Blindley Heath Settlement Analysis

1.1 Blindley Heath lies near the central southern part of Tandridge, on the A22 approximately 2km to the South of South Godstone. The settlement is distant from both the Surrey Hills AONB to the north, and the High Weald AONB to the south.

1.2 Blindley Heath is located in the heart of the Low Weald Farmland, which forms a large swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone. The local landform undulates gently, falling towards minor watercourses through the Weald, with the settlement generally on south facing topography overall.

1.3 This village is a relatively small settlement set along the either side of the A22. Low density settlement continues to the north along the east side of the A22, but to the south, the settlement is contained by Blindley Heath and floodplain. Sites BHE008 and BHE010 are located on the western edge of the village, while BHE007 occupies a large area of farmland to the west of Blindley Heath.

1.4 Small hamlets and scattered farmstead, set along a network of rural lanes, pepper the surrounding landscape. Within this pattern of rural low density development are several small, mainly light industrial, sites including BHE009, ENA31, ENA21, ENA20 and ENA13.

1.5 Each site associated with Blindley Heath is assessed in more detail on the following pages.
Site Visibility (see accompanying photograph above):

1.1 Site BHE008 / ENA26 is open to view from the A22 and adjacent public footpath, with existing site buildings prominent in the view.

1.2 Existing site structures are visible through the open western boundary, resulting in views of the settlement edge from the rural landscape to the west.

1.3 The visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for employment 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 × **Slight** value = **High** landscape capacity

2.2 With slight sensitivity and value, BHE008 / ENA26 is a relatively unconstrained site with a high landscape capacity for employment development, provided that the form of new development proposals takes into account views towards the site and are in keeping with the existing scale of development and its prominent location on the A22 corridor. 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</th>
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<td>14</td>
</tr>
</tbody>
</table>

An existing brownfield site, with large commercial buildings and hard standing. The site has very limited vegetation. Limited ecologically sensitive features identified. The footprint of the site is tucked in among other surrounding development to north, east, south and southwest. The site has no contribution to separation between settlements. The site is Part of the existing western edge of Blindley Heath. Site buildings are visible from high street as part of urban scene. The site is open to view from adjacent site BHE010, rooftop visible from field/footpath further from the site. It becomes visible again for a considerable distance to the west as land rises. This is a small site with potential to plant west boundary, but would require tall, out of keeping planting to be an effective screen. Design and appearance would be critical to residual impact of the scheme.

**Overall Sensitivity Judgement:** SLIGHT

### 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>
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<td>2</td>
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<td>8</td>
</tr>
</tbody>
</table>

None. St John the Evangelist is a grade II listed church to the north. This is a typical employment site, noticeable as part of the street scene, but not distinctive. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extent). St John the Evangelist, grade II listed church nearby, but site does not form significant part of its setting. A short length of public footpath runs along south eastern edge. Footway to A22 runs along eastern side of the site. Scenic quality, tranquility and the sense of remoteness are all low due to use as employment site and proximity to A22.

**Overall Value Judgement:** SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Views of site BHE010 are relatively localised.

1.2 The site is open to view at close range from the public footpath which crosses along the southern edge of the site, and is overlooked by adjacent housing along the western edge of the settlement. The site is contained from the wider rural landscape to the west by layers of boundary vegetation, although there is potential for rooftops could still be visible above the intervening vegetation.

1.3 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:

Slight sensitivity \times Slight value = High landscape capacity

2.2 With slight sensitivity and value, BHE010 is a relatively unconstrained site with a high landscape capacity for housing development, provided views of the site are taken into account and the form of new development proposals are closely related to, and in scale with, existing settlement adjacent to the site. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
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<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>14</td>
</tr>
</tbody>
</table>

- The site consists of paddocks with out-grown hedges around perimeter. The south-eastern corner includes dwellings and gardens.
- The site is within an area recorded as grade 3 agricultural land.
- Limited ecologically sensitive features identified.
- The site is adjacent to settlement to the eastern and in keeping with development to the north and south east.
- The site has no contribution to separation between settlements.
- The site is part of open aspect to southwest edge of Blindley Heath, although not the main focus of the setting, which is actually the wider rural Low Weald beyond. Less connection to wider landscape.
- The site is overlooked by adjacent housing edge of Blindley Heath. Contained within the wider landscape by layers of boundary vegetation.
- The roofs of dwellings within south-eastern extension of the site are visible from adjacent fields.
- There are open views of the site from the footpath within site.
- Maintains existing boundaries potential to enhance field boundary to beyond site to the west, which contains mature trees, to form new robust edge to settlement potential for new softer edges.

**SLIGHT**

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</tr>
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</table>

- None.
- The site consists of unremarkable paddocks but providing an open aspect to adjacent dwellings with some elements characteristic of the wider rural landscape to the west.
- The site is adjacent to grounds of historic church.
- Surrey Historic Landscape Characterisation:
  8. SETTLEMENT RELATED
  816. Small to medium estates (post-1940)
  802. Scattered settlement with paddocks (post-1811 & pre-1940 extant)
- The site is adjacent to grade II listed St John the Evangelist church but not prominent.
- No outstanding assets within locality.
- A public right of way crosses the site, leading into the wider rural landscape to the west.
- The site is heavily influenced by urban influences, including housing and employment site which overlook the site. Traffic noise can be heard but is not overly intrusive.

**SLIGHT**
Pattern of well-maintained hedges with large mature Oak trees, characteristic of the Low Weald Farmland

Photograph 139: View west from public footpath

Site Visibility (see accompanying photograph above):

1.1 **BHE007** is a large site, with views into the site from the public footpaths which cross through the site. Electaed northern fields have views south to High Weald AONB.

1.2 Eastern portions of the site, including the smaller scale fields around Blue Anchor farm, are overlooked from the western end of Blindley Heath. More distant views from the wider rural landscape to the west are limited however, due to the layers of field boundary vegetation.

1.3 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:

Substantial sensitivity x Moderate value = Low landscape capacity

2.2 The majority of site **BHE007** has substantial sensitivity particularly due to its detached and inconsistent relationship with the existing settlement form/pattern. Combined with moderate value, the site has an overall low capacity rating for housing development. Development in the majority of the site would be out of scale with the existing settlement and have a detrimental effect on the character of the local landscape. However, the small scale fields adjacent to BHE008 and BHE010 around Blue Anchor Farm are better related to the existing western edge of Blindley Heath, and would be better suited to development than the majority of the wider site to the west.
### Landscape Sensitivity:

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<tr>
<td>Majority of site with well vegetated fields boundaries including clipped hedges and tree lines. Hedges vary in quality, but a number include large mature oaks typical of the Low Weald farmland fields are in pasture. The site is mainly grade 3 agricultural land. Area of small scale parcels of land with paddocks/back gardens and light industrial/commercial use within east portion of the site adjacent to settlement and sites BHE10 and BHE008.</td>
<td>Common land which forms a Site of Nature Conservation Interest (SNCI) lies to the southeast. There are blocks of ancient woodland adjacent to the north and north-west, one of which is a Site of Special Scientific Interest (SSSI). There is wetland to the south of the site.</td>
<td>A large site out of scale with the existing settlement. Majority of site consists of Low Weald farmland detached from settlement, slightly smaller scale pattern of fields to south opposite common land is detached and distant from settlement. An area of small scale fields to the east contains existing low key development and is better related to existing settlement.</td>
<td>The site has no contribution to separation between settlements.</td>
<td>The site forms immediate rural setting to hard urban edges, including recent development particularly at southwest edge of Blindley Heath. The majority of site is part of rural continuum.</td>
<td>Views into northern part of the site limited to glimpses from Byers Lane and limited number of adjacent houses. Elevated northern fields prominent with views out towards AONB High Weald. Occasional glimpses into site from surrounding dispersed houses/farmsteads. Open Intervisibility with urban edge to south west of Blindley Heath including recent development, prominent in views from site. Tree cover including adjacent woodland to the north and northwest provides containment to the wider landscape. Occasional intervisibility with surrounding large agricultural buildings including ENA13. Wooded Weald to west forms wooded distant skyline.</td>
<td>Large scale development would require significant blocks of tree both woodland planting in keeping with surrounding character. Visible above hedges from cricket ground and village pond within health to east.</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

### 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, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>The southern portion of the site contains significant areas of floodplain and is adjacent to the common land and SNCI of Blindley Heath to the southeast. To the north the site adjoins blocks of ancient woodland one of which is also a SSSI, a couple of listed buildings are with close proximity.</td>
<td>The majority of site is distinctive Low Weald farmland, with its characteristic pattern of hedgerows and large mature oaks within the hedges. The southern portion of the is small scale enclosed pasture with thick vegetation boundaries.</td>
<td>River crossing at White Bridge, Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS: 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type) and 115. Medium regular fields with straight boundaries (parliamentary enclosure type) and 103. Large irregular with wavy or mixed boundaries and 104. Regular with straight boundaries</td>
<td>The site provides part of the wider setting to Blindley Heath common land, and nearby listed buildings, including grade II listed Elizabethan Cottage at White Bridge, grade II listed buildings at Colleys to the south, and grade II listed Blue Anchor Inn to the east.</td>
<td>The site is crossed by a number of public rights of way, connecting the adjacent village to the network of routes across the wider landscape. A rural Low Weald farmed landscape, with a degree of scenic quality. Smaller pattern of pastoral fields to south are well endowed with areas of intimacy. Urban influence from existing settlement edge reaches into large percentage of the site and tempers the sense of tranquility and remoteness within eastern portion.</td>
<td>AONB High Weald. Visible above hedges from cricket ground and village pond within health to east.</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photograph above):

1.1 Views of site BHE009 are very localised, but it is open to views from the adjacent public bridleway.

1.2 The visual sensitivity of the site 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 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 Slight value = Medium/High landscape capacity

2.2 Site BHE009 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for traveller development. The site could accommodate a traveller development provided key considerations, such as the site’s boundary vegetation 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>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>3</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>2</td>
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<td></td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site consists of a grass field, with timber post and rail fencing, forming a large paddock, bounded by varying vegetation.

Thick mature trees are along east boundary; younger but established trees are along north boundary but with gaps at each ends.

No ecologically features of significant sensitivity identified.

The site is adjacent to small group of houses to the west but detached from significant settlement.

The site has no contribution to separation between settlements.

The site is a small part of local landscape made up of paddocks of varying scale. Limited contribution to wider setting.

There are glimpses into site from road and field to the north. Open to view from Bridleway along east site edge. Contained from wider landscape by layers of boundary vegetation.

The adjacent property to the south-west is single storey and has no significant view into the site.

Enhance existing boundaries. Potential to plant groups of trees internally to compliment traveller use.

Screen to bridleway required.

### Landscape Value:

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<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>SLIGHT</td>
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</tbody>
</table>

None.

The site consists of an unremarkable large paddock typical of the area.

Survey Historic Landscape Characterisation:

1. FIELD PATTERNS/SYSTEMS

110. Small regular fields with straight boundaries (parliamentary enclosure type)

None.

There is no public access into the site, but a public bridleway is adjacent to the east.

A pleasant rural field with glimpses into wider rural landscape.

Limited low key human influence except for rural fencing around the perimeter, and containers placed at entrances to prevent access.
Site structures and vehicles visible through open south-western boundary

Site structures glimpsed through gaps in intervening vegetation

Site activity glimpsed above intervening vegetation

Photograph 141: View north-east from public footpath close to the south-eastern edge of the site

Photograph 142: View north from public footpath to the south of the site

Site Visibility (see accompanying photographs above):

1.1 Site ENA31 is visible from the surrounding public rights of way network. The site is open to view at close range from adjacent public footpaths and bridleways, particularly to the south, with views of site structures and vehicles (see photograph 141). From the wider landscape, intervening layers of vegetation reduce views of the site to glimpses (see photograph 142).

1.2 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 employment 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 Slight value = Medium/High landscape capacity

2.2 Detached from any significant area of settlement, site ENA31 is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and other considerations, such as flood plain, are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
**Landscape Sensitivity:**

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<td>5</td>
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<td>3</td>
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<td>17</td>
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</table>

This is an existing brownfield site of large sheds, construction and hard standing. Boundary vegetation of varying quality and intactness borders stream along boundary. The site is within an area recorded as grade 4 agricultural land.

No ecologically features of significant sensitivity identified.

The site is detached from settlement. The site has no contribution to separation between settlements. The site is set within local area of smaller scale parcels of land, with larger scale fields to east. Limited contribution to setting. Parked vehicles within the site are visible in the distance from Brickhouse Lane through gaps in vegetation. The site is open to view from adjacent footpaths. The tops of buildings and vehicles within the site are visible from nearby fields/above hedges, but site is obscured in wider landscape by layers of hedges and trees along field boundaries and roads. Mounding obscures some of the site to the north and east, but tops of activity still glimpsed above from adjacent public bridleway.

Potential to improve screening to replace existing mounding and walls, with planting more in keeping with landscape. Boundaries adjacent to public footpaths need planting to reduce visual impacts. **MODERATE**

**Landscape Value:**

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<td>1</td>
<td>1</td>
<td>3</td>
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<td>13</td>
</tr>
</tbody>
</table>

None. The site is entirely within flood zone. The site is a brownfield site with construction overly prominent activity, not in the landscape. No positive distinctiveness. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type) There are no outstanding assets near the site. The site is at the junction of a number of public rights of way, including two which cross the corners of the site.

Use of site results in high human influence and degraded site. Noise from diggers/construction observed. **SLIGHT**
Site Visibility (see accompanying photograph above):

1.1 Structures within site ENA21 can be glimpsed above intervening vegetation from locations along Brickhouse Lane and public footpaths to the north and south. Layers of vegetation increasing obscure the site at greater distance from the majority of the wider rural landscape.

1.2 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 employment 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 Slight value = Medium/High landscape capacity

2.2 Detached from any significant area of settlement, site ENA21 is inconsistent with existing settlement form. However, an established light industrial site of slight value, the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and other sensitive considerations are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
**Inherent landscape quality (intactness and condition)**

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<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

This is an existing brownfield site, consisting of large sheds, and other structures including dwellings and gardens.

The remainder of the site is hard standing, with some thick boundary vegetation to adjacent fields.

The site is within an area recorded as grade 3 agricultural land.

No significant ecologically sensitivity features identified.

The site is detached and distant from any significant settlement.

The site has no contribution to separation between settlements.

The site has limited contribution to the setting of the surrounding landscape.

Roofs within the site are visible above boundary vegetation and mounding from public footpath to the north. Layers of vegetation including substantial hedges and trees obscure site buildings from further north.

The site is obvious from road. Stacked containers and porta cabins within west end of site visible from road to southeast and glimpsed from public right of way to south and west through gaps in vegetation.

Boundary planting to screen tall buildings would require tall trees, some lines of poplars already exist in the vicinity. Opportunity to create development responsive to local character.

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<td>1</td>
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<td>8</td>
</tr>
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</table>

None.

The site is adjacent to small extension of floodplain to the southeast.

The site is an unremarkable area of light industrial use.

Survey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
   113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)
2. SETTLEMENT RELATED
   804. Common edge / roadside waste settlement (post-1811 and pre-1940 extent)

There are no nearby outstanding assets.

There are no nearby outstanding assets.

The site is detached from the rights of way network, and there is no public access into the site.

The site has an untidy appearance in places. Very limited tranquility and remoteness due to land use.

**Landscape Sensitivity:**

Overall value judgement

<table>
<thead>
<tr>
<th>Overall value judgement</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>01-07 = Negligible</td>
<td>06-14 = Slight</td>
</tr>
<tr>
<td>15-21 = Moderate</td>
<td>19-25 = Moderate</td>
</tr>
<tr>
<td>22-28 = Substantial</td>
<td>29-35 = Major</td>
</tr>
</tbody>
</table>

**Landscape Descriptions**

**Salient features**

- Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type).
- Common edge / roadside waste settlement (post-1811 and pre-1940 extent).
- Stacked containers and porta cabins within west end of site visible from road to southeast and glimpsed from public right of way to south and west through gaps in vegetation.

**Potential for mitigation**

- Boundary planting to screen tall buildings would require tall trees, some lines of poplars already exist in the vicinity. Opportunity to create development responsive to local character.

**Landscape Value**

- None.
- The site is adjacent to small extension of floodplain to the southeast.

**Ecological Sensitivity**

- The site is detached and distant from any significant settlement.
- The site has limited contribution to the setting of the surrounding landscape.

**Potential for mitigation**

- Boundary planting to screen tall buildings would require tall trees.
- Opportunity to create development responsive to local character.
Single storey structures within northern part of the site

Religious hall adjacent to the east of the site

Single storey structures within southern part of the site

Photograph 144: View north-east from Brickhouse Lane into southern site entrance

Site Visibility (see accompanying photograph above):

1.1 Site ENA20 is well contained from the wider landscape, by boundary vegetation and woodland to the east.

1.2 The site’s structures are visible from the entrances off Brickhouse Lane, but the adjacent worship which is taller than the single storey site structures, is more prominent in the view from locations to the north, including the public right of way.

1.3 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 employment 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 Slight value =
Medium/High landscape capacity

2.2 Detached from any significant area of settlement, site ENA20 is inconsistent with existing settlement form. However, established employment use limits value and sensitivity such that the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and scale of development 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</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>16</td>
</tr>
</tbody>
</table>

This is an existing brownfield site, with two areas of single storey units, hard standing and mown grass, separated by grass field.

There are mixed boundaries including some tall poplars within area recorded as grade 3 agricultural land.

No significant ecologically sensitive features identified.

The site is detached and distant from any significant settlements.

The site has no contribution to separation between settlements.

The site is inward looking, with vegetated boundaries, particularly to south, provide a vegetated backdrop to surrounding landscape in combination with adjacent woodland.

The site consists mainly of relatively low level buildings, glimpsed from surrounding landscape, and open to view from adjacent road, but woodland and adjacent buildings including large place of worship obscure views of the site.

A large adjacent building is more prominent in the view and can be glimpsed above surrounding hedges.

The site is generally well contained from the wider landscape.

Potential to enhance boundary screening with new planting in combination with existing maturing woodland planting to the east.

**MODERATE**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designs</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>1</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
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<td>9</td>
</tr>
</tbody>
</table>

None.

There is an area of floodzone adjacent to the site on opposite side of road.

The site is an unremarkable employment site with few visual links.

The site is adjacent to large place of worship with distinctive building.  
Surrey Historic Landscape Characterisation:  
1. FIELD PATTERNS/SYSTEMS  
113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

No contributions.

The site has no public access. There is the start of public right of way on opposite side of road.

Commercial use (albeit low key) and adjacent buildings limit scenic quality, tranquillity and remoteness.

**SLIGHT**
1.1 Site ENA13 contains relatively large commercial/industrial buildings, but in views from the south and east, including along the track adjacent to the site, these structures are set within a wooded backdrop and are not prominent on the skyline (see photograph 145).

1.2 To the north, the site and its structures are obscured by adjacent woodland on rising ground. To the west, the site structures on falling topography can be momentarily glimpsed from Byers Lane beyond the adjacent dwelling (see photograph 146).

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

2.1 The landscape capacity for employment 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:

\[\text{Moderate sensitivity} \times \text{Slight value} = \text{Medium/High landscape capacity}\]

2.2 Detached from any significant area of settlement, site ENA13 is inconsistent with existing settlement form. However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for employment development, provided views towards the site and other sensitive considerations are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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<td>2</td>
<td>3</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

- This is an existing brownfield site, consisting of large sheds and hard standing.
- There is security fencing around perimeter, but the site is open to the lane.
- The site is within an area recorded as grade 3 agricultural land.

- No significant ecologically sensitive features identified.
- The site is detached and distant from any significant area of settlement.
- The site has no contribution to separation between settlements.
- The site is visible from the wider landscape to the east but tucked down with wooded backstop.
- Sheds within the site are visible from wider landscape to east and south but the site buildings are tucked down the slope against woodland and do not skyline when view from east.
- The site is open to view in the distance across intervening paddocks set with trees backdrop.
- Woodland obscures the site from view to north and west.
- Existing adjacent woodland screens site well to the north and west.
- New planting to screen sheds to east and south should be native and woodland in character.
- Potential to develop smaller buildings.

**Overall sensitivity judgement:** MODERATE

### Landscape Value:

<table>
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<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
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- None.
- There are areas of ancient woodland, one of which is a Site of Nature Conservation Interest within 200m to the north.
- The site is mainly occupied by unremarkable large sheds similar to agricultural sheds in the rural farming landscape, but with a more industrial feel.
- Surrey Historic Landscape Characterisation:
  1. FIELD PATTERNS/SYSTEMS
  113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)
- The site is near to high quality woodland, but does not contribute to its setting.
- The site has no public access.
- The site borrows some scenic quality from adjacent woodland, but commercial/industrial use high limits tranquillity/remoteess.
- Smell of smoke from nearby pet cemetery.

**Overall value judgement:** SLIGHT