Oxted South Analysis Plan (Area 08)  See Figure 1 on page 4 for plan location
Oxted South Settlement Analysis

1.1 Oxted lies towards the eastern part of Tandridge, off to the south of the M25 motorway. The town sits atop the wooded Greensand Hills which stretch east to west across the centre of the District. The southern part of Oxted, slopes down from the Greensand Hills into the low weald, which underlain by mudstone, siltstone and sandstone, occupies a large swathe of the farmland across the southern part of the district.

1.2 The southern part of Oxted is outside the AONB, although the Greensand Hills to the north-west are candidate areas being considered for inclusion with the AONB as part of the AONB boundary review.

1.3 The southern part of Oxted sits on south facing landform which falls towards the River Eden to the south-west and Crooked River to the south-east. The area is contained by the floodplain to the west and south-west, and by rising ground and woodland, including significant areas of ancient woodland, to the south-east.

1.4 Sites OXT020 and OXT052 are on the eastern edge of the settlement, nearer to the foot of the Greensand Hills to the north.

1.5 To the south, between the floodplain and the rising wooded landform, and on either side of the railway, are a collection of sites at the southern tip of Oxted, including OXT067, OXT025, OXT046, OXT059, OXT053, OXT061, OXT040, OXT063, OXT048, OXT021.

1.6 Each site associated with Oxted South is assessed in more detail on the following pages.
Photograph 91: View north across site, looking towards Hazelwood School

Photograph 92: View from Footpath 54

Site Visibility (see accompanying photographs above):

1.1 Site OXT020 is a gently sloping arable field with a block of deciduous woodland along a stream to the west. It is north of site OXT052. The site is well contained by densely wooded boundaries to the east and west but has open views into the site from the north and south. The site is within an AGLV which makes views from the north sensitive.

1.2 There are no views from Pollards Wood Road to the east or housing to the immediate west where a block of woodland prevents views in. To the north a fence boundary means that there are open views in from the school playing fields and from Footpath 54 which runs along the north of the playing field. These are within the AGLV.

1.4 To the south there are views of the site from Boulthurst Way and OXT052 (see photograph 91) as boundary vegetation between sites OXT022 and OXT052 is weak.

1.5 Overall, the visual sensitivity is judged to be Slight. 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 Slight value = Medium/High landscape capacity

2.2 Any development of site OXT020 would require careful mitigation. Overall however, the site is judged to have medium/high landscape capacity for housing development and could accommodate a small urban extension, due to its slight value, provided considerations such as the sites contribution to the setting of the surrounding landscape are taken into account. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<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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<td>3</td>
<td>2</td>
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<td>MODERATE</td>
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</table>

The site is a field with a swathe of woodland along a stream to the west. It is an arable field with a post and wire fence to the southern boundary dividing it from 052. There is the occasional tree along this boundary.

The site is divided from the field to the north with a post and wire post fence and one or two small shrubs. Along Pollard Wood Road to the east is a large grown out hedge.

Non-Agricultural Land Classification.

This site is within the current extent of the AGLV.

### Landscape Value:

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<tr>
<th>Landscape 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>
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<tr>
<td>3</td>
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<td>SLIGHT</td>
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</tbody>
</table>

This is a rural field on the edge of urban settlement but pleasantly screened from both road and housing.

Urban influences are low as the site is well contained and screened from the road and housing to the west. The local school activities impact on the site.

Views out to the north link the site to the wider current AGLV.
1.1 Site OXT052 is a gently sloping field adjacent to the edge of settlement, with a play area and a block of deciduous woodland along a stream to the west. It is south of site OXT020. The site is well contained by densely wooded boundaries to the east and west but has open views into the site from the north and south.

1.2 There are no views from Pollards Wood Road to the east or housing to the immediate west where a block of woodland prevents views in.

1.3 To the north a fence boundary means that there are open views in from OXT020, the school playing fields and glimpsed views from Footpath 54 which runs along the north of the playing field. These two fields are within AGLV. The amenity of the footpath is sensitive to change.

1.4 To the south there are open views of the site from Boulthurst Way which has weak or no boundary with the site.

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 OXT052 is adjacent to the AGLV, however with slight sensitivity and value, the site is relatively unconstrained and has a high landscape capacity for a small urban extension, provided that the form of new development proposals are closely related to, and in scale with, existing settlement within the vicinity of the site, and loss of open space could be mitigated. 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>
<th>Contribution to separation between settlements</th>
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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
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<td>13</td>
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The site is a field with a fenced play area to the west. The field slopes towards the town and is 'tucked down'. The northern boundary is post and wire fence and occasional medium tree. The southern boundary is a low hedge / fence/ brick wall houses and large oak. There is a road and hard edge of housing facing the field to the south. To the east is a grown out hedge along the road including a line of large oaks and ash. There is an area of woodland along the road including a line of large oaks and ash. There are a number of good quality oaks within the site, as well as hornbeam, birch and lime. The site is within the settlement boundary, and is a slightly sloping site on similar topography to settlement to the west. There is modern housing to the west and south of the site - development here would be consistent with this development pattern which runs up to Pollard Wood Road. The current settlement boundary to the west is formed by woodland. This site has no contribution to separation between settlements. This field is are quite well contained and there are no views out to east or west. This site forms part of the setting to housing to the south which has open views to the north. Forms part of the rural landscape that rises up to West Heath and Limpsefield Common on a ridge in the north and The Alders (wood) to the east. There are open views from/to housing along the southern boundary which has a hard edge providing open views of countryside. There are also glimpsed views to and from the school to the north, and views from/to public rights of way of north of the school playing field which is within the AGLV. Part of the local pattern of medium amalgamated fields with established wooded boundaries and blocks of woodland. This structure could be continued, especially along the northern boundary to create a robust edge of settlement. Mitigation will need to ensure the woodland along the stream is maintained and the loss of play space is replaced. There would be a loss of setting for existing housing. There will be effects on the AGLV and public rights of way which can't be mitigated.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape 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>
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</table>

None but adjacent to the current extent of the AGLV, to the north and east. None known although there is an SNCI to the north of Hazelwood School. The site is part of a field system with a loss of hedge boundaries replaced by wire post fences. There are robust wooded edge along road and between housing to west. The woodland which runs along the stream is a distinctive feature running through the local landscape north and south. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 103. Large irregular assarts with wavy or mixed boundaries. The site makes a contribution to the current AGLV to the north through the area of woodland and green space. There is public access into the site from housing to the south and west especially to the play area within the west of the site. There are informal footpaths from housing to the site. The site forms part of the visual amenity for the existing development to the south and public rights of way to the north. Pleasant edge of settlement area with a hard urban edge to the south. The road noise and train noises are low and do not overly impact on the site. Urban influences slight. There is a sense of enclosoure from wooded surroundings.

08 Oxford South: Site OXT052
1.1 Site OXT067 / ENA07 is a current employment site which includes areas of woodland on site and is located on the western boundary of Oxted. The visual envelope extends to the north and west where open fields slope towards the Eden River.

1.2 There are open views of the site from the south of Warren Lane, as the site buildings are not screened and the entrance allows limited views into the site. There are also views from houses 46 and 48 which are adjacent to the site and from footpath 231 which ends opposite the site.

1.3 There are views from gardens and backs of houses along Mill Lane.

1.4 There are views of the boundary vegetation from the north and east, including from Footpath 225 which ends opposite the site.

1.6 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 and 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 OXT067 / ENA07 is relatively unconstrained and has a high landscape capacity for employment or housing development, provided that the form of new development proposals are no larger in scale than existing structures on 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>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>SLIGHT</td>
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</tbody>
</table>

- This site is currently used as a council depot with low brick buildings, corrugated sheds, and hard surfaces for parking across the site. There is security fencing around the site and metal gates.
- Along the southern boundary on Warren Lane there is a verge and row of oaks of a medium size. The boundaries to the fields to the north and east are robust established hedgerows. There is a small block of woodland to the north.
- Urban Agricultural Land Classification.
- There is deciduous woodland within the site.
- The site is adjacent to and partly within the settlement boundary. Not inconsistent with buildings along Warren Lane to the south which are mostly modern development.
- The site has no contribution to separation between settlements.
- The site is well contained by hedges and trees. The wooded edge contributes to the edge of settlement and the rural feel of the fields to the west.
- There are localised views of the site from Warren Lane and houses which back onto the site.
- There are also views of the site from gardens and backs of houses along Mill Lane.
- Retain the wooded surroundings to the site in order to keep the robust wooded settlement 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>
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<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

- None.
- None.
- This site is not distinctive and is currently used as a commercial site, although presents a soft wooded edge to the settlement.
- Surrey Historic Landscape Characterisation:
  12. OTHER INDUSTRY
  1201. Industrial complexes and factories
- No contribution to an outstanding asset.
- Two public rights of way end near the site. To the west of the site is a track used to access public rights of way network.
- There is no formal or informal access into the site itself.
- The impacts from roads and rail are slight.
- The site is currently a council depot and has no scenic quality apart from wooded rural edges.
- The site is well contained by the vegetation on site.
Site Visibility (see accompanying photograph above):

1.1 Site **OXT025** is a large arable field on to the south of Oxted settlement. The visual envelope extends to glimpses of the Candidate AONB and AONB to the north west.

1.2 Views from Holland Road to the east are restricted to glimpses through the heavily wooded boundaries. Views from housing along this road are slight.

1.3 There are open views from the west as the site boundary falls within the field. From the field to the south, OXT046 there are views in from the northern, higher slopes.

1.4 There is a filtered edge with housing along Warren Lane to the north. Houses and gardens have open views onto the site.

1.5 There is one footpath through the centre of the site and one along the southern edge. These both have open views (see photograph above) and are highly sensitive to change. Distant views are also possible from the Candidate AONB and AONB.

1.6 Overall, the 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:

Moderate sensitivity x Moderate value = Medium landscape capacity

2.2 With moderate sensitivity and value, site **OXT025** is judged to have 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 existing landscape and settlement, and ancient woodland. Other evidence relevant to the site’s suitability for development should also be considered.
<table>
<thead>
<tr>
<th>Landscape Sensitivity:</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
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<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
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<tbody>
<tr>
<td>The site is a medium/large arable field with no internal field boundaries which have possibly been lost. Along the northern boundary there are wooden fences and hedges along the back gardens of housing. Along the boundary to Holland Road is a robust tree line preventing views out. Along the western boundary is an established tree/hedge line, however edge of site is actually within the field. There is no tree cover within the site. Urban and Grade 3 Agricultural Land Classification.</td>
<td>Development on the site would not be consistent with the adjacent development pattern in Holland of linear housing along roads one house deep. Development would be consistent with recent housing developments which have taken place on gentle slopes to the east. The site is adjacent and attached to the settlement boundary.</td>
<td>The site forms part of the southern approach to Oxted. The site is open to the west with containment through dense vegetation to the south and east. From the southern part of the site there is intervisibility with the AONB and AONB candidate areas however these seem quite distant to the north west. There are views directly onto the site from houses at the south edge of Oxted and some glimpses from those on road to east. There are views from the public right of way which crosses the site and runs adjacent to the site through the woodland.</td>
<td>The loss of amenity/rural context for the public right of way network and the views for housing along the northern edge would need to be addressed. Mitigation would need to retain and enhance the landscape features to the south to screen development.</td>
<td>MODERATE</td>
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<tr>
<td>Landscape Value:</td>
<td>Landscape designations (eg. heritage, flood zone etc)</td>
<td>Local distinctiveness</td>
<td>Any historic/cultural literary associations</td>
<td>Contribution to setting of 'outstanding assets'</td>
<td>Recreation and public access/ locally valued spaces</td>
<td>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</td>
<td>Overall value judgement</td>
</tr>
<tr>
<td>None, however the current extent of the AGLV is to the east of the site but not adjacent.</td>
<td>There is ancient woodland adjacent to the south boundary.</td>
<td>The site is a large field with regular boundaries. The ancient woodland to south and visual links out to AONB bring some distinctiveness to the site.</td>
<td>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/ SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</td>
<td>The site has no contribution to the AONB as this is distant from the site, and limited or no intervisibility with the current AGLV.</td>
<td>There are footpaths through the west of the site and along part of the south. These footpaths link to Pope's Lane to the south.</td>
<td>The site has some urban development around it including sewage works to the west and a leisure centre to the south. The housing to the north imparts an urban edge feel to site. The railway line and Holland Road is audible.</td>
<td>MODERATE</td>
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</tbody>
</table>
Site Visibility (see accompanying photographs above):

1.1 Site OXT046 is two agricultural fields to the south of Holland/Oxted. On gently sloping landform, the fields slope down towards Eden River in the south west. This means that visual envelope extends to the south west along Popes Lane.

1.2 Views from the east are limited by the large woodland that runs along the boundary. This means that views are not possible from the public rights of way through this wood either. Views are possible however from the Upper Gincox Farm to the east along Pope’s Lane.

1.3 There are views into the site from the areas of OXT025 which lie adjacent to the site. Views are also possible from Pope’s Lane to the south, see Photograph 02.

1.4 There are more open, long distance views of the site from the south west along Pope’s Lane. This includes views from housing and some parts of the public rights of way network adjoining.

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 The landscape capacity for housing development of site OXT046 is judged to be low due to its substantial sensitivity, including its inconsistency with the existing settlement form and the difficulty to provide suitable mitigation.
Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Landscape sensitivity</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 (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
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<tr>
<td>Inherent landscape quality (intactness and condition)</td>
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The site comprises two main fields in pasture with cottages and gardens at the southern end. There is a woodland boundary along the eastern edge along most of the site and up to Gincox Farm. There is one large oak within the field. The boundary to Manor Farm is post and wire fence and scattered trees – native, coniferous and deciduous. The boundary with the field to the north is post and wire fence, large oaks and shrubs including hawthorn. Within the site to the north west is flood plain and woodland including ancient woodland south of sewage treatment works. Wooded boundary to housing to east shrubs and trees. Grade 3 and Grade 4 Agricultural Land Classification.

There is ancient and deciduous woodland to the northern and western site boundaries. Development on this site would not be consistent with the settlement pattern of Oxted or Hurst Green. The site is isolated in open countryside.

The site has no contribution to separation between settlements. There are visual links to the Greensand Hills and AONB to north. There are views in and from south west to rural landscape. The site contributes to the setting of the Eden Brook and farms to the south of Holland and is part of the wider rural flood plain landscape with open views to the west.

There are views into the site from housing to the north and south. There are views possible from Pope’s Lane to the west & public rights of way beyond. Development here would result in an isolated unit of settlement which would impact negatively on the rural landscape, public rights of way network and views from the south and west. The local pattern of blocks of woodland could be extended across the site to screen views from south and west.

Landscape Value:

<table>
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<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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None. There is ancient woodland adjacent to north west of the site, and part of the site includes flood zone. These are fields between two distinctive areas of woodland and adjacent to Eden Brook, with visual links out to hills to the south and west.

These fields are part of the Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type) Gincox Farm is listed and is adjacent to the southern boundary. It is therefore connected to this building.

Contributes to the rural setting of a listed building. There is a public right of way network to north and east but no public access into the site. The rural influences are high and adjoining character of flood plain and Eden Brook is scenic.

There are sounds of birds from the woodland adjacent to the site. There is some low road noise and occasional railway noise. However these do not impact the site significantly.

SUBSTANTIAL

MODERATE
08 Oxted South: Site OXT059

Photograph 102: Panorama south to north from the southern corner of the site

Site Visibility (see accompanying photograph above):

1.1 Site OXT059 is two medium sized flat fields in countryside to the south of Oxted/Holland. They are well contained by wooded boundaries and hedges, and this and the flat topography means that the visual envelope is localised.

1.2 Views from Holland Road to the west are possible where hedges are low and gaps between trees allow views in. There are views in from Merle Common Road, the house along here and the public right of way, Footpath 233 to the south. There are glimpsed views from OXT053, the field to the north, through boundary vegetation.

1.3 The railway runs along the eastern boundary. This is mostly well contained by vegetation although it is elevated above the site which allows views in, especially to the south.

1.4 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:

Substantial sensitivity x Slight value = Low/Medium landscape capacity

2.2 The landscape capacity for housing development of site OXT059 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement form and the difficulty to mitigate its effect.
The site is two flat rectangular fields in pasture. The northern field has a rectangular area of woodland along Holland Road which includes beeches and mature oaks. Along the northern boundary is a row of trees and scrub along a bank. Along the railway line there is a row of trees. The boundary with the southern field is ditch and shrubs and trees. Along train track in southern field is low hedge with trees beyond including oak. The boundary along Pope’s Lane is a low managed hedge with native trees along this including oak. Grade 3 Agricultural Land Classification.

There are good quality trees around the site boundaries especially oak and beech.

Development on this site would not be consistent with the development pattern of Holland as it is completely detached from the settlement boundary.

The site has no contribution to separation between settlements.

The northern field is well contained, but the southern field has views out across the road to fields beyond. These fields are part of rural continuum and the trees and woodland form part of the local landscape pattern.

There are localised glimpses in from the train line where the line is raised and from the field to the north. There are views, especially to the southern field from the road (Finch’s Cross) and the individual house on the road. There is a view in from the public right of way to the south of the site. There is a view from fields to the south west of Pope’s Lane.

It would not be possible to mitigate against the effects of development on the rural landscape surrounding this site. This would result in an isolated island of settlement. There would be effects on the public right of way which has views onto this site. Mitigation would need to include strengthening boundary vegetation to Pope’s Lane.

The site is adjacent to the current extent of the AGLV. None. This is a rural field which is part of a distinctive pattern of small fields with wooded boundaries between the railway line and Holland Road. Mature oaks of which there a large number are notable in this field.

Surrounding landscape Characterisation:
1. FIELD PATTERNS/ SYSTEMS
113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

The site forms a minor part of the rural setting to the current AGLV to the east, and is a minor part of the setting to the listed building.

There is no formal public access into the site. However, there is a public right of way which ends/ begins opposite field to south and so this forms part of the visual amenity of the public rights of way.

These fields are part of the rural countryside to the south of Holland. Urban influences are low as the edge of settlement is a few fields away. There is occasional noise from the railway line and the road.

The views to the south at scenic with views of the lane and fields on slopes to the south.
08 Oxted South: Site OXT053

Vegetation around adjacent house

Vegetation along railway line

Boundary with OXT059

Photograph 103: View east across site

Site Visibility (see accompanying photograph above):

1.1 Site OXT053 is a small field south of Oxted, which is set between Holland Road and the railway line. The site is highly contained by dense boundary vegetation.

1.2 Views from Holland Road to the west are restricted, however there are glimpsed views from the entrance.

1.3 To the east the railway is slightly elevated above the field. Vegetation filters views into the site, although there are some more open views to the south where vegetation has gaps.

1.4 Views from the fields to the south and north are also filtered by the wooded boundaries.

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:

Substantial sensitivity x Slight value = Low/Medium landscape capacity

2.2 The landscape capacity for housing development of site OXT053 is judged to be low/medium due to its substantial sensitivity, including its inconsistency with the existing settlement form and its contribution to the setting to surrounding landscape.
### 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>2</td>
<td>5 1</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>22</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

The site is a small field covered in tall grasses. The boundary to the south is tall oaks and a wire and post fence with scrub underneath. There is a similar boundary to Holland Road of oaks of 15m, wire and post fence and scrub including brambles below. Thick vegetated boundary to railway line which is raised up on embankment, including young trees. There are some open views through to the rail track at southern end. The northern boundary is also treed with bramble undergrowth and glimpses through. There is a beech hedge along the boundary of the property to the north. Grade 3 Agricultural Land Classification.

The site is a Potential SNCI, and there are a number of oaks. There is boggy ground and bluebells to north of site. Development on this site would not be consistent with the development pattern of Holland. The site is detached and distant from the settlement boundary.

The site has no contribution to separation between settlements. This is a well contained site with robust vegetation along all sides. It forms a part of rural continuum south of Holland. Contribution to the landscape character is largely through its wooded boundaries.

There are some filtered views into the field to the south, and some filtered views into the site from railway line and the field to the north. There are also glimpses into the site from the road.

If this site was developed there would be impacts on the rural character of fields to the north and south which could not be mitigated. This would result in an isolated unit of settlement. Retain the existing vegetation which forms part of the pattern of the local landscape.

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

The site is adjacent to the current extent of the AGLV. The site is a Potential Site of Nature Conservation Interest. This is a small field with robust wooded boundaries. It forms a part of a distinctive pattern of fields between Holland Road and the Railway Line with wooded boundaries. Oaks are a notable feature in these fields.

Survey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
   113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)

The site has no contribution to an outstanding asset. There is no public access into the site, and no public rights of way adjacent.

A rural field which is impacted on by occasional road and rail noise. Adjoining fields and high sense of enclosure means that this has a scenic quality and is relatively tranquil.

SLIGHT
1.0 Site OXT061 is a small field to the south of Holland/Oxted. It is well contained by wooded boundaries to the east south and west, with localised views from housing.

1.1 Views from Holland Road to the west are possible where there is a gated entrance to the field.

1.2 There are views in from housing which backs onto the adjoining field to the north, as there is an open boundary between these two sites. There are also open views from Footpath 224 in the field to the north. The site is also used informally by local residents meaning it has a high amenity value.

1.5 The railway runs along the eastern boundary. This is well contained by vegetation.

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

2.0 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 \times Moderate value = Medium landscape capacity

2.1 With moderate sensitivity and value, site OXT061 is judged to have 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 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>
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<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>20</td>
</tr>
</tbody>
</table>

The site is a field in pasture and includes a bungalow to the west along the road. There is no tree cover within the field. The boundary with the field to the north (OXT040) is a wire and post fence and some bushes and small trees. The boundary to the railway line is dense vegetation and trees including Hawthorn and Oak. The boundary to the housing adjacent to the site is wooden fences and a gate to the road. The boundary to the south is a small section of woodland which does not fall in the site. Urban Agricultural Land Classification.

- There is woodland with bluebells to the south of the site, and ancient woodland is west of the road.
- The site is a gently sloping field away from the railway line and towards the road. Development on this topography would be consistent with modern development on slopes between the railway and Holland Road to the north.
- Development on this site would not be consistent with the immediate housing which is ribbon development along Holland Road.
- It is detached from the settlement boundary and unrelated to local settlement.
- The site has no contribution to separation between settlements.
- The site is part of the rural continuum and open to views from the road. It forms part of the rural setting of Holland.
- There is visual amenity from the adjacent public rights of way and an informal circular walk through the site.
- The site has no contribution to an outstanding asset. Although the site is adjacent to the current AGLV it does not contribute to it due the raised railway line along the boundary.
- There is no public access into the site. There is a footpath in the field to the north of this site.
- There are no tree cover within the site. There is a bungalow to the west along the road.
- The site is part of the rural continuum and open to views from the road. It forms part of the rural setting of Holland.
- There are views out to tops of Greensand Hills/ candidate AONB in the distance but unlikely that there is intervisibility.
- There are localised views in from housing along Holland Road to west.
- There are localised views in from Meadow Bank cul de sac.

### 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>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

The site is adjacent to the current extent of the AGLV. None, but the site is adjacent to a Potential SNCI.

- This site is a sloping irregular field with a lost boundary which characteristic to the wider landscape.
- The thickly wooded boundary to the south is notable.
- Surrey Historic Landscape Characterisation: 1 FIELD PATTERNS/ SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)
- The site has no contribution to an outstanding asset. Although the site is adjacent to the current AGLV it does not contribute to it due the raised railway line along the boundary.
- There is no public access into the site. There is a footpath in the field to the north of this site.
- There is visual amenity from the adjacent public rights of way and an informal circular walk through the site.
- The site is a rural field with fields surrounding it. It has wooded boundaries to the east and south which gives this a scenic character.
- There are however influences from the road to the west and railway to the east, houses overlooking the site along Holland Road and low level pylons.

**MODERATE**
1.1 Site OXT040 is a small field at the edge of Oxted settlement boundary. The site is well contained and views are localised, however a well used public right of way and high informal usage of this and the neighbouring field increase visual sensitivity.

1.2 Views from Holland Road to the west are restricted, however there are open views from the Diamond pub and neighbouring housing which backs onto the site and has weak boundary vegetation.

1.3 There is a fence boundary with the field to the south, OXT061, meaning that there are open views in, including views from the houses to the west of this field. To the north there are views from upper windows of houses along Meadowlands, which form the edge of Oxted (Holland) settlement. Views are not possible from the railway line to the west, which has densely wooded boundaries.

1.4 Footpath 224 is well used and would be highly sensitive to changes.

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

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

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

2.2 Any development of site OXT040 would require careful mitigation. Overall however, the site is judged to have medium/high landscape capacity and could accommodate housing development, due to its slight value, provided considerations such as settlement pattern and the sites contribution to the setting of the surrounding landscape are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Inherent landscape quality (intactness and condition)

<table>
<thead>
<tr>
<th>Index</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>The site is a small hay meadow behind a small group of historic houses set along Holland Road. There is no tree cover within the field. There is a thickly planted edge along the railway line which includes oak and scrub. There are occasional glimpses of the security fences. To the east a low hedge and wire fence form the boundary to housing along Holland Road. To the south a post and wire fence with occasional shrubby tree divides this field from the next. Urban Agricultural Land Classification.</td>
</tr>
<tr>
<td>1</td>
<td>The field is improved grassland with some good hedgerows. Trees on site include oaks, hawthorn and elder. There are also bluebells on site.</td>
</tr>
<tr>
<td>3</td>
<td>The site is consistent with the modern housing which has developed to the north between Holland Road and the railway. Development here would not be consistent however with historic linear ribbon development to the immediate west. The site is attached to the settlement boundary. The current soft edge of settlement is robust and formed by a hedgerow.</td>
</tr>
<tr>
<td>1</td>
<td>The site does not contribute to separation.</td>
</tr>
<tr>
<td>3</td>
<td>The site is not visually prominent and views in are from the adjacent field to the south. The site is part of rural edge to Holland and the beginning of the rural continuum. No contribution to wider landscape but forms part of rural edge to Oxted.</td>
</tr>
<tr>
<td>3</td>
<td>The site is well contained along eastern boundary but has some localised views in from housing to north which have views in especially 1st floor windows. There are also open views in from gardens to west where boundaries are weak. A public right of way runs through the site.</td>
</tr>
<tr>
<td>17</td>
<td>Enhance the boundaries in place already in order to mitigate views. Create a stronger boundary to the south. No mitigation for the loss of rural outlook for the public rights of way which leads to woods to the east.</td>
</tr>
</tbody>
</table>

### Views (visual sensitivity)

<table>
<thead>
<tr>
<th>Explanation</th>
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<tbody>
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<tr>
<td>3</td>
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<tr>
<td>3</td>
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<tr>
<td>13</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photograph above):

1.1 Site OXT063 is a birch woodland located to the south of Holland/Oxted but detached from settlement. The visual envelope is localised however the public right of way within the site is sensitive to change.

1.2 Views from Red Lane to the east are filtered by vegetation. There is a view from the farm opposite the site.

1.3 There are no views from the railway line to the west, which is sheltered by boundary planting. Views from the north and south are restricted by wooded boundaries.

1.5 Footpath 224 runs through the site along the northern boundary. This has open views across the site as do the cottages located to the north of the Footpath.

1.6 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 $\times$ Moderate value $=$ Low landscape capacity

2.2 The landscape capacity for housing development of site OXT063 is judged to be low due to its substantial sensitivity, including its inconsistency with the existing settlement form and the difficulty to provide suitable mitigation.
**Inherent landscape quality (intactness and condition)**

### 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>Grade 3 Agricultural Land Classification</td>
<td>The site is a distinctive area of birch woodland.</td>
<td>The site is close to PSNCI to the south, and near an SNCI to the south west.</td>
<td>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)</td>
<td>The site is within the current AGLV, and does not contribute to any other outstanding asset.</td>
<td>There is no formal or informal access into the site.</td>
<td>Urban influences are low however there is some noise from the school to the north, road and railway line.</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

| 3 | 2 | 2 | 1 | 1 | 3 | 3 | 15 |

- The site is within the current extent of the AGLV.
- The site is a distinctive area of birch woodland.
- Surrey Historic Landscape Characterisation:
  - 1. FIELD PATTERNS/SYSTEMS
  - 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)
- The site is within the current AGLV, and does not contribute to any other outstanding asset.
- There is no formal or informal access into the site.
- There is a public rights of way along the north of the site with open views in.
- Urban influences are low however there is some noise from the school to the north, road and railway line.
- The site has a rural character.
Site Visibility (see accompanying photographs above):

1.1 Site OXT048 is a small field to the south of Oxted/ Holland settlement. It is well contained by boundary vegetation on all sides and glimpses in are localised.

1.2 Views from the railway line to the west are prevented by the dense boundary vegetation. There are glimpsed views through mature oaks along the boundary with the adjoining field (OXT021) to the east. This is shown in Photograph 02. Glimpsed views are possible from Red Lane beyond, at the entrance to OXT021.

1.3 Footpath 69 runs along the northern boundary of the site. Views are possible from the entrance to the field as shown in Photograph 01. New housing north of this will have glimpsed views in winter months. There are glimpsed views from Footpath 224 and Brickfield Cottage to the south of the site.

1.4 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 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 OXT048 is located with the AGLV, however with slight sensitivity and value, the site is relatively unconstrained and has 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 within the vicinity of 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>
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<tr>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
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<td>13</td>
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</tbody>
</table>

The site is a small rectangular field. The field is unused but there are groundworks to the north. The boundary with the railway line is thick vegetation and medium sized trees. To east the boundary is barbed wire and post fence and along this are shrubs and trees, including a number of good sized oaks in good condition. Along the southern boundary there is a garden to an individual house, old sheds/structures and a number of trees. There are outgrown hedges along public rights of way to the north. Grade 3 Agricultural Land Classification.

Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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<tr>
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<td>1</td>
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<td>1</td>
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<td>2</td>
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<td>13</td>
</tr>
</tbody>
</table>

The site is within the current extent of the AGLV. None.

The site is a small rectangular field with distinctive boundary of oaks.

The site is a small rectangular field with distinctive boundary of oaks. Surrey Historic Landscape Characterisation: 8. SETTLEMENT RELATED B02. Scattered settlement with paddocks (post-1811 & pre-1940 extant)

The site has no contribution to the setting of outstanding asset.

The site has no significant contribution to separation between settlements. The site is not visually prominent and it is well contained by vegetation and its flat topography.

The site is part of the rural continuum at the edge of Oxted.

The site is a contained field with no wider views of the landscape.

There are views into the site from individual house to the south and potential glimpses in autumn/winter from new housing to north.

There are also glimpses of the site from Red Lane.

Maintain the existing vegetation and especially oaks in order to mitigate views. Mitigation for the semi rural character of the public rights of way will not be easy to put in place.

SLIGHT
1.1 Site **OXT021** is a well contained flat field to the south of Oxted settlement. The visual envelope is small with views restricted to housing to the north and glimpses from the field to the east and public right of way.

1.2 There are no views from Red Lane to the east due to dense boundary vegetation, apart from through the gate which breaks the hedge line. This enables a view in from the detached houses opposite.

1.3 There are limited views of the site from the public right of way, Footpath 224 to the south and from the field to the west, where there are gaps in vegetation.

1.4 There is a weak edge with new housing along the Hollies to the north. These houses and gardens have open views into the site.

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

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

   \[
   \text{Slight sensitivity} \times \text{Slight value} = \text{High landscape capacity}
   \]

2.2 Site **OXT021** is located with the AGLV, however with slight sensitivity and value, the site is relatively unconstrained 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 within the vicinity of the site. Other evidence relevant to the site's suitability for development should also be considered.
### Inherent landscape quality

<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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<td>1</td>
<td>2</td>
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<td>14</td>
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</tbody>
</table>

The site is a small rectangular field to the south of Oxted/Holland. The boundary vegetation with the field to the west is a grown out hedgerow and large oaks. To the south along the public rights of way is a slight bank and vegetation. Along Red Lane are trees and grown-out vegetation. To the north is new housing with a variety of boundary treatments including wooden fences and low hedges. Land is not in use at present. Grade 3 Agricultural Land Classification.

### Landscape Value

<table>
<thead>
<tr>
<th>Landscape designations</th>
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<td>1</td>
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<td>1</td>
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<td>2</td>
<td>2</td>
<td>12</td>
</tr>
</tbody>
</table>

The site is within the current extent of the AGLV. None.

The site is a small field with retained field boundaries which is distinctive to the area. There are a number of good quality oaks on site.

Surrey Historic Landscape Characterisation:
8. SETTLEMENT RELATED
802. Scattered settlement with paddocks (post-1811 & pre-1940 extant)

The site has no contribution to outstanding or heritage assets.

The site has no contribution to separation between settlements.

This is a well contained site and there are no views in.

The site is part of rural continuum and rural edge to Oxted/Holland.

There are localised views of the site from new housing to the north, and views in from public rights of way to south.

There is no mitigation for loss of rural setting for public rights of way.

This is an urban edge field on the edge of Oxted/Holland.

The site has good enclosure although housing looks directly onto the site from the new development to the north.

There are urban influences from Red Lane and railway line.

SLIGHT