Godstone Settlement Analysis

1.1 Godstone is located near the centre of Tandridge, approximately 2km to the south of Caterham, and 2km east of Bletchingley. The village is located along the A25 road, adjacent to the M25 motorway junction with the A22. The northern edge of the settlement meets the Surrey Hills AONB within the vicinity of the M25 motorway, and the southern edge is within close proximity of an area of Wooded Greensand Hills which are under consideration as a candidate area for inclusion within the AONB.

1.2 Godstone sits within the Greensand Valley, an east-west band of undulating landform, below the south facing scarp of the North Downs to the north, and the distinctive wooded Greensand Hills to the south. The northern extent of the village rises on foothills below the North Downs, while the southern part of the settlement falls towards watercourses before rises slightly at the foot of the Greensand Hills.

1.3 The historic core of Godstone, with its conservation area including listed buildings, a village green and pond, is centred on the junction of the A25 and a Roman Road/B2236. The village has grown along, and spread out from the main spine roads through the village, more so to the north, than the south, but remains largely contained within the Greensand Valley.

1.4 Relatively modern housing development has taken place to the north-west of Godstone between the B2235 and the A22 road, which by-passes the village on its way to the M25. Development to the north-west has been more restrained, and fields which form site GOD010 abut the village to the west. These fields are contained along their western edge by planting on mounding along a quarry pit haul route.

1.5 Previous quarrying has left large excavated depressions to the west of the village centre, one currently used as a lake and the other is becoming recolonised by vegetation. Together these areas form site GOD001.

1.6 Closer to the village centre and within the conservation area, there is a linear group of small sites, ENA03, GOD004, GOD008 and GOD017, which are largely tucked behind buildings along the high street. GOD012 is slightly south, on the opposite side of the high street. Site GOD022 is adjacent to the south-west of the village, beyond the water course which currently defines the extent of settlement. Site ENA04 is detached to the south-west of the village.

1.7 Site ENA33 is located along the A25, on the eastern edge of Godstone, albeit it separated by a watercourse and associated vegetation. Site ENA05 is detached from Godstone, located at Rooks Nest Farm, approximately 1km to the east of the village.
Site Visibility (see accompanying photograph above):

1.1 Site GOD010 is a large field attached to the western boundary of the Tyler’s Green area of Godstone. Set on the lower slopes adjacent to the Surrey Hills AONB it has a large visual envelope to the north and the south, see panorama above.

1.2 The views from the east are mostly localised and filtered, however due to the size of the site this effects a large number of houses and gardens along Tylers Close and Fosterdown. There are also views into the site from Footpath 121 and distant views of Godstone and Church Town.

1.3 From the west views are restricted by a planted bund along a private road around the edge of the site. From the north there is intervisibility with the Surrey Hills AONB, including from the extensive public rights of way network. From the south there is intervisibility with the Candidate AONB, Greensand Hills.

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

Landscape Capacity:

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

   Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 Site GOD010 has moderate landscape sensitivity and value. As a result it is judged to have a medium landscape capacity for housing development overall. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to 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>
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</thead>
<tbody>
<tr>
<td>2</td>
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<td>2</td>
</tr>
</tbody>
</table>

The majority of the site is grass, pasture, with limited tree cover. There is a young clipped hedge around the western perimeter, and a couple of mature trees and scrub planted around areas to the northeast. Majority of site grade 3 agricultural land.

The site is adjacent to ancient woodland to the north east. The site slopes slightly uphill and is slightly further west than the existing settlement. It is connected to the settlement boundary on two sides. The planted bund along the west boundary and woodland beyond would form a new robust edge to settlement. The site has no contribution to separation between settlements. The site is contained within the vicinity but visible from high ground within the AONB to the north and the Greensand Hills to the south. It therefore forms part of the transition between the two. Local enclosure limits contribution to setting of settlements. The site is contained to the west by the planted bund. However the majority of the site is visible from both the AONB to the north and the Greensand Hills Candidate AONB to the south. Godstone church tower is visible to the east. There are filtered views of the site from housing to the east, including a public right of way.

There is existing advanced planting on the bund and hedge planted along the west boundary. It would be difficult to mitigate views from the AONB and Candidate AONB.

Maintain northern portion of the site for open space and planting.

**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>4</td>
<td>2</td>
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</tr>
</tbody>
</table>

Small parts of the northern and western parts of the site are within the AONB.

The site is adjacent to ancient woodland to the north east. The site is unremarkable but does have distinctive views of the AONB and Candidate AONB to the north and south. Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/SYSTEMS

114. ‘Prairie’ fields (large enclosures with extensive boundary loss)

The site is a small part of the wider setting between the Greensand Hills and AONB. The site forms part of the immediate southern setting to the AONB. There are no heritage assets nearby.

There is no formal or informal public access into the site. There is a public right of way. Footpath 121 along parts of the eastern boundary.

The site is adjacent to AONB which is of high scenic quality. There are urban influences from the adjacent housing to the east, noise of the M25 and overhead aircraft.

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

1.1 Site GOD001 is two excavated areas, divided by a public footpath which is included within the site boundary. Although well contained by boundary planting the site is visible from the AONB and Candidate AONB to the north and south as well as from sensitive areas within Godstone.

1.2 From the immediate north the site is well contained by woodland and ancient woodland. However there is intervisibility with the AONB further north. To the west housing along Clayton Mead, Dumville Drive and Greenwell Close have views onto the eastern part of the site. There are views of each part of the site from the public footpath.

1.3 From the south there are views of the site from the conservation area, especially Hilly Field, see photograph above. There are also views from Bletchingley Road and houses along it, as well as wider views from the Greensand Hills Candidate AONB.

1.4 The visual sensitivity is therefore judged to be **Moderate**.

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 **Substantial** value = **Low** landscape capacity

2.2 Site GOD001 contributes to the setting of the surrounding settlement and conservation area and the setting of Hilly Field which has two Scheduled Monuments within it. This result in a moderate sensitivity. As the site makes a contribution to the setting of the AONB and conservation area, and is locally valued it is judged to have a substantial value. It is therefore judged to have a low landscape capacity for housing development overall.
**Landscape Sensitivity:**

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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
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</table>

The eastern part of the site consists of a lake used for a diving centre. The southern part is a large excavated depression.

The site is surrounded by security fencing and varying quality tree cover, including some coniferous and some young self set trees.

Southern depression is dry and regenerated with scrub and trees.

The footpath is lined with hawthorn hedges forming a tunnel and dividing the two halves of the site.

The site has a varied habitat including woodland and water. The eastern part of the site is a nature reserve.

The site is a large excavated area currently forming the existing boundary to the settlement and the conservation area.

The eastern part of the site has some potential to round off the western edge of Godstone, but limited overall.

Only the eastern part of the site is connected to the settlement boundary.

No contribution to separation between settlements.

The site forms part of the landscape between Surrey Hills AONB to north, and Greensand Hills to south.

The site also provides a treed edge to Godstone.

There is likely intervisibility between the eastern part of the site and the AONB.

The eastern part of site is overlooked by existing western edge of settlement.

Perimeter vegetation to the western part of site is likely to be visible from the Greensand Hills and is visible from the conservation area.

Allow re-generating vegetation to continue to establish in key areas, and supplement with new planting where appropriate.

Effects on the public right of way through the site would need to be mitigated.

**Landscape Value:**

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</tbody>
</table>

The AONB and current AGLV are close to the edge of the site.

The site is adjacent to Ancient woodland, SNCI, and conservation area. Overlooked by Scheduled Monument.

The site contains distinctive unusual landform now occupied by lake and regenerated woodland.

Surrey Historic Landscape Characterisation:
12. OTHER INDUSTRY
1203. Reservoirs and water treatment

The site forms part of the immediate setting to conservation area and ancient monuments, and forms part of the wider southern setting to the AONB.

There are no listed buildings adjacent or near to the site.

The east reservoir is used for diving and is a nature reserve.

There is a well used walking route through centre of site, Footpath 122, there is restricted access elsewhere.

The site is well enclosed which lends a degree of remoteness to the western part of site.

Overall there is limited scenic quality and tranquillity due to human influences including excavation.

SUBSTANTIAL
06 Godstone: Site ENA03

Photograph 58: View west from the A25

Photograph 59: View east from Hilly Field within the conservation area

Hilly Field, conservation area

Surrey Hills AONB

Housing along Dumville Drive

A25

Plan not to scale
See plan on page 92 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

1.1 Site ENA03 is a current employment site which is partially within the settlement boundary of Godstone and has a localised visual envelope.

1.2 From the north there are localised views from housing along Dumville Drive, and from the building materials supplier, see photograph 59.

1.3 From the east there are views into the site from the A25 through the entrance, see photograph 58.

1.4 There is screening vegetation along the southern boundary which restricts views in, although there are glimpses from windows of housing. Hilly Field is raised to the west and has open views across the site. It is sensitive as it is in the conservation area and has two Scheduled Monuments within it.

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

Landscape Capacity:

2.1 The landscape capacity for 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 Site ENA03 has development on three sides and due to its current use as an employment site has low landscape quality. This results in a slight value overall.

2.3 Due to its location and land use it has low value scores meaning that the site is relatively unconstrained with a high landscape capacity for employment 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:

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<th>Inherent landscape quality (intactness and condition)</th>
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</table>

The site is a timber merchants, surrounded by security railings and consisting of hard standing and structures.

No ecological features of significant sensitivity identified.

The site is partially within the settlement boundary and adjacent to existing development, including housing to the north and allotments to the south.

The site has no contribution to separation between settlements.

The site forms a small part of the existing settlement edge. It is set down from adjacent landscape forming a very limited contribution to the setting of surrounding landscape.

The site is contained from wider landscape, but openly visible from adjacent elevated ancient monument and Hilly Field Conservation Area, and through entrance off the High Street.

Mitigation should include new boundary planting, retain open space where possible to the west.

There is potential for combined strategy with adjacent sites to the south.

**SLIGHT**

### Landscape Value:

<table>
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<tr>
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<td>10</td>
</tr>
</tbody>
</table>

None.

The site is adjacent to the conservation area, and has listed buildings nearby.

The site itself is not distinctive although there are distinctive visual links to Hilly Field to the west.

Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

806: Village or hamlet (pre-1811 extent)

Archaeological area which is adjacent to Scheduled Monuments.

The site is adjacent to an ancient monument, but has very limited contribution to setting of AONB.

There are no listed buildings adjacent to the site.

The site has no recreational use or value.

The site has a low key commercial/industrial use, with very limited scenic quality, tranquillity and remoteness.

**SLIGHT**
Photograph 60: View north

Photograph 61: View of west of site

Site Visibility (see accompanying photographs above):

1.1 Site GOD019 is a small green space which forms a buffer between Fairalls Builders Merchants to the east and Hilly Field to the west. It is a sloping site which has intervisibility with the Surrey Hills AONB to the north.

1.2 From the north there are localised views from housing along Dumville Drive. There are wider views out to the AONB to the north and likely intervisibility with the higher parts of the site. From the east there are views into the site from the A25 through the entrance of the building merchants. There is screening vegetation along the southern boundary which restricts views in from site GOD004. However there are open views from Footpath 122. Hilly Field is raised to the west and has open views across the site. It is sensitive as it is in the conservation area and has two Scheduled Monuments one of which is adjacent to 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 GOD019 has moderate landscape sensitivity and value and is judged therefore 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 adverse impacts on the setting of the existing landscape, conservation area and settlement. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation (inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
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</table>

The site is a small area of sloping green space to the west of Fairalls the Timber Merchants which is surrounded by green security fencing to the west and east. The site includes a track to the west of the site, which has a low wooden fence boundary to Hilly Field. To the north the boundary with Dunville Drive is formed by a medium height coniferous hedge. To the south the boundary with the allotments is formed by a hedgerow. There is no tree cover in the site.

No ecological features of significant sensitivity identified.

The site is a small area of green space to the edge of Godstone which contributes to Hilly Field and the conservation area.

The site is visually prominent to the north, west and parts of the east.

There are localised views into the site from housing on Dunville Drive to the north, and intervisibility with the AONB to the north on the higher slopes within the site.

There are open views from Hilly Field, and the Scheduled Monuments to the west of the site.

There are localised views from the Timber Merchants to the east and the A25 beyond.

This is a small site which would be difficult to mitigate due to its size, however mitigation could include a combined strategy with adjacent sites. It would be necessary to mitigate the possible effects on the Scheduled Monuments, the conservation area and the AONB.

### Landscape Value:

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<thead>
<tr>
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<td>2</td>
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<td>MODERATE</td>
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</table>

None.

The site is adjacent to a Site of Nature Conservation Interest (SNCI) on Hilly Field.

The site is a narrow parcel of green space with views of the AONB and Scheduled Monuments.

The site is adjacent to the conservation area, scheduled monuments and a number of listed buildings.

The site is adjacent to an ancient monument but has very limited contribution to setting of AONB. There are no listed buildings adjacent to the site.

There is no formal or informal public access. A public right of way - Footpath 122 - runs near the site.

There is visual access from nearby public open space (Hilly Field).

There is a rural quality to the lane within the site and the public open space to the west, as well as the wooded boundaries to the south.

There are urban influences from the M25, and surrounding settlement.
Site Visibility (see accompanying photograph above):

1.1 Site GOD004 is an allotment site which is fairly well contained by boundary vegetation but has wider views from the AONB to the north.

1.2 From the north there are localised views from Fairalls Builders Merchants and wider views from the Surrey Hills AONB. Although the site would be detectable from the AONB it would not be prominent.

1.3 From the east and south views are restricted by boundary vegetation.

1.4 From the west there views from Hilly Field are restricted to gaps in the boundary vegetation.

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

Landscape Capacity:

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

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

2.2 GOD004 is an allotment site which has a moderate score for visual sensitivity but a slight landscape sensitivity overall.

2.3 Due to its recreational land use and location within the conservation area the site has a moderate landscape value. This results in a medium/high landscape capacity for housing development, provided considerations such as visual amenity are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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<td>2</td>
<td>10</td>
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</table>

The site is used for allotments, and is identified as Grade 3 agricultural land.

The boundaries are formed by hedgerows and trees, and a wooden fence along one section.

No ecological features of significant sensitivity identified.

The site is on the western edge of the settlement boundary but surrounded with existing development on two sides.

Development here would not be inconsistent with the development pattern of Godstone but would bring development up to the edge of Hilly Field.

The site has no contribution to separation between settlements.

The site forms small part of existing settlement edge.

There is intervisibility with the AONB scarp, and development on the site would be detectable from higher ground within AONB, but would not be prominent in the view.

The site is visible from adjacent timber merchants, but views are restricted elsewhere by the boundary vegetation.

This is a small site, with potential for combined strategy with adjacent sites.

It would be necessary to mitigate the possible effects on the Scheduled Monuments, the conservation area and the AONB.

**SLIGHT**

### Landscape Value:

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<td>3</td>
<td>2</td>
<td>4</td>
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<td>17</td>
</tr>
</tbody>
</table>

None.

The site is within the conservation area, and is adjacent to a Site of Nature Conservation Interest (SNCI) on Hilly Field.

The site is notable for its allotment use.

The site is within the conservation area, and close to scheduled monuments and a number of listed buildings along the High Street. These are not adjacent to the site.

Alotments have been located here for at least 100 years.

Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS

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

The site is in close proximity to ancient monuments. There is a very limited contribution to the setting of the AONB.

The listed buildings along the High Street are not visible from the site.

A public right of way - Footpath 122 - runs adjacent to part of the site.

The site has a community use as allotments.

A public right of way - Footpath 122 - runs adjacent to part of the site.

The site has a community use as allotments.

Scenic quality, tranquillity and remoteness are limited due to land use and surrounding urban influence.

**MODERATE**
Photograph 63: View east to west from within site

Site Visibility (see accompanying photograph above):

1.1 Site GOD008 is well contained by boundary vegetation and planting across the site. Views are limited to localised glimpses into the site.

1.2 To the north and south views in are restricted by the boundary vegetation.

1.3 There are glimpsed views in from housing along the eastern boundary, see photograph above.

1.4 From the west views are restricted to glimpses views from Footpath 122 through the gap in vegetation along the boundary.

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

Landscape Capacity:

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

Slight sensitivity x Slight value = High landscape capacity

2.2 Site GOD008 is an area of scrub which is well contained by vegetation and attached to the settlement boundary. It therefore has a slight sensitivity.

2.3 Although the site is within the conservation area it is judged to have a low value. This site is therefore 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:

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</table>

This is a site which is overgrown with scrub, some self-set trees establishing.
This site is within an area identified as Grade 3 Agricultural land.

No ecological features of significant sensitivity identified.
The site is on the western edge of settlement boundary, but surrounded by existing development on two sides.
The site has no contribution to separation between settlements.
The site forms a small part of existing settlement edge.
The site is well contained by boundary and internal vegetation. There are potential glimpses into site from adjacent settlement to East.
The site is difficult to perceive from AONB.

Retain boundary vegetation, potential for combined strategy with adjacent sites.
It would be necessary to mitigate the possible effects on the Scheduled Monuments and the conservation area.

### 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></td>
<td>4</td>
<td></td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None.
The site is within the conservation area and is adjacent to a Site of Nature Conservation Interest (SNCI) on Hilly Field.
The site is an unremarkable overgrown area of scrub.
The site is within the conservation area, and close to scheduled monuments and a number of listed buildings along the High Street.
Surrey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
110. Small regular fields with straight boundaries (parliamentary enclosure type)
The site is in close proximity to ancient monuments, and has very limited contribution to setting of AONB.
The site forms part of the boundary vegetation along the garden to Galley’s Cottage which is Grade II listed.
A public right of way - Footpath 122 - runs adjacent to part of the site, but there is no formal or informal public use.
Enclosure and relatively low urban influence, lends a slight degree of remoteness to site.

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Enclosure and relatively low urban influence, lends a slight degree of remoteness to site.

<table>
<thead>
<tr>
<th>Overall value judgement</th>
<th>01-07 = Negligible</th>
<th>08-14 = Slight</th>
<th>15-21 = Moderate</th>
<th>22-28 = Substantial</th>
<th>29-35 = Major</th>
</tr>
</thead>
<tbody>
<tr>
<td>SLIGHT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photograph above):

1.1 Site **GOD017** is well contained by boundary vegetation and planting across the site. Views are limited to localised glimpses into the site.

1.2 To the north views in are restricted by the boundary vegetation.

1.3 There are glimpsed views in from housing along the eastern and southern boundary.

1.4 From the west views are restricted to glimpsed views from Footpath 122 through the gap in vegetation along the boundary.

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

Landscape Capacity:

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

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

2.2 Site **GOD017** is an area of earthworks and scrub which is well contained by vegetation and attached to the settlement boundary on two sides. It therefore has a slight sensitivity.

2.3 Although the site is within the conservation area it is judged to have a low value. This site is therefore 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:

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

The site is a parcel of land behind the Hare and Hounds pub. It has earthworks, mounding and scrub and trees and dilapidated features. This site is within an area identified as Grade 3 Agricultural land.

### 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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<th>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The site is within the conservation area and is adjacent to a Site of Nature Conservation Interest (SNCI) on Hilly Field.</td>
<td>This is an unremarkable scrappy parcel of land on the settlement edge.</td>
<td>The site is within the conservation area, and close to scheduled monuments and a number of listed buildings along the High Street.</td>
<td>The site is within close proximity to an ancient monument.</td>
<td>A public right of way – Footpath 122 - runs adjacent to the site, but there is no formal or informal public use.</td>
<td>Due to the location of the site there are urban influences surrounding urban influences which limit tranquility and remoteness.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None. The site is within the conservation area and is adjacent to a Site of Nature Conservation Interest (SNCI) on Hilly Field.
Site Visibility (see accompanying photograph above):

1.1 Site GOD012 is open to views from the east due to a lack in boundary vegetation.

1.2 To the north, west and south there are localised views into the site from neighbouring properties which are also within the conservation area. Due to being listed views from these buildings are sensitive.

1.3 From the east there are open views into the site from the Wildlife Trusts Educational Reserve at Bay Pond, which is also a SSSI. There are also views across from Footpath 129 to the south east of the site.

1.4 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 An open site adjacent to a Wildlife Trust site, site GOD012 has a resultant moderate sensitivity.

2.3 Due to its location within the conservation area and proximity to heritage assets the site is judged to be of moderate value. This leads to a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the landscape and the conservation area. Other evidence relevant to the site’s suitability for development should also be considered.
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<td>3</td>
<td>3</td>
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<td>16</td>
</tr>
</tbody>
</table>

- The site is a large partially walled garden, historically part of the grounds to the large house - Godstone Place - to the north of the site.
- The garden is well maintained with orchard trees.
- This site is within an area identified as Grade 3 Agricultural land.

- The site is adjacent to a Wildlife Trust Site, Bay Pond, which includes wildflower meadows, one of which is adjacent to the pond. Bay Pond is a SSSI.
- The site is adjacent to the settlement boundary and is associated with surrounding houses.
- The site would technically be infill within edge of settlement.

- There is no contribution to separation between settlements.
- This site is part of the immediate open setting to the Wildlife Trusts site and setting to conservation area and listed building on High Street.
- The site is part of the eastern edge to settlement.

- There is a sensitive view from the immediate surroundings, including the Wildlife Trust’s Site which is well used as an educational reserve.
- The site is within the conservation area and visible from it, and has localised views from buildings, many of which are listed.
- The site is not visible from the High Street due to buildings restricting the view in.

- This is a small site which limits the scope for mitigation of visual effects.
- The eastern boundary should be planted to restrict views in.

**MODERATE**

### Landscape Value:

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<td>17</td>
</tr>
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</table>

- None.
- The site is close to the flood zone, but not adjacent. It is within the conservation area, and is close to the SSSI at Bay Pond.
- The site is an attractive partially walled garden or orchard which is distinctive.
- The site is part of the historic grounds to Godstone Place and includes a 15th century wall along the High Street to the west which is Grade II listed.
- Surrey Historic Landscape Characterisation:
  9. PARKLAND AND DESIGNED LANDSCAPES
  905. Smaller designed gardens
- The site is an open space within the conservation area and is part of the setting to the listed buildings along the High Street including the White Hart which is Grade II* listed and is situated along the southern boundary of the site and the Grade II listed wall along the western boundary of the site.
- There is no formal or informal public access to the site, however it is adjacent to the Wildlife Trusts Educational Reserve which is well used.
- The site is a pleasant garden which has a scenic quality, which is not remote.

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

1.1 Site GOD022 is a rural field site to the south of Godstone. Views are mostly localised although the visual enveloped extends to the AONB to the north.

1.2 From the immediate north the site is well contained by trees along Stratton Brook, however there are localised views across the site from Willow Way. There are wider views to the AONB, however the site would difficult to perceive from there.

1.3 To the west views are limited to glimpsed views through boundary vegetation with the neighbouring field.

1.4 From the south and east there are views from Ivy Mill Lane through gaps in the treed boundary. There are wider views from housing to the south.

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

Landscape Capacity:

2.1 The landscape capacity for 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 Site GOD022 is located to the south of Stratton Brook which forms a robust edge to Godstone settlement. The site is therefore inconsistent with this settlement pattern. Combined with its contribution to the surrounding landscape, views in and landscape quality it has a substantial landscape sensitivity.

2.3 The site has a moderate value resulting in a low capacity for housing development. Development in this area would have a significant detrimental effect on visual amenity and the character of the landscape.
This is a field site which is to the south of Godstone settlement. It is currently used for horse grazing, and is Grade 3 agricultural land. There is good boundary structure of trees and hedgerows to the north, east and west. Stratton Brook runs along the northern site boundary. Along the southern boundary there is a dilapidated post and wire fence, trees and brambles. There are riparian features along the Stratton Brook. The site is beyond the water course and flood zone which forms the edge of settlement. The landform rises up slightly above the existing settlement and is therefore not consistent with adjacent settlement pattern. The site is attached to the settlement boundary along a part of the northern boundary, however divided by the brook. The site does not contribute to separation between settlements. The site is fairly well contained and inward looking but forms the start of the rural setting to the south western edge of Godstone. The site is well contained to the north, east and west. Boundary vegetation has gaps along the south allowing glimpses into the site from the road, and from Garston Park which is on higher ground to the south. The site can be glimpsed from a limited number of nearby dwellings, including to the east, where the site is elevated above the road. Maintain boundary vegetation, especially to the north, east and west. Enhance screening along the southern boundary, and along the eastern edge where housing would be prominent above the sunken lane. Retain open space on the land which slopes down along the watercourse. The location of development beyond flood zone, and detachment from settlement would be difficult to mitigate. SUBSTANTIAL

None, although the site adjacent to the current AGLV. The site is adjacent to flood zone. This is a typical pastoral field on the low key edge of settlement. Survey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 118. Fields, formerly ponds now dried up These are fields which have been created from former ponds, usually hammer ponds associated with the Iron Industry, but also ponds or meres once found on heaths or commons. Hammer ponds dry up once the embankment or bay has been breached by feeder streams. Heathland meres dry out either by natural succession or by human intervention, such as planting trees or draining of surrounding land. There are no listed buildings nearby. The site is part of the lower setting to Garston Park. There is no significant contribution to the setting of the AONB, although the site contributes to the setting of the current AGLV. There are no listed buildings nearby. There is no formal or informal public access into the site. However, there are Public Footpaths alongside with links up to the Greensand Hills to the south of the site. There are some limited human influences, but a pleasant landscape with moderate scenic quality. MODERATE
Site Visibility (see accompanying photographs above):

1.1 Site ENA04 is well contained by boundary vegetation including ancient woodland along the northern boundary. Views are limited to localised glimpses into the site.

1.2 To the north and east views in are prevented by boundary planting, see photograph 68.

1.3 There are glimpsed views in from the road along the southern boundary, see photograph 67.

1.4 From the west views are restricted to a glimpsed view from the adjacent property.

1.5 Overall, the visual sensitivity 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 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 Although site ENA04 is highly inconsistent with the settlement pattern of Godstone, it has an established commercial use, it has a slight sensitivity overall.

2.3 It has ancient woodland within a part of the site, and is within the flood zone, however its overall value is judged to be low. It is therefore a relatively unconstrained site with a high landscape capacity for employment development, provided that the form of new development proposals are closely related to, and in scale with, existing development on the site. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

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<tr>
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<tr>
<td>2</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>13</td>
</tr>
</tbody>
</table>

The site is a small scale industrial, commercial site with associated infrastructure. It is enclosed by planting, including coniferous screening. The site contains mature woodland within the northern part of the site. This site is within an area identified as Grade 4 Agricultural land.

There is ancient woodland adjacent to the site. This is an existing urban fringe development, detached and separate from settlement. The site falls slightly towards the watercourse. The block of coniferous planting is slightly incongruous.

The site has no contribution to the separation between settlements. The woodland edges of the site provide part of the wooded backdrop to the surrounding landscape, but the site is entirely inward looking.

The site is well contained by vegetation. There are potential glimpses from a single adjacent property.

Maintain existing boundary screening.

SLIGHT

### Landscape Value:

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<td></td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>10</td>
</tr>
</tbody>
</table>

None. The site contains some ancient woodland, and a considerable portion of the site is covered by flood zone.

The site is dominated by small scale industrial use, and is obscured from the local landscape by boundary vegetation.

Surrounding Landscape Characterisation:

- 8. SETTLEMENT RELATED
  - 8.2. Scattered settlement with paddocks (post-1811 & pre-1940 extent)
  - There are no listed buildings nearby.

There is no significant contribution to the setting of the AONB, and no listed buildings nearby.

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

The woodland has a tempering effect, but the site is dominated by the small scale industrial use.

SLIGHT
1.1 Site ENA06 is a current employment site within the Candidate AONB Greensand Hills. Its history of excavation means that it is well contained by the landform around the boundaries.

1.2 To the east there is a view in via the entrance from the Eastbourne Road, see photograph above. However, properties along this road do not have views in due to intervening landform and vegetation.

1.3 There is a public footpath along the southern boundary. This is raised above the site and has open views across it.

1.4 There are no views into the site from the north, apart from localised views from two houses adjacent to the site boundary.

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

Landscape Capacity:

2.1 The landscape capacity for 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 A quarry site, which is inconsistent with the local settlement patterns, site ENA06 has a moderate sensitivity.

2.3 However, combined with slight value due to its current land use, the site is judged to have an overall medium/high landscape capacity for development as an employment site, provided sensitive locations are taken into account, and future development is of a similar scale, and does not exceed the height of the containing woodland. Other evidence relevant to the site’s suitability for development should also be considered.
Landscape Sensitivity:

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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation (Inverse score i.e. high potential for mitigation = low sensitivity; therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
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<tr>
<td>1</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

This site is formed by hard standing, sheds, associated buildings and building material supplies, set within previously excavated hollow within the Greensand Hills AONB candidate area, with its typical winding steep sided edges in places.

Surrounded by woodland but absent of any internal vegetation.

This site is within an area identified as Grade 3 Agricultural land.

There are potential specific habitats e.g. on exposed formed quarry faces.

Godstone Ponds SSSI is adjacent to the site.

This site is distant and detached from settlement.

The site has no contribution to separation between settlements.

An inward looking site hidden in hollow, surrounded by adjacent woodland.

The top of AONB can be glimpsed through site entrance in reverse view but site unlikely to be visible from AONB.

The site entrance can be glimpsed from B2236 and site is visible from adjacent footpath above the site.

There are no views of the site from nearby properties to the east due to intervening landform and vegetation.

Historic building adjacent to north west site boundary but limited view from site.

The site is naturally well screened by topography and woodland.

Limit height of building development to existing height.

MODERATE

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

The site is within the Greensand Hills AONB candidate area.

The site is near flood zone to the north. Godstone Ponds SSSI are located to the north of the Eastbourne Road, and therefore adjacent to the site.

The site is situated in a distinctive hollow, but not natural and limited visibility from surrounding landscape.

Surry Historic Landscape Characterisation: 11. EXTRACTIVE INDUSTRY 1104. Active and disused sand pits

There is a Grade II listed building nearby but there are no visual links to the site.

The site has no contribution to setting of AONB or to the Old Pay House which is Grade II listed but screened by vegetation.

The site is adjacent to the footpath network including Greensand Way, but there is no public access within the site.

Human influence and intensive activity and noise prevents tranquility and any sense of remoteness.

Surrounding woodland and limited glimpse of North Downs on horizon add a degree of scenic quality.

SLIGHT
Site Visibility (see accompanying photograph above):

1.1 Site ENA33 is a current employment site along the eastern edge of Godstone. Set on gentle slopes above a stream, there is an extensive visual envelope from the north and east.

1.2 The A25 to the north of the site is slightly elevated meaning that views are possible of the site from the north east and from the north through the entrance. There is potential for the site to be glimpsed from the Surrey Hills AONB further north.

1.3 There are views from the field to the immediate east where low boundary vegetation allows glimpsed views of low buildings. There are views from gaps in vegetation along Church Lane and housing along here. To the south there are views possible from the public right of way, Footpath 602 which runs adjacent to the south of the site. Views from the west are restricted by trees and vegetation along the stream.

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

Landscape Capacity:

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

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 An existing council depot, site ENA33 is detached from the nearby settlement of Godstone and is visible in the wider landscape which gives it a moderate sensitivity.

2.3 However, combined with slight value due to its land use, the site is judged to have an overall medium/high landscape capacity for development as an employment site, provided considerations such as settlement pattern, views and setting to the surrounding landscape are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
**Landscape Sensitivity:**

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</table>

The site is a council depot. There are vehicles, large sheds/structures and hard standing on site bounded by mixed trees, hedges and a metal fence. The site has limited internal vegetation. This site is within an area identified as Grade 3 Agricultural land.

This is an existing council depot on the eastern edge of Godstone, beyond flood zone edge. The site is separated from built up area by woodland sloping down to stream along western boundary. The site is detached from the settlement boundary, which is beyond the flood zone to the west.

The site has no contribution to separation between settlements. The site is part of the filtered eastern edge of Godstone, abutting the wider rural landscape. The site is a minor part of the southern setting to the AONB.

There is potential to enhance existing boundary in keeping with local landscape character. MODERATE

**Landscape Value:**

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</tbody>
</table>

The site is in close proximity to the AONB. The site is adjacent to flood zone along western edge, and adjacent to Godstone Ponds SSSI to the south. The site is adjacent to flood zone along western edge, and adjacent to Godstone Ponds SSSI to the south.

There are no listed buildings nearby. Surrey Historic Landscape Characterisation: 12. OTHER INDUSTRY 1201. Industrial complexes and factories There are no listed buildings nearby.

The site is a small part of southern setting to AONB. There is no formal or informal public access into the site.

Boundary vegetation in keeping with local landscape helps assimilate site into surrounding landscape, but council depot land use prevents any sense of tranquility or remoteness. SLIGHT
1.1 Site ENA05 is a current employment site within the lower slopes to the south of the Surrey Hills AONB. Due to limited boundary screening it is highly visible in the landscape.

1.2 From the south the site is screened by boundary vegetation.

1.3 From the east, the site is mostly screened by buildings and vegetation although there are some glimpses from the Grade II listed Streete Court School.

1.4 Some views of the site would be possible from the fields to the immediate west, however boundary screening along the A22 and Flower Lane restrict views of the site. From the north the site is visible from the M25, the slopes above the site and the Surrey Hills AONB, including the network of public rights of way.

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

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

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

2.2 Site ENA05 is highly visible from the Surrey Hills AONB, and is detached and distant from nearby settlement. This results in a moderate landscape sensitivity.

2.3 Its proximity to the AONB and contribution to this means that it has a moderate value. This leads to a medium landscape capacity for employment development. The site would potentially be suitable in landscape terms for limited development proposals, but would need to demonstrate no adverse impacts on the setting of the AONB existing local 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>1</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>20</td>
</tr>
</tbody>
</table>

The site consists of large sheds associated buildings and hard standing. This site is within an area identified as Grade 2 Agricultural land. No ecological features of significant sensitivity identified. The site is detached and distant from existing settlement. The site has no contribution to separation between settlements. The site is part of the southern setting to the AONB, and a small part of the visual connection between AONB and Greensand Hills. The site has limited immediate boundary screening, but features in surrounding landscape. The site has open intervisibility with AONB, including footpaths to the north. Intervening sheds/brick buildings partially obscure site building, from listed school building. A small site, difficult to mitigate views of employment usage from AONB. New buildings should employ traditional style similar to surrounding building groups e.g. Rocks Nest Farm to north west, and develop strong northern boundary vegetation to minimise impact on the AONB. **MODERATE**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations</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>3</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>16</td>
</tr>
</tbody>
</table>

The site is close to AONB. Grade II listed building, Streete Court School, is located nearby within school grounds to south east of the site. The site contains large buildings but similar to typical agricultural sheds found in the rural landscape. Surrey Historic Landscape Characterisation: 10. RECREATION 1007. Major sports fields and complexes Streete Court School is Grade II listed and is located to the south east of the site. The site is an obvious part of the immediate southern setting to the AONB. The site has no formal public access or recreation. The adjacent golf course is separate from the site. The site has some seclusion due to tree cover with in the vicinity and surrounding buildings, but very limited scenic quality due to land use, tranquility limited by human activity and nearby M25 motorway. Borrows some scenic quality from elevated AONB to north. **MODERATE**