1.1 Bletchingley lies towards the western part of Tandridge, approximately 4km south of Caterham. Godstone is approximately 2km to the north-east and South Nutfield is a similar distance to the south-west. The village is located along the A25 road, the M23 motorway is nearby to the west, but there is no junction between the road and motorway.

1.2 Bletchingley is located on the northern edge of the Greensand Hills, underlain by sandstone and mudstone. Although detached from the Surrey Hills AONB to the north, the Greensand Hills form a distinctive east-west band across the District and are a candidate area for inclusion within the AONB.

1.3 The majority of Bletchingley is located towards the top of the undulating north facing slope which rises to meet the top of the Greensand Hills to the south. The historic core of the settlement, along with its numerous listed buildings and conservation area, is focused along what is now the A25, adjacent to the crossroads formed with Church Lane and Outwood Lane.

1.4 Bletchingley has expanded to a limited degree over time, largely on the northern side of the A25. More recent extensions of housing is located on slightly lower ground which starts to descend towards the Greensand Valley, which runs east-west between the North Downs and the Greensand Hills. Field boundaries are generally well vegetated, including tree belts and hedges, which provide containment locally. It’s on this northern edge of the settlement that sites BLE016, BLE020 and BLE019 are located. BLE016 and BLE020 are to the west of the crossroads, and BLE019 is to the east of the crossroads and partially abuts the A25 at the south-eastern corner of the site.

1.5 An isolated finger of settlement has extending south along the Outwood Lane for about half a mile into the Greensand Hills. Separated from Bletchingley by a limited number of fields, including the cricket ground is a relatively modern area of settlement at White Post.

1.6 Detached from Bletchingley and located approximately 1km to the north, within the Greensand Valley, is site ENA30 along a rural lane through the small hamlet of Brewer Street. Sites BLE009, BLE011 and BLE012 are approximately 3km to the north-west of Bletchingley and are situated in the hamlet of Warwick Wold, which although located within the Surrey Hills AONB are within the vicinity of the M25/M23 motorway junction.
Site Visibility (see accompanying photograph above):

1.1 Site **BLE016** is a garden site within a conservation area. Views are mostly localised although there is some limited intervisibility to the north with the AONB.

1.2 Views from the south are restricted by boundary vegetation, however there are some glimpses from housing along Stychens Lane, see Photograph above.

1.3 Views to the east and west are restricted by dense boundary vegetation.

1.4 The northern boundary is formed by a well used lane which is designated as a footpath. There are views of the site from the footpath, and intervisibility with the AONB through the gap in the hedge line formed by the access gate.

1.5 Overall, the visual sensitivity is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Slight** sensitivity x **Moderate** value = **Medium/High** landscape capacity

2.2 This is a garden site attached to the northern edge of Bletchingley, with housing on three sides and limited views in, site **BLE016** is of slight sensitivity.

2.3 However due to it being within the Bletchingley Conservation Area, the site is judged to have an overall Moderate value. This results in a medium/high landscape capacity for housing development, provided views and potential for mitigation are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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<thead>
<tr>
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<td>3</td>
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</tbody>
</table>

The site is a large garden consisting of mown grass and tennis court. There is a mixture of boundary hedges, including clipped ornamental hedges and a more natural hedge along the north boundary.

No ecological features identified.

The site is outside the settlement boundary, but with general built up north surrounded by houses or back gardens on most sides, would not set new precedence.

The site has no contribution to separation between settlements.

This is a generally well contained, inward looking site.

The site is generally well contained but some limited intervisibility with AONB to the north through a gap in northern boundary for access gate.

North west corner elevated and existing house can be glimpsed over/through winter vegetation from adjacent lane/footpath.

Maintain/enhance boundary/vegetation, particularly along north boundary.

**SLIGHT**

### Landscape Value:

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<tr>
<th>Landscape designations</th>
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<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
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<td>1</td>
<td>2</td>
<td>2</td>
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</tbody>
</table>

The site is within the current extent of the AGLV.

The north west corner of the site is slightly elevated compared to adjacent lane, but unremarkable large garden.

The site is part of historic core of the village with the Conservation Area.

Surrey Historic Landscape Characterisation:
8. SETTLEMENT RELATED

806. Village or hamlet (pre-1811 extent)

The site is on a very limited part of the setting to the AONB.

The site forms part of the setting to the conservation area, which it is within, and forms part of the boundary setting to Poplar House to the immediate south which is Grade II listed.

There is no informal or formal public access into the site.

Footpath 506 runs past the site to the north.

The site is a large suburban garden.

**MODERATE**
Site Visibility (see accompanying photographs above):

1.1 Site **BLE020** is a large rural site on the edge of Bletchingley. It slopes to a valley feature and the visual envelope extends to the Surrey Hills AONB to the north.

1.2 A public right of way, Footpath 506 forms the southern boundary. There are views of the site through gaps in vegetation, as well as views from housing around the boundaries to the south and east. Housing which backs onto the footpath are within the Conservation Area. Boundary hedges along the western boundary restricts views into the site.

1.3 The land slopes down towards a valley formation towards the north. There are views into the site from the Golf Course to the north and east, as well as from the public right of way through the site, Footpath 151. There are wider, long distance views from the Surrey Hills AONB. See photograph 47.

1.4 Overall, the visual sensitivity is judged to be Substantial. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Substantial sensitivity \( \times \) Substantial value = Negligible/Low landscape capacity

2.2 A large open rural site, where development would not be consistent with the settlement pattern of Bletchingley and has intervisibility with the AONB, **BLE020** has a substantial sensitivity.

2.3 This site also falls within the current extent of the Area of Great Landscape Value and contributes to the Bletchingley Conservation Area. It is additionally a locally valued open space. This results in a low landscape capacity for housing development, and development in this area would have a significant detrimental effect on the character of the landscape.
### Landscape Sensitivity:

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The site is a large field site to the north of Bletchingley, with Golf Course to the north. It has a mixture of clipped and overgrown boundary hedges, includes small copse in dip to north. Consists mainly of mown grass. Limited young hedge planting along northern boundary with golf course.

The site consists mainly of meadow grassland. The site descends slightly further north and down into minor valley feature than adjacent settlement. The main body of the site has existing settlement to east and west, and is partially attached to the settlement boundary. The site has no contribution to separation between settlements. The site forms part of undeveloped north setting to Bletchingley, and is open to view from AONB chalk ridge. The site is open to view from AONB chalk ridge to north, and overlooked by housing to south, east and west. The site is visible from conservation area to south, and there is intervisibility with listed church tower. Maintain north half of site as open space/woodland, supplemented with new planting to help obscure site from sensitive views to north. Levels an issue leading edge of development very exposed.

**SUBSTANTIAL**

### Landscape Value:

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<td>5</td>
<td>4</td>
<td>3</td>
<td>22</td>
</tr>
</tbody>
</table>

The site is within the current extent of the AGLV, and there are visual links to the AONB. The site is adjacent to the conservation area to the south. The site is a sloping field with visual links to north, but not overly distinctive. The site forms a visual link between AONB and conservation area.

The site is a small arable field with visual links to north. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extant) The site forms a small arable field with visual links to north. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extant) The site forms part of the wider setting to listed buildings, in particular St. Mary the Virgin Church which is Grade I listed and is connected to the north of the site by public rights of way. The site is edged by public footpaths to north. There is no formal public access within, but the site is popular with dog walkers using it informally. The site is edged by public footpaths to north. There is no formal public access within, but the site is popular with dog walkers using it informally. This is a pleasant pastoral field borrowing view of chalk scarp to the north. M25 traffic is visible to north, and the site is overlooked by settlement, which limits tranquillity and remoteness.

**SUBSTANTIAL**
Site Visibility (see accompanying photograph above):

1.1 Site BLE019 is a garden/field site, to the east of Bletchingley Village. It is well contained by vegetation although there is some intervisibility with the AONB.

1.2 Views from the golf course to the north of the site are restricted by dense boundary vegetation.

1.3 There are filtered views into the site from

1.4 To the north there are filtered views in from Kenley Aerodrome.

1.5 There are views from the east, from housing which overlooks the site on Rosebriars, Hillhurst Gardens and Collard Close. There are open views from Victor Beamish Avenue and the Plymouth Brethren School site.

1.6 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 BLE019 has a moderate landscape sensitivity and value. The site is therefore judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, including the conservation area. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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</table>

The site is mainly mown grass, with a mixture of boundary features including some hedgerows, some dilapidated areas. 50% wooded and scrub to south.

No ecological features identified.

The site is on the east edge of settlement and attached to the settlement boundary.

The site forms part of the gap between the main part of Bletchingley and the settlement to the east. There is no intervisibility.

Largely inward looking.

The site is largely contained with limited intervisibility with the AONB slope to the north through gap in boundary vegetation.

There are filtered views from nearby dwellings.

Maintain and enhance boundary and internal vegetation.

Retention of woodland is very important to maintaining separation setting and appropriate edge to settlement. MODERATE

### Landscape Value:

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</table>

The site is within the current extent of the AGLV.

The site contains part of the conservation area, and is adjacent to Court Lodge Farm House and the Timber Barn which are Grade II listed.

A generally unremarkable site of fields and tree cover.

The site is within the historic part of Bletchingley Heath and its Conservation Area.

Surrey Historic Landscape Characterisation:

10. RECREATION
1006. Golf courses – farmland origin
And a part of:
7. VALLEY FLOOR AND WATER MANAGEMENT
701. Miscellaneous valley floor fields and pastures

The site has a limited contribution to setting of the AONB and is part of wider setting to listed buildings, Court Lodge Farm House and the Timber Barn which are Grade II listed.

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There is no informal or formal public access into the site, although there is a public rights of way network and a golf course locally.

Enclosure gives a degree of remoteness but limited by nearby urban influences. MODERATE

The site is within the historic part of Bletchingley Heath and its Conservation Area.

Surrey Historic Landscape Characterisation:

10. RECREATION
1006. Golf courses – farmland origin
And a part of:
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1006. Golf courses – farmland origin
And a part of:
7. VALLEY FLOOR AND WATER MANAGEMENT
701. Miscellaneous valley floor fields and pastures

The site has a limited contribution to setting of the AONB and is part of wider setting to listed buildings, Court Lodge Farm House and the Timber Barn which are Grade II listed.
Site Visibility (see accompanying photograph above):

1.1 Site ENA30 is an existing commercial site, within a Conservation Area to the north of Bletchingley Village. There is partial screening from vegetation and buildings along Brewer Street, however there are open views from the east.

1.2 From Brewer Street to the west there are views into the site via entrances. This includes glimpses from the garden belonging to Brewer Street Farm which is Grade I listed, due to its ‘exceptional interest’.

1.3 Views from the north are limited as vegetation along the stream restricts views. However, glimpsed views are possible through the hedges from Place Farm Road and its Farmhouse which is Grade II* listed due to its ‘particularly importance with more than special interest’. From Footpath 150 to the east, the site is detectable in the view, although it is set low in the landscape with trees surrounding.

1.4 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

2.1 The landscape capacity for commercial development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity $\times$ Moderate value $=$ Medium landscape capacity

2.2 Currently used as a commercial site, but with open views especially from the east, ENA30 has a moderate sensitivity.

2.3 As the site is within a Conservation Area, and currently within the Area of Great Landscape Value, the site also has a Moderate Value. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement, including the conservation area. Other evidence relevant to the site's suitability for development should also be considered.
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<td>15</td>
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</table>

- A current commercial site which is mainly hard standing and commercial buildings, but includes a domestic garden and some tree cover and planting internally.
- The boundaries are formed by properties along the road to the west. A stream and shrubs to north and a broken line of deciduous trees along south and east boundaries.
- Grade 3 agricultural land.
- The site is adjacent to a stream.
- The site is detached from settlement, but existing commercial use associated with adjacent small group of dwellings not uncommon in the rural landscape.
- The site has no contribution to separation between settlements.
- The site forms a limited part of the wider valley between the AONB and Greensand Hills.
- The site is detectable in the view, but set amongst tree cover and other buildings, therefore is not prominent in views from the AONB. It forms a small part of the foreground when viewed from the south with North Downs forming a backdrop beyond. Likely to be glimpsed from surrounding properties, including Grade I house.
- Gaps in boundary vegetation to eastern and northern edges of site allows views into the site from length of footpath to the east, but otherwise well contained. Potential for glimpses of the site from south facing window of Place Farm (Grade II* listed) through intervening roadside hedges.
- Enhance existing boundaries, particularly in relation to conservation areas.
- MODERATE

# Landscape Value:

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<td>17</td>
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</tbody>
</table>

- The site is within the current extent of the AGLV, and close to the AONB.
- 6 Brewer Street is a Grade II listed building within the site.
- The site contains large sheds typical agricultural buildings, associated with adjacent dwellings not uncommon in the area or distinctive.
- Surrey Historic Landscape Characterisation:
  1. FIELD PATTERNS/ SYSTEMS
  114. ‘Prairie’ fields (large enclosures with extensive boundary loss)
  Within Conservation Area
  Listed building within site and close to Grade I listed Farm House on Brewer Street
  Brewer Street has associations with Anne of Cleves.
- The site forms part of southern setting to the AONB.
- Contains grounds of 6 Brewer Street which is Grade II listed.
- Contributes to the setting of the Grade I listed building Brewer Street Farm House.
- There is no informal or formal public access into the site. However, there is a public rights of way network around the site with views of the site, especially from the east.
- The site is partially enclosed, and adjacent to rural buildings. Scenic beauty, tranquillity and remoteness are low due to human influence including commercial use.
- MODERATE
Site Visibility (see accompanying photographs above):

1.1 Site BLE009 is a field to the south of Rockshaw Road in the Surrey Hills AONB, situated to the north of the M25. It has dense boundary vegetation meaning that its visual envelope is very localised, although there are glimpsed views to the north where the land slopes up.

1.2 Rockshaw Road runs along the northern boundary of the site. Glimpsed views are possible over fence boundaries, as well as glimpses from the field which slopes upwards to the north. There are localised views of the site from the properties to the east and west of the site.

1.3 There are views of the boundary trees from the footpath to the south west of the site. Intervisibility with the wider AONB and Candidate AONB to the south are prevented by the trees along the southern boundary of the site.

1.4 Overall, the visual sensitivity is judged to be Slight. This rating feeds into the following overall sensitivity assessment table.

Landscape Capacity:

2.1 The landscape capacity for Traveller Community use of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

- **Moderate** sensitivity x **Slight** value = **Medium/High** landscape capacity

2.2 A sloping field within the AONB, situated to the north of the M25, site BLE009 is detached and distant from nearby settlement which gives it a moderate sensitivity.

2.3 However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for use by Travellers, provided considerations such as the settlement pattern, are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
The site is a small rectangular field south of Rockshaw Road between two detached housing plots, with gardens bordering to the east, south and west. The eastern boundary is a wooden fence with coniferous trees along it. To the west is a hedge, post and wire fence and coniferous trees along. To the south is a wooden fence and a mixture of coniferous and deciduous trees. To the north is a wooden fence boundary to the road. The land has been grazed recently, but has no horses at present. There are nettles, docks and brambles around the edges of the field.

There is sycamore and horse chestnut on site, and the trees along the roadside are mature.

Development on the site would be inconsistent with nearby settlement patterns as it is detached and distant from the nearest settlement at South Merstham, Bletchingley and Caterham Valley.

Dwellings in this location are detached and scattered.

The site has no contribution to separation between settlements.

The site is part of the rural continuum and forms part of the pattern of small fields with wooded boundaries.

The dense boundary vegetation makes a contribution to the surrounding dwellings, lanes and fields.

There are glimpsed views of the site from the wider AONB to the north of the site. There are localised views from houses east and west.

The boundary vegetation is tall and dense which means that the site is well contained and wider views are restricted.

There are views of the site boundaries from Footpath 167 to the south.

Visual effects on the wider AONB to the north due to the sloping topography need mitigation.

The vegetation along the eastern boundary would need to be enhanced.

Retain the existing boundary vegetation in order to maintain the existing screening.

The site is a small rectangular field, south of Rockshaw Road between two detached housing plots, with gardens bordering to the east, south and west. The eastern boundary is a wooden fence with coniferous trees along it. To the west is a hedge, post and wire fence and coniferous trees along. To the south is a wooden fence and a mixture of coniferous and deciduous trees. To the north is a wooden fence boundary to the road. The land has been grazed recently, but has no horses at present. There are nettles, docks and brambles around the edges of the field.

There is sycamore and horse chestnut on site, and the trees along the roadside are mature. Development on the site would be inconsistent with nearby settlement patterns as it is detached and distant from the nearest settlement at South Merstham, Bletchingley and Caterham Valley. Dwellings in this location are detached and scattered. The site has no contribution to separation between settlements. The site is part of the rural continuum and forms part of the pattern of small fields with wooded boundaries. The dense boundary vegetation makes a contribution to the surrounding dwellings, lanes and fields. There are glimpsed views of the site from the wider AONB to the north of the site. There are localised views from houses east and west. The boundary vegetation is tall and dense which means that the site is well contained and wider views are restricted. There are views of the site boundaries from Footpath 167 to the south. Visual effects on the wider AONB to the north due to the sloping topography need mitigation. The vegetation along the eastern boundary would need to be enhanced. Retain the existing boundary vegetation in order to maintain the existing screening.

Overall sensitivity judgement
01-07 = Negligible
08-14 = Slight
15-21 = Moderate
22-28 = Substantial
29-35 = Major

The site is within AONB and the current extent of the AGLV. None

This is a small field with wooded boundaries and some visual links to the wider AONB. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED B02. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

The site is part of the AONB. The closest listed building, Grade II listed the Weavers, does not have a view onto the site due to intervening vegetation.

There are no public rights of way within or adjacent to the site, and no formal or informal public access into the site. There are limited views so the site provides limited visual amenity. There are no views into the site from the public rights of way network.

The site is near to the M25 and M23 and there is a constant background sound. However this does not have a large adverse impact. There are scenic views to the north. Other urban influences on the site are slight, although Rockshaw Road is busy during rush hour. There are bird sounds within the site which lend a rural quality.

The site is a small rectangular field, south of Rockshaw Road between two detached housing plots, with gardens bordering to the east, south and west. The eastern boundary is a wooden fence with coniferous trees along it. To the west is a hedge, post and wire fence and coniferous trees along. To the south is a wooden fence and a mixture of coniferous and deciduous trees. To the north is a wooden fence boundary to the road. The land has been grazed recently, but has no horses at present. There are nettles, docks and brambles around the edges of the field.

There is sycamore and horse chestnut on site, and the trees along the roadside are mature. Development on the site would be inconsistent with nearby settlement patterns as it is detached and distant from the nearest settlement at South Merstham, Bletchingley and Caterham Valley. Dwellings in this location are detached and scattered. The site has no contribution to separation between settlements. The site is part of the rural continuum and forms part of the pattern of small fields with wooded boundaries. The dense boundary vegetation makes a contribution to the surrounding dwellings, lanes and fields. There are glimpsed views of the site from the wider AONB to the north of the site. There are localised views from houses east and west. The boundary vegetation is tall and dense which means that the site is well contained and wider views are restricted. There are views of the site boundaries from Footpath 167 to the south. Visual effects on the wider AONB to the north due to the sloping topography need mitigation. The vegetation along the eastern boundary would need to be enhanced. Retain the existing boundary vegetation in order to maintain the existing screening. The site is within AONB and the current extent of the AGLV. None

This is a small field with wooded boundaries and some visual links to the wider AONB. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED B02. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

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There are no public rights of way within or adjacent to the site, and no formal or informal public access into the site. There are limited views so the site provides limited visual amenity. There are no views into the site from the public rights of way network. The site is near to the M25 and M23 and there is a constant background sound. However this does not have a large adverse impact. There are scenic views to the north. Other urban influences on the site are slight, although Rockshaw Road is busy during rush hour. There are bird sounds within the site which lend a rural quality.

The site is within AONB and the current extent of the AGLV.

This is a small field with wooded boundaries and some visual links to the wider AONB. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED B02. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

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There are no public rights of way within or adjacent to the site, and no formal or informal public access into the site. There are limited views so the site provides limited visual amenity. There are no views into the site from the public rights of way network. The site is near to the M25 and M23 and there is a constant background sound. However this does not have a large adverse impact. There are scenic views to the north. Other urban influences on the site are slight, although Rockshaw Road is busy during rush hour. There are bird sounds within the site which lend a rural quality.
Site Visibility (see accompanying photographs above):

1.1 Site BLE011 is a triangular field within the Surrey Hills AONB, situated to the immediate south of the M23/M25 interchange. It is well contained by vegetation which screens almost all views into the site.

1.2 Warwick Wold Road forms the eastern boundary to the site. There is a dense hedge and trees along the road, however there are glimpses in where there are gaps in the vegetation. This includes a view from the end of Bridleway 165 which ends/starts opposite the northern end of the site.

1.3 To the north and west of the site the boundary is formed by ancient and deciduous woodland. This screens all wider views into the site. From the north west corner of the site there is a distant view of the Greensand Hills or Candidate AONB.

1.4 Overall, the visual sensitivity is judged to be Slight. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for Traveller Community use of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 A sloping field within the AONB, situated to the south east of the M23/M25 interchange, site BLE011 is detached and distant from nearby settlement which gives it a moderate sensitivity.

2.3 However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for use by Travellers, provided considerations such as settlement pattern are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>17</td>
</tr>
</tbody>
</table>

This is a small triangular site which is covered with nettles and weeds and is in a poor condition. It is slightly raised above the Warwick Wold Road which borders it to the south east side. There are young trees along the road boundary including birch and cherry. To the north the site is bordered by deciduous woodland along the M23/M25 interchange and to the west it is bordered by a block of ancient woodland. There is a brick building within the site to the north west corner and substation, old posts marking an old boundary fence and a wooden fence next to the entrance.

The site is detached and distant from the nearest settlements of Bletchingley, Merstham and Nutfield. The site is well contained by boundary vegetation and there are few views into the site. From the north west corner of the site there is a view of the top of Greensland Hills however this view is distant. Views from the nearby public rights of way network and roads are of the boundary vegetation.

The boundary vegetation around the site should be maintained to ensure that visual impacts are mitigated.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>12</td>
</tr>
</tbody>
</table>

The site is within the current extent of the AGLV, and the AONB. None, although there is Ancient Woodland adjacent to the site. This site is in poor condition with few distinguishing features. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extent) The site is within AONB. It does not contribute to heritage assets as the closest listed building ‘Kobe’ does not have a view of the site. There is no formal or informal public access into the site. There is an extensive public rights of way network which is located nearby including a cycle route which passes the site along the Warwick Wold Road and B ridge way 165 which ends/start opposite the site.

There is a large adverse impact created by the M25 and M25 motorway interchange.

The ancient woodland along the boundaries and high enclosure means that other urban influences are low.

**SLIGHT**
Housing and ancient woodland along Oakwood Road

AGLV and Candidate AONB to the south

Site boundary to east

AGLV and Surrey Hills AONB to the south east

Ancient woodland along Oakwood Road

Photograph 54: View south from Footpath 166

Photograph 55: View south east from Warwick Wold Road

Ste Vsblty (see accompanying photographs above):

1.1 Site BLE012 is a small sloping field situated within the Surrey Hills AONB. There are open views out to the south and east leading to intervisibility with the current Area of Great Landscape Value (AGLV) and the Surrey Hills AONB and the Candidate AONB to the south.

1.2 There are views of the hedge and trees along the southern boundary from the immediate south including Oakwood Road and housing along it, the field to the south and glimpses through gaps in hedgerows along Warwick Wold Road. There is intervisibility with the AONB, Candidate AONB and the current AGLV to the south. There are views from the field to the immediate east of the site, however wider views are screened by dense boundary vegetation around this field.

1.4 There are views into the site from cycle track 21 which runs along the north of the site. Wider views are screened by woodland. Warwick Wold Road forms the western boundary to the site. There are views through gaps in hedges. Wider views from the west are contained.

1.5 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for traveller community use of the site has been determined by combining the sensitivity and value assessments set out on the following page.

Moderate sensitivity x Slight value =
Medium/High landscape capacity

2.2 Site BLE012 is detached and distant from nearby settlement. It contributes to the surrounding countryside through intervisibility with the AONB, which gives it a moderate sensitivity. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for use by travellers, provided settlement pattern and the setting to the surrounding landscape are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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<th>Inherent landscape quality (intactness and condition)</th>
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<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>19</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

This site is a rural, gently sloping field currently used for horse grazing with a stable on site. The site is currently overgrazed and seems uncared for with rubbish within the field and at the entrance to the site. The boundary with the adjacent field to the east is a wooden fence. Along the Warwick Wold Road is a hedgeline with grown out trees. There is a track to the north of the site which has a hedge with gaps along it. To the south there are wooden fences/wire and post fence and hedge. There are coniferous trees around the boundaries.

No ecological features with significant sensitivity identified. This site is distant and detached from the nearest settlements of Bletchingley, Merstham and Nutfield. The site has no contribution to separation between settlements. This site is a sloping field which has an open aspect especially to the south and forms part of the AONB which is visible from Greensand Hills. There is intervisibility with the Candidate AONB to the south. There is intervisibility with the AONB to the north. The field is well contained with vegetation along the Warwick Wold Road which limits views in from the east, although there are some gaps in the vegetation at the junction with the track. There are views from the track to the north. There are middle distance views in from houses to the east at Warwick Wold. Views from the AONB and Candidate AONB due to the sloping nature of the site need mitigation. Reinforce boundary vegetation to mitigate localised views. This would have a time frame of 30 / 20 years.

### Landscape Value:

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>5</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site is within the AONB and the current extent of the AGLV. None. The rural field with forms the site is unremarkable. However, there are distinctive visual links to the Greensand Hills. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extend) The site is within the AONB and current AGLV. It does not contribute to heritage assets as the closest listed building 'Kobe' does not have a view of the site. There is the public right of way network to the north, south and west of the site linking to more rural areas, and cycle route 20-21 runs nearby. However, there is no formal or informal public access into the site. There are adverse impacts from the M25 and M23 interchange. The views of rolling hills to the south means there are attractive visual links.