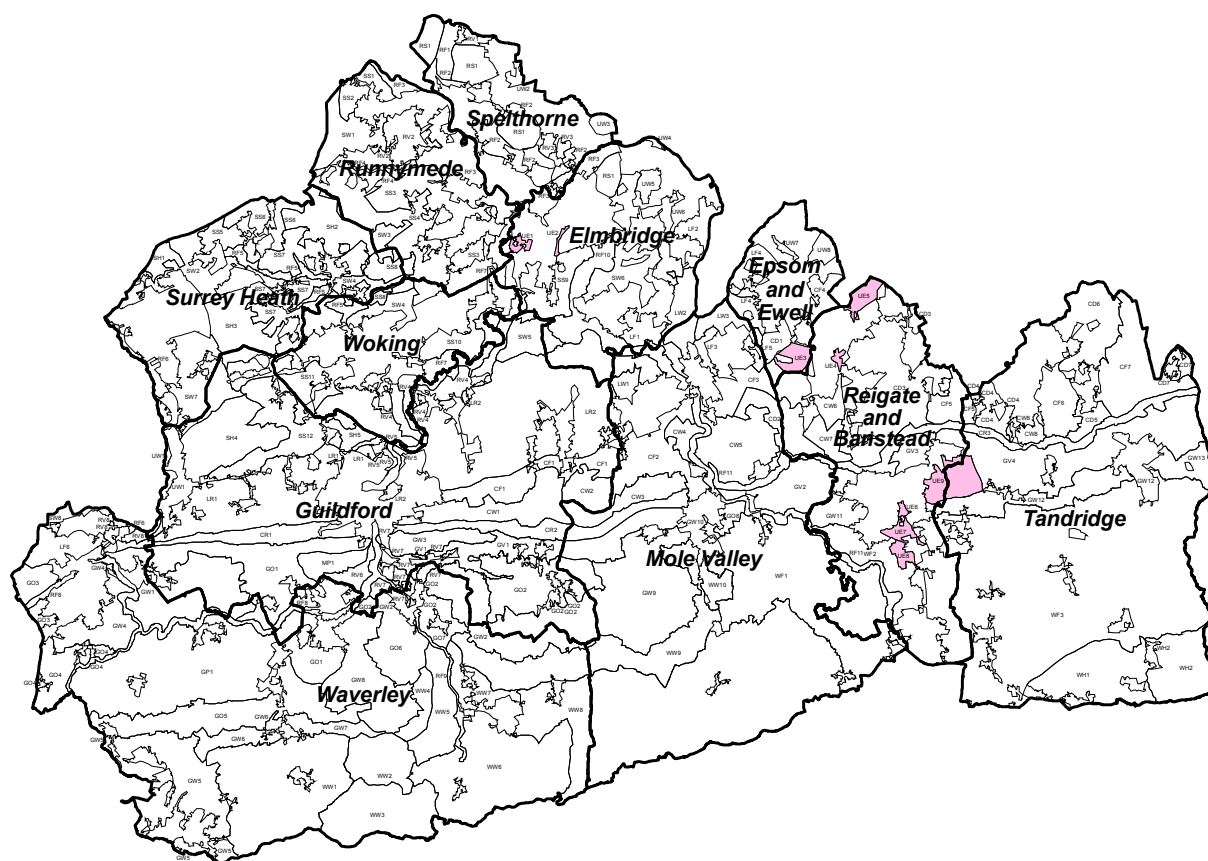
Location and Boundaries

The Earlswood to Oxted Wooded Greensand Hills Character Area is a narrow linear character area between Redhill and Oxted, running east-west between more open greensand hills and vale to the north and the lower wealden landscape to the south. The area is defined by the underlying geology, topography and woodland cover, with boundaries following roads, field boundaries and edges of woodland. The character area is outside the Surrey Hills AONB.

Key Characteristics

- Based on Hythe Formation Sandstone, along with areas of Sandgate Formation Sandstone and Mudstone.
- A narrow undulating ridgeline and hills above the low weald to the south, and generally higher than the more open greensand hills to the north. Rises to a number of high points along the ridgeline including Steners Hills, Tilburstow Hill, Beechwood Hill and Limpsfield Chart.
- The hills are a prominent feature in views from the chalk ridge to the north.
- Predominately wooded, including blocks of ancient woodland, interspersed with areas of medium-sized arable fields, mostly with intact hedge and tree belt boundaries. Ribbons of woodland are located along the ridges and upper slopes. The western end of the character area includes areas of small scale pasture, paddocks and occasionally larger arable fields, with tree groups, individual mature large trees within fields. The far eastern end of the character area includes a golf course.
- Tree cover encloses parts of the character area, but there are also panoramic views to the wider landscape, framed by woodland, from elevated locations and gaps in tree cover.

- A significant number of roads, including the M23, cross the character area (largely north-south). Most roads are enclosed by roadside tree cover, and in places, such as along Cooper's Hill Road, include narrow sunken lanes with dramatic steep roadside banks with exposed earth and tree roots.
- The Greensand Way Recreational Path runs the length of the character area and connects with other public rights of way in the character area. The south-western edge of the character area abuts the Redhill to Tonbridge railway line and is adjacent to Nutfield railway station.
- The character area borders the towns of Earlswood and Oxted to the east and west, and wraps around the edges of the villages of Bletchingley and South Nutfield. Except for the small settlement of Tandridge. There is limited settlement within the eastern half of the character area. The western half however, contains scattered farmstead and dwellings.
- The character area includes some areas of registered common land, including Tilburstowhill Common, part of the Broadham Green and Spring Lane Conservation Area, and an Iron Age fort in Castlehill Wood, which is a scheduled monument. Nutfield Priory and lake are located at the western end of the character area.
- The Godstone Ponds in the centre of the character area are designated as a Site of Special Scientific Interest, and Graham Hendry Wood is designated a Site of Nature Conservation Interest for its semi-natural ancient woodland.
- To the east of Oxted, the ridge of wooded greensand hills becomes wider and more densely wooded and this continues in to Kent. This outcrop of Greensand exhibits many of the characteristics of the wooded greensand hills Landscape Type but here these elevated woodland areas are known as Charts.
- A rural, fairly peaceful character area, although remoteness is reduced by influence of surrounding settlement.



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

Landscape Character Areas

UE1	Heathside*
UE2	Walton Common*
UE3	Epsom Downs*
UE4	Burgh Heath*
UE5	Banstead Downs*
UE6	Redhill Common*
UE7	Earlswood Common*
UE8	Petridgewood Common and Woodland*
UE9	Holmthorpe Pits and Mercer's Park

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

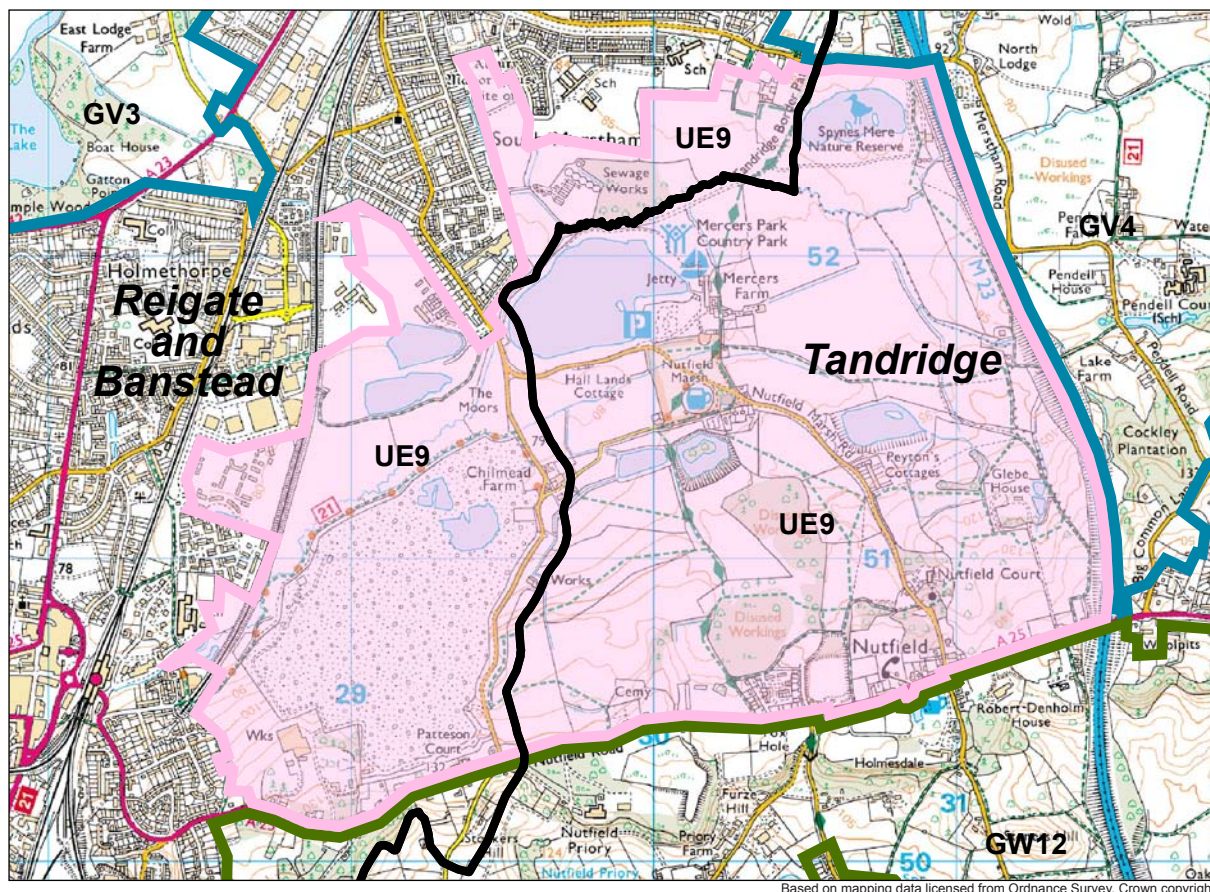
LANDSCAPE TYPE UE: UNIQUE AREAS ON THE EDGE OF URBAN AREAS

Location and Boundaries

A group of small individual areas on the edges of, or surrounded by, the Built Up Areas of towns across the County.

Key Characteristics

- Unique areas, with a variety of characteristic and uses, which do not readily fall within the broader character types set out in the preceding sections of this document.
- On the edges of towns, often entirely enclosed by Built Up Areas, the majority of these areas have significant human intervention, and frequently provide outdoor amenity for the surrounding population.
- Although often enclosed by urban areas, they maintain physical and visual connections to the wider landscape.
- Provide landscape setting to adjacent urban areas and settlements.
- These areas are also characterised by having high biodiversity value and potential, close to Built Up Areas.



UE9: HOLMTHORPE PITS AND MERCER'S PARK

Location and Boundaries

The Holmthorpe Pits and Mercer's Park Character Area is located to the west of Redhill. The boundary is defined by the Built Up Area of Redhill and South Merstham to the west and north, the M23 motorway to the east and the A25 road to the south. The far north-east corner of the area is within the Surrey Hills AONB.

Key Characteristics

- Part of the wider Greensand Valley which runs broadly east-west along the southern foot of the North Downs ridge scarp slope.
- The original undulating landform has been significantly altered by human intervention.
- The land use consist of large areas quarried for sand, currently at various stages of 'restoration'. A number of pits form lakes, which provide recreation at Mercer's Park Country Park, nature reserves and a fishing lake. Areas of arable and pastoral fields are interspersed between the pits. There are some areas of wet woodland to the south on the sites of disused gravel workings
- The small village of Nutfield is located along the A25 at the southern edge of the character area, and there are small areas of settlement off Nutfield Marsh Road, including a pond, an inn and a cricket ground next to Nutfield Marsh Common in the middle of the character area.
- Mounding and planting designed to screen quarry working enclose views in places, but elsewhere there are views across lakes and open fields with the North Downs ridge scarp glimpsed in the distance. There is intervisibility with the North Downs to the north, but the area is seen in context with the Built Up Area of Redhill to the west.

- The Tandridge Border Path Recreational Route crosses north-south through the middle of the character area and connects to public rights of way, increasing in number towards the south and Nutfield. Mercer's Park Country Park provides recreation within the northern part of the character area. A limited number of rural lanes cross the area. Short stretches of railway cross the western end of the character area adjacent to the built up end of Redhill.
- Nutfield Marsh Common is Open Access Land and registered as Common Land. The majority of the character area is designated as the Holmethorpe Sandpits Complex Site of Nature Conservation Interest, for its important bird habitats
- Substantial human intervention has altered the natural landform, but through wetland restoration now provides significant biodiversity and recreation opportunities. Ongoing restoration at Patteson Court landfill site will restore landform along the valley side which joins the greensand ridge of character area GW12 to the south.

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

EVALUATION AND GUIDANCE

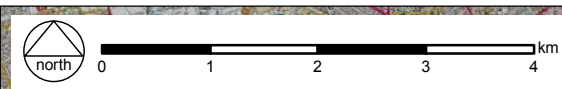
EVALUATION

Although varied, all these character areas provide pockets of quality landscape, of historic importance or importance for existing biodiversity and biodiversity potential, adjoining Built Up Areas or settlements. They provide open areas, often intensively managed for public access, recreation or sport, but still remain rural or natural in character. They provide a natural landscape setting to the adjoining settlements or Built Up Areas. They also provide a visual link or physical bridge to the wider landscape, and share many of the key characteristics of their respective surrounding landscapes. The natural character is in direct contrast to the adjoining dense urban areas of the adjoining settlements.

- **UE1:** This area could act as a gateway to the Wey valley, but unfortunately there are no external links westwards from the Open Access Land. However, this area coincides on the western edge with Surrey's Rivers biodiversity opportunity area R04 and provides potential as a biodiversity link to the Wey.
- **UE2:** Currently there is limited use as a recreation resource, given the density of the woodland, but provides an attractive finger of wooded common land extending through a dense urban area and linking to the Mole Valley to the south-east.
- **UE3:** Although intensively managed for the racing industry this area combines with adjacent Areas CD1 and CF3 to provide large open area of farmed downs landscape between settlements, with views out to the wider landscape. Fragments of a chalk grassland exist on the perimeter of the racecourse.
- **UE4:** An area of wooded common designated for a variety of habitats including woodland, grassland and ponds. Connects to the wider wooded landscape to the south. A direct formal link to the wider countryside to the east would further improve connectivity and further enhance local walking recreation.
- **UE5:** Although managed as a golf course and public open space Banstead Downs is designated as a Site of Special Scientific Interest, important for chalk flora and plant species, including a number of locally rare plants.
- **UE6, UE7 and UE8** coincide with Surrey's Low Weald biodiversity opportunity area LWO7 which is a series of connected wooded commons extending as a wedge in to the south of Redhill. The acid soils supporting various types of woodland, including ancient woodland.
- **UE9:** This area coincides with Surrey's Wealden Greensand biodiversity opportunity area WG11 which is a mixture of floodplain grazing marsh, woodland and heathland.

GUIDANCE

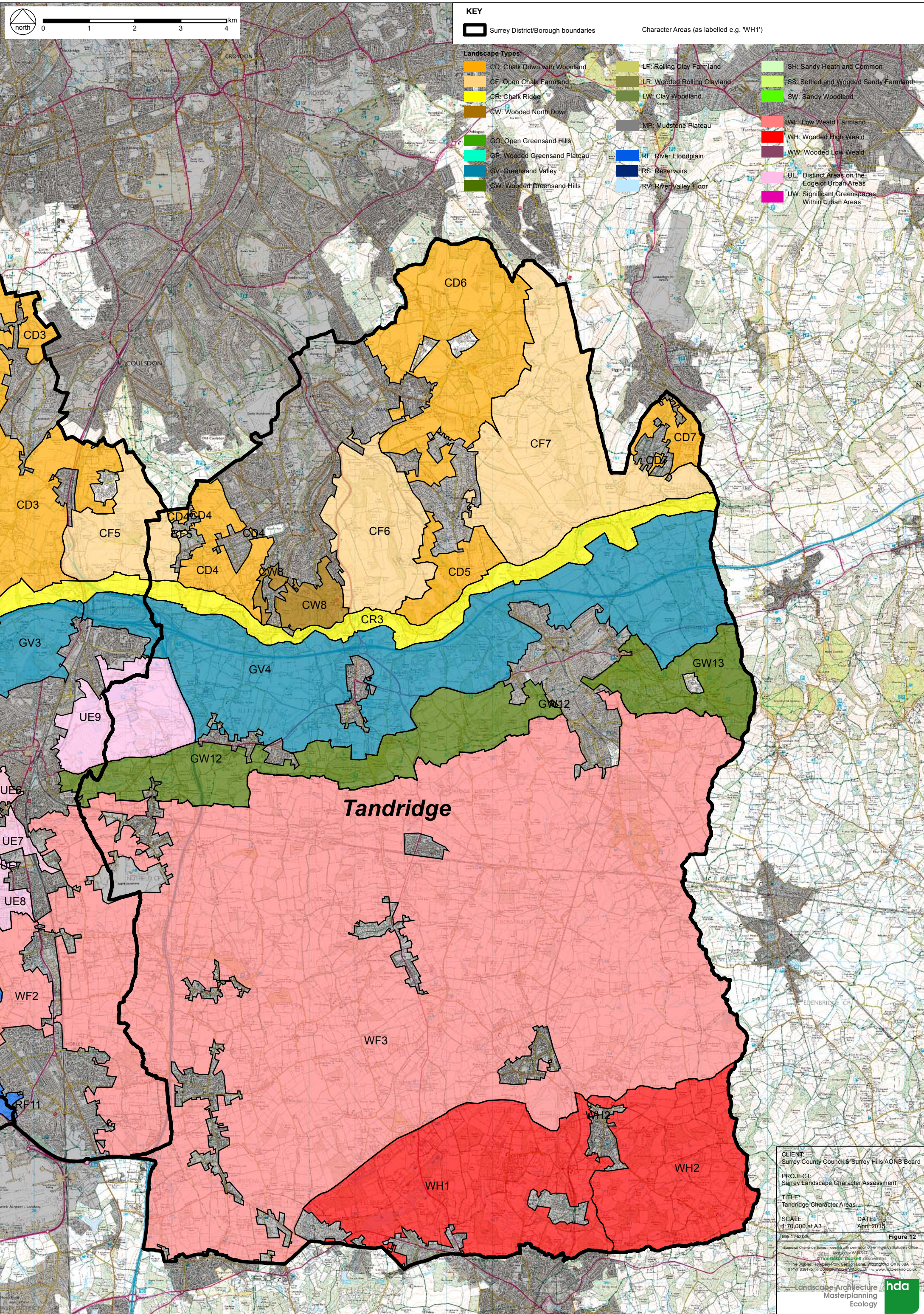
- Conserve and enhance biodiversity value of remnant habitats, and key landscape characteristics that are identified as priority habitats.
- Seek opportunities to link existing habitats through habitat restoration.
- Protect and enhance the landscape setting to adjacent settlements and urban areas.
- Maintain physical links and open views to the wider landscape.
- Maintain and enhance the network of public access, whilst ensuring significant biodiversity value and resource of these areas is sensitively managed and protected.
- Encourage understanding of the biodiversity and historic elements of the landscape.
- Conserve the historic elements of the landscape as remnants of an older landscape.



KEY
Surrey District/Borough boundaries

Character Areas (as labelled e.g. 'WH1')
WF: Low Weald Farmland
WH: Wooded High Weald
WW: Wooded Low Weald
UE: Distinct Areas on the Edge of Urban Areas
UW: Significant Greenspaces Within Urban Areas

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



CLIENT:
Surrey County Council & Surrey Hills AONB Board

PROJECT:
Surrey Landscape Character Assessment

TITLE:
Tandridge Character Areas

SCALE:
1:70,000 at A3

DATE:
April 2015

Figure 12

hda
Landscape Architecture
Masterplanning
Ecology