

APPENDICES

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Appendix Ai

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3)).

<ul style="list-style-type: none">• Natural Heritage• Cultural Heritage• Landscape Condition• Associations	<ul style="list-style-type: none">• Distinctiveness• Recreational• Perceptual (scenic)• Perceptual (Wildness and tranquillity)• Functional
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Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
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Visual

Sensitivity of Visual Receptors

1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	<p>Residents at home with primary views from ground floor/garden and upper floors.</p> <p>Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views.</p> <p>Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views.</p> <p>Communities where views make an important contribution to the landscape setting enjoyed by residents.</p> <p>Travellers on recognised scenic routes.</p>
Medium	<p>Residents at home with secondary views (primarily from first floor level).</p> <p>Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views.</p> <p>Travellers on road, rail or other transport routes.</p>
Low	<p>Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches).</p> <p>Travellers on road, rail or other transport where views are primarily focussed on the transport route.</p> <p>People at their place of work where views of the landscape are not important to the quality of the working life.</p>

Value of Views

1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix Aii – Technical Methodology for Type 3 Visualisations [photomontages]

Introduction

- 1.1 The Photomontages were prepared in accordance with the latest guidance published by the Landscape Institute; 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (September 2019), (subsequently referred to as TGN 06/19). Photomontages or Photowires are referred to in TGN 06/19 as 'Type 3 Visualisations'.
- 1.2 The aim of these visualisations is to represent appearance, context, form, and extent of development. It should be noted that however accurate these visualisations are, there are limitations on what can be conveyed by a 2D image, as explained in para 1.2.13 of TGN 06/19:
"Two-dimensional visualisations, however detailed and sophisticated, can never fully substitute what people would see in reality. They should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer might receive in the field."

Technical Photography

- 1.3 A Canon EOS 6D full-frame SLR camera with fixed 50mm lens. A series of adjoining photographs were taken in landscape format for each viewpoint. The camera was set with the centre of the lens at 1.5m metres above ground level (varied between locations).
- 1.4 The photos were cylindrically stitched using Adobe Photoshop software, thus illustrating the full horizontal extents of each view. While the horizontal field of view for each Photomontage varies, it is based upon the landscape context for each view.

Surveying

- 1.5 Phone GPS has been used to record the location of each photograph location, and these locations have been verified further using OS Maps, geo-references aerial photography and a topographical survey of the site, providing sub-3 metre accuracy. OS Maps, geo-referenced aerial photography and a topographical survey of the site have been used to ascertain the locations of reference features/ marker points. OS Terrain 5 topographical data has been used to determine the level of viewpoints and markers.

3D Modelling [LSS]

- 1.6 Proposals for the proposed development have been modelled in 3D using LSS software. The proposed development shown in the model is geo-referenced and based upon the application Parameters Plans. The topography of the site and surrounding landform has been generated from OS Terrain 5 data. Several surveyed vertical markers have also been modelled.
- 1.7 Proposed planting has been modelled at two different heights (based on Year 0 and Year 15 scenarios). Trees with 15 years growth are shown at 8-10m in height to indicate the typical nature of the screening/ softening effects it will provide.
- 1.8 The proposed view from each viewpoint has been exported from LSS software in cylindrical projection, then overlaid on the panoramic photographs using Adobe Photoshop software. The 3D model has been accurately positioned within the photographs using surveyed reference markers and landform. This enabled both the horizontal and vertical alignment of the 3D models and photographs to be cross-checked and verified. After setting the 3D models accurately into

each photograph the model has been rendered in Adobe Photoshop, with photo-realistic textures used to generate Photomontages that appear as realistic as possible.

Presentation

1.9 Photomontages have been presented in accordance with TGN 06/19. The visualisations have been prepared to be printed at A1 wide by A4 high (841mm x 297mm). The visualisations should be viewed at comfortable arm's length. Specific information on each viewpoint is provided alongside the relevant visualisations.

Summary

1.10 The table below summarises the technical methodology for Type 3 Visualisations, as required by TGN 06/19:

Photography	
Method used to establish camera location	Phone (Maverick app) / OS Mapping
Likely level of accuracy of location	Better than 3m
If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
3D Model / Visualisation	
Source of topographic height data and its resolution	OS Terrain 5 (5m resolution)
How have the model and the camera locations been placed in the software?	Based on survey coordinates
Any limitations in the overall methodology for preparation of the visualisations?	N/A

APPENDIX B: Baseline Viewpoint Descriptions

1.0 The following describes each of the identified viewpoints provided at **Figure 8-30** and should be read in conjunction with them. The photo viewpoint figures include data for the photo locations such as distance of the view location from the Application Site, grid reference of view location and orientation of the view. The value attached to these particular views are all considered to be *medium*.

Viewpoint 1 (a&b): View south-east from Public Right of Way NTF 195

1.1 This view is taken during summer months when vegetation is in full leaf from within the northern edge of the site along the route of PRoW Nutfield 195. The view looks south-east across grassland and scrub towards the site eastern boundary. Within the view the edges of residential properties accessed of Chillmead Lane is visible to one side of the view with a line of trees following Nutfield Marsh Road leading across the midground of the view. Also present within the view is the woodland that occupies the central parcel of the northern section of the site (Parcel OS9). The remaining areas of the mid ground within the view is the grassland that falls within the northern end of Parcel OS 10. To the far right of the panorama (1b) the area of woodland scrub located east of the ponds within the north of the site is visible and screens views from reach to the open western parcel within the site.

1.2 The view is representative of users of the norther western end of PRoW 195 and helps illustrate the effectiveness of the vegetation at screening views across the wider landscape context and how the woodland, trees and scrub within the site enclose this lower lying section of the site.

Viewpoint 2 (a&b): View South/Southeast within site from Public Right of Way NTF 195

1.3 Viewpoint 2 (a&b) look south from PRoW NTF 195 passing through the site. The view includes grassland that falls within Parcel OS10 within the foreground. Beyond the grassland to the left and centre left of the image the field parcel is bounded by woodland that forms part of Parcel OS12 within the southern eastern section of the site; to the right the field is bounded by woodland within the centre of the site forming parcels OS7 and OS9. In between these woodland edges lies an area of lower scrub vegetation and small trees. Also visible within the photo are dwellings and the spire of the Church of St Peter and St Paul located east of the site off Church Hill.

1.4 The view is representative of users of the right of way that passes through the site and helps illustrate how views from this northern area of the site are limited by the woodland located more centrally within the site.

Viewpoint 3 (a&b): View West within site from Public Right of Way NTF 571

1.5 This view looks west from PRoW NTF 571 where the route skirts around the edge of the woodland within Parcel OS12. The view illustrates the nature of the deciduous woodland trees within the woodland limiting views across the site within this area. A portion of the photograph also includes grassland within Parcel OS10 to the north with additional woodland beyond this further west. The route of the PRoW is visible leading west along the edge of the woodland parcel. The view is representative of users of PRoW NTF 571.

Viewpoint 4 (a&b): View West from intersection of Public Rights of Way NTF 572, NTF 571 and NTF 568

1.6 This view is representative of users of NTF 571 where the route passes through the southern edge of a parcel of scrub. the low scrub vegetation and some young individual trees including a low number of evergreen trees are visible in the context of mature woodland in the background. Filtered views north look across the parcel towards Parcel OS10. Overhead cables are visible passing through the north-western edge of the scrub parcel.

Photo Viewpoint 5: View north from Public Right of Way NTF 622

1.7 Viewpoint 5 looks north from PRoW NTF622. The view includes a post and barbwire fence in the foreground which denotes the field boundary for the adjacent grassland (Parvel OS10) which is utilised as grazing land. Within the grassed field some individual mature trees are visible which screen parts of the wider range view beyond the site. These trees appear on the skyline as the sloping land of the field drops away from view. Views of the rising land within the surrey Hills AONB forms the backdrop and majority of the skyline within the view. Woodland within Parcel OS9 within the centre of the site contains the view to the west, left of the image with mature trees to the east along Church Hill restricts views further east.

1.8 This view is representative of users of PRoW NTF622 and helps illustrate the visual open ness of the north-eastern section of the site and how limited the intervisibility between this part of the site and AONB are.

Photo Viewpoint 6 (a& b): View north-west within site from Public Right of Way NTF 571 passing through woodland within the south-central area of the site.

1.9 This viewpoint is taken from the woodland path that forms part of PRoW NTF 571. The view looks through and area of young deciduous woodland with scrubby understorey. The view is representative of users using this right of way and helps illustrate the nature of this area of woodland and how views across the wider site are restricted by the layering of the woodland trees.

Photo Viewpoint 7 (a&b): View North within site from Public Right of Way 571

1.10 Viewpoint 7 is taken from PRoW NTF 571 where the route passes along the site's southern boundary to the rear of properties accesses off Blacklands Meadow. The view shows the gently undulating nature of this area of the site. The view looks across an areas of woodland that includes a variety of trees of varying ages with small and some larger specimens visible – predominantly deciduous species. To the far right of the image (6b) a residential property boundary fence is visible to the edge of the woodland.

1.11 The view is representative of users using this right of way and helps illustrate the nature of this area of woodland and how views across the wider site are restricted by the layering of the woodland trees.

Photo Viewpoint 8 and 9: Views from PRoW NTF192 looking west

1.12 These viewpoints are taken from PRoW NTF192 looking west into the south-western parcel of the site. Viewpoint 8 is taken from a location close to Nutfield Road and viewpoint 9 is taken from a location further north into the site past the area adjacent to properties off Parkwood Road. These views are representative of users of PRoW NTF and help illustrate the enclosed nature of this site parcel and its sloping topography.

1.13 Viewpoint 8 shows the low scrub present across the eastern section and grassland across parts of the centra and western section of the south western parcel. The parcel is viewed in the context of

the boundary trees, hedgerow and scrub that follow the alignment of Nutfield Road. To the west woodland within the western section of the field parcel is visible providing a backdrop and skyline within the view. An overhead cable is visible passing through the western section of the field parcel. Mature trees are visible further north within the field. To the east of the view (far right 8b) the timber fence and mature trees along the boundary with the neighbouring properties off Parkwood Road are visible.

1.14 Viewpoint 9 shows the more northern section of the south-western field parcel within the site. The view looks up towards the boundary hedge along Nutfield Road and include the continuing woodland edge containing the parcel to the west and north-west. Within the field parcel itself more trees are visible within scrubby grassland sloping down to the north-east. A post and barbwire fence bound separate the PRoW route and the field.

Photo Viewpoint 10 (a-d) :View across the north western section of the site and adjacent land from PRoW NTF 192

1.15 This series of views is taken from a location along the site north-western boundary and the route of PRoW NTF 192. The series of views combine to create a wide panorama that includes the edge of woodland which forms part of the site's north-western boundary. This woodland lies adjacent to open expanses of sloping grassland used for grazing. Within the view (10b) the lower lying areas of grassland include scattered trees which forms a small part of the skyline before the land slopes more allowing more distant parts of the view to include high ground located north-west of the site beyond Redhill and Merstham. Parts of Redhill and Merstham settlement area visible across lower parts of the grazing land. The PRoW route passing broadly along the sites western boundary is seen leading to an area of trees that surround the ponds located within the north-western tip of the site.

1.16 Further east (10c) the land can been site to rise again as the more central areas of the site come into view with the grassland within Parcel OS8 adjacent to the woodland within the north centre of the site (OS9). Parts of the skyline are formed by the high land to the north that falls within the Surrey Hills AONB. To the south (10d) the woodland edge of Parcel OS 7 restricts views further south across the site.

1.17 This series of photographs are representative of users of the PRoW NTF and help illustrate the relationship between north-western section of the site and its landscape context.

Photo Viewpoint 11 (a&b) View south-west from Public Right of Way NTF 616

1.18 This view is representative of users of PRoW 616. The view looks south-west from PRoW 192 within the northern section of the site located just north of the woodland blocks that surround the ponds (Parcel OS11) in the north-western corner of the site. The view across the northern grassland of the site (Parcel OS8). The grassland is visible in the context of the surrounding woodland and trees that fall within the site (Parcels OS7 & OS9) and reaches through to the northern tip of Parcel 10 and trees that line Nutfield Marsh Road. The view also shows the route of the PRoW flanked by post and barbed wire fencing leading south towards neighbouring grassland to the west.

Photo Viewpoint 12 (a&b): View South from Public Right of Way NTF 182B

1.19 Viewpoint 12 looks south towards the site across the Nutfield Cricket Club Grounds and Chillmead Lane from PRoW NTF 182B. The view includes the grassland that forms the cricket grounds

beyond its bounding post and pole fence and includes the adjacent area of open grassland that forms part of the wider 'green' along Nutfield Marsh Road. Beyond the grassland a number of residential dwellings and The Inn of the Pond public house are visible located along Chillmead Lane. The skyline is formed by the mature trees that line Chillmead Lane and for a short section of the view a landfill site. Direct views into the site area screened by the mature trees along Chillmead Road and woodland surrounding the ponds within the site. This view is representative of users of PRoW NTF 182B and helps illustrate the ability of the trees and woodland within this area at screening views towards the site.

Photo Viewpoint 13: View south from Public Right of Way NTF 182

- 1.20 Viewpoint 13 is taken from a location approximately 1.7km from the site's northern boundary along the route of the PRoW NTF 182 that leads north from Mercers Farm. The view looks south towards the site and includes an area of flat arable fields including an individual oak tree forming the foreground. The route of the PRoW is clearly visible passing through the arable field towards Mercers Farm. Alongside Mercers Farm the mid-ground is formed by boundary hedgerow and mature individual trees with the background beyond formed by the landform rising to Nuffield. This rising land includes glimpses of the site's open grassland and woodland.
- 1.21 This view is representative of users of the PRoW and helps illustrate how limited views are towards the site from more distant locations to its north.

Photo Viewpoint 14: View south from NTF173

- 1.22 This view looks south towards the site from PRoW NTF 173 that leads east from Mercers Farm. The view looks across flat arable fields which occupy the foreground. The fields are bounded by hedgerow and a line of mature trees that run along the route of Nutfield Marsh Road. Beyond Nutfield Marsh Road the site's north-eastern grassland parcel (Parcel OS10) is visible sloping up from the road to the more central areas of the site where woodland forms the skyline within the view and restricts views further south.
- 1.23 This view is representative of users of the PRoW and helps illustrate how limited views are towards the more southerly sections of the site from land to the north of the site.

Photo Viewpoint 15 (a & b) : View southwest from Nutfield Marsh Road

- 1.24 This view looks into the site from the footpath along the south side of Nutfield Marsh Road. The view looks into the north-eastern parcel of the site (Parcel OS10) through scrub and trees that form part of the site boundary. The grassland of the site is partially visible with the woodland within the centre of the site (Parcel OS9) visible beyond. The view is representative of users of Nutfield Marsh Road.

Photo Viewpoint 16 (a&b): View Southwest from Nutfield Marsh Road

- 1.25 This view looks west towards the site across Nutfield Marsh Road at the intersection with the PRoW network. The view includes an area of scrubby embankment with some trees bounding the site and the road. The route of PRoW NTF 572 is visible cutting through the scrubby embankment into the site's grassland parcel (Parcel OS10). Further south within the view (far right 15b) residential dwellings located east of Nutfield Marsh Road are visible opposite the site. This view is

representative of users of Nutfield Marsh Road and helps illustrate the relationship between the site and residential dwellings at Peyton's Cottages.

Photo Viewpoint 17 (a&b): View West from Public Right of Way NTF 175

1.26 Viewpoint 17 (a&b) looks west from the PRoW NTF 175 where the route passes through fields located south-east of Peyton's Cottages utilised for pasture. The view includes the grassland within the foreground with a post and barbed wire fence providing separation between field parcels and along the route of the PRoW. Beyond the grassland the field parcel is bounded by a hedgerow and mature trees that line the route of Church Hill. The trees provide much of the skyline within the view until further north (17b) where residential dwellings at Peyton's Cottages accessed off Nutfield Marsh Road to its east. The site's north-eastern parcel (OS10) is glimpsed beyond a thinner part of the tree line. The view is representative of users of the PRoW and helps illustrate the effectiveness of the trees within the view at screening views towards the more southern parts of the site.

Photo Viewpoint 18: View west from track leading to quarry area near Glebe Lake off Bletchingley Road and route of PRoW NTF 188

1.27 This view is representative of users of PRoW NTF 188 and looks west towards the site. The view looks across grassland pasture with timber post and rail fencing cutting across the field. Part the field to the south is bounded by mature trees that surround the eastern side of the Church of St Peter and St Paul and adjacent residential dwellings. These trees screen views towards the southern section of the site whilst where the land slopes away to the north the view is more open allowing glimpse views into the north-eastern parcel of the site (Parcel OS 10). The site's sloping grassland parcel is viewed bounded by the woodland edge to its west. Views reach further north and east to higher ground the other site of Redhill and Merstham development.

Photo Viewpoint 19a: View Southwest from Church Hill Road/Public Right of Way NTF 571

1.28 Viewpoint 19 is taken from within the grounds of the Church of St Peter and St Paul at a location along the route of PRoW NTF 571. The view is representative of users of the PRoW and visitors to the church. The view looks west across Church Hill the route of which is at a lower level than the church grounds. On the opposite side of Church Hill lies Beechfeild Cottages residential dwelling. Beyond the residential properties the site forms the backdrop within the view trees visible to the rear of the cottage forms the north-eastern edge of the south -eastern site parcel (Parcel IRC)

Photo Viewpoint 20: View southwest from Church Hill Road

1.29 Viewpoint 20 looks west from Church Hill across the road and past the residential property located west of the road. The property building, outbuildings and driveway occupy the majority of the view with a thin line of trees visible beyond and forming the backdrop to the view. The trees form part of the site boundary to the north-east of Parcel IRC. This view is representative of users of Church Hill and helps illustrate the relationship between the site and the residential property within the view.

Photo Viewpoint 21(a-c): View West within site from Nutfield Memorial Recreation Ground

1.30 These views cover a wide panoramic view looking broadly north from the centre of the Nutfield Memorial Recreation Ground. The view shows the flat nature of the grassed sports field with a

backdrop of deciduous trees and woodland surrounding it. To the far left of the view (21a) a line of mature trees can be seen. This line of trees follows the route of Park Works Road. The road and dwellings are on a lower level than the sport field. To the north (21b) the view looks towards woodland located south of the site – the woodland limits views across the site itself. To the east (21c) the trees are visible on an embankment sloping up from the sports field to the PRoW NTF 568.

1.31 The viewpoint is representative of users of the recreation ground and helps illustrate how effective the woodland character of the area is a screening views across the landscape adjacent to the site.

Photo Viewpoint 22 (a & b): View North from Nutfield Road A25

1.32 This viewpoint represents users of Nutfield Road where the route passes the south western section of the site. The view looks north across Nutfield Road from the south side. Beyond the road and footpath along its northern edge the site's boundary hedge and trees are visible. The hedge is dense and screens lower-level views into the site. The trees growing from or adjacent to the hedgerow partially screen views across the southern western parcel of the site. Woodland located within the west of the site is glimpsed to the left of the view (22a) whilst to the right (22b) dwellings accessed of Parkwood Road are visible along the eastern boundary of the site forming the current western entrance into Nutfield village.

Photo Viewpoint 23: View North-east from Nutfield Road A25

1.33 This view looks north-east towards the site across Nutfield Road taken form a location outside residential cottages on the south side of the road opposite the site's south-western corner. The hedge is dense and screens lower-level views into the site. The trees growing from or adjacent to the hedgerow partially screen views across the southern western parcel of the site. The property boundary features are glimpsed to the right of the view.

Photo Viewpoint 24: View East from field adjacent to Nutfield Cemetery

1.34 Viewpoint 24 is taken from a location just north of PRoW NTF 197 located west of the site and Nutfield Cemetery. The view looks across pasture grassland towards the western site boundary formed by deciduous woodland. The woodland screens views into the rest of the site and forms the skyline within the view. The wider landscape is visible beyond in the distance to the left of the photo and looks across the northern section of the site which drops away with the sloping topography. The view is representative of users of PRoW NTF197.

Photo Viewpoint 25: View Southeast from Gatton Park & Hall

1.35 This view looks south-east towards the site from a location just east of Gatton Hall within Lower Gatton Park. The view looks across the sloping grounds across grassland, woodland and a lake within the park. The site's open western grassed parcel and western woodland edge is visible forming the distant background and skyline of the view in the context of other wooded and grassland areas. The view is representative of visitors to Lower Gatton Park and Hall and illustrates the distant nature of the visual relationship within the site.

Photo Viewpoint 26: View south-west from Public Right of Way NTF 158

1.36 This view is taken form PRoW NTF 158 located on higher ground within the Surry Hills AONB. The view looks across lower-lying agricultural land and woodland with a ridge visible in the distance forming the skyline of the view. The site's north-eastern grassland parcel and adjacent woodland

forms a small part of the distant background on the south facing slope of the ridge. More southern sections of the site are imperceptible from this distance. The view is representative of users of the PRoW NTF 158 and helps illustrate the lack of intervisibility between the site and areas within the AONB with views towards the site as a whole due to the distance and nature of the topography and wooded ridge.

APPENDIX C: LANDSCAPE EFFECTS TABLE (LET)										
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A					
National Landscape Character <i>Natural England, National Character Area Profile (NCA): 121 Wealden Greensands</i>	There will be variation in susceptibility to change across the NCA. It is considered to be Medium overall.	There will be variations in landscape value across the NCA but it is considered to be Medium overall.	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible Due to the scale of the development within the large NCA. No key characteristics will be lost.	No	The Wealden Greensands is a distinctive national character area within which the site forms a very small part. The site is not considered to hold any of the key features associated with the broad character of the NCA. There are several opportunities highlighted with the NCA profile which the site could contribute positively towards. Change of the type proposed will go largely unnoticed in the context of the largescale NCA as the type of landscape lost is not considered rare and only limited portions of the existing landscape features would be lost as a result of development the lost features are not those highlighted within the NCA profile. The northern sections of the site will not include built development as part of the proposals. The existing grassland areas of low ecological value will be enhanced to create new flower rich grassland areas, native scrub, wetland habitats and areas of woodland planting which would create an accessible parkland areas not out of keeping with the characteristics of the NCA. The more southerly sections of the site will include new built development in the form of new dwellings and access infrastructure. These features will be set within a landscape framework designed to retain much of the existing features within the site. Losses will be minimised and mitigated for via new planting within the site. These proposals will contribute positively to the NCA by utilising species suited to the local character and overall help to respond positively to the SEO's included within the NCA profile. For example, by contributing to the local open access network with new permissive routes through new quality green spaces; by maintaining and introducing new waterbodies within site and managing these for ecological benefits and local character distinctiveness. Buildings will utilise detailing that is suited to the local vernacular. The overall magnitude of change is considered to be Low Adverse to Negligible.	Minor Adverse Negligible	-	Negligible	Negligible

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A					
National Landscape Designation <i>Surrey Hills Area of Outstanding Natural Beauty</i>	There will be variation in susceptibility to change across the NCA. It is considered to be High overall.	There will be variations in landscape value across the NCA but it is considered to be High overall.	High	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The site does not fall within the Surrey Hills AONB. The AONB lies approximately 820m north-east from the site (1.5km from the proposed built form) at its closest point where its boundary skirts around Spynes Mere west of the M23. There is no intervisibility between this area of the AONB as existing woodland surrounding Spynes Mere provides a strong visual boundary. The AONB lies on a broad east/west alignment north-east to north-west of the site with intervisibility possible between it and the site from the higher ground within the designated area. There is considered to be very limited potential for intervisibility between the AONB and the areas of proposed built development within the site. The southern sections of residential parcels are fully screened by intervening woodland blocks within the site. The northern most development parcel within the site is the most likely parcel to be visible from the AONB however due to the distance and other intervening features this is considered to be relatively inconsequential within the wider visual context which includes Redhill town and nearby quarry works to the west also located on the north facing slopes of the ridge that the site lies upon. The north facing slopes of the site are visible from higher ground within the AONB. The north facing slopes are partially screened by intervening trees and woodland features within the views from the AONB. The slopes that area currently managed as pasture are visible as areas of grassland within the context of the wider landscape. These more visually exposed areas of the site are proposed as new publicly accessible landscape areas that will include new woodland scrub and grassland planting. The landscape proposals are predominantly for areas of open enhanced grassland which would result in very little change within the context of the AONB setting. The distance between the site and higher land within the AONB and nature of the application proposals limit the potential for landscape effects upon the AONB that would result from development occurring within the site. Any change would be relatively inconsequential.	Negligible	Negligible	Negligible	

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	
Grade II Listed Lower Gatton Park Registered Park and Garden	High	High	High	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Lower Gatton Park is located approx. 2km to the north-west of the site. Intervisibility is limited by distance and only with the northern sections of the site where no built form will be proposed. The southern sections of residential parcels are fully screened by intervening woodland blocks within the site. The north-west facing slopes of the site are visible from higher ground within the park. The north-west facing slopes are partially screened by intervening trees and woodland features within the views from the Park. The slopes that area currently managed as pasture are visible as areas of grassland within the context of the wider landscape. These more visually exposed areas of the site are proposed as new publicly accessible landscape areas that will include new woodland scrub and grassland planting and minor earthworks for SuDS. The landscape proposals are predominantly for areas of open enhanced grassland which would result in very little change within the context of the park setting. The distance between the site and higher land within the park and nature of the application proposals limit the potential for landscape effects upon the park that would result from development occurring within the site. Any change would be relatively inconsequential.	Negligible	Negligible	Negligible	

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A					
Local Landscape Designation Area of Great Landscape Value	There will be variation in susceptibility to change across the AGLV. It is considered to be High overall.	There will be variations in landscape value across the AGLV but it is considered to be High overall.	High	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The site does not fall within the AGLV designation. The Area of Great Landscape Value designation covers a large area located to the south and east of Nutfield. The AGLV that falls within the immediate context of the site is located south of the A25 Nutfield Road and south-western section of the site and there is a partial visual relationship between the AGLV and the site in this area - existing trees and other vegetation that flank the A25 limits this relationship. It is noted that the AGLV has a similar visual relationship with some areas of the existing built form within Nutfield. The remaining areas of the AGLV are well screened from the site by intervening vegetation and built form. Construction processes occurring within the site will be out of keeping with the current landscape character though will be temporary. The intervisibility between the site and AGLV affects only an extremely small portion of the overall AGLV designation. Proposals within the south-western parcel of the site includes new dwellings and areas of green space including a landscape buffer along the southern edge of the site facing onto the A25. This settlement extension will result in a small extension in the AGLV's relationship with the built form of Nutfield. As a result, the proposed development within the south-western parcel of the site will have very limited landscape effect upon the AGLV. The existing vegetation along the southern site boundary will be retained (with the exception of small loss to allow for access) and enhanced where possible. Maturation of the proposed landscape within the site's southern green corridor will help soften the edge of the proposed built form.	Minor Adverse Negligible	-	Negligible	Negligible

Landscape Character Assessment (LCA): County/District <i>Surrey Landscape Character Assessment (2015), Local Character Area (LCA): UE9: Holmthorpe Pits and Mercer's Park</i>	There will be variation in susceptibility to change across the LCA. It is considered to be Medium overall.	There will be variations in landscape value across the LCA but it is considered to be Medium overall.	Medium	Construction: Medium Completion: Medium -Low Year 15: Low	No	<p>The site is assessed as typical of the UE9 LCA in that it is a landscape that has had history of quarry activity and has therefore been altered by human intervention falling on the ridge of the southern side of the Greensand Valley. One of the waterbodies within the north of the site is utilised for fishing and the Tandridge Border Path passes through the site.</p> <p>Activities associated with quarrying are typical within this LCA. Construction activities associated with the application proposals will not be entirely out of keeping within the overall LCA.</p> <p>There is scope through the application proposal to follow the landscape guidance set out within the Surrey Landscape Character Assessment. The proposals will achieve these by: conserving and enhancing features of biodiversity value as far as possible by developing predominantly within the more open areas of the site where less vegetation and features of value are present resulting in minimal loss – new woodland planting will enhance existing feature and low quality grassland will be managed for increases in biodiversity; retaining the northern areas of the site as open landscapes will retain the 'open views to the wider landscape'; and installation of interpretation signage within the new accessible open spaces will 'encourage understanding' of the local biodiversity and historic elements of the site.</p> <p>Change of the type proposed within the northern sections of the site will go largely unnoticed within the context of the LCA. The built form proposed within the site will increase the settlement size of Nutfield which will most be apparent from Nutfield Road when passing the site or from within the site itself. Overall, however the new development will occupy only a small area of land within the LCA UE9 located in the visually contained areas of the LCA - the nature of the surrounding woodland restricts the visual envelope of the site limiting its potential influence on the neighbouring landscape. Parts of Nutfield village that are north of the A25 do fall within the LCA and the proposed residential development will be viewed as an extension of this from limited locations and overall would have very little impact upon the LCA as a whole in particular not impacting on the existing openness associated within the north of the site and wider LCA.</p> <p>Proposed earthworks to form the SuDS features and other landforms including the planted bund adjacent to parcel D8 will not be out of keeping within the LCA.</p> <p>The landscape proposals will help assimilate the new built form within its landscape context. Hedgerow removals along the A25 will allow for the new main vehicular access point though these proposals will be landscape to form a positive feature on the A25 as a gateway into Nutfield from the west.</p>	Moderate Adverse	Moderate – Minor Adverse	Minor Adverse
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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A					
<i>Surrey Landscape Character Assessment (2015), Local Character Area. (LCA): GW12: Earlswood to Oxted Wooded Greensand Hills</i>	There will be variation in susceptibility to change across the LCA. It is considered to be Medium overall.	There will be variations in landscape value across the LCA but it is considered to be Medium overall.	Medium	Construction: Low - Negligible Completion: Negligible Year 15: Negligible No key characteristics will be lost.	No	The site is located adjacent to only very small sections of the GW12 LCA. The south-western parcel of the site lies on the north side of the A25 to the west of Nutfield whilst the land directly on the opposite side of the road falls within the GW12 LCA. Elsewhere small extensions from the main body of the site application area meet the A25 opposite the GW12 LCA, however these extensions encompass means of access to the site only with no proposed alterations / development occurring. The existing relationship with the south-western parcel of the site is limited by vegetation that flanks the A25, though there is some intervisibility between this section of the site and two grassland parcels to the south of the A25. These grassland parcels are enclosed by woodland and hedgerow boundaries restricting any further visual relationship with the site further south within the GW12 LCA. During construction the relationship between the site and GW12 LCA will alter to include traffic and other associated activities for the development construction, though will be temporary only. Once the development proposals (including new housing and access from the A25) are complete and operational the current relationship will have altered between the site and LCA. The new housing will extend the Nutfield settlement in the context of the LCA by a relatively small extent. The existing vegetation along the southern site boundary will be retained (with the exception of small loss to allow for access) and enhanced where possible. Maturation of the proposed landscape within the site's southern green corridor will help soften the edge of the proposed built form within parcels D1, D2 & D3.	Minor Adverse Negligible	-	Negligible	Negligible

Landscape Character: Site and Immediate Context	Medium	Medium	Medium	Construction: High Completion: High-Medium Year 15: Medium	No	<p>A variety of different landscape features are present within the site including: a mix of woodland types occupies approximately 48% (28ha) of the site; Circa 36% (21ha) of the site is currently occupied by grassland; and 2.82 ha is existing ponds.</p> <p>The southern section of the site is broadly well contained visually by the existing woodland with some urban influences present from the adjacent residential development and well-used Nutfield Road. Parts of the southern sections of the site have an intimate feeling due to the enclosed nature and much of the site has a sense of naturalness resulting from the lack of management of the woodland and grassland parcels.</p> <p>The northern sections of the site broadly contrast with the southern areas due to the large areas of grassland and lack of woodland cover to the west and east allowing long ranging views to the wider landscape context. The central woodland restricts views east to west across the northern section of the site. Existing Ponds within the northern edge located on the lowest lying levels within the site present another more intimate space being enclosed by existing trees and scrub. There are less urban influences present within the context of the northern sections of the site with more dispersed residential development located along Nutfield Marsh Road and Chillmead Lane resulting in a more rural character overall.</p> <p>Construction: During construction the character of the site will inevitably change. This change will be greatest within the southern sections of the site where tree removals will take place to allow for the installation of development parcels and access routes. Machinery, earthworks and other construction activities relating to the building of the proposals will result in a character out of keeping with the existing site and its immediate context though due to the visual containment and temporary nature will be limited in its influence.</p> <p>Within the northern sections of the site construction activities and change will be less relating only to new earthworks and landscape planting implementation for the path upgrading and drainage features.</p> <p>Operation: From completion new housing within the southern sections of the site will change the existing settlement edge character to that of new built form set within the woodland context. New landscaping proposals adjacent to the new housing including along Nutfield Road and near Church Hill will help soften the new proposals.</p> <p>Planting within and altered management of the northern grassland areas will result in only a slight change from the existing nature of the site with the new earthworks presenting the greatest change in character – early landscaping will help soften these features to a degree from completion.</p> <p>Overtime new planting will mature to help soften the new built form and earthworks resulting in a development that will be well assimilated within its context. Adverse effects will be linked predominantly to the southern sections of the site whilst proposals within the northern sections of the site will result in beneficial effects overall due to an increase in biodiversity and recreational assets.</p>	Major / Moderate Adverse	Moderate Adverse	Moderate Minor Adverse
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Site Landscape Features <i>Landform</i>	Medium / Low	Medium	Medium / Low	Construction: High / Medium Completion: Medium / Low Year 15: Medium / Low	No	<p>The nature of the existing topography varies across the site though broadly occupies land upon a north facing relatively steep slope forming part of the wider valley context. The existing landform has been influenced by historical quarry activity.</p> <p>The proposed development will result in temporary spoil heaps during the construction phase and cut and fill activities to allow for levelling of building plots. The nature of the site would mean that several different levels of platform would be created to allow for the proposed housing.</p> <p>Some localised changes will also be necessary to create the attenuation ponds and for the cascading water bodies within the northern section of the site, however these will be sympathetically designed and planted to knit into the existing landscape and, although large, will not be adverse features, particularly once the grassland and planting has established.</p> <p>The proposed main access route through the site will require some localised cut and fill to allow the route to navigate the various level changes across the southern section of the site a variety of embankment treatment and retaining structure will be required to implement this including a new bridge structure crossing the PRoW within the western section of the site.</p> <p>Excavation of 1.5m depth within the eastern parcel to accommodate the new care building main platform with other localised additional excavation to allow for basement construction (within parcel IRC). The spoil for this will be spread locally to help fill where necessary or within the existing grassland area where new woodland/scrub planting is proposed.</p> <p>Spoil from the site excavation will be utilised to construct a bund feature north of Parcel D8 to provide visual containment for the proposed housing screening it from within the wider site area and local landscape to the north.</p> <p>No discernible changes are envisaged across the remaining site area.</p> <p>Much of the site landform is the product of quarrying activities and the nature of the intended earthworks would not be out of keeping with this characteristic.</p> <p>Ref cut & Fill drawing?</p>	Moderate / Minor Adverse	Minor Adverse	Minor Adverse
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	Medium	Medium	Medium	Construction: Medium Completion: Medium / Low Year 15: Low	No	<p>Woodland with some hedgerows and individual trees cover much of the site (%). The remaining areas are predominantly semi-improved grassland with some scattered scrub.</p> <p>The proposed development will inevitably result in the removal of some vegetation to create the new road infrastructure and proposed residential development parcels at the construction stage. However, this will be kept to a minimum as far as practicable and all retained vegetation will be protected and supplemented with new planting as part of the scheme. There will be a loss of circa XXm length of hedgerow and 2.13ha of woodland.</p> <p>Landscape proposals include structural planting, individual tree and hedgerow planting as well as areas of flower rich grassland and wetland planting associated with the attenuation ponds. Remaining woodland areas and existing ponds will be managed for biodiversity benefits. Collectively this will improve the overall age</p>	Moderate Adverse	Moderate/ Minor Adverse	Moderate/ Minor Adverse

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?					
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	
						structure and diversity of vegetation within the site providing some localised beneficial effects.	Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
Site Landscape Features <i>Water Features and Watercourses</i>	Medium	Medium	Medium	Construction: Negligible Completion: Medium Year 15: Medium	No	Several ponds exist within the site (within Parcels OS9 and OS11). One lies more centrally within the site located within an area of woodland and does not utilise recreationally (Parcel OS9). The two larger ponds lie within the northern section of the site (Parcel OS11) – one of these is accessed for recreational fishing, the other is not accessible for recreational use and has been largely unmanaged. All of the existing ponds will be retained as part of the proposals. Those that are not accessed for recreational use will be managed for biodiversity benefits. New attenuation basins and other drainage features including open swales are included within the proposals as part of the site wide sustainable drainage strategy. A series of cascading basins will convey and filter water across the northern section of the site directing waterflows to the eastern pond within the north of the site. The proposed attenuation basins and new wet ponds (within the basins or a new separate features) will provide landscape and biodiversity value, further benefitting the local landscape. Swales that form part of the SuDS strategy will also provide ephemeral/temporary wet features within the landscape.	Negligible	Moderate Beneficial	Moderate Beneficial	

APPENDIX D: VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)	
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project					
	Residential	Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)	
	Users of transport Routes												
	Users of PRoW and visitors to Herage Assets	High Medium Low	High Medium Low	High Medium Low	Full Partial Glimpse None	High Medium Low Negligible/ None	Adverse or Beneficial	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None		
A	PRoW users within north eastern section of site (NTF 572, NTF195, NTF 624) VP 1, 2 & 16	High	Medium	High / Medium					Several PRoW routes transition across the sloping land within the north-eastern section of the site (Parcel OS10). These routes pass through existing grassland in the context of the adjacent wooded parcels and site boundary onto Nutfield Marsh Road.	Major / Moderate Adverse	Moderate /Minor Adverse	Minor Adverse / Negligible	
									Construction: During construction machinery and other activities associated with the landscape proposals within these grassed areas will be visible. These activities would be fenced off from the public footpaths and include earthworks associated with the formation of the proposed cascading ponds and swales and new attenuation basin as well as formation of the proposed bund feature to the north of parcel D8 and other potential spoil piles adjacent to it. Planting activities will occur in associated with the new drainage features and upon the proposed bund. Construction of the new housing and access road within parcels D8 and adjacent areas would be visible from the more southerly locations of the footpaths where the topography allows. Views from more northern sections of the routes are limited to the lower lying areas of the site due to the nature of the landform and location of the central woodland block (OS9). Some tree removal will be required within these parcels to allow for construction. Operation:				

									From completion users of the PRoW routes within the northern sections of the field parcel (NTF 195 & 624) would experience similar views as those experienced prior to construction with the exception of new scrub planting adjacent to the woodland and a change in the type of grassland and its management. Further south users of the right of way (NTF 572) will experience views of the new drainage features including landscaped attenuation basin and series of smaller ponds and swales. The new planted bund will be visible and will partially screen views of the new housing within parcel D8. The new access road will be glimpsed where it passes through the existing woodland linking to Parcel IRC. As the landscape planting matures this will soften the appearance of the new landforms including the proposed bund with the new woodland planting blending in with the adjacent areas of existing woodland. New routes within the field parcel will enable users to access an increased areas of amenity space with new grassland seasonally providing flowering interest.			
B	PRoW users across southern/central sections of site (NTF 621, NTF622, NTF 571, NTF 568) VP 3, 4, 5, 6 & 7	High	Medium	High / Medium	Within Site	Full to Glimpse (varies along routes)	Permanent	Construction: High Completion: High - Medium Year 15: Medium	Several routes cross the central section of the site. NTF 621 passes along a defined route that is flanked by young woodland. NTF 622 forms a short section of grassed path that passes through the existing scrubby area where D8 is proposed. Views north from this route are far reaching across the adjacent grassland and beyond to the wider landscape. NTF 571crosses the site from Church Hill to the western section of the site through varying densities of woodland and the D8 scrubby and undulates with the existing topography. Views are predominantly enclosed with the exception of where the route passes adjacent to the OS 11 parcel where views across the grassland and beyond are possible. NTF 568 passes through sloping woodland for its northern extent rising up as it passes east of the Memorial Recreation Ground. The majority of routes will be affected by development of some sort with only NTF621 and the southern section of NTF 568 experiencing very limited change due to lack of proximity to the proposed housing and access development. Construction: Activities associated with the construction of residential parcels D7, D8, IRC and adjacent proposed roads will be visible from the remaining public footpaths. Routes may need temporary diversions to allow for construction and machinery hoarding/fencing will be visible within these areas. Tree loss will occur in limited locations including to allow for the routing of the new access road to parcel IRC. Users of the eastern section of NTF 571 will have views of construction within parcel IRC which appears on higher ground. The surface of this route will also be subject to construction change whilst being upgraded. Users of the western section of NTF 571 to the west of Parcel D7 will experience partial views of the	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

									construction of parcel D7, The Drive and further west views of construction within the south-western field parcel of the site beyond the paths immediate wooded context. Operation: From completion all routes within close proximity to development parcels will have views of the new housing and associated infrastructure. Users of NTF 621 will experience glimpse and partial views of new housing and streets when approaching parcels D7 and D8 where new housing will replace previous views of woodland and scrub. Users of NTF 622 will have views of new development within Parcels D7 and D8 to the south of the route whilst to the north the new planted bund will screen previous views to the north across open grassland and to the wider landscape context. Users of NTF 571's eastern extent will have partial views to the south of the residential development within Parcel IRF. Softened by retained and newly planted trees. The central section of NTF 571 will pass adjacent to the new housing within D8 with retained woodland to one side and views of new housing development to the other or housing to both sides where it passes through Parcl D7. Users of the eastern section of the route will have views of new housing when approaching Parcel D7 and Parcels D1 and D6 beyond the paths wooded context. Users of NTF 568 travelling north will view new building within parcels IRF to the north-east of the route and D7 and D8 to the north-west. The new buildings will be partially visible beyond the immediate wooded context of the path route. The ground heights of parcel IRC will have altered and be lower with lower storeys of the development appearing below the path level. New built form will be in keeping with local character and be of high-quality design. The new development parcels will include areas of landscaping including tree planting. That will provide some softening of the new housing. This planting will mature through the years further softening the built form.			
C	PRoW users within west of site (NTF 192 and NTF 616 forming part of the Tandridge Border Recreational Path)	High	Medium	High / Medium	Within site	Full / Partial	Permanent	Construction: High Completion: High - Medium Year 15: Medium	NTF 192 enters the site from Nutfield Road and leads north along the eastern edge of the site's south-western field parcel. Views west are currently of the open field with trees, grassland and scrub within the field and a woodland backdrop create by trees located within the western and northern edges of the parcel that slopes up to the west and north. The path slopes down with the topography as it leads north. To the west the back of property boundaries and housing are visible and relatively varying and unkempt in appearance. The PRoW progresses north past the existing dwellings where woodland occupies land to the east of the route (OS7). As the route leads further north it is flanked to both sides by woodland before	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

	VP 8, 9,10 & 11							existing into grassed fields where views are more open (OS8) with far reaching views across the grassed fields within the site and neighbouring land in the context of the wider landscape. Further north again the route transitions to become NTF 616 and leads between the two northern ponds within the site where the route is enclosed by trees and vegetation associated with these and then connecting with the bridleway that passes outside the northern site boundary along Chilmead Lane. Construction: The full length of these PRoW are proposed to receive surface upgrade. Works associated with this would be experienced during construction. The southern section of the route where it passes along the eastern edge of the site's south-western parcel will experience direct views of the construction activities associated with the new housing at Parcels D1, D2, D5 & D6 to varying degrees where fencing or hoarding will screen some of these views – this will include new earthworks relating to building platforms and SUDS. A new bridge crossing to allow for the Drive will cross over the PRoW so engineering associated with this will be visible as well. Operation: At completion views of the new housing will be visible from the southern section of NTF 192 where it passes along the site boundary. The path will be relatively enclosed adjacent to Parcel D1. The new bridge crossing would be designed to appear in keeping with local vernacular. Users of the route would pass under the bridge being enclosed by it for a length of approximately 7 to 8m in width. North of the new bridge views of the woodland to the east would remain and to the west views would include new SUDS basins and landscaping, with new housing from 10 to 30m away beyond the landscaping within this area. The landscaping would include some retained trees, planting around the basins and potential for natural play kit. New built form would be designed in keeping with local built form character and would be enclosed and given a backdrop by the surrounding woodland. Maturation of the proposed landscaping will soften views further as planting matures.				
D	Users of Nutfield Marsh green / NTF 182b VP 12	High	Medium	High / Medium	Approx. 800m to proposed built development	None	-	Construction: None Completion: None Year 15: None	NTF 182b leads north-east from Chilmead Lane across the Nutfield Marsh green north of Nutfield Cricket Ground and crosses Nutfield Marsh Road. The route forms part of the Tandridge Border Recreational Route. This area is relatively flat and open with views south towards the site well-screened by the trees that form the northern site boundary. Due to the intervening trees between this length of PRoW and the site it is considered there would be no views from this footpath that would include the development proposed by the application proposals.	None	None	None

E	Residents at / near Mercers Farm (approx. 8 dwellings)	Medium (Upper storey vantage points)	Medium	Medium	Approx. 1km to proposed built development	Glimpse	Permanent	Construction: Low Completion: Low /Negligible Year 15: Negligible	<p>Views from upper storey vantage points within these dwellings are considered to have very limited views towards the site with the majority being screened by boundary trees within their immediate context. Where views are possible the site would be partially screened by existing intervening woodland and trees. Visible areas of the site are considered to include the open grassland of the north-eastern section of the site and the northern woodland edge for the central woodland areas.</p> <p>Construction:</p> <p>Views of taller construction machinery - cranes etc and construction within Parcel B8 and of the bund north of B8 may be visible though these would be glimpsed and relatively distant in the context of the wider wooded landscape. At this distance these are likely to be relatively indiscernible.</p> <p>Operation:</p> <p>From these locations it is not considered there would be any views of the proposed built form. The proposed bund would screen views of the development within B8 from these lower lying receptor locations. Any views of the change in planting and landform within the northern sections of the site and development within Parcel B8 would be relatively inconsequential within views from the residential receptors.</p> <p>Effects would reduce as the proposed planting matures overtime.</p>	Minor Adverse	Minor Adverse / Negligible	Negligible
F	Users of PRoW Bridleway 182 VP 13	High	Medium	High / Medium	Approx. 1km to proposed built development	Glimpse/ None	Permanent	Construction: Low Completion: Low /Negligible Year 15: Negligible	<p>NTF 182 leads from Nutfield Marsh Road past Mercers Farm and north towards Spyne Mere and Nature Reserve to the south of Bletchingley Road. When passing through the field parcel between Mercers Farm and Redhill Brook views south become open. This length of the route (c.300m) has views towards the site with the site's northern eastern grassed field parcel (OS10) visible within the broadly wooded context.</p> <p>Construction:</p> <p>Views of taller construction machinery - cranes etc and construction within Parcel B8 and of the bund north of B8 may be visible though these would be glimpsed and relatively distant in the context of the wider wooded landscape. At this distance these are likely to be relatively indiscernible.</p> <p>Operation:</p> <p>From this length of the PRoW it is not considered there would be any views of the proposed built form. Very small glimpses of the development within Parcel B8 from these lower lying receptor locations are not assessed to be visible from this location. Any views of the change in planting and landform within the northern sections of the site and development within Parcel B8 would be relatively inconsequential within views from the residential receptors.</p> <p>Effects would reduce as the proposed planting matures overtime.</p>	Minor Adverse	Minor Adverse / Negligible	Negligible

G	Users of PRoW Footpath 173 VP 14	High	Medium	High / Medium	Approx. 800m to proposed built development	Glimpse/ None	Permanent	Construction: Low Completion: Low /Negligible Year 15: Negligible	<p>NTF 173 leads east from the track linking Mercers Farm and Nutfield Marsh Road. The route passes north of Glebe Lake and continues further towards the M23 passing south of an area of quarry works.</p> <p>Views towards the north-eastern section of the site from this route are possible in the context of the wider wooded and agricultural landscape. The open grassland (OS10) parcel is visible with its sloping ground partially screened by trees that run along the route of the site's north-eastern boundary and Nutfield Marsh Road.</p> <p>Construction: Views of taller construction machinery - cranes etc and construction within Parcel B8 and of the bund north of B8 may be visible though these would be glimpsed and relatively distant in the context of the wider wooded landscape. At this distance these are likely to be relatively indiscernible.</p> <p>Operation: From this PRoW it is not considered there would be any views of the proposed built form. Very small glimpses of the development within Parcel B8 from these lower lying receptor locations are not assessed to be visible from this location. Any views of the change in planting and landform within the northern sections of the site and development within Parcel B8 would be relatively inconsequential within views from the residential receptors.</p> <p>Effects would reduce as the proposed planting matures overtime.</p>	Minor Adverse	Minor Adverse / Negligible	Negligible
H	Users of Church Hill & Nutfield Marsh Road VP 15,16 & 20	Medium	Medium	Medium	Min 80m from proposed built form	Glimpse / Partial	Permanent	Construction: Low Completion: Low Year 15: Low	<p>Users include vehicular users, cycles and footpath users with a focus on the journey along the road.</p> <p>Church Hill and Nutfield Marsh Road combine to create a single highway route adjacent to the site's eastern boundary for a length of approximately 850m.</p> <p>For the length of the road north of the church the north-eastern section of the site (Parcel OS10) slopes down to this road where it is bounded by trees and hedgerow and other vegetation along the western side of the road and adjacent ditch. A pedestrian path follows the eastern side of the road. Glimpse views into the site are available from the road into the grassed field beyond the trees and vegetation. The nature of the rising land within the site results in views being limited in reach across to the wider site and limited only to Parcel OS10.</p> <p>Construction: Activities to install the new grassland will be visible during the construction phase.</p> <p>Operation: From completion the change resulting from the new landscape proposals with OS10 would be relatively indiscernible from the road route.</p> <p>From the length of road south of the church views are possible into the south-eastern sections of the site - across residential properties accessed to the west of the Church Hill opposite the church Parcel IRC on higher ground is glimpsed in the context of the existing</p>	Moderate / Minor Adverse	Minor Adverse	Minor Adverse

									dwellings and wooded context. Views are also possible into the eastern section of the site where parcel OS13 abuts the road – these views are limited by the nature of the woodland present within this parcel. Construction: Construction activities within Parcel IRC will be visible for short lengths of road visible beyond existing residential properties and trees. The raised ground will help restrict views to the immediate boundary edge. Operation: From completion the upper sections of the 2.5 storey building within Parcel IRC will be visible from the short length of the road (c200m). Views will be transient and at varying speeds for different users. Landscape planting is proposed adjacent to the north eastern edge of Parcel IRF which will help soften views from the road and screening will increase overtime as the planting matures.			
I	Residents along Nutfield Marsh Rd / Peyton's Cottages and Chillmead Lane (c.15 dwellings Nutfield Marsh Road; c. 6 dwellings Chillmead Lane)	High	Medium	High /Medium	Approx. 420m to proposed built development	Partial views of Green Infrastructure.	Permanent	Construction: Medium / Low Completion: Low Year 15: Low / Negligible	Peytons cottages and adjacent dwellings are located to the north-east of the site and Nutfield marsh Road. Views of the site are possible from ground level locations and first storey vantage points within dwellings. Glimpse views into the site are available from the ground level of properties into the grassed field beyond the trees and vegetation both along the site boundary and within the front gardens of the residential properties. The nature of the rising land within the site results in views being limited in reach across to the wider site and limited only to Parcel OS10. From higher vantage points within the first storeys of the dwellings allow views across Nutfield Marsh Road and the open grassland within the site would reach further across the site with the likelihood of views towards the D8 Parcel which is currently viewed as a more open scrubby area of the woodland edge. Properties south of Chillmead Lane backing directly onto the northern edge of Parcel OS10 have varying degrees of visibility into the grassland area with woodland backdrop. Some have more open view due to the property boundaries being relatively sparse of vegetation whilst others have mature trees that help provide some screening. Construction: Minimal visual change will occur for views of Parcel OS10 limited only to installation of new scrub planting and grassland. During construction machinery and other activities associated with the landscape proposals within the more southerly sections of the OS10 parcel and Parcel B8 may be partially visible. Though screened from some locations by the existing trees and vegetation within the field parcel and along its boundary. Fencing and soil piles would be visible during the construction of the drainage basins and swales and Bund to the north of Parcel B8.	Moderate ./ Minor Adverse	Minor Adverse	Negligible

								Works within the southern section of the basin would not be visible for residents off Chillmead Lane. Operation: From completion residents within ground level locations would experience similar views as those experienced prior to construction with the exception of new scrub planting adjacent to the woodland and a change in the type of grassland and its management. Residents within upper storey will experience similar views with the addition of the new drainage features (for those residents along Nutfield Marsh Road) including landscaped attenuation basin and series of smaller ponds and swales. The new planted bund will be visible and will screen views of the new housing within parcel D8. As the landscape planting matures this will soften the appearance of the new landforms including the proposed bund with the new woodland planting blending in with the adjacent areas of existing woodland.				
J	Residents along Church Hill close to Church of St Peter & St Paul (4 dwellings)	High	Medium	High /Medium	Min 65m to proposed built development	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	Four residential dwellings located along Church Hill have views of the site – three dwellings located west of the road (2 north and 1 south of NTF571) and a single dwelling to the east or the road adjacent to the church. Residents within these dwellings will have varying degrees of visibility of the site. The dwelling to the east of Church Hill has views directed towards Parcel OS 10 due to the nature of the building orientation. Dwellings to the north of PRoW NTF 571 have views to both the OS10 to the north-west and to Parcel IRF to the south. The dwelling south of the PRoW has some glimpse views to the north that are screened by intervening trees whilst views to the west and south-west are more open towards Parcels IRF and OS13. Construction During construction views of the landscape changes within Parcels OS10 and OS12 are assessed to be visible including new planting and path upgrade works. Views available towards Parcel IRF will include machinery and activities associated with the excavation and construction of the residential building within the parcel. Operation From completion views into Parcel OS10 will include some new scrub planting along the site boundary but would otherwise be broadly similar to those before construction with views of open grassland still possible although with altered management. Views towards Parcel IRF will include the new residential building within the context to woodland. New tree planting will be visible combining with existing vegetation to filter views of the new built form which will be designed in keeping with local character. Over time the proposed vegetation will provide additional screening for the built form.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse

K	Visitors to Church and users of PRoW Footpath 188 within Church Grounds (Church of St Peter & St Paul)	High	Medium	High /Medium	110m to built form	Partial	Permanent	Construction: Medium Completion: Medium / Low Year 15: Low	PRoW 188 passes through the grounds of the Church of St Peter & St Paul. Views are available from this area and other locations within the church grounds. The church grounds are on higher ground than Church Hill and residential properties located west of the road. This allows views across to Parcels IRF, OS12 and OS13. Construction: Views of Parcel IRF are partially screened by the residential dwelling to the west of Church Hill and a thin line boundary trees. During construction no visible change will occur within Parcels OS12 and OS13 as these areas of woodland will be retained. Views towards Parcel IRF will include construction activities including machinery and taller elements of the building process (scaffolding and cranes) for the new residential building. Operation: Views towards Parcel IRF will include the new residential building within the context to woodland. New tree planting will be visible combining with existing vegetation to filter views of the new built form which will be designed in keeping with local character. Overtime the proposed vegetation will provide additional screening for the built form.	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
L	Residents of dwellings south-east of site off High St, Hunters Gate and Short Acres (c. 20 dwellings)	High	Medium	High /Medium	100m to built form	None	-	Construction: Low Completion: Low Year 15: Low	Dwellings located north of Nutfield High Street close to the site currently have varying degrees of view towards the south-eastern section of the site Parcel OS13. The woodland within Parcel OS 13 screens views further into the site and therefore on very limited glimpses of the construction activities and completed built development would be visible from these dwellings with the existing woodland being retained.	Minor Adverse	Minor Adverse	Minor Adverse
M	Users of Nutfield Memorial Field	High	Medium	High /Medium	100m to built form	Glimpse	Temporary	Construction: Low / Negligible Completion: None Year 15: None	Users of the memorial grounds visit the ground for recreational sports with their focus on the activity though users may also visit where they are appreciating the woodland edge landscape. The site bounds the recreation grounds though no development will be taking place within these areas (PRoW NTF 568 and Park Works Road). Development taking place within Parcels D7 and D8 would be well screened by existing retained woodland located north of the recreation ground though where the upper tree canopy thins views of taller elements of construction are considered to be possible related to Parcel D7. No development would be visible from completion.	Negligible	None	None

N	Residents of dwellings south of site off Parkwood Rd., Blacklands Meadow, Park Works Rd. and south of Nutfield Road (c. 24 dwellings)	High	Medium	High /Medium	100m to built form	Glimpse	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium	<p>Dwellings accessed off Park Works Road at the north end will have glimpse views into the southern edge of the site at Parcel OS6. This area of woodland will be retained allowing only glimpse views from limited vantage points towards housing within the southern tip of Parcel D7.</p> <p>Residents along Blacklands Meadow (16 dwellings) backing onto Parcel OS6 look onto the woodland edge from their properties. This area of woodland will be retained.</p> <p>Eight dwellings back onto the site and PRoW NTF 192 allowing residents to have views across the site's southern western field parcel. Views include the existing grassland and scrub with trees in the context of Nutfield Road to the south and wooded backdrop to the west and north.</p> <p>Three dwellings south of Nutfield Road located southwest of the site have views north across Nutfield Road into the site partially screened by the existing hedgerow and trees that form the site's southern boundary. Views of the site's grassed field parcel and woodland beyond are glimpsed from these residential properties which have windows facing the site.</p> <p>Construction: For dwellings off Blacklands Meadow It is considered that glimpsed views will be available of activities during construction including vehicular movements for construction access across the site as well as the construction of the Drive that passes through the woodland to the north of the properties within the site.</p> <p>Dwellings accessed off Parkwood Road will have clear views of the construction activities within the adjacent areas of development within the site's south-western parcel including within Parcels D1, D2 and D6. Views will include machinery and the dwellings themselves whilst under construction.</p> <p>Dwellings south of Nutfield Road will view activities within parcels D2 and D3 beyond the existing trees and hedgerow. Existing overhead cables will be undergrounded and removed from these views</p> <p>Operation: Dwellings off Blacklands Meadow will experience glimpse views of vehicular movements along the Drive during winter months.</p> <p>Dwellings off Parkwood Road will have long term views of the new housing located along the eastern edge of the south-western site parcel.</p> <p>Dwellings south of Nutfield Road will have long term views of the new dwellings north of Nutfield Road partially screened by the intervening hedgerow and trees and new landscaping along the southern boundary.</p>	Major / Moderate	Moderate Adverse	Moderate Adverse
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O	Users of PRoWs to west of site and north of Nutfield Cemetery (NTF 190,193 & 197)	High	Medium	High /Medium	0-300m	Glimpse to Full	Permanent	Construction: Low / Medium Completion: Low Year 15: Negligible	Several PRoW routes pass through land to the west of the site and north of Nutfield Cemetery. This area comprises open undulating grassed fields that slope down to the north-west. Views are limited by the nature of the topography but some views are possible into the site's north eastern parcel (OS8). The remaining areas of the site are screened by intervening woodland blocks present within the site. Construction: Activities within Parcel OS8 occurring to implement the proposed ponds and swales, resurfacing of the public right of way and to plant new woodland scrub will be visible during the construction stages. Operation; From completion the new ponds and planting will be visible though will be in keeping with the local landscape character. Overtime the landscaping will mature allowing the proposals to blend in with the existing woodland edge.	Moderate / Minor Adverse	Minor Adverse / Negligible	Negligible
P	Users of PRoW to east of Church Hill (NTF 175 & 188) VP 16, 17 & 18	High	Medium	High /Medium	200m	Glimpse	Permanent	Construction: Low/ Negligible Completion: Negligible Year 15: Negligible	NTF 175 leads east from Nutfield Marsh Road passing adjacent to Peyton's Cottages and through agricultural fields. When looking east from the open grassed fields users of the route are able to view Parcel OS10 glimpse beyond a mature line of trees that lines the eastern edge of Nutfield Marsh Road and Church Hill and wraps around the Church of St Peter and St Paul. Further east the path links with a network of routes around Glebe House where views become screened by small woodland blocks. PRoW NTF188 leads south-west from Glebe House towards Church of St Peter and St Paul. Views into Parcel OS10 are possible from the eastern section of this route where views are from the open pasture field. Further east views towards the site are screened by the trees and the church building until the route passes through the church grounds. The southern sections of Parcel OS10 are not visible from these PRoW Construction: During construction views of the landscape changes within Parcels OS10 are assessed to be visible including new planting and path upgrade works. Operation From completion views into Parcel OS10 will include some new scrub planting along the woodland edge but would otherwise be broadly similar to those before construction with views of open grassland still possible although with altered management being indiscernible. Overtime the proposed vegetation will form an extension to the existing woodland within the site.	Minor Adverse/ Negligible	Negligible	Negligible

Q	Visitors to Gatton Park Registered Park & Garden VP 25	High	Medium	High /Medium	3.2 km	Glimpse	Temporary	Construction: Negligible Completion: Negligible Year 15: Negligible	Gatton Park lies on a south-east facing slope with Gatton Hall to its rear. Visitors to Gatton Park have views across the park grounds including sloping grassland with mature trees, woodland and a lake. The site forms part of the backdrop and its woodland part of the skyline within the views. The open grassland within Parcel OS8 is visible above the woodland within the midground of views though forms a small portion of the wider views. Woodland within the site surrounds the parcel and screens views of the remainder of the site. Construction: Machinery used for the construction of the proposed ponds and swales and path resurfacing would be discernible though would be relatively inconsequential within the context of the overall views. Operation: Change from operation within the site would be indiscernible from the distant location at Gatton Park.	Negligible	Negligible	Negligible
R	Users of PRoW within Surrey Hills AONB (Including Bridleway Bletchingley 158 and Bridleway Chaldon 10 part of Tandridge Border Path) VP26	High	Medium	High /Medium	3.0 km	Glimpse	Temporary	Construction: Negligible Completion: Negligible Year 15: Negligible	A number of PRoW within the Surrey Hills AONB allow open views from higher ground across to the ridge that the site falls upon. The site forms part of the backdrop and its woodland part of the skyline within the views. The open grassland within Parcel OS10 is visible though forms a very small portion of the wider views. Woodland within the site surrounds the parcel and screens views of the remainder of the site. Construction: Machinery used for the construction of the proposed ponds and swales would be discernible though would be relatively inconsequential within the context of the overall views. Operation: Change from operation within the site would be indiscernible from the distant locations within the AONB.	Negligible	Negligible	Negligible
S	Users of Nutfield Road VP 22 & 23	Medium	Medium	Medium	0-5m	Partial / Full	Permanent	Construction: High / Medium Completion: Medium Year 15: Medium /Low	Users include vehicular users, cycles and footpath users with a focus on the journey along the road. Nutfield Road passes the south-western section of the site along its southern boundary. Users currently experience views of the grassed field and woodland within the site in the context of the western edge of Nutfield. Construction: Activities to implement the proposed built form and access arrangement off Nutfield Road will be clearly visible during construction. Operation: From completion users of the road will experience views of the new housing beyond the retained hedgerow for the majority of the route until passing the site access where the new housing with landscaping	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

									will be visible more fully. New 'gateway' features and vernacular architecture denoting an entrance into Nutfield will contribute to a positive feature travelling along the road. Over time the new landscaping (including new tree and hedgerow planting) will help soften and contribute positively to the entrance into the site as the planting matures.			
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Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
 No deviation from this drawing will be permitted without the prior written consent of the Architect.
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.

- Site Boundary
- Accessible Open Space Component
- Development Component
- Integrated Retirement Community Component
- Primary Drive Component

The Components plan is for illustrative purposes only and not a parameter or planning control plan.

Rev	Date	Description	Initials
PROJECT	Nutfield Green Park		
TITLE:	Components Plan		
SCALE:	1:2500 @A1		
DATE:	09/2023		
DRAWING No:	SK 24		
DRAWN BY:	BPV/LL/AA/ATM		

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Introduction

As part of Natural England's responsibilities as set out in the Natural Environment White Paper¹, Biodiversity 2020² and the European Landscape Convention³, we are revising profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

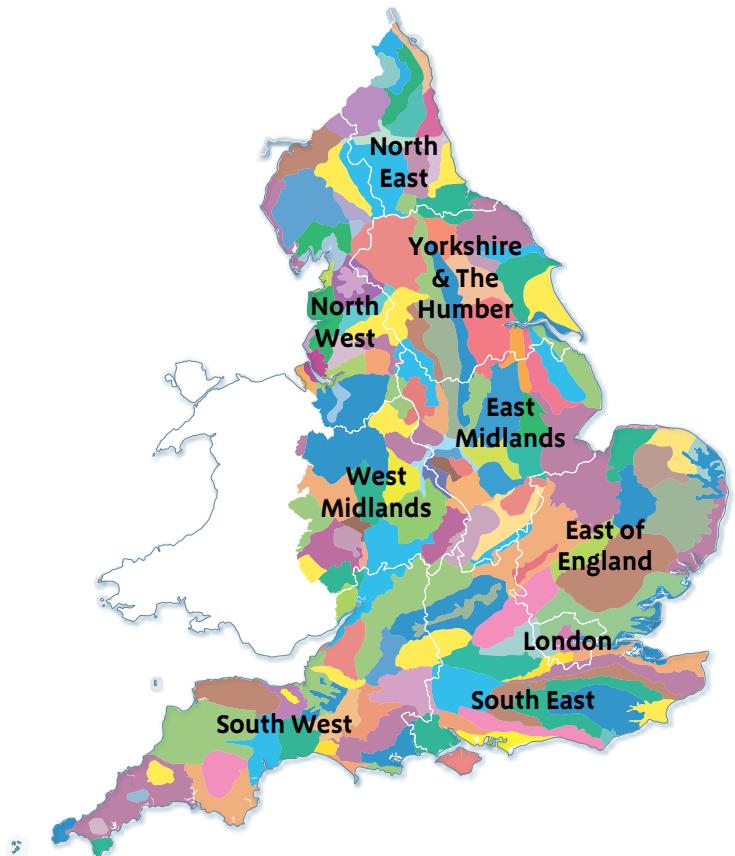
NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change.

Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

NCA profiles are working documents which draw on current evidence and knowledge. We will aim to refresh and update them periodically as new information becomes available to us.

We would like to hear how useful the NCA profiles are to you. You can contact the NCA team by emailing ncaprofiles@naturalengland.org.uk

National Character Areas map



¹ The Natural Choice: Securing the Value of Nature, Defra (2011; URL: www.official-documents.gov.uk/document/cm80/8082/8082.pdf)

² Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, Defra (2011; URL: www.defra.gov.uk/publications/files/pb13583-biodiversity-strategy-2020-111111.pdf)

³ European Landscape Convention, Council of Europe (2000; URL: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>)

Summary

The long, curved belt of the Wealden Greensand runs across Kent, parallel to the North Downs, and on through Surrey. It moves south, alongside the Hampshire Downs, before curving back eastwards to run parallel with the South Downs in West Sussex. Around a quarter of the NCA is made up of extensive belts of woodland – both ancient mixed woods and more recent conifer plantations. In contrast, the area also features more open areas of heath on acidic soils, river valleys and mixed farming, including areas of fruit growing.

The area has outstanding landscape, geological, historical and biodiversity interest. Some 51 per cent of the NCA is covered by the South Downs National Park, Kent Downs Area of Outstanding Natural Beauty (AONB) and Surrey Hills AONB – a testament to the area's natural beauty. The underlying geology has shaped the scarp-and-dip slope topography, with its far-reaching views, but it has also had a significant bearing on the area's sense of place: there are clear links between vernacular architecture, industry and local geology. The heritage assets provide vital connections to the NCA's industrial, military and cultural history, and include distinctive deer parks and more recent 18th-century parklands. Biodiversity interests are represented by internationally and nationally designated sites alongside numerous local sites and other non-designated semi-natural habitats. The internationally designated sites include three Special Protection Areas (SPAs), two Ramsar sites and eight Special Areas of Conservation (SAC), representing the outstanding value and quality of the heathland, woodland, wetland and coastal habitats found within the NCA. In addition, fragments of acid grassland and parkland landscapes add to the overall diversity of habitats.

The south-western part of the area remains essentially rural, with only small market towns such as Petworth and Petersfield, but eastwards from Dorking the character becomes considerably more urbanised, with many towns including Maidstone, Reigate, Ashford and Folkestone. The area forms a major transport corridor, with the M25, M20 and M26 motorways and other major road and rail routes all running through it.

A short coastal stretch extends from Folkestone to Hythe, with a heavily developed hinterland: as a result, most of the coastline is protected by coastal defences. The exception is Copt Point, where the eroding cliffs are designated for their wildlife and geological interest. This part of the coastline is also part of the defined Dover–Folkestone Heritage Coast. The coastline offers a contrasting recreational experience from that associated with the heathlands, wetlands and woodlands of the wider NCA.

Click map to enlarge; click again to reduce.

Development pressures are likely to pose significant challenges within the NCA, with increasing demands on water resources, the landscape, biodiversity and the sense of place. Well planned green infrastructure is likely to play a critical role in both new and existing developments, to bring about a range of economic, social and environmental benefits. The creation of resilient ecological networks will become increasingly important, especially as our climate changes. There are opportunities to strengthen the networks of semi-natural habitats – particularly wetlands, woodlands and heathlands – integrating them into the mixed farmed landscape and taking action to reduce further fragmentation.



Fields near Petworth, West Sussex.

Statements of Environmental Opportunity

- **SEO 1:** Protect and manage the nationally recognised and distinctive character of the landscape, conserving and enhancing historic landscape character, tranquillity, sense of place, and the rich historical and geological heritage of the Wealden Greensand. Enhance access provision where appropriate, to maintain public benefit from and enjoyment of the area.
- **SEO 2:** Protect, manage and significantly enhance the mosaic and connectivity of semi-natural habitats within the mixed farmed landscape – particularly the internationally important woodland and heathland habitats – for the benefit of biodiversity, pollination, soil and water regulation, landscape character and enhanced adaptation to climate change.
- **SEO 3:** Manage and significantly enhance the quality of the characteristic wetland and water environment of the Greensand. This will contribute to sustainable flood risk management, will benefit the regulation of water quality and water availability, as well as enhancing the sense of place, biodiversity, recreation and wetland habitat adaptation to climate change.
- **SEO 4:** Plan to deliver a network of integrated, well managed green spaces in existing and developing urban areas, providing social, economic and environmental benefits, and reinforcing landscape character and local distinctiveness – particularly on or alongside the boundaries of the designated landscapes within the Wealden Greensand.

Description

Physical and functional links to other National Character Areas

The curved Greensand ridge partially encircles the adjoining Low Weald NCA, while its outer edge is rimmed by the chalk outcrops of the North and South Downs, and the Hampshire Downs in the west. The ridge affords far-reaching views over the Low Weald, South Downs and London. In Kent, the ancient coastline reflected in the Lympne Escarpment overlooks the Romney Marshes.

In the south-west the Western Rother joins the Arun, which drains south into the South Downs NCA and on to the coast. In the north-west the rivers Wey and Mole drain north through the North Downs, and into the Thames. Further east the River Medway drains north through the downs, via the Medway Gap, and into the Greater Thames Estuary. The source of both the Upper Great Stour and the East Stour is on the Greensand ridge: these two rivers join to form the Great Stour, which flows north-east through the North Downs and the North Kent Plain. The Kent Lower Greensand groundwater body is considered a major aquifer, important for public and industrial water supply both within and outside the NCA.

Although it is only a short section, the management of the coastal stretch between Folkestone and Hythe influences and is influenced by the coastal stretches in adjoining NCAs (North Downs and Romney Marsh). Sediment supply in the development and denudation of beaches has a critical influence on the rate of coastal erosion and coastal squeeze.

A major transport corridor runs through the eastern part of the NCA, including the Channel Tunnel rail link connecting Folkestone to London.



View north from the Greensand ridge across Thursley Common. The dry heath, dominated by ling and bell heather, supports a wide range of wildlife including uncommon reptiles and rare heathland birds.

Key characteristics

- A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. The Greensand forms escarpments separated by a clay vale: the overall undulating and organic landform – particularly in the west – gives a sense of intimacy to the landscape. Leith Hill in Surrey is the highest point in south-east England.
- There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries. These areas reflect the diverse geology, including the distinctive chalk grassland elements within the East Hampshire Hangers Special Area of Conservation (SAC), the wooded commons ('charts') of East Surrey and West Kent, and conifer plantations.
- Semi-natural habitats include: remnant lowland heathland, mostly concentrated in West Sussex, Hampshire and West Surrey; the wetlands associated with the River Arun in West Sussex; and unimproved acid grasslands found in commons, parklands, heathland and other areas of unimproved pasture.
- Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils. On the clay, hedgerows are dense and species-rich, with occasional standard oaks. On more acidic soils they generally consist of hawthorn and blackthorn, also with occasional oak trees, and often trimmed low.
- Agricultural land comprises a mosaic of mixed farming, with pasture and arable land set within a wooded framework. There is a fruit-growing orchard belt in Kent and also around Selborne in Hampshire.
- The rural settlement pattern is a mixture of dispersed farmsteads, hamlets and some nucleated villages. Large houses set within extensive parks and gardens are found throughout the area.

Continued on next page...



Apple harvest at Blackmoor Estate, Hampshire.

Key characteristics continued

- In the east of Kent, the Wealden Greensand has a gentler and more open aspect than in the wooded west. This part of the area is also more marked by development, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways and railway lines including the Channel Tunnel Rail Link (High Speed 1).
- The local built vernacular includes the use of Greensand, ragstone and, in the west, malmstone, bargate stone, plus dark carrstone patterned in the mortar between stones ('galleting') in Surrey, as well as timber-framing and weatherboarding.
- There are a range of historic landscape features, including field monuments, old military defences, prehistoric tumuli, iron-age hill forts, Roman forts, the Royal Military Canal, small quarries and relics of the iron industry (including hammer ponds). Sunken lanes cut into the sandstone are a historic and characteristic feature, as are older deer parks and more recent 18th-century parklands.
- Surface water is an important feature across the Greensand, with many streams and rivers passing through the NCA: the Western Rother, Wey, Arun, Medway and the Great and East Stour.
- The Greensand ridge meets the coast of Kent between Folkestone Warren and Hythe. While most of the coastal strip is now built up and protected by sea defences, the undeveloped sea cliffs at Copt Point provide important geological exposures, are designated for their nature conservation interest and fall within the Dover–Folkestone Heritage Coast.

Wealden Greensand today

The local character of the Wealden Greensand varies as a result of changes in local topography, soils and land use, but it is unified throughout by the underlying geology and the distinctive springline settlements below the Downs. The scenic beauty and special qualities of the landscape are recognised in the fact that 51 per cent of the area has been designated as protected: the South Downs National Park in the south-west, the Surrey Hills Area of Outstanding Natural Beauty (AONB) to the west and the Kent Downs AONB to the east. Panoramic views across adjoining NCAs are frequent and extensive from the Greensand ridge above the scarp face.



View across Ockley Common.

Overall the NCA has a well-wooded feel, accounting for 25 per cent of the NCA, with extensive areas of woodland, both ancient mixed woods and conifer plantations. Variety is provided by more open areas of heath and acid grasslands on acidic soils, by the river valleys, by the parkland landscapes and by the mixed farming found throughout the area, with marked differences between the western, central and eastern areas.

To the west, in Hampshire, Sussex and West Surrey, the Greensand forms an intimate landscape with a diverse character – from the more or less parallel sandstone ridges to the steep and dramatic scarp slopes, and the rounded clay vales containing river valleys with broad plains. The small pasture fields and linear woodlands of the scarp and ridges give way to larger and more regular field patterns and regular-plan farmsteads – the result of the successive reorganisation and enlargement of farms. This arable landscape of large, geometric fields is encouraged by the light, fertile soils of the Western Rother plain that cuts through the sandstone. It provides a local contrast with the more intimate nature of the sandy soils dominated by small pasture fields. On the higher ground, these sandy soils support some extensive heathland, including two Special Protection Areas (SPA) and three SAC. These heathlands give the landscape an impressive purple hue in mid to late summer, from the darker purples of the bell heather to the soft mauves of the ling/common heather. The species associated with these habitats – such as the Dartford warbler, nightjar, woodlark, amphibians, reptiles and butterflies (including the silver-studded blue butterfly and green hairstreak) – all add diversity to the landscape in sound, colour and texture.

A notable feature of the southern arm of the Wealden Greensand is the Arun Valley, which is designated as an SPA and a Ramsar site: it is a wetland of international importance for waterfowl including shoveler, teal, wigeon and Bewick's swan, which can all be found overwintering at the site. The site is also a candidate SAC for the populations of shining ram's-horn snail that it supports. The Arun Valley is a complex of meadows and ditches that contain many rare plants including cut-grass, true fox-sedge and sharp-leaved pondweed. As well as being botanically important, the nature reserves at Amberley Wildbrooks and Pulborough Brooks are a key resource for access and environmental education within the valley.

Further north and east, from Hampshire and into Surrey, the slopes become steeper and are typically densely wooded: the steep hanger ash, chalk-beech and mixed woodlands of East Hampshire are a locally dominating feature and have been designated as an SAC for their rare woodland composition. These woodlands are also important for the assemblages of invertebrates, plants, bryophytes and birds that they support. Farming is mixed and includes commercial fruit growing near Selborne. Hedgerows tend to mark the boundaries of the small, irregular fields. The intimate, almost secretive, feel of much of the west of the Wealden Greensand is reinforced by the deep, stream-cut gulleys and tree-lined, winding, sunken lanes leading to small settlements built of sandstone or malmstone. This mixed intimate character continues across Surrey, with woodland cover increasing. Surrey is the most wooded part of the area, with a high proportion of ancient mixed wood.

Besides the woodland, the Surrey Greensand is characterised by open rolling farmland. In the south, a traditional farmscape of small fields and thick hedgerows is retained. On flatter land, however, arable use is more prevalent. This area is heavily populated with settlements such as Redhill, Reigate and Dorking.



View along the Lympne escarpment.

The proximity to London and the longstanding affluence of this area are reflected in the numerous notable houses, parks and gardens. This affluence continues to shape the landscape, with some of the farmland given over to smallholdings and recreational uses such as pony paddocks. In many areas, the settlements bring a suburban feel that contrasts with the essentially rural landscape of the south-western end of the NCA.

The main river valley in Surrey is that of the River Wey, which cuts a broad, watery plain with open meadows and typical waterside vegetation (including willow, alder and wet meadows). The Surrey Greensand is particularly important for recreation, as it is easily accessible from London and many of Surrey's major towns. The Wey provides an opportunity for water-based activities, as well as cycling and walking routes along the towpath. The overall landscape, although mixed, is unified by the wooded character engendered by the many woodlands and shaws.

Further east, into Kent and beyond, the dramatic, wooded topography becomes less distinctive: being less wooded, the landscape here does not afford such an impression of intimacy. The area is also more marked by modern human influence, with major towns such as Maidstone, Sevenoaks and Ashford, and numerous communication routes. Notable among the latter are the M25, M26 and M20 motorways, and other major road and rail routes. Generally, the Kent Wealden Greensand in the east is relatively more open with mixed farming. The central area of the belt, near the Medway, where lighter loams occur, is an important commercial fruit growing area. Cobnut production, while much reduced in extent, is still a notable feature around Plaxtol. While orchards have tended to be replaced by arable fields, there is some evidence of new orchard planting occurring on the ridge. The River Medway flows through Maidstone and is a key recreational asset, offering riverside walks and boat trips. Further east,

the Great Stour and East Stour both rise on the Greensand before joining upstream of Ashford and flowing northwards. A key characteristic of this area are the large areas of woodland dominated by sweet chestnut coppice, originally planted to support the hop industry and more recently for use as renewable fuel.



Cliffs at Copt Point.

At its south-eastern extreme, the Greensand forms a notable scarp, formerly a sea cliff, giving extensive views over the Romney Marshes. The NCA meets the coast in Kent, extending from Folkestone to Hythe. Most of the coastal hinterland is heavily developed and protected by sea walls, groynes and shingle beaches – with the exception of Copt Point, where undeveloped, eroding cliffs are designated for their wildlife and geological interest. This part of the coastline forms part of the defined Dover–Folkestone Heritage Coast. The beaches and coastal amenities provide important recreational opportunities and contribute to the local economy.

The landscape through time

The Wealden Greensand NCA follows the outcrop of the Lower Greensand Escarpment of the Wealden Anticline. The oldest rocks in the NCA (bordering the Lower Weald NCA) belong to the Lower Cretaceous Weald Clay Formation, which is in turn overlain by the Lower Greensand Group and the Gault and Upper Greensand Formations. The complete sequence varies in age from approximately 125 to 100 million years old. At this time deposition was occurring in the Wessex Basin, which was enclosed by uplands to the north, west and south. The basin was initially dominated by the fluvial sediments of the Wealden Group (exposed in the Low Weald and High Weald NCAs). The subsequent rise in sea level led to the deposition of the marine Lower Greensand sediments, which include the Atherfield Clay (offshore muds and silts) and the Hythe, Sandgate and Folkestone Formations (shallow marine sands). The Greensand is so-called due to the green mineral glauconite, however this is usually oxidised to more a typical yellow or brown. Another characteristic rock type of the Lower Greensand is the 'rag and hassock' of the Hythe Formation – 'rag' being a hard, sandy limestone and 'hassock' a sand speckled with glauconite. The continued rise in the sea level and the establishment of a deeper sea led to the deposition of the Gault Clay and Upper Greensand. Eventually, the Upper Cretaceous chalk formed the North and South Downs that now surround this NCA.

The collision of Africa with Europe led to a period of mountain-building known as the Alpine Orogeny (from about 65 to 2.5 million years ago), with associated folding and faulting in south-east England that produced the characteristic anticline of the Weald. Although the area was not glaciated during the Pleistocene, it was affected by interglacial and glacial climate changes. Erosion during the tundra-like cold periods produced landslips, in

particular cambering and gullying, between about 135,000 and 12,500 years ago. A number of the gullies have been filled by Pleistocene wind-blown sand and silt known as loess. The nutrient-poor, acid, sandy soils covering the Folkestone and Hythe Beds form a broad escarpment that is often associated with tracts of heaths and commons. The more fertile soils over the Sandgate and Bargate Beds, which have a high lime content, give rise to heavier and wetter soils that are often dominated by pasture. The heavy Atherfield Clay lies below. The Upper Greensand has outcrops of calcareous sandstone ('malmstone') in Hampshire and West Sussex, which was used as a building material. It closely resembles the calcareous Kentish ragstone, which occurs as part of the Lower Greensand at the opposite end of the area. The local architecture is linked to the underlying geology, with Greensand stone giving many buildings a distinctive character and local identity.

The Wealden Greensand has been occupied since the earliest times, with the presence of Palaeolithic flint tools at Oldbury Hill in Kent and traces of a Neolithic hearth at Abinger. On the whole, the generally nutrient-poor Greensand soils have not been as extensively cleared for agriculture as some other areas, and many ancient woodlands have survived – although often in fragmented patches and on steeper slopes. Woodlands throughout the area provided a renewable source of fuel and materials for domestic, agricultural and industrial use. Coppicing trees and shrubs, such as hazel, hornbeam, sessile oak and sweet chestnut, was an important part of the rural economy and also led to the development of a rich woodland flora. Coppice products included fencing materials, firewood, thatching spars, hop poles (mostly sweet chestnut in Kent) and charcoal. In the western part of the NCA, where clay ironstone occurs, coppice woodlands were vital for the early iron industry. This was responsible for the large hammer ponds, like the Waggoners' Wells within the Bramshott and Ludshott Commons Site of Special Scientific Interest (SSSI) in Hampshire.

The wide variation in soil acidity and fertility across the NCA is reflected in the range and diversity of both agriculture and the semi-natural habitats that occur within it. Accordingly, this was essentially an area of mixed farming, with the balance differing locally: fruit growing in Kent, dairying around Petersfield and hop growing around Maidstone. While the NCA remains a mixed farming area today, the balance has shifted, with dairying significantly reduced and hop gardens only functional in very few instances. Areas of fruit (mainly commercial as opposed to traditional), pasture and arable are all still prevalent. Most field patterns still reflect the irregularity of ancient enclosure or enclosure by agreement, with regular Parliamentary-type enclosure generally restricted to late enclosure of heathland.



Kent's last medieval deer park at Knole.

Heathland was very extensive on the Greensand ridge as recently as the 18th century, having developed on the sandy and acidic soils that were maintained as open and grazed landscapes since at least the Bronze Age. Once an important part of the rural economy, heathland provided grazing land, bedding for stock and a source of fuel. As the markets for some of these products declined, so did their place in the rural economy. As a result, much of this former heathland has been built on, converted to more productive agricultural land or forestry plantations, or has suffered due to lack of management, resulting in a dramatic decline over the past century. In other places, the absence of grazing stock and traditional use of heathlands has allowed bracken to spread, and pine, birch and oak trees to become established. These trees have replaced the typical wet and dry heathland plant communities, and a high proportion of the original Greensand heaths are now covered with secondary woodland.

The system of 'common land', whereby groups of people had collective grazing or harvesting rights over an area of land, had much to do with the creation and survival of some important Greensand habitats. Heathland was often common land, as were some of the ancient woodlands. Cattle and sheep grazed the wooded commons, and in autumn these areas provided foraging for pigs. Commoners could also gather firewood from the woods. Such wooded commons (or charts) were mostly found in East Surrey and West Kent. Although much overgrown, the charts of today still display a typical structure and suite of species that are the result of their traditional use.

The Greensand is scattered with landmarks that document the activities of previous centuries and make important contributions to England's heritage. These include Waverley Abbey, remains of the first Cistercian abbey in England, and a series of historic bridges over the River Wey, linked to the remnant water meadow system and thought to have been built by the monks of the

Abbey. The Chilworth Gunpowder Mills also provide a link to a thriving past industry that used water from the Tillingbourne, a tributary of the Wey, to power the mills. For a time, these mills were the only authorised gunpowder producer in Britain. Iron making (using the local ironstone) and Wealden timber (for charcoal) were important industries, with numerous hammer ponds found along the foot of the north-west escarpment. Old quarries (where ironstone, building stone and sand on the heathland areas were all extracted) are features of the landscape and a reminder of the economic value of the underlying geology – as are today's operational mineral working sites.

The woodland provides a backdrop to the many landscaped parks of the area, and has been used by designers such as Lancelot 'Capability' Brown to frame 18th- and 19th-century landscapes. Many of these parkland landscapes remain today. Oast houses are a highly characteristic farm building type associated with the hop industry, and many timber-framed buildings dating from the 15th and 16th centuries survive – including barns and Wealden hall houses ('A type of vernacular medieval timber-framed hall house traditional in the south-east of England').

Settlement across the area is a mixture of dispersed farmsteads and hamlets, and some nucleated villages, often linked by small, deeply sunken lanes through the easily eroded areas of soft sandstone. While the south-western part of the area remains essentially rural, improved transport links from the later 19th century led to increased development of the eastern half as it became a commuter belt. Significant 20th century development has altered the character of much of the area east of Dorking, with the expansion of towns such as Maidstone, Reigate, Ashford and Folkestone, and the development of major transport networks including motorways and the high-speed Channel Tunnel Rail Link.

Ecosystem services

The Wealden Greensand NCA provides a wide range of benefits to society. Each is derived from the attributes and processes (both natural and cultural features) within the area. These benefits are known collectively as 'ecosystem services'. The predominant services are summarised below. Further information on ecosystem services provided in the Wealden Greensand NCA is contained in the 'Analysis' section of this document.

Provisioning services (food, fibre and water supply)

- **Food provision:** An area of mixed farming that produces significant amounts of cereals and other arable crops. Also livestock, including sheep, pigs and cattle, and notably fruit growing and other horticultural crops – particularly in Kent. Includes some of the most productive agricultural land in Kent, where the ridge is less pronounced and the soils are more fertile.
- **Biomass energy:** The existing woodland cover (25 per cent of the NCA) offers significant potential for the provision of biomass through bringing unmanaged woodland under management. The NCA has been identified as having a high potential yield for sweet chestnut coppice, while short rotation coppice is generally medium: central areas around Redhill and Reigate, where lighter loams occur, have been identified as being more suitable⁴.

⁴ Energy crop guidance and yield maps – see: <http://archive.defra.gov.uk/foodfarm/growing/crops/industrial/energy/opportunities/>

■ **Water availability:** The majority of the area overlies post-Carboniferous rock (a sandstone aquifer), with a small area in the west overlying a chalk aquifer. For the area of strata assessed, the quantitative status is considered to be poor⁵. Water availability in both surface waters and the aquifer is under pressure from existing abstractions for public water supply and (to a lesser extent) for industrial and agricultural supply. The Lower Greensand aquifer supports surface water flows and provides base flow to the internationally important wildlife sites of the Arun Valley – SPA, SAC, Ramsar and heathland sites that have water-dependent habitats. The aquifer has an important role in maintaining spring and base flows of rivers; any low flows may damage the ecology of rivers and wetlands.

Regulating services (water purification, air quality maintenance and climate regulation)

- **Climate regulation:** The very acidic sandy and loamy soils include some thin, organic and peaty topsoils that are a store of carbon, associated with the area's remnant heathland habitats. Some of the loamy and clayey flood plain soils are peaty at depth, or include small areas of peaty soils. The woodlands of the NCA also play an important role in climate regulation. However, as many of the soils are droughty sands and coarse loams they generally have a low organic matter content, which could be enhanced by organic matter inputs.
- **Regulating soil erosion:** Freely draining, loamy and/or sandy soils make up 60 per cent of the NCA, and generally carry an enhanced risk of soil erosion on moderately or steeply sloping land where cultivated or bare soil is exposed. This is often exacerbated where organic matter levels are low

after continuous arable cultivation, or where soils are compacted. Wind erosion can also be an issue for many of these soils. The freely draining, sands, silts and coarse loam soils, can be at risk of increased erosion. Loamy and Clayey soils with impeded drainage can be prone to both capping and slaking, and are easily compacted by machinery or livestock if accessed when wet, increasing the risks of soil erosion by surface water run-off. In the south-west of the NCA, steeper sandy soils under arable cultivation are highly prone to erosion.

- **Regulating water quality:** The Water Framework Directive's first river basin management plan classification indicates that the stretches of the rivers that fall within the NCA are of variable quality, as is the groundwater⁵. Three Defra priority catchments – the Arun and Western Rother, the Medway, and the Stour – fall within the NCA. All seek to reduce diffuse pollution from agriculture. Within the Arun and Western Rother priority catchment, steeper, sandy soils under arable cultivation are highly prone to erosion: as a result, the Western Rother suffers from very high levels of siltation. The Medway and Stour catchments are also both prone to sedimentation from soil erosion and phosphate run-off. Water quality is also influenced by the presence of industry and urban development within the NCA.
- **Regulating water flow:** Flooding has been an issue within the NCA and the river catchments more widely. Land adjacent to both the Mole and Wey has been subject to significant flooding in the past, including flooding of urban areas along their course. Most notable is the very significant flooding of Godalming (in the Wealden Greensand) and Guildford (in the adjacent Thames Basin Lowlands NCA) on the course of the Wey in 1968.

⁵ Thames River Basin Management Plan, Environment Agency (2009) (www.environment-agency.gov.uk/research/planning/125035.aspx) and South East River Basin Management Plan, Environment Agency (2009) (www.environment-agency.gov.uk/research/planning/124978.aspx)

Guildford, although outside the NCA, is an area of high risk along the River Wey. Flood plain management in the wider catchment is identified as being a key mitigation measure. Maidstone is identified as an area of moderate risk along the River Medway⁶. Ashford is identified as being at risk from flooding and this risk is likely to increase as a result of climate change.

- Regulating coastal flooding and erosion:** Long-term 'Hold the Line' policies are identified within the Shoreline Management Plan along the relatively small stretch of developed coastline that falls within the NCA between Folkestone and Hythe. The exception of Copt Point (where a policy of no active intervention is applied) will allow the undeveloped cliffs to erode, maintaining their environmental and geological value. For the rest of the stretch, preferred policies of 'Hold the Line' protect buildings, infrastructure and amenities. Identified implications are the narrowing of the intertidal area as a result of sea level rises, with the subsequent loss of fronting beaches – which are an important asset to tourism within the area – as well as a reduction in the long term in the amount of sediment available for downdrift frontages⁷.

Cultural services (inspiration, education and wellbeing)

- Sense of place/inspiration:** A sense of place is provided by the prominent Greensand ridge, which affords many far-reaching views over the Low Weald from the scarp top, as well as by the extremely varied landscape character – a result of the diverse underlying soils and geology, and the overlying land use. Also distinctive are the extensive areas of lowland heathland (in Surrey, Hampshire and Sussex) and ancient woodland, which include the distinctive

hanger woodlands found on steeper slopes (notably in East Hampshire) and the wooded commons or charts characteristic of East Surrey and West Kent. Rivers draining the dip slope (and their associated wetland habitats) further support this varied character, as do the irregularly-patterned fields bounded by hedgerows and shaws, and the traditional fruit-growing areas of Kent. The rural settlement pattern of dispersed farmsteads, hamlets, some nucleated villages and tree-lined, sunken lanes adds to the distinctive sense of intimacy within the landscape in the south-west.

- Sense of history:** The history of this landscape is evident in the predominantly irregularly-patterned fields and in the ancient road network, as well as in the area's prehistoric associations: including bronze-age tumuli near Petersfield and on the higher ground of heathlands in Sussex, iron-age hill forts at Holmbury, Anstiebury and Oldbury Hill, and Neolithic remains at Abinger. Aspects of history that are particularly striking in the landscape are the numerous large houses and designed parklands, including Petworth in Sussex, Knole, and Leeds Castle in Kent, and the traditional vernacular of local sandstone and patterned dark carrstone (known as 'galleting') – most notably in Surrey. The hammer ponds associated with iron workings along the foot of the north-west escarpment contribute to the sense of history and provide links with the area's industrial heritage.
- Tranquillity:** Twenty-seven per cent of the NCA is classified as 'undisturbed' according to CPRE data, a decline from over 60 per cent in the 1960s. Tranquillity is most generally associated with the intimate rural landscape of the south-west (much of which falls within the South Downs National

⁶ River Medway Catchment Flood Management Plan, Environment Agency (2009) (<http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/geso1008bowj-e-e.pdf>)

⁷ South Foreland to Beachy Head Shoreline Management Plan, Environment Agency (2006) (www.se-coastalgroup.org.uk/sf-to-bh-2006/)

Park), in contrast with the more heavily developed eastern and central areas. Tranquillity is nevertheless likely to be associated with the extensive chain of heathlands and ancient woodlands that occur throughout East Hampshire, Surrey and West Kent: these remaining areas of tranquillity are important where development pressures are so high.

Recreation: Recreation and access are supported by 3,315 km of public rights of way, including links to both the North Downs Way and South Downs Way national trails, as well as over 6,700 ha of open access land – around 5 per cent of the NCA. Part of the area to the south-west falls within the South Downs National Park, which seeks to offer wide-ranging opportunities for countryside recreation and access⁸. The Surrey Hills AONB and Kent Downs AONB also have much to offer in terms of recreation within inspiring landscapes. The woodland and heathland landscapes of Surrey and West Kent are particularly important for access, given their proximity to London and other significant urban areas, and also given increasing pressure for public recreation – particularly cycling and walking. The coastline offers a further recreational resource, as do the NCA's rivers – some of which are navigable, and are host to a range of water-based activities. These recreational opportunities offer benefits to physical and mental health, and to local economies, but there is a need to manage their impact on sensitive sites, where the ecology of these areas is at risk from significant footfall or from potentially damaging activities.

Biodiversity: The NCA supports a variety of habitats and species. There are over 26,500 ha of Biodiversity Action Plan (BAP) priority habitat, covering around 18 per cent of the NCA. This includes lowland woodland (lowland mixed deciduous woodland (5,628 ha) and lowland beech and yew woodland (2,713 ha); lowland heathland (5,557 ha) and wetland fens (3,518

ha); wet woodland (2,936 ha); and coastal and flood plain grazing marsh (1,302 ha). The NCA has a number of international designations, with three SPAs, ten SAC and two Ramsar sites, indicating the area's contribution to international biodiversity.

Geodiversity: The geodiversity of the Wealden Greensand NCA is of great importance. There are 18 SSSIs designated for their geology and 27 Local Geological Sites encompassing Cretaceous and Pleistocene geology, including classic exposures of Lower Greensand, Gault Clay, windblown sands or loess, and landslip features. Disused quarries and road cuttings are particularly important, as are the dramatic coastal sections of Folkestone Warren. The ridge itself gives spectacular views across the Low Weald, and Leith Hill is the highest point in Surrey. Key landscape features include the Devil's Punch Bowl at Hindhead and the Lympne Escarpment on the boundary with the Romney Marshes. As well as being of great importance in its own right, the geology is of fundamental importance to biodiversity. The complexity of the geology and soils has led to great variation in the vegetation that it supports. There are also clear links between traditional building materials and industries, which have been supported by the local geology; for example, ironstone was important in early iron production in the area.

⁸ *The South Downs Management Plan, 2008–2013*, South Downs Joint Committee (2008) (www.southdowns.gov.uk/about-us/key-documents)

Statements of Environmental Opportunity

SEO 1: Protect and manage the nationally recognised and distinctive character of the landscape, conserving and enhancing historic landscape character, tranquillity, sense of place, and the rich historical and geological heritage of the Wealden Greensand. Enhance access provision where appropriate, to maintain public benefit from and enjoyment of the area.

For example, by:

- Protecting the intimate rural character of the south-west of the NCA (part of the South Downs National Park) and the special qualities of the Kent Downs AONB and Surrey Hills AONB, working in partnership to identify management opportunities in accordance with the respective management plans.
- Conserving and enhancing the rural settlement pattern of dispersed farmsteads, hamlets and nucleated springline and riverside villages, and the network and character of ancient, winding, tree-lined, sunken lanes in the west, through sensitive planning and development control. This will benefit the landscape character, tranquillity and the sense of place and history. The management of trees alongside sunken lanes will maintain and enhance their botanical interest.
- Using an understanding of the area's traditional and historical architecture, its distinctive local materials (timber-framing with weatherboarding, Greensand, ragstone and, in the west, malmstone) and its patterns of settlement, to inform the appropriate conservation and use of historic buildings, and to plan for and inspire any new development so that it makes a positive contribution to local character.
- Maintaining and enhancing rights of way and open access throughout the area, improving links especially to the North Downs Way and South Downs Way national trails, and to towns and villages. Developing new permissive access to historical sites and quality green space as part of a cohesive network of inspiring access provision. Increasing the benefits of these routes for biodiversity, health and local businesses, and ensuring full compatibility with agriculture. Enhanced access permission will not be appropriate in all instances and needs to be balanced to ensure that areas that are particularly vulnerable to disturbance from recreational pressures are not compromised.
- Promoting sustainable tourism initiatives that help to reduce car dependency and can accommodate high visitor numbers while conserving the landscape and its tranquillity. Managing the impact of increased visitor numbers to sensitive sites.
- Restoring and creating broadleaved woodlands surrounding major transport corridors and urban areas to help reduce noise, light and air pollution, and to maintain and enhance the pockets of tranquillity.
- Maintaining the sense of intimacy within the landscape and the expansive views over the Low Weald, South Downs and London from the scarp tops.

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Statements of Environmental Opportunity

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- Conserving, managing and enhancing the nationally important and locally characteristic geodiversity, including the undeveloped sea cliffs between Folkestone Warren and Hythe, plus inland exposures of Upper Greensand in Hampshire and West Sussex, and the ragstone exposures of the Lympne Escarpment in Kent.
- Maintaining and enhancing access to geodiversity, providing educational and research opportunities, and linking communities with their local heritage, including through the sensitive restoration of redundant quarries, exploiting their biodiversity, recreational and geological potential.
- Restoring and managing the nationally important parklands (for example at Knole), the more recent 18th-century parklands and designed landscapes (as at Petworth), and the wood pasture habitats. Management works should be prioritised and informed by an assessment of the historic design, use and significance of the parkland.
- Supporting local initiatives for the restoration of traditional orchards and hop gardens that are characteristic of Kent, and parts of Hampshire and Surrey. Using and promoting local fruit varieties where viable, and where this provides links to our heritage and sense of place, and maintains genetic diversity.
- Protecting the integrity of earthworks and monuments (including numerous bronze-age tumuli on the higher ground of the Sussex and Surrey heathlands, and prominent iron-age hill forts such as at Holmbury, Anstiebury and Oldbury Hill) through appropriate management, including the reversion of arable to grassland, scrub removal and protecting sites from erosion.
- Conserving and improving the management of historical landscape features such as relics of the iron industry (including hammer ponds) and water mills. Conserving and restoring historic buildings including oast houses and timber-framed barns, while promoting opportunities for access, education and sensitive interpretation at historic sites.

SEO 2: Protect, manage and significantly enhance the mosaic and connectivity of semi-natural habitats within the mixed farmed landscape – particularly the internationally important woodland and heathland habitats – for the benefit of biodiversity, pollination, soil and water regulation, landscape character and enhanced adaptation to climate change.

For example, by:

- Protecting the distinctive beech and ash hanger woodlands of Hampshire on the steep chalk and Upper Greensand escarpment, including the East Hampshire Hangers SAC, supporting the continued small-scale management on the difficult scarp slopes and buffering the woodlands through appropriate land management options on adjoining land. These woodlands provide important links to the surrounding landscape, and so any opportunities to enhance their connectivity to other habitats should be maximised, integrating them into the wider farmed landscape and enhancing adaptation to climate change while benefiting biodiversity and the sense of place and history.
- Restoring and managing the extensive belts of ancient mixed woodland throughout the rest of the NCA, including the sessile oak woods on the acid, sandy soils of Surrey, West Sussex and Kent, the pedunculate oak woods with hazel coppice on the heavy Gault Clay, and the ash woodland on lime-rich Kentish ragstone outcrops. (Consideration must be given to those trees that may have been affected by ash die-back disease, adapting to the implications through a combination of selection, propagation and planting of resistant ash trees, and diversifying as appropriate.) Ancient mixed woodland should be significantly expanded on steeper slopes, helping to prevent soil erosion, especially within important valley catchments such as that of the Western Rother.
- Promoting opportunities for productive woodland management, to support existing markets for local wood products (including wood for fuel) and to encourage new ones. Where smaller woodlands form part of the mixed farm mosaic, seeking to integrate their management into the wider farm business.
- Maintaining or (where appropriate) restoring stock grazing in parks and wood pastures, and stimulating the re-introduction of traditional tree and woodland management (including pollarding, the encouragement of new tree generations and the restoration of woodland glades), benefiting biodiversity, and the sense of place and history.
- Managing and monitoring the threats posed by tree diseases and pests, and planning for climate change, researching appropriate species mixes to create robust and resilient woodlands.
- Restoring hedgerow boundaries and shaws, especially where they will help to impede cross-land flows (and thus further aid the regulation of water quality), maintain the predominantly irregular field pattern to benefit cultural heritage and the sense of place, improve the landscape character, and help to create a robust, interlinked wildlife network with enhanced resilience to climate change.

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- Working with landowners to integrate arable habitats into the farming system. Encouraging the uptake of measures such as conservation headlands, low-input cereals and resource protection options on the sandy soils (such as grassland buffer strips) – to optimise the multiple benefits for biodiversity, water and soil regulation, and pollination services.
- Restoring the dry, humid and wet lowland heathlands (including large areas with SPA and SAC designation) through remedial work, including scrub and bracken management, and targeted conifer removal. This will enhance the adaptation of this important resource to climate change and will maximise the benefits for biodiversity. Where appropriate, considering opportunities for heathland creation, to improve connectivity of habitats and to allow for corridor management for the movement of species.
- Seeking to work with communities to reconnect them with their local heathland and common land habitats and to explore a combination of new and traditional management practices (such as stock grazing). This will help to create and maintain the structural diversity needed to support the range of plants and animals associated with these habitats. Appropriate management will also be needed to control invasive species.
- Managing woodland adjacent to heathland to help filter views of development beyond, enhancing habitat diversity while also allowing for species migration. These woodland belts can provide a robust recreational space close to where people live, and can help to relieve pressure on and buffer the more sensitive heathland habitats.
- Working in partnership to stimulate new markets for heathland products, providing a market driver to encourage and maintain viable and sustainable heathland management.
- Managing heathlands to maintain their ecological interest, while providing for the needs of the local communities and visitors. When considering changes to management practices, land managers should ensure that there is an engagement strategy in place and that this is implemented at an early stage of any decision-making process. The experience and understanding of the user should be enhanced through a variety of methods, including sympathetic interpretation and education, and the creation of local volunteer and 'friends of' groups. It may be appropriate to manage access so as to reduce disturbance, through the creation of 'desire lines' and the careful siting of gates and signage to create a visible route. In some cases, alternative access provision on less sensitive sites nearby might be feasible.
- Restoring and enhancing unimproved acid grasslands in parklands, on commons and on golf courses. Maintaining localised bare sand habitats on the Greensand ridge that support nationally rare wildlife species, to further protect and enhance biodiversity, while benefiting the sense of place and history.

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SEO 2: Protect, manage and significantly enhance the mosaic and connectivity of semi-natural habitats within the mixed farmed landscape – particularly the internationally important woodland and heathland habitats – for the benefit of biodiversity, pollination, soil and water regulation, landscape character and enhanced adaptation to climate change.

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- Improving the ecological connectivity of woodlands, heathlands, copses, grasslands, road verges, hedgerows and wetlands, strengthening the overall network of habitats, reducing fragmentation and improving the permeability of the landscape for species movement. This ecological connectivity should extend out from the NCA and link with adjoining areas, creating a coherent suite of quality habitats.
- Creating a mosaic of semi-natural woodland, grassland and wetland habitats that assimilate disused mineral workings and landfill sites into the landscape, while providing new wildlife havens and recreational space.

SEO 3: Manage and significantly enhance the quality of the characteristic wetland and water environment of the Greensand. This will contribute to sustainable flood risk management, will benefit the regulation of water quality and water availability, as well as enhancing the sense of place, biodiversity, recreation and wetland habitat adaptation to climate change.

For example, by:

- Restoring, expanding and re-connecting important wetland habitats within flood plains (particularly of the Arun – including Amberley Wildbrooks – the Western Rother, flood plain grazing marsh, wet lowland meadows, reedbeds, lowland fens and wet woodlands of willow and alder), to improve adaptation to climate change, enhance biodiversity and landscape character, while improving water quality and water storage, for the benefit of flood alleviation and aquifer recharge.
- Restoring natural river geomorphology where this is viable and where it is of particular benefit to biodiversity, including to fish populations. Bringing rivers back into continuity with their flood plains, and re-establishing backwaters as a refuge for aquatic species in times of drought. Allowing the seasonal inundation of wetlands and flood plain pastures as part of flood alleviation measures. This reflects the policies of the Catchment Flood Management Plans, as well as being essential to sustaining wetland habitats.
- Creating and maintaining low-input grasslands in river valleys and where this can bring significant benefits for water quality, along with low-input grasslands and wide grass buffer strips on sandy soils that are susceptible to erosion. Locating buffer strips to run across slopes and on either side of watercourses, to intercept sediment and associated nutrients – particularly within the Defra priority catchments of both the East Stour and the Arun and Western Rother, and the valleys of both the Medway and Wey – to aid improvements in water quality. Encouraging good soil management, including increasing organic matter content to enhance the structural condition of the soil, and improving water-holding capacity and water infiltration to aid aquifer recharge.
- Maintaining and restoring the numerous manmade lakes and ponds for the benefit of biodiversity, the landscape, the historic environment and water storage, to reduce runoff and soil erosion.
- Maintaining areas of tranquillity within the river valleys; deeply tranquil areas are still present, particularly in the extensive wetland areas of Amberley Wildbrooks, in the west.
- Ensuring that the ditch systems and wet grasslands (which support a rich ditch flora and attract nationally important populations of winter birds) are appropriately managed to maintain their biodiversity value as core sites.
- Conserving the historic bridges and heritage features of the flood plain landscapes, benefiting the sense of place and history.
- Enhancing the recreational assets of the wetland environment, including its aesthetic qualities, any water-based activities, and walking and cycling routes along the river corridors. This will provide benefits for local communities and tourists as local access networks are maintained and enhanced, while also benefiting health and wellbeing.
- Encouraging sustainable water use – both within and outside the boundaries of the NCA, and across sectors – to protect the sandstone aquifer from over-abstraction and to mitigate the negative impacts of low river flows on biodiversity (particularly on the internationally important wetland and heathland sites), while improving resilience to climate change.

SEO 4: Plan to deliver a network of integrated, well managed green spaces in existing and developing urban areas, providing social, economic and environmental benefits, and reinforcing landscape character and local distinctiveness – particularly on or alongside the boundaries of the designated landscapes within the Wealden Greensand.

For example, by:

- Where appropriate, creating areas of broadleaved woodland (under coppice management where possible) around towns to provide a buffer to new development. Providing local recreational opportunities that divert pressures from the SPA and SAC designated areas of heath, helping to provide climate change adaptation, flood alleviation, enhanced landscape character and biodiversity benefits.
- Creating enhanced areas of new – and improving any existing – multifunctional natural green space, including community food gardens, orchards, and extensive wetlands that form part of sustainable urban drainage systems. These link into the heart of urban areas and provide sustainable recreational links into the wider countryside as part of green infrastructure planning. They will help to meet Accessible Natural Greenspace Standards (ANGSt), and ensure that developments retain soil functionality, as much as possible and do not have a negative effect on flood risk within the NCA.
- Ensuring that development and its associated infrastructure (including light, noise and air pollution), does not intrude on the rural landscapes or the special qualities of adjacent protected landscapes (the South Downs National Park, the Kent Downs AONB and the Surrey Hills AONB) conserving remaining areas of tranquillity.
- Promoting the use of sustainable and locally sourced materials, vernacular building techniques and styles, and existing landscape character, to inform design and ensure integration with the surrounding landscape.
- Developing a strategic approach to green infrastructure across the NCA and its boundaries, to take account of the existing urban areas and areas of growth. Planning a network of green spaces across the urban areas, urban fringe and adjacent countryside, which can result in multiple benefits for the environment and communities.

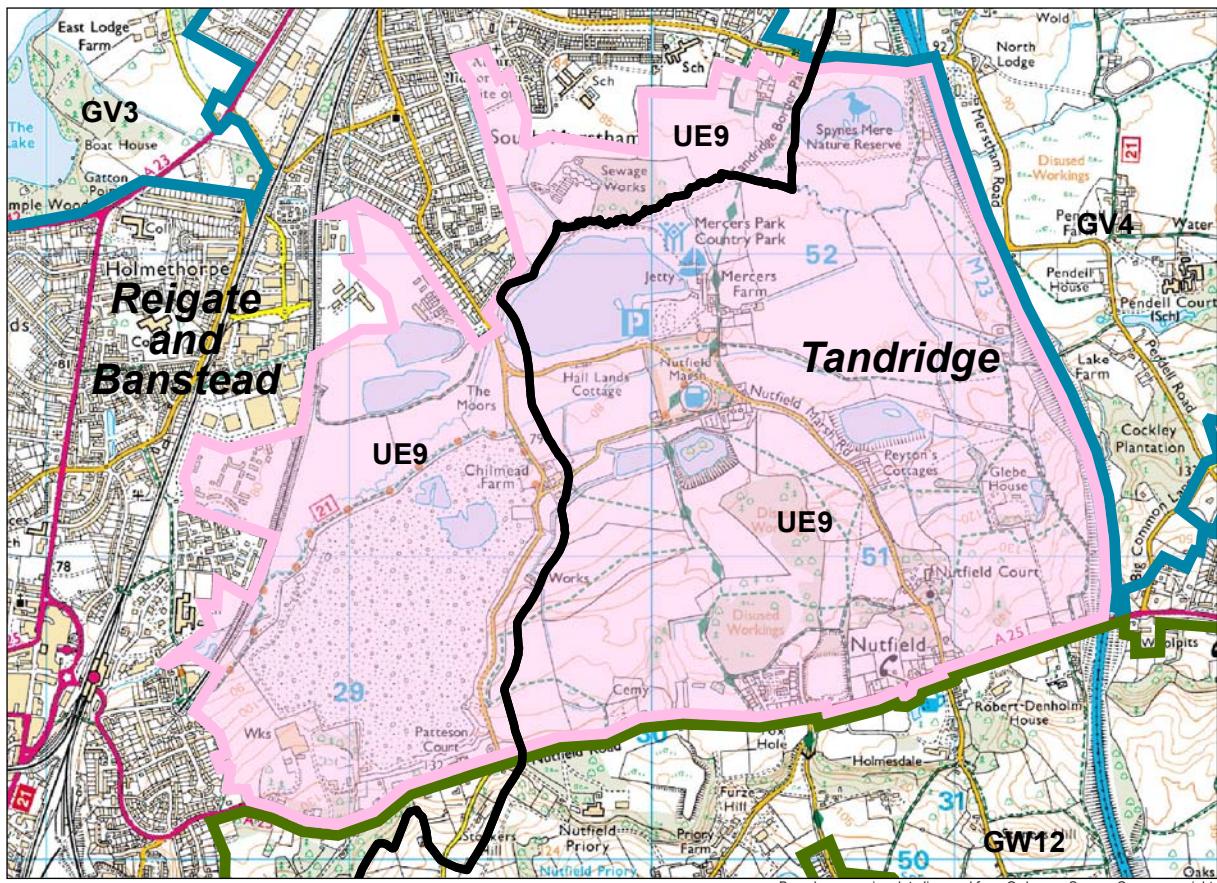
LANDSCAPE TYPE UE: UNIQUE AREAS ON THE EDGE OF URBAN AREAS

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.