Based on mapping data licensed from Ordnance Survey, Crown copyright.
Felbridge Settlement Analysis

1.1 Felbridge is located at the southern edge of the District and adjoins East Grinstead within Mid Sussex, to the south-east. The majority of Felbridge is located along the A264 road, which connects with junction 10 of the M23 motorway, approximately 6km to the west.

1.2 The settlement is located within the High Weald character area, but outside the High Weald AONB, which is approximately 4km to the east. Felbridge is situated on generally north facing slopes which rise up from the Low Weald into the High Weald to the south, and largely consist of ribbon development along the road network.

1.3 Site FEL012 is located off the A22 at the eastern edge of the settlement. FEL012 is set back slightly from Mill Lane. FEL004 is off the A264 at the western extent of Felbridge, and FEL014 is off Crawley Down Road to the south. ENA27, FEL010, DOM011 and ENA019 are detached from settlement and mainly located with the rural landscape to the north and west of Felbridge.

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

1.1 Site FEL008 is generally well contained by boundary vegetation. Views into the site are limited to upper storey windows of an adjacent property to the north, a minor glimpse through the site entrance off the A22, and from a limited area of fields to the east through the open section of the eastern boundary.

1.2 Any view of rooftops of new development within the site would be seen in context with exiting surrounding settlement and hotel buildings.

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

Landscape Capacity:

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

Slight sensitivity x Negligible value = High/Very high landscape capacity

2.2 With slight sensitivity and negligible value, site FEL008 is judged to have a high/very high landscape capacity for housing development. The relatively unconstrained site would be suitable in landscape terms for development proposals without significant detrimental effects on the character of the landscape, provided proposals are in scale with existing settlement within the vicinity of the site. Other evidence relevant to the site’s suitability for development should also be considered.
<table>
<thead>
<tr>
<th>Landscape Sensitivity:</th>
<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>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The site consists of rough grass with bands of dense scrub around north, south and west edges. There are some maturing tall trees along boundary with road. The site is recorded as grade 3 agricultural land. No features with significant ecological sensitivity identified. The site is within part of low density edge of Felbridge and approach to East Grinstead. Enclosed on three sides by existing developments including housing to north, hotel to west and garage/work shops to south. Already within general existing developed area, the site has no contribution to separation between settlements. This is a small general well contained parcel of land with limited contribution to the setting of either surrounding landscape or settlement but some intervisibility with adjacent fields. The site is generally well contained to north, south and west, except for glimpse into site through access gate from hotel on opposite side of main road, and from cricket ground and hotel complex beyond through gap in boundary vegetation in the south east corner of the site. Tall fir trees enclose majority of cricket ground to the south east. Eastern boundary open with view into adjacent fields to nearest hedgerows, and trees. Open view directly into the site from upper storey windows from adjacent property to the north. The site is generally well contained to north, south and west, except for glimpse into site through access gate from hotel on opposite side of main road, and from cricket ground and hotel complex beyond through gap in boundary vegetation in the south east corner of the site. Tall fir trees enclose majority of cricket ground to the south east. Eastern boundary open with view into adjacent fields to nearest hedgerows, and trees. Open view directly into the site from upper storey windows from adjacent property to the north. Retain screening provided by boundary vegetation to the north, south and west. Introduce planting to the eastern edge.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape Value:</th>
<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></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>None.</td>
<td>None.</td>
<td>A small unremarkable area of rough grass and scrub.</td>
<td>Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes</td>
<td>The site does not contribute to the setting of any outstanding assets.</td>
<td>There is no public access into the site.</td>
<td>The site is heavily influenced by adjacent human intervention including considerable road noise. And nearby buildings phone mast visible above boundary vegetation to the East.</td>
<td>NEGLIGIBLE</td>
<td></td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photograph above):

1.1 Site **FEL012** is set back from Mill Lane and is highly contained by boundary vegetation and woodland.

1.2 The visual sensitivity of the site is 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 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 × *Slight* value = *High* landscape capacity

2.2 With slight sensitivity and value, **FEL012** is a relatively unconstrained site with a high landscape capacity for housing development, provided that 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:

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

- The site includes a house and other structures with gardens and associated paddocks ringed by mature trees adjacent to riparian woodland to north.
- The site is within an area recorded as grade 3 agricultural land.
- No features with significant ecological sensitivity have been identified within the site, but ancient woodland is located to the north-east boundary.
- The site has no contribution to separation between settlements.
- The site is highly enclosed and obscured from view except from Mill Lane, access track.
- The site is already highly enclosed by boundary vegetation which should be maintained. A standoff to the ancient woodland would be required.

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

- None.
- The site is adjacent to ancient woodland.
- The site consists of a secluded large garden and paddocks associated with dwelling.
- Surrey Historic Landscape Characterisation:
  1. FIELD PATTERNS/SYSTEMS
  110. Small regular fields with straight boundaries (parliamentary enclosure type)
- There is no public access within the site.
- Pleasant woodland along north-east boundary and enclosure gives sense of isolation, but human influence from dwelling reduces this.
Site Visibility (see accompanying photographs above):

1.1 Site FEL004 is well contained by boundary vegetation, with only occasional minor glimpses into the site from the A264 and adjacent public right of way. The site is not visible from the nearby Hedgecourt Lake due to intervening vegetation to the south of the lake.

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

2.2 Site FEL004 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 urban extension provided visual screening is maintained and other key considerations, including settlement form and the adjacent border path, 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>4</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

The site is almost entirely encircled by established young trees around its edges, forming thick visual screening. There are also tall mature conifers on the perimeter. The centre of the site consists of grass. Deciduous woodland including coppice along implied access route.

There are some potentially valuable habitats, but no ecological features of significant sensitivity noted.

This is a relatively large site for housing on the very western edge of Felbridge, adjacent to area of low density dwellings. There is implied access route of Mill Lane through Wood Lane and off low key road.

The site is part of the wider gap between Felbridge and the low density housing of Domewood Furnace Wood, but relative small part of the overall gap.

The site is inward looking but tree cover provides wooded setting on the western approaches into Felbridge.

There are occasional minor glimpses into the northern edge of the site from the A264, otherwise the main body of site is entirely obscured from surrounding context by thick tree cover.

There are no views into site from nearby properties, and no intervisibility with Hedgecourt lake to north due to intervening dense woodland.

Mantain screening, by retaining areas of young trees along perimeter of site and as small copses around site edges. Locate open space along southern edge.

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

None. A Site of Special Scientific Interest (SSSI) and flood zone are nearby to north. Yew Tree Barn is a grade II listed building approx. 100m to south-west on opposite site of A264.

The site is highly enclosed. Surrey Historic Landscape Characterisation 110. Small regular fields with straight boundaries (parliamentary enclosure type) and 804. Common edge / roadside waste settlement (post-1811 and pre-1940 extent)

None.

There is no formal public access within main body of the site, but border path recreational route runs along implied access route and along edge of main body of site.

Enclose would give a sense of remoteness to the site, but this is eliminated by high road noise from adjacent A264.

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

1.1 Site **FEL014** is overlooked at close range by dwellings adjacent to the east, and is open to view across the field to the west from the nearby public footpath and allotments. However surrounding tree cover obscures the site from view in the wider landscape.

1.2 Therefore, the 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 **FEL014** 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 urban extension provided sensitive considerations, such as views and settlement pattern are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

The site is a small single rough grass field. There are mature trees along north and south boundaries, including tall evergreens along the roadside. The eastern boundary varies, but includes some domestic garden boundary vegetation. The western boundary is more open with post and wire fence and occasional small trees. In relatively good state of maintenance. The site is within an area of grade 3 agricultural land. No ecological features with significant ecological sensitivity identified. The site is at the very western local extent of Felbridge. Local settlement generally takes the form of ribbon development along roads, but there are exceptions consistent with site. Surrounding development varies in density and distance from the site but development is present to north, east and south of site. The site forms a small part of wider separation to low density housing at Furnace Wood to the west only. The site provides (mainly oblique) open aspect to limited number of properties adjacent to east of site. Only the site's boundary vegetation is discernible from road. The site is overlooked by limited number of adjacent dwellings visible from footpath and allotments nearby to the west and minimal movement glimpses into site from Felbridge Road through boundary vegetation, but otherwise contained from the surrounding landscape by surrounding tree cover and housing. Overtime planting along east and west boundaries would reduce view of housing from public right of way and allotment to the West and from adjacent properties to the East but new housing would remain obvious from these locations. MODERATE

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

None. None. The site is an unremarkable field with few distinguishing features and limited visual links to wider landscape. The site is an unremarkable field with few distinguishing features and limited visual links to wider landscape. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 110. Small regular fields with straight boundaries (parliamentary enclosure type) There are no outstanding assets near to the site. There are no formal public access within the site, although some evidence of residents of neighbouring properties using field for informal recreation. There is some visual access from the nearby public right of way. Tree cover along the boundary and beyond lend a degree of scenic quality to the site, but tranquillity and remoteness limited by adjacent road and properties. SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Site ENA27 is well contained by boundary vegetation, with the only significant view of the structures within the site being through the site entrance off the B2037.

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 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 x Slight value = High landscape capacity

2.2 With slight sensitivity and value, ENA27 is a relatively unconstrained site with a high landscape capacity for employment development, provided that the form of new development proposals are in keeping with the scale of existing site structures. 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>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>12</td>
</tr>
</tbody>
</table>

This is an existing brownfield site consisting of hard standing and commercial buildings. The majority of boundaries are well vegetated. No features of significant ecological sensitivity identified. The site sits below higher ground to the north east. The site is not part of the main settlement but within area of sprawling, low density dwellings including private estate to the north, east and west. The site has no contribution to separation between settlements. The site is generally inward looking below higher wooded ground to the north. Not very visible from the surrounding landscape. With the exception of through the entrance, roadside vegetation screens the site from the B2037 road to the south. Trees, including on subtle mounding screens the site to the east. Roof line of site buildings are just about detectable through gaps in the vegetation from the private road to the north. The site is overlooked by adjacent houses to the north but the majority of dwellings on the private estate have thick domestic boundary vegetation and no view of the site. The site is already well contained. There is potential to enhance boundaries. Any new structures should not be in keeping with the scale of the existing site structures.

### 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>1</td>
<td>1</td>
<td>2</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 commercial site with limited visibility, surrounding tree cover gives a sense of wider enclosure. Surrey Historic Landscape Characterisation: 8. Expansion suburbs/planned estates 815: Luxury estates (post-1940) There are no outstanding assets within the vicinity and limited visibility. There are nearby footpath links, but no public access within the site. Enclosure and surrounding tree cover ascending to the north, lend a degree of scenic quality and enclosure. However tranquillity and remoteness are limited due to the current land use.

SLIGHT

SLIGHT
Structures within the site just about detectable through boundary vegetation in summer

Photograph 202: View north from public footpath to the south of the site

Photograph 203: View west from junction with A22

Site Visibility (see accompanying photographs above):

1.1 Despite its extent, and the size of site structures, site FEL010 is relatively well screened from the wider landscape by its boundary vegetation, with views of the site mainly limited to glimpses from nearby rights of way, through gaps in the intervening vegetation (see photograph 202).

1.2 Therefore, 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 FEL010 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for employment development, provided new development is of a scale which can be screened by existing site boundary vegetation and other key considerations are taken into account, including the ancient woodland. 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></td>
<td>4</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

This is an existing large brownfield site with industrial, commercial buildings but contains a significant area of ancient woodland. Tall deciduous trees along majority of boundaries. The site is within an area recorded as Grade 3 agricultural land.

None recorded. There are nearby dispersed housing, restaurants, inns nearby along the A22, but the site is detached from settlement. The site has no contribution to separation between settlements. Despite its size, the site is relatively inward looking and assimilated into the local wooded landscape. The site is wooded but relatively limited contribution to the setting. There are glimpses of security fencing and entrances are visible from the road. The site is otherwise screened from the A22 by vegetation. There are glimpses of the site buildings through gaps in boundary vegetation from nearby routes to the north but contained within the wider relatively flat surrounding landscape, beyond to the north by layers of vegetation. Occasional limited distant glimpses of rooftops within the site from the public right of way to the east but vegetation screens the site from wider views from the east, including slightly rising landscape to the south west.

The site is generally well screened by existing boundary vegetation. Any enhancement would take significant planting and time.

MODERATE

### 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></td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>12</td>
</tr>
</tbody>
</table>

None. The site contains significant areas of ancient woodland, and is close to a Site of Special Scientific Interest (SSSI) and floodzone at eastern corner of the site.

The site has limited distinctiveness. Surrey Historic Landscape Characterisation: 4. WOODLAND 401. Assarted pre-1811 woodland and 12. OTHER INDUSTRY 1201. Industrial complexes and factories

There are no outstanding assets nearby. The site has no public access internally but a public right of way runs along the south eastern edge of the site, connecting to Tandridge Border Path nearby to the south west.

Ancient woodland and deciduous woodland give a degree of scenic quality, but the site land use restricts tranquility and remoteness.

SLIGHT
Site located behind tall boundary hedge

Site located behind tall boundary hedge

Photograph 204: View south-east from East Park Lane at the junction with the B2028

16 Felbridge: Site DOM11

Site Visibility (see accompanying photograph above):

1.1 Site DOM11 is contained by thick boundary vegetation and adjacent woodland. Occasional glimpses of existing rooftops within the site are limited to vantage points along adjacent roads.

1.2 Therefore 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:

Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, site DOM11 is judged to have a high landscape capacity for traveller development. The relatively unconstrained site would be suitable in landscape terms for traveller proposals without significant detrimental effects on the character of the landscape, provided boundary screening is maintained. 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>1</td>
<td>2</td>
<td>2</td>
<td>14</td>
</tr>
</tbody>
</table>

The site consists of hard standing and mainly mobile Gypsy and Traveller community structures.
There are tall shrub boundaries to the north, east and west.
There is an additional close board fence along the eastern boundary. Adjacent to woodland to the south.
The site is within an area recorded as Grade 3 agricultural land.
No significant ecological features identified.
The site is detached from any significant settlement.
The site has no contribution to separation between settlements.
The site boundaries are slightly incongruous but very limited visual envelope. Situated in context with large commercial site nearby along the B2028.
Thick hedges and close board fence obscure the majority of the site from adjacent roads. Adjacent woodland screens site from wider landscape.
Existing single storey roof tops can be glimpsed over limited sections of the lower boundary vegetation and through eastern site entrance.

The site is slightly incongruous but very limited visual envelope. Situated in context with large commercial site nearby along the B2028.

The site boundaries are slightly incongruous but very limited visual envelope. Situated in context with large commercial site nearby along the B2028.

The site boundaries are slightly incongruous but very limited visual envelope. Situated in context with large commercial site nearby along the B2028.

Thick hedges and close board fence obscure the majority of the site from adjacent roads. Adjacent woodland screens site from wider landscape.
Existing single storey roof tops can be glimpsed over limited sections of the lower boundary vegetation and through eastern site entrance.

Replace boundaries with more natural hedgerows and trees. This would take time to establish.

### 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>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>8</td>
</tr>
</tbody>
</table>

None.
East Park Farmhouse is a grade II listed building with 250m to the north of the site.
The site has no positive distinctiveness, and limited visual links.

Surrey Historic Landscape Characterisation:
10. RECREATION
1009. Studs and horse paddocks

There are no nearby outstanding assets.

There is no formal or informal public access within the site, but a public footpath is located to the east of the site.

Adjacent traffic noise, land use and domestic style boundaries significantly limit tranquillity and scenic quality.

SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Structures within site ENA19 are visible through or above boundary vegetation from public rights of way within the vicinity of the site, and through the site entrance off Bones Lane. The tops of buildings can be glimpsed at a greater distance from locations along the local rural road network, and are seen in context with other nearby buildings filtered by tree cover.

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 Site ENA19 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for employment development, provided key considerations are taken into account, including in particular views towards the site from public rights of way within the surrounding countryside. 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 of large sheds and hardstanding.
- Site boundaries are generally well vegetated with mature trees and varying understorey.
- The site is within an area recorded as grade 3 agricultural land.
- No ecological features with significant sensitivity recorded.
- The site is detached from any significant settlement.
- The site has no contribution to separation between settlements.
- The site is inward looking but boundaries provide treed backdrop in views towards the site.
- The site have a mainly deciduous boundary screen, in keeping in appearance with local woodland and roadside vegetation.
- There is a partial view of the site from the public footpath to the north of the site consisting of tops of structures and vehicles seen over the boundary vegetation but generally well contained elsewhere.
- Views into the site from entrance in association with adjacent properties, Ridge tops of site buildings glimpsed in the distance from the south but seen amongst treed setting and in context with other nearby buildings which are more prominent in the view. Rising land to the north forms partial backdrop to views from the south.
- The majority of the site is obscured in wider view from east and north-east by rising landform and vegetation, with limited glimpses of the site structures.
- Limited intervisibility with elevated landscape in the distance to the north, with the site difficult to perceive.
- There is a potential to enhance site boundaries particularly along the northern edge.

### 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, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>8</td>
</tr>
</tbody>
</table>

- None.
- None.
- The deciduous boundary vegetation helps tie the site into the local landscape character rather than providing distinctiveness.
- Surrey Historic Landscape Characterisation:
  1. FIELD PATTERNS/SYSTEMS
  111. Medium regular fields with straight boundaries (parliamentary enclosure type)
- There are no outstanding assets nearby.
- A public footpath is adjacent to the site’s eastern boundary but there is no public access within the site.
- Timber yard activity limits tranquility and the sense of remoteness, but boundary vegetation improves the site slightly.

**Overall Sensitivity Judgement:**

1. Field Patterns/Systems
   - 111. Medium regular fields with straight boundaries (parliamentary enclosure type)

**Potential for Mitigation:**

- Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score.

**Landscape Sensitivity:**

- Negligible (01-07)
- Slight (08-14)
- Moderate (15-21)
- Substantial (22-28)
- Major (29-35)

**Landscape Value:**

- Negligible (01-07)
- Slight (08-14)
- Moderate (15-21)
- Substantial (22-28)
- Major (29-35)