12 Lingfield

Lingfield Analysis Plan (Area 12) See figure 1 on page 4 for plan location

Lingfield
Lingfield Settlement Analysis

1.1 Lingfield is located in the south-eastern part of Tandridge, approximately 6km to the south of Oxted. The village is located along the B2029 road, approximately 1.9km east of the A22. The East Grinstead branch of the Oxted railway line runs along the village’s eastern edge.

1.2 Lingfield is distant from the Surrey Hills AONB to the north, but is within 2km of the High Weald AONB to the south. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone.

1.3 The local landform around Lingfield, falls towards the Eden Brook and Ray Brook flood zones, which contain the village to the south, east and north. The historic core with its conservation area, medieval church and numerous listed buildings is located on an elevated position towards the centre and south-eastern parts of the village. More recent development has spread out along roads, but is largely confined to the higher ground. Occasional small groups of scattered dwellings and isolated farmsteads lie to the north and west, in the wider Low Weald, detached from the main settlement. Lingfield Racecourse is situated just outside Lingfield on lower ground to the south-east.

1.4 North of Lingfield is a small dispersed area of settlement known as Lingfield Common, with an extensive network of public footpaths crossing the fields between Lingfield Common and Lingfield to the south. Along the north-western edge of Lingfield, there is a nature reserve, and a recreation area on the upper extent of north facing slopes with views out over the Low Weald to the north. Adjacent to this area are sites LIN027 and LIN005. A limited stretch of ribbon development extends along the south edge of Newchapel Road, out to the west of Lingfield. To the south of these dwellings and along the western edge of Lingfield is site LIN020. Along the southern edge of the village, on the upper south facing slopes are sites LIN031, and LIN012.

1.5 Each site associated with Lingfield is assessed in more detail on the following pages.
Photograph 147: View north-east from open space on high ground to north of central Lingfield

Ste Vsblty (see accompanying photograph above):
1.1 Part of site LIN027 can been seen in the distance from the public recreation area located to the north of central Lingfield, but is seen with a backdrop of existing dwellings below the wooded skyline.
1.2 Nearer the site, there are glimpses into the site through intervening vegetation from nearby public rights of way, and over boundary vegetation from surrounding dwellings.
1.3 Overall, the visual sensitivity is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on the following page.

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

Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site LIN027 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited development proposals such as in the southern field which is better related to the existing settlement edge than the northern field, but would need to take into account views from the higher ground to the south-west and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<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>3</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>17</td>
</tr>
</tbody>
</table>

The site consists of grass pasture with intact boundary vegetation, including high clipped hedges and more natural boundaries with mature tree. The majority of the site is within area recorded as grade 3 agricultural land.

The site is adjacent to a Site of Nature Conservation Interest (SNCI). A relatively flat site, but set on area of generally gentle north-east facing slopes locally, similar to adjacent existing settlement. Within edge of flood zone to the north. Development would bring view of houses closer in the view from adjacent field to the south, but would be set below treed backdrop. Site is set back from the road, reasonably well tucked in alongside existing houses, and development would have limited effect on the perceived northern settlement edge when approaching from the north.

The site is moving towards Lingfield Common to the north-west, but no contribution to separation between significant settlement.

The site forms an immediate open setting to adjacent houses, and a small part of middle distance view from adjacent field, but surrounding higher ground more prominent.

From high ground to the south-west, existing rooftops can be glimpsed on lower ground amongst tree cover along eastern site boundary and development on the site likely to be similarly glimpsed. Higher ground to the north, including the North Downs on the horizon, forms a strong backdrop in views north from Lingfield. Glimpsed from adjacent field to the south-west, existing housing forming a filtered urban edge visible in the middle distance, hills and wooded skyline beyond. Listed building faces the site and would have views of rooftops within the site above boundary vegetation if developed. Limited, relatively distant, glimpses into site from low density properties along road to north across intervening fields and gaps in boundary vegetation, and glimpsed views from footpath, but otherwise screened from wider views from the north by intervening vegetation and existing development.

From high ground to the south-west, existing rooftops can be glimpsed on lower ground amongst tree cover along eastern site boundary and development on the site likely to be similarly glimpsed. Higher ground to the north, including the North Downs on the horizon, forms a strong backdrop in views north from Lingfield. Glimpsed from adjacent field to the south-west, existing housing forming a filtered urban edge visible in the middle distance, hills and wooded skyline beyond. Listed building faces the site and would have views of rooftops within the site above boundary vegetation if developed. Limited, relatively distant, glimpses into site from low density properties along road to north across intervening fields and gaps in boundary vegetation, and glimpsed views from footpath, but otherwise screened from wider views from the north by intervening vegetation and existing development.

### 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></td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>15</td>
</tr>
</tbody>
</table>

None. The site is adjacent to SNCI to north-west. Listed building within close proximity to north-west. Flood zone nearby to the north. Close to area of nature reserves to the south.

Unremarkable in themselves, but the fields within the site form part of immediate open setting to adjacent settlement edge and part of wider rural scene when viewed from adjacent fields to south.

The site is part of wider setting to listed building at Coldharbour Farm. Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS

113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

None.

There is no public access into the site, but adjacent to network of public rights of way, and area of open spaces and recreation facilities to the south.

These are pleasant fields of pasture, with adjacent hedge and tree cover, but overlooked by recent development to the north-east.

**MODERATE**
12 Lingfield: Site LIN005

Photograph 148: View north-west from B2029

Outline of properties which overlook the site to the south

The site glimpsed through gap in boundary vegetation

Surrey Hills visible on the horizon

B2029 road

Plan not to scale
See plan on page 220 for wider context and key to symbols

Site Visibility (see accompanying photograph/s above):

1.1 Development on site LIN005 would affect the current northerly views across the site to the Surrey Hills on the horizon, from the public footpath through the site, adjacent housing and from short sections of the B2029.

1.2 Although the site is generally well contained by layers of vegetation to the north, rooftops of housing development would likely be visible over hedgerows from local public footpaths.

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

Landscape Capacity:

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

Substantial sensitivity x Slight value = Low/Medium landscape capacity

2.2 The landscape capacity for housing development of site LIN005 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement, its contribution to the setting of surrounding landscape and settlement, and its visual sensitivity.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
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<tr>
<td>3</td>
<td>1</td>
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<td>3</td>
<td>4</td>
<td>1</td>
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<td>1</td>
</tr>
</tbody>
</table>

The site consists of grassland with boundary hedges along north and west edges of the site. Low domestic boundary vegetation to the south-east. Modern surfaced access point with associated fencing into the site from road.

No significant ecologically sensitive features identified. The site is part of wider gentle north-west facing landform towards top of slope above flood zone to the north. On higher topography to adjacent settlement, but the site descends further down the slope than existing extent of settlement to the south-east. The site is largely detached from current settlement.

Development within the site would lead to coalescence with small groups of low density houses to the north, and infill between Lingfield and Lingfield Common.

Gently sloping topography results in a relatively open setting to settlement edge with views to distant tree horizon across the site, but roadside hedge limits appreciation of the view to mainly from dwellings adjacent to the south of the site and public footpath.

There are several nearby public rights of way, including one which crosses through the site. Tops of houses on site would be visible over tall boundary hedge, but generally well contained from local landscape to the north by layers of well maintained hedges, and tree hedges. Distant intervisibility with the North Downs, but at this distance, site would not be discernible from the AONB. Adjacent properties to the south have views across the site to wooded hills on the horizon to the north. Gaps in south-west boundary hedge allow glimpses into site from adjacent B2029, but layers of vegetation prevent views of the site from further south-west. Glimpses of the site are possible over tops of intervening hedges from limited number of scattered dwellings to the north-west.

Boundary vegetation screens site within the local landscape to the north reasonably well, but could be enhanced to provide more substantial buffer. Enhanced boundary planting along south and east would help screen site from adjacent dwellings and road, but would remove the treed horizon affecting the local landscape character.

Landscape Value:

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

None. None identified. The site is an unremarkable grass field, but there are distant visual link to wider rural landscape to the north.

Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS

113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

The site has no significant contribution to the setting of any outstanding assets.

The site has no significant contribution to the setting of any outstanding assets.

There is a footpath link through the site leading onto a network of public rights of way area well used area of public open space to the east.

Distant visual link to rural landscape and treed horizon aid scenic quality, but adjacent human influence from dwellings and B2029 road limit tranquility and remoteness.
Site Visibility (see accompanying photograph above):

1.1 Site LIN020 has an open southern boundary with intervisibility (albeit at increasing distance) with the rural landscape to the south, including the High Weald on the horizon.

1.2 There are also glimpsed, partial and occasional open views into the site from adjacent housing, and limited glimpses from the B2028 through minor gaps in intervening settlement and vegetation.

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

Landscape Capacity:

2.1 The landscape capacity for 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 \(\times\) **Slight** value = **Low/Medium** landscape capacity

2.2 The landscape capacity for housing development of site LIN020 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement, its contribution to the setting of surrounding landscape and settlement, and its visual sensitivity.
### Landscape Sensitivity:

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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<td>1</td>
<td>4</td>
<td>1</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

The site consists of a large field of rough grass pasture. Intact natural boundary vegetation is limited and consist mainly of domestic garden boundary planting and occasional mature trees. Recorded as grade 3 agricultural land.

No features with significant ecological sensitivity identified.

The site is beyond the existing main western extent of Lingfield, but on similar topography to adjacent settlement edge. Low-key ribbon development has extended south-west along Newchapel Road for some distance, blurring the perception of settlement edge when approaching from the west. Undefined south-west boundary. North of flood zone.

The site has no contribution to separation between significant settlements.

The site provides open aspect to adjacent settlement. Site is located prominently at top of slope and contributes to setting of landscape to the south.

The site is on a prominent position at top of south facing slope, overlooked by adjacent dwellings which are part of existing filtered settlement edge. However, well contained to north, east and west by adjacent house and vegetation, and although there is expansive open view from the site to treed countryside and the High Weald AONB on the horizon, there are limited publicity accessible vantage points with views north towards the site. Tree cover within the valley, and north facing rising ground, to the south limits views of the site from further south.

The site currently has an open aspect to the south. There is no landscape structure to enhance to south of the site.

SUBSTANTIAL

### Landscape Value:

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<tr>
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<td>2</td>
<td>3</td>
<td>13</td>
</tr>
</tbody>
</table>

None.

‘The Garth’ is a grade II* listed building to the north, but the site is not part of its visual setting.

The site is a distinctive open space at the top of the slope with wide open views to south, visible from settlement to north and east.

Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/SYSTEMS

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

None.

There is no formal access into the site, but the perimeter is used by dog walkers.

There is distant road noise and the site is overlooked by adjacent housing, but the open view to wider rural landscape to south, including High Weald AONB on the horizon lends a sense of scenic quality.

SLIGHT
1. The majority of views of site LIN031 are relatively localised, but any development in the south-east corner of the site would be visible above the site boundary in views from East Grinstead Road, and would affect the southern approach into Lingfield (see photograph 151).

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

3. 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:

4. The landscape capacity for housing development of site LIN031 is judged to be low/medium due to its substantial sensitivity, including in particular, its inconsistency with the existing settlement.
**Landscape Sensitivity:**

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

The site consists of grazed grass paddocks and includes Lingfield House and gardens. Tall thick boundary vegetation to north, but mainly ornamental domestic garden boundary species. Clipped hedge along southern and western boundaries, relatively low, but layers of adjacent tree planting, including groups of mixed species within site perimeter, and tall tree lines including poplar on outer edge of site to south and west. Sections of south-east boundary contains short lengths of tall fir trees, remainder low shrubby species, relatively open to track to south, poplars beyond to south. Within area recorded as grade 3 agricultural land.

No features with significant ecological sensitivity identified. Although bounded by outlying dwellings/agricultural buildings to the south, and near top of south-facing slope, the site is beyond existing soft southern settlement edge, currently defined by strong belt of vegetation at the top of slope. North of flood zone.

The site is part of the wider separation to Falcon to the south. The site is part of the southern setting to Lingfield. Boundary vegetation at south-east corner is visible on approach into Lingfield, but majority of site is relatively inward looking.

The site is visible from adjacent informal footpaths, but layers of adjacent vegetation screen site relatively well from surrounding rural countryside. Hedge on embankment screens the site from the road, but development in the south-east corner of the site could be visible over hedge on the southern approach into Lingfield, albeit from a small visual envelope. Site is overlooked by house within the site. Views from adjacent property to south-east limited to glimpses by intervening vegetation.

The south-east corner of the site is particularly sensitive as it is visible on the northern approach into Lingfield and would be better suited for retention as open space rather than built development. The western portion of the site could be better screened from development with enhanced existing boundaries.

**SUBSTANTIAL**

<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>
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<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>None identified.</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>13</td>
</tr>
</tbody>
</table>

None. None identified. The site is appreciable as an undeveloped area above the road on southern approach into Lingfield, but not overly distinctive.

The site contains large Lingfield House and grounds. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED
811. Regular settlement with paddocks (post-1940)

There are no nearby outstanding assets.

The site has no formal public access, but an adjacent informal footpath is present.

The site has pleasant fields, but partly influenced by adjacent dwellings domestic gardens, and road noise.

**SLIGHT**
Open southern site boundary along break of slope

Photograph 153: View north from track to the south of the site

Limited length of vegetation along southern boundary

Lingfield racecourse on lower ground to the south-east

Site Visibility (see accompanying photograph above):

1.1 Site LIN012 reaches the break in slope at the top of the south facing landform to the southern edge of Lingfield. The majority of the southern boundary is open with limited vegetation, and potential development within the site would be prominent in views from the south and would have intervisibility with the north-western edge of Dormansland.

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

Landscape Capacity:

2.1 The landscape capacity for 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 LIN012 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its visual sensitivity and low potential for successful mitigation. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape as a whole and views from the south.
### 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>
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<tbody>
<tr>
<td>3</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td>24</td>
</tr>
</tbody>
</table>

This site consists of grassland. There is a limited length of boundary vegetation near southern edge, but generally open southern boundary. The site includes significant woodland planting to north-east which creates a robust soft edge to the existing settlement. No features with significant ecological sensitivity identified. The site forms a limited part of wider separation to Dormansland to the south-east. The site is part of the immediate open southern setting to Lingfield, including wooded edge to north-east. Part of wider rural continuum. The site is overlooked by existing residential areas to north-west, but tree cover prevents views to north-east. Reaches break of slope to south, and would be visible from Lingfield racecourse and glimpsed, albeit at a considerable distance, from dwellings on the elevated north-west edge of Dormansland. Housing would remain visible from the south above any planting on the lower ground along the southern boundary, and would continue to 'skyline'.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>The site meets flood zone to the south.</td>
<td></td>
<td>This is an unremarkable grass field, but located at the break of slope, immediate open south-east setting to Lingfield.</td>
<td>Surrey Historic Landscape Characterisation: 3. HORTICULTURE 301. Orchards 1. FIELD PATTERNS/ SYSTEMS 114. ‘Prairie’ fields (large enclosures with extensive boundary loss)</td>
<td>The site forms a small part of northern distant setting to High Weald AONB to the south.</td>
<td>There is no formal public access into the site, but there is the occasional dog walker.</td>
<td>The site is part of wider rural landscape, but some adjacent urban influence limits tranquility and remoteness.</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>MODERATE</td>
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</table>