Burstow Settlement Analysis

1.1 Burstow consists of a collection of dispersed areas of settlement at the south-west corner of the District. Horley and Gatwick airport are approximately 2km to the west. The southern District boundary borders the northern edge of Copthorne within Mid Sussex District, to the south. To the west is the M23, with access to the motorway via junction 10 to the south.

1.2 The area lies within a gently undulating part of the Low Weald Farmland, but is generally north facing towards the flood zone around Smallfield.

1.3 Sites DOM014, DOM013 and DOM017 are located along the generally well-wooded northern edge of Copthorne, while sites DOM016 and DOM012 are set back slightly from the settlement edge. Sites ENA16, DOM018, SMA034, SMA033, SMA018, ENA14 and ENA15 are scattered across the rural landscape between Smallfield to the north, Copthorne to the south, and the M23 motorway to the west.
Pattern of grazed fields bounded by a network of well maintained hedgerows frequently containing large mature oaks, characteristic of the Low Weald Farmland

Limited glimpses of northern edge of Copthorne filtered by boundary vegetation

Photograph 179: View south across the site from public footpath within the site

Site Visibility (see accompanying photograph above):

1.1 Site DOM014 is a large, relatively open site, with views across the site and rural countryside continuum from local public rights of way, and roads and settlement to the south.

1.2 Consequently, the visual sensitivity of the site 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 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:

<table>
<thead>
<tr>
<th>Substantial sensitivity</th>
<th>Moderate value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low landscape capacity</td>
<td></td>
</tr>
</tbody>
</table>

2.2 Site DOM014 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, its visual sensitivity and the low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development overall. Development on this site would have a significant detrimental effect on the Low Weald Farmland character of the landscape as a whole.
**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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15-21</td>
</tr>
</tbody>
</table>

The site is typical low weald farmland of large scale fields bounded by ditches and regular low clipped boundary hedges with occasional large mature trees along hedge lines.

There are two smaller fields used as paddocks in south east corner of site.

The majority of the site is recorded as Grade 3 Agricultural Land.

<table>
<thead>
<tr>
<th>Landscape Value:</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15-21</td>
</tr>
</tbody>
</table>

None.

The south west corner of site contains a block of ancient woodland, and there is a listed building near the south east corner of the site.

The site includes typical low weald farmland with its distinctive large field pattern and low clipped hedges and occasional large mature trees along hedge lines.

Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS

104. Regular assarts with straight boundaries

None

Public footpaths cross through/ adjacent to site and link with wider rights of way network.

The Tandridge Border Path is to the east of the site.

The site is pleasant farmland, with moderate scenic quality.

The filtered edge of settlement to south tempers sense of remoteness to a degree.

**SUBSTANTIAL**
Photograph 180: View south within northern part of the site

Housing adjacent to southern edge of the site

Photograph 181: View north across south-eastern corner of the site from adjacent Lashmere road

Thick boundary vegetation enclosing the site

Site Visibility (see accompanying photographs above):

1.1 Site DOM013 is overlooked by at close range housing to the south and is glimpsed through limited gaps in vegetation from the adjacent Sussex Border path and occasional dwellings to the north and east.

1.2 Although there are now public rights of way within the site, there are internal views of the site from the informal routes across the site.

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:

Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site DOM013 is judged to have a medium landscape capacity for housing development. The site could potentially accommodate development proposals, with the southern fields adjacent to the existing settlement edge more suitable than the fields to the north, provided proposals demonstrate no adverse impacts on the setting of the existing landscape and settlement. 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>4</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>21</td>
</tr>
</tbody>
</table>

The site consists of fields of pasture and rough grass, with thick mixed tree boundaries and frequent margins of scrub and self-set trees around perimeter of each field, and encroaching into the centre. The site is within an area identified as grade 3 agricultural land.

There is habitat connectivity along internal and perimeter boundary vegetation. The site is on similar, gentle north facing topography to Copthorne to the south but beyond existing consistent northern edge of Copthorne well defined by vegetation. Southern field better related to existing settlement than northern fields which become detached from Copthorne.

The site has no contribution to separation between settlements. The site is an enclosed, generally inward looking series of fields, but part of rural Low Weald setting to north of Copthorne.

The southern fields overlooked by houses along southern edge. Glimpses into the site from adjacent public rights of way, and from a limited number of dwellings adjacent to the north, otherwise well contained.

Maintain boundary vegetation. Widen and enhance any future northern boundary to the village. Need to maintain small scale enclosed character of the landscape. Position open space/retained trees to the north to form new northern settlement edge to Copthorne.

**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>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

The site is distant from the AONB. None. The site is part of the distinctive small scale pattern of enclosed fields with thick boundary vegetation. The site includes small scale fieldscapes, but these appear to have limited time depth. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED B02. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

There are no nearby outstanding assets. There are no formal public access within the site, but well used routes across fields for frequent local dog walkers. Network of public rights of way in the area, including adjacent Sussex Border Path.

Thick site boundary vegetation provides degree of scenic quality and remoteness. Decreases to south with glimpses of adjacent settlement edge. Traffic noise increase to the south.

MODERATE
Site Visibility (see accompanying photograph above):

1.1 Site DOM017 is relatively well contained, although the southern part of the site is visible from upper storey windows of adjacent houses to the south above boundary vegetation. Glimpses into the site from the Sussex Border Path along the southern and western site boundaries are limited by intervening vegetation, particularly in summer.

1.2 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:

Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site DOM017 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for some limited development proposals, but would need to take account of the existing settlement pattern, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>19</td>
</tr>
</tbody>
</table>

The site boundaries are well vegetated with deciduous trees and hedgelines. The northern field is grazed by horses. The southern portion of the site is ungrazed and contains rough grass and established self set trees, particularly around the perimeter. The site is within an area of grade 3 agricultural land.

There is habitat connectivity through hedge and boundary network. The site is on similar south facing topography to the south. The southern portion of the site is adjacent to existing settlement edge and overlooked by the adjacent housing from upper storey windows. The northern part of the site however is detached from Copthorne. The site has no significant contribution to separation between settlements. The site is enclosed and inward looking but is part of the wider Low Weald northern rural setting to Copthorne.

The site is well contained generally but partially visible amongst the wooded context from adjacent dwellings to the south and large dwellings to the north. There are occasional glimpses into the site from public footpaths through the gaps in the boundary vegetation.

Maintain and enhance the boundary structure. Maintain small scale enclosed nature of the landscape.

**MODERATE**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
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<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>15</td>
</tr>
</tbody>
</table>

The site is distant from the AONB. None. The site is part of the distinctive Low Weald pattern of enclosed small scale fields with thick boundary vegetation to the north of Copthorne. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extent) None. The site is largely inaccessible with no public access within site. There is a network of public rights of way within the vicinity, including the Sussex Border Path along the south and west boundaries. The site therefore has visual amenity value from two sides. Enclosure is provided by thick boundary vegetation which gives a degree of scenic quality and a sense of remoteness, although tranquility is significantly reduced by nearby traffic noise and aircraft.

**MODERATE**
1.1 Site DOM016 is highly enclosed by boundary vegetation, with just limited views into the site from the south-west corner, including from the adjacent Sussex Border Path and an adjacent property.

1.2 The visual sensitivity is therefore judged to be Slight. This rating feeds into the overall sensitivity assessment table on the following page.

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 With substantial sensitivity and moderate value, site DOM016 is judged to have a low landscape capacity for housing development. Development of the site would have a detrimental effect on the landscape.
## Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>22</td>
</tr>
<tr>
<td>The site consists of two fields of damp rough grass (rush pasture) with saplings and self-set trees establishing.</td>
<td>There is some boundary and margin habitat connectivity</td>
<td>The site is on similar gently north facing slopes to Copthorne but slightly lower and detached from settlement.</td>
<td>The site has no contribution to separation between settlements</td>
<td>The site is highly enclosed and inward looking but part of wider Low Weald northern rural setting to Copthorne.</td>
<td>The site is highly enclosed, almost entirely screened from external view points, with the exception of a view of the southern corner of the site from upper storey windows of an adjacent property to the south west of the site.</td>
<td>Maintain boundary screening and retain small copes of young trees near site perimeters.</td>
<td>Detached from settlement, difficult to assimilate into settlement of Copthorne.</td>
</tr>
</tbody>
</table>

## Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
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<td>1</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>The site is distant from AONB.</td>
<td>None.</td>
<td>No.</td>
<td>Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED</td>
<td>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</td>
<td>Limited time depth (pre-1811)</td>
<td>Once part of Effingham Park or Copthorne Common</td>
<td>None.</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photograph above):

1.1 Site DOM012 can be seen from a number of locations to the south and west in particular, including the Sussex Border Path to the south, and roads and properties to the south and west. However the site is well contained by vegetation to the north.

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 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 Slight value = Low/Medium landscape capacity

2.2 The landscape capacity for housing development of site DOM012 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement form, views and limited potential for mitigation.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
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</thead>
<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>22</td>
<td></td>
</tr>
</tbody>
</table>

The site includes small scale fields, in pasture and more actively used as paddocks than sites to the south and east. The remainder of the site consists of woodland. The site is within an area identified as grade 3 agricultural land. The site has woodland and boundary connectivity. The site is adjacent to an existing area of low density housing, but detached from the main area of Copthorne and would extend settlement further north and east. Development on this site would be inconsistent with ribbon development along Copthorne Bank.

The site has no significant contribution to separation between settlements, although there is some limited potential to add to creeping erosion of the gap between Copthorne and Smallfield along the main road in combination with adjacent permitted development and existing ribbon development. The site forms part of the enclosed rural northern setting to Copthorne.

There are close range views into the site from the adjacent Sussex Border Path to the south, and glimpses from Copthorne Bank road to Smallfield, and nearby surrounding dwellings. Tree cover contains the site to the north and north-east. Maintain woodland areas and enhance boundary vegetation. It would be difficult to mitigate the loss of woodland and trees. It would be difficult to mitigate the effects on the rural character of the Tandridge Border Path.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
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<th>Contribution to setting of ‘outstanding assets’</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

The site is distant from the AONB. The nearest listed building to the site is 250m to the north west at Allingham Farm. The site is a less distinctive part of local network of small scale fields than sites to the south and east, due to more obvious human intervention, including use as paddocks. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED
802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

Limited time depth pre-1811.

Once part of Effingham Park or Copthorne Common.

The site has no contribution to any outstanding assets. There is no formal public access into the site, but a network of public rights of way is in the vicinity, including Sussex Border Path.

Pleasant woodland to north of site, but human influence including paddocks and clearing of adjacent permitted site limit scenic quality and sense of tranquility and remoteness.

SLIGHT
Site Visibility (see accompanying photographs above):

1.1 Site ENA16 is well contained by boundary vegetation and surrounding woodland and tree cover, with very limited glimpses into the site from the adjacent Sussex Border Path to the north (see photograph 185) and a momentary glimpse through the site entrance from along the B2037 (see photograph 186).

1.2 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 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 Site ENA16 is inconsistent with existing settlement pattern which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development due to its slight value, provided sensitive considerations 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>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

This is an existing brownfield site, with existing hard-standing for car parking and light industrial units.

The site includes an internal pond and mature trees, boundary vegetation which is continuous but in varied condition.

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

A pond on site and mature trees increase the ecology value.

The site is detached and distant from the nearest settlement.

The site has no contribution to separation between settlements.

The site is flat, inward looking and despite the size enclosure limits the contribution to the wider setting.

The site is very well contained by surrounding vegetation. There are only glimpses of parked cars through boundary vegetation and fences from along Tandridge Border Path adjacent to the north. Site entrances are noticeable from Effingham Road to the north.

This is a well contained site, but the majority of current land use consists of car parking. Consideration of the visibility from Tandridge Border Path would be important if further structures were built. **MODERATE**

Landscape Value:

<table>
<thead>
<tr>
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<tr>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>11</td>
</tr>
</tbody>
</table>

None. None, although deciduous woodland around the northern border.

The pond and trees and surrounding tree cover to the north is distinctive. Otherwise unremarkable site with limited positive distinctiveness.

Survey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

802. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

and a small part in

2. COMMONS

203. Other commons and greens

There are no outstanding assets near the site.

The Tandridge Border Path runs along the northern site boundary.

There are very limited perceptual aspects due to land use of parked cars and light industrial units. **SLIGHT**
Site Visibility (see accompanying photograph/s above):

1.1 Site DOM018 is well contained by surrounded tree cover, with views of the site limited to glimpses through the site entrance and from adjoining properties to the north and south.

1.2 The visual sensitivity is therefore 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 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 Slight value = High landscape capacity

2.2 With slight sensitivity and value, DOM018 is a relatively unconstrained site with a high landscape capacity for traveller development, provided that the form of new development proposals take into account their setting. 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>
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</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>14</td>
</tr>
</tbody>
</table>

The site includes low key dwelling and associated domestic items. Few internal landscape features but mature trees along boundaries particularly to the east. Recorded as Grade 3 Agricultural Land.

No ecological features noted. The site is detached and distant from settlement. The site has no contribution to separation between settlements. This is a small site with very limited connection to the wider landscape. Tree cover contains the site, with the exception of glimpses into the site from the adjacent road and adjacent properties to the north and south. There is potential to enhance the planting along the western boundary to further reduce limited views into the site.

**SLIGHT**

### Landscape Value:

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

None. None. This is an unremarkable site with low key dwelling set between existing low density dwellings to the north and south. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED 802. Scattered settlement with paddocks (post-1811 & pre-1940 extant) There are no outstanding assets near the site. The site is within relatively close proximity to the Tandridge Border path but there are no Public Rights of Way adjacent to the site and no public access within the site. Surrounding tree cover gives the site enclosure and a degree of scenic quality and tranquility. Domestic use limits the sense of remoteness.

**SLIGHT**
Site Visibility (see accompanying photograph/s above):

1.1 Site SMA034 is well contained from the wider landscape by surrounding vegetation, although is visible from the adjacent property to the west, and can be glimpsed momentarily through the site entrance from the B2037.

1.2 The visual sensitivity is therefore 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 SMA034 is inconsistent with existing settlement pattern which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for traveller development due to its slight value, provided the sites location in the flood zone and other sensitive considerations 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>2</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site includes an area of hard-standing and grass, but there are limited internal landscape features.

The site is bounded to the south and east by thick belts of mature deciduous trees.

The site is within an area of grade 4 agricultural Land.

The site has a woodland boundary to the south and east.

The site is located to the eastern extremity of dispersed hamlet at Shipley Bridge.

It is detached and distant from any significant area of settlement.

The site has no contribution to separation between settlements.

The site is relatively inward looking with very limited contribution to the setting of the surrounding landscape or settlement.

There are glimpsed views of the site from the road and the site entrance to the south.

The site is partially overlooked by the adjacent property to the west, but otherwise well contained from the surrounding landscape by boundary and surrounding layers of vegetation.

This is a relatively small site, but enhanced boundary planting to the north and east would reduce localised views over time.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (e.g. 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 (e.g. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>The site is entirely covered by flood zone.</td>
<td>An unremarkable site with few wider visual links.</td>
<td>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</td>
<td>No local outstanding assets.</td>
<td>The site has no formal public access or links to the wider public rights of way network.</td>
<td>The surrounding adjacent tree cover provides a degree of scenic quality but the land use, adjacent road and M23 noise significantly limit the sense of tranquillity and remoteness.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>
Limited glimpse of buildings within the site through minor gaps in boundary vegetation and fencing

Public right of way along Green Lane

Site Visibility (see accompanying photograph above):

1.1 Site SMA033 can be glimpsed from a limited number of adjacent locations, including Green Lane, through gaps in boundary vegetation. The site is obscured from the wider landscape due to surrounding tree cover.

1.2 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 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 SMA033 has moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for traveller development due to its slight value, provided considerations such as settlement pattern and mitigation potential 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>
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<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>1</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>16</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site includes hardstanding and structures associated with traveller use. There are some mature trees internally, and the majority of the boundaries are formed by domestic planting. The site is within an area of grade 4 Agricultural Land.

No significant ecological features noted. The site is within an existing area of Gypsy and Traveller settlement and scattered low density dwellings to the east of the M23 motorway. However, it is detached from any significant, established settlement.

The site has no contribution to separation between any significant settlements. The site is part of the area around Westlands Farm contains low density dwellings. These are separate to the wider, low Weald farmland to the east.

The boundary and surrounding vegetation/tree cover limits the views of the site from Green Lane and the public right of way, which is adjacent to the North. There are minor glimpses into the site and of site structures from the nearby dwellings.

This is only a relatively small site, but there is potential to enhance boundaries. There is also the potential to obscure views of the Gypsy and Traveller infrastructure from the public right of way, which is found to the north of the site.

### Landscape Value:

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>9</td>
</tr>
</tbody>
</table>

None. There is a flood zone close by to the east of the site.

The site is unremarkable and has very little visual links to surrounding areas. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED

B02. Scattered settlement with paddocks (post-1811 & pre-1940 extant)

No outstanding assets are found locally to the site.

The site has no formal public access, but there is a public right of way, adjacent to the north, along Green Lane. The site is enclosed.

However, the Gypsy and Traveller use has a strong influence, resulting in the tranquility and sense of remoteness being lost.

Traffic on the M23 is audible from the site.

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

1.1 Site **SMA018** is well contained by surrounding vegetation, and boundaries associated with adjacent similar sites. With the exception of its driveway off Church Lane, the site is not visible from the surrounding landscape.

1.2 The visual sensitivity of the site is therefore judged to be **Negligible**. 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:

- **Slight sensitivity** × **Slight value** = **High landscape capacity**

2.2 With slight sensitivity and value, **SMA018** is a relatively unconstrained site with a high landscape capacity for traveller development, provided that the form of new development proposals take into account their setting. 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>
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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>SLIGHT</td>
</tr>
<tr>
<td>The site has rough grass with structures, and a reasonable amount of mature boundary trees. The site is enclosed on both sides by a close board timber fence, and has a driveway to link the site to the road. The site is within an area of grade 4 agricultural land. No ecological features noted. The site includes gypsy and traveller settlements, and a low density dwelling. However it is detached from any significant settlements. The site has no contribution to separation between significant settlement. The site is inward looking and it is separate from wider, low Weald farmland, found to the east. With the exception of the glimpses down the site access drive, the site is obscured from the wider landscape by surrounding tree cover and other properties. The site is not visible from the M23 due to intervention vegetation. The site is already well contained, so new planning will have limited effect, particularly from low key Gypsy and Traveller use.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Landscape Value:

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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>SLIGHT</td>
</tr>
<tr>
<td>None.</td>
<td>None.</td>
<td>The site is unremarkable and has no visual links to surrounding areas. None known. No outstanding assets are found locally. There is no public access into this site. Enclosure provides a degree of remoteness, but land uses found nearby and the M23 limits the tranquility.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Extensive tree cover to the east of the M23 obscures the site.

Glimpses of structures within the site through gaps in vegetation along the site's northern boundary.

Photograph 192: View south-east from bridge over M23

Photograph 193: View south from public footpath near the northern edge of the site

Site Visibility (see accompanying photographs above):

1.1 Views of ENA14 are very localised and consist of glimpses of site structures and vehicles from nearby public rights of way, including from a short stretch of the Tandridge Border Path.

1.2 The visual sensitivity of the site is therefore 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 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 Site ENA14 is inconsistent with existing settlement pattern which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development due to its slight value, provided sensitive considerations 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>
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<tbody>
<tr>
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<td>2</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

- This is an existing brownfield site.
- The boundaries of the site are well vegetated and include mature trees, but internal site area consists mainly of hardstanding. This is used for parked cars in the southern portion of the site, and then sheds and other storage to the north.
- The site is detached from any significant settlement.
- The site is generally well screened by considerable surrounding tree cover.
- New structures should not be any higher than those existing to the north of the site.

### 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>None.</td>
<td>A significant amount of the site is located within the flood zone, and an area of ancient woodland clips the North East corner of the site.</td>
<td>The site has no positive distinctiveness.</td>
<td>Burstow conservation area and a few Listed buildings are relatively nearby to the east of the site.</td>
<td>There are no outstanding assets are found locally.</td>
<td>The Tandridge Border Path crosses through the centre of the site and connects with a network of public rights of way which surround the site.</td>
<td>The land use and noise from the M23 restricts any scenic quality or sense of tranquillity and remoteness.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>
15 Burstow: Site ENA15

Site Visibility (see accompanying photographs above):

1.1 The structures with site ENA15 are visible from the Tandridge Border Path and the public footpath to the north. However, buildings are seen below the wooded backdrop and do not ‘skyline’.

1.2 The site can be momentarily glimpsed from the site entrance along Broadbridge Lane. Woodland and other tree cover obscures the site from the wider landscape to the south.

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 Site ENA15 is inconsistent with existing settlement pattern which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development due to its slight value, provided considerations such as views and the site's contribution to the setting of the surrounding landscape are taken into account. Other evidence relevant to the site's suitability for development should also be considered.
Landscape Sensitivity:

<table>
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<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>1</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

This is an existing brownfield site with hard standings and large sheds. There is limited intact boundary vegetation.

None. The site is detached from any significant settlements. The site has no contribution to separation between settlements. The site forms part of the view from the north, and is set below the trees. Views of the site are limited, with only the distant view of the sheds are available from the Tandridge border path. However the site is set within surrounding tree cover, the buildings do not skyline and are not prominent in the view. Roofs within the site are more obvious from the footpath to the north, and can also be seen in the distance from the upper storey windows of properties that are found to the north of the site. However the buildings are set well below the background tree level. Planting along the current open boundaries to the north of the site, required to screen the buildings. Any new buildings should be either similar or a smaller scale to those existing. This will maintain the current position below skyline when viewed from the public rights of way to the north and west of the site.

MODERATE

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (e.g. 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 (e.g. scenic quality, tranquillity, remoteness)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>10</td>
</tr>
</tbody>
</table>

None. The site is adjacent to a woodland which is partially designated as ancient woodland. Adjacent tree cover has an element of distinctiveness, but apart from this it is an unremarkable site of often sheds seen in the rural landscape. None known. No outstanding assets are found locally. There is no public access within or near the site. The adjacent tree cover gives a degree of scenic quality, but the overhead land use and aircraft detracts an significance.

SLIGHT