1.1 Dormansland is located in the south-east of Tandridge, approximately 8km south of Oxted. The village is accessed off the B2028 along its northern edge, approximately 1km from Lingfield along the B2028 across the Eden Brook valley. Dormans railway station is some distance from the village, to the south-west.

1.2 Dormansland is situated on the northern edge of the Wooded High Weald, underlain by sandstone and siltstone, with the south-eastern edges of the village abutting the High Weald AONB. The village sits on the relatively steep north facing slopes which ascend from the flood zone associated with the Eden Brook, up into the High Weald. The settlement overlooks the Low Weald to the north, with distant glimpses of the North Downs on the horizon.

1.3 Large parts of Dormansland are contained by the surrounding road network which form the settlement boundaries, including the B2028 to the north, Hollow Lane to the east and Mutton Hill to the south. To the west, the settlement edge is less well defined, with an irregular pattern of dwellings backing onto the rural landscape.

1.4 Site DOR007 is located at the lowest part of Dormansland at its north-western edge, while site DOR008 is towards the highest part of the village to the south. Detached from Dormansland, site ENA23 is further south into the High Weald and affords wide ranging views over the Low Weald to the east, from its elevated position.

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

1.1 The majority of site DOR007 is obscured by boundary hedges and trees. However, development would be visible over the southern boundary hedge from West Street, including north facing properties, and would be glimpsed from the public bridleway and adjacent dwelling at the western end of West Street.

1.2 Potential development would be obscured from the wider landscape to the north by significant tree cover.

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 Slight value = Medium/High landscape capacity

2.2 Site DOR007 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate a small extension to the adjacent settlement, provided key considerations are taken into account, such as the contribution the site’s boundary makes to the northern approach into Dormansland. 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>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

The site consists of pasture grazed by sheep, with relatively intact boundary vegetation including mature oaks. There are well maintained hedgerows along southern boundary to West Street. There are taller trees and an outgrown hedge line with gaps, along Dormans Road to the east. No significant ecologically sensitivity features identified.

The site is beyond the current extent of the settlement edge defined by West Street, but on similar north facing topography to development which has gone further down the north facing slope to the north and east.

The site is a limited part of the wider separation between Dormansland and Lingfield. The sense of separation between the two settlements is reduced by existing low density development and small groups of housing along the B2028.

The site forms a small undeveloped section of the northern approach into Dormansland along Dormans Road. The site provides a semi-open aspect from upper storey windows of properties to the south. Extensive local tree cover limits contribution to wider landscape, despite sloping landform.

Houses would be visible over southern boundary hedge from house along West Street, public right of way and roads to the south and south-east. The site is overlooked by bungalow to the south-east. Contained from wider landscape by surrounding tree cover within the Wooded High Weald.

The site has limited space and planting to reduce views above/through existing boundary vegetation would take time to reach full height, therefore potential house likely to remain visible from the village after planting mitigation. Grazing field would be lost.

---

### 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>
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<td>1</td>
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<td>2</td>
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</tbody>
</table>

The site lies relatively close to the AONB.

None identified.

The site is a single grazed field, although mature boundary vegetation including oaks add a degree of distinctiveness along the approach into Dormansland.

Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 108. Small rectilinear fields with wavy boundaries

The site has a very limited part of wider contribution to the setting of the AONB to the east.

There is no public access into the site, but some recognisable local visual amenity as undeveloped section of northern approach into Dormansland.

A pleasant grazed field, adjacent to good tree cover, with a degree of scenic quality. Tranquility and remoteness reduced by aircraft and nearby road noise, and housing.

---

MODERATE

SLIGHT
13 Dormansland: Site DOR008

Photograph 157: View east from Dormans High Street

Site Visibility (see accompanying photograph above):

1.1 Site DOR008 is very well contained by boundary vegetation, with only limited glimpses of internal rooftops from surrounding vantage points. There is no intervisibility with the AONB despite its close proximity.

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 DOR008 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no significant adverse impacts on the local landscape and the High Weald AONB to the south. Other evidence relevant to the site’s suitability for development should also be considered.
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</table>

The site includes a pattern of small scale fields with intact mature tree boundaries. Includes large house, gardens and associated buildings, access through gateway off Dorman Street. Gardens include domestic and invasive species. Recorded as grade 3 agricultural land.

A pond and mature trees are present within the site.

The site is generally on similar topography to exiting surrounding settlement, but on a toe of minor local valley feature below slightly higher ground to the south-east. The site is surrounded by existing development on two sides, albeit low density, and within a treed road network which locally contains housing within the vicinity.

The site has no contribution to the separation between significant areas of settlement. This is an enclosed site within the Wooded High Weald, inward looking, limited contribution to surrounding landscape, but provides southern setting to adjacent housing to the north.

There are minor glimpses of rooftops from the road through gap in vegetation and of site entrance. There is potential for new housing to be glimpsed from adjacent dwellings to the north, east and south-east. Housing and adjacent roads on north facing slopes have views to Surrey Hills to the north, but the site would be difficult to perceive from the Surrey Hills, and is not visible from the High Weald AONB due to intervening properties and their gardens.

The site is already well screened by surrounding vegetation, but loss of small scale pattern of fields would be difficult to mitigate.

**MODERATE**

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</tbody>
</table>

The site is within close proximity to High Weald AONB to the south.

None identified.

The site includes a distinctive pattern of small scale fields with thick tree boundaries.

Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

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

The site is part of immediate northern setting to the High Weald AONB to the south, but not visible from AONB.

There is no public access into the site, and very limited visual links.

Vegetation gives degree of remoteness and enclosure from surrounding settlement

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

1.1 Local views of site ENA23 are limited to glimpses along Hollow Lane (see photograph 158), however the site can also be glimpsed in the distance from views into the AONB from the south (see photograph 159), due to gaps in the north-west boundary.

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:

Substantial sensitivity \times Moderate value = Low landscape capacity

2.2 Site ENA23 has substantial sensitivity, and is in the High Weald AONB which contributes to its moderate value rating. The site therefore has low capacity for employment development. Development in this area could have a detrimental effect on the landscape character of the AONB, particularly if development is intensified beyond the existing extent of the traditional style site buildings.
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This is an existing brownfield site, with hardstanding and relatively low key buildings, including traditional brick and timber buildings. The site wraps around a pond and is near ancient woodland. The site is detached and distant from settlement. The site has no contribution to separation between settlements. The site is located on east side of local ridge, small part of AONB landscape providing setting to lower landscape to the east. Site buildings are visible across fields from higher ground to the north-west, and in the distance from settlement to the south-west, but set within wooded backdrop and not prominent in the view. Visibility from roads and public rights of way is limited locally by treed setting within the Wooded High Weald. Difficult to mitigate wider distant visibility from the east. Retain existing traditional buildings. **SUBSTANTIAL**

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<td>15</td>
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</table>

The site is within High Weald AONB. The site is adjacent/within close proximity to ancient woodland to the north-east and east. A relatively indistinct site, although traditional buildings within site have appeal. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 101: Small irregular assarts intermixed with woodlands. The site is within AONB, but not part of its setting. No public access into the site. Despite the sites land use, relatively high scenic quality due to traditional style buildings and borrowed qualities from wider landscape visible to the east. Overhead aircraft and human activity limit tranquillity and remoteness. **MODERATE**