Smallfield Analysis Plan (Area 14) See Figure 1 on page 4 for plan location
Smallfield Settlement Analysis

1.1 Smallfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. Horley is within approximate 1km to the west of Smallfield, and Gatwick airport is nearby to the south-west. The western edge of the village is close to the M23 motorway, which can be accessed from Smallfield via a contorted route to Junction 9 of the motorway.

1.2 The village is situated within the Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone. Unusually for settlements in the Low Weald, which often occupy elevated positions in the landscape, Smallfield sits within a low lying area, centred on a significant area of flood zone. The perimeters of village, including ribbon development along roads, which rise slightly onto higher surrounding ground, such as along Chapel Road to the north, and Redenhall Road to the south. Surrounding scattered dwellings and farmsteads include listed buildings including at Smallfield Place and Burstow Lodge, but Smallfield itself is a relatively modern settlement.

1.3 The settlement is encircled by sites, including ENA17, SMA014 and SMA013 on land which begins to rise to the north, SMA030 along the settlement east edge, SMA032 which is detached to the east, and sites SMA020, SMA008, SMA004, SMA027, SMA021, SMA031 and SMA009, all of which are to the south of Smallfield.

1.4 Site SMA017 is detached from Smallfield, to the north alongside the M23 motorway.

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

1.1 Site ENA17 is generally well contained by its boundary vegetation, although the tops of the tallest site structures can be glimpsed from adjacent public rights of way and from a limited number of dwellings to the south-east of the site.

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

Landscape Capacity:

2.1 The landscape capacity for 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 × Slight value = High landscape capacity

2.2 With slight sensitivity and value, ENA17 has a high landscape capacity for employment development, provided that the scale of new development proposals are in keeping with the existing site structures. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>11</td>
</tr>
</tbody>
</table>

This is an existing brownfield site of hard-standing and large light industrial structures. The site is within an area recorded as Grade 3 agricultural land.

None recorded. This is an existing brownfield site but it extends further north and west beyond main extent of settlement. It is defined by a small area of woodland to the south of the site.

The site has no contribution to separation between settlements. The site is generally well contained and inward looking, with limited contribution to the setting of the landscape and settlement.

The site is well contained by thick vegetation with a few minor exceptions. The tops of the lighting columns and large sheds are visible over the eastern boundary vegetation, from the footpath to the east, and minor glimpses from houses to the south east. The site structures are visible from the adjacent footpath to the south through the security fencing and close range through the site entrance.

The existing vegetation screens site relatively well. Any new site structures should not be higher than those existing to maintain enclosure provided by boundary vegetation.

**SLIGHT**

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

None.

Approximately half of the site to the south is covered by floodzone.

An unremarkable light industrial site with few visual links.


There are no nearby outstanding assets.

Public rights of way run down two sides of the site, but there is no public access into the site.

The site has a low scenic quality, tranquility and remoteness due to its land use and the adjacent M23.

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

1.1 Site SMA014 is a large site visible from the extensive lengths of public rights of way within and adjacent to the site, including the Tandridge Border Path.

1.2 The relatively flat nature of the site and layers of surrounding vegetation, reduces views into the site from the surrounding local landscape, although there is distant intervisibility with the Surrey Hills to the north, and closer range partial views of the site from adjacent dwellings to the south, and from short stretches of the M23 motorway along the western edge of the site.

1.3 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:

Substantial sensitivity x Moderate value = Low landscape capacity

2.2 Site SMA014 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, and its visual sensitivity. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on visual amenity and the character of the landscape, particularly the more northerly fields which are distant from the settlement edge and gain height towards the ancient woodland.
### 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 (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>22</td>
</tr>
</tbody>
</table>

This site is a number of fields in pasture, with well vegetated field boundaries which include a significant number of mature trees such as oak. There is also an ancient woodland in the northern part of the site. It is also home to the Smallfield Raceway, a racetrack within the central part of the site. There are also some dilapidated areas but generally it is made up of a pattern of pastoral fields with intact boundary vegetation. There is cattle grazing in some fields. Recorded as Grade 3 agricultural land.

The site is characteristic of the Low Weald farmland. The site is detached and significantly beyond the existing settlement pattern. Despite the site’s size, there is no separation function due to the distance to the nearest significant settlement to the north. The site forms part of the rural continuum to the north of Smallfield, and forms the setting to the north west of Smallfield.

The site is generally well contained from the wider landscape by layers of boundary vegetation, but open to views from considerable lengths of public rights of way through and adjacent to the site. The site can be glimpsed from passing traffic along the M23 and adjacent houses to the south. There is distant intervisibility with the Surrey Hills AONB to the north west.

This site is good landscape structure but is largely divorced from settlement.

**SUBSTANTIAL**

### 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>None</td>
<td>Adjacent to grade II and grade II listed buildings, and moat feature, at Burstow Lodge to the east of the site. There is also a small area of flood zone to the south west. There is also an area of ancient woodland within the site, which is a Potential Site of Nature Conservation.</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

The site contains a network of public rights of way including the Tandridge Border path which runs along the entire eastern boundary. This is a pleasant, mostly enclosed pastoral landscape, but the M23 is a significant audible and visual distraction. pylons and a phone mast also detract from the scenic quality.

**MODERATE**
14 Smallfield: Site SMA013

Photograph 164: Looking south-west from Chapel Road along northern approach into Smallfield

Site Visibility (see accompanying photograph above):

1.1 Site SMA013 is particularly visible as the open rural setting along the northern approach into Smallfield along Chapel Road.

1.2 The site is overlooked by low density dwellings on the opposite side of the Chapel Road and to a lesser degree, dwellings along the northern edge of Smallfield. The site can also be seen at close range through gaps in vegetation along the Tandridge Border Path which runs along the western edge of the site.

1.3 The visual sensitivity of the site is therefore judged to be Major. 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 SMA013 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, and its visual sensitivity. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a significant detrimental effect on visual amenity and the character of the 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>
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<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>4</td>
<td>1</td>
<td>4</td>
<td>5</td>
<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

**This is a large pastoral field but with generally intact continuous boundary vegetation including mature oaks.**

The site is within an area recorded as Grade 3 agricultural land.

No ecological features of significant sensitivity recorded.

Despite being adjacent to the existing settlement on two sides, the site becomes distant from main area of settlement which is focused on the lower floodplain to the south. Adjacent ribbon development is low key and the site has a greater relationship with the countryside to the north than with the adjacent settlement due to the well vegetated boundaries.

Well developed soft edges to Smallfield include mature oaks. There is little settlement visible from the northern boundary.

The site has no significant contribution to separation other than to low density dwellings and Burstow Lodge to the north.

The site provides a semi-open rural aspect to settlement on the west side of Chapel Road on the northern approach into Smallfield. Although the boundary vegetation to the north limits visual connectivity to the wider rural landscape.

The site, particularly its hedge and oak lined western boundary, is prominent in the view along Chapel Road on the northern approach into Smallfield. It can also be seen at close range from adjacent properties and the Tandridge Border Path. The site is visually contained to the north and west by vegetation.

New housing would be visible along Chapel Road above any new planting and the loss of the current character of the approach into Smallfield would be lost regardless of mitigation proposals.

**SUBSTANTIAL**

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

**None.**

The site is in close proximity to listed buildings and moat feature to the north west, including a Grade II* and Grade II building.

The site provides a distinctive semi-open hedge and tree lined northern approach to Smallfield.

**Survey Historic Landscape Characterisation:**

1. **FIELD PATTERNS/SYSTEMS**
   - 113. Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)
   - Part of area historically associated with Burstow Lodge with its historic features including a Grade II* 15th century lodge.

The site has no significant contribution to any outstanding assets.

There is no formal public access within the site, although some evidence of dog walking.

However the site is adjacent to the Tandridge Border Path along the edge of the site. Valued locally for its visual contribution to the northern approach into Smallfield.

Pleasant large pastoral field with visual links to distant wooded horizon. Road noise, overhead aircraft and glimpses of adjacent settlement, pylons and glimpses of phone mast have a detracting effect.

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

1.1 With an open northern boundary, site SMA032 and adjacent structures and vehicles, are open to view from the public footpath to the north, across the intervening field. Ancient woodland to the east and a tree belt to the south form a backdrop to the site.

1.2 The site can also be glimpsed from the site entrance off Cogman’s Lane and a limited number of locations to the west, however surrounding layers of vegetation obscure the site from the wider landscape generally.

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

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 Site SMA032 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for traveller development. The site could accommodate appropriate development provided sensitive considerations, including views from the public footpath to the north, are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

The site consists of low key development including small dwelling, containers and other storage, caravans and vans, with a slightly dilapidated appearance.

There is good boundary vegetation to south and west, but elsewhere the site is mainly open.

The site is within an area of grade 3 agricultural land.

No ecological features noted.

The site is detached and relatively distant from Smallfield.

The site has no separation function between settlements.

There is limited visibility of the site within the wider landscape.

The site is visible from public right of way to the north, and vary minor distant glimpses of structures adjacent to the site from the road.

This is a small site but some potential to plant along north and west boundaries to reduce nearby views into site from public rights of way.

**MODERATE**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>The site is adjacent to ancient woodland along eastern edge.</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

The site is relatively unremarkable with limited positive features or visual links.

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

There are no outstanding assets nearby.

There is no public access into the site.

A rural location, but current land use limits perceptual aspects.

**SLIGHT**
14 Smallfield: Site SMA030

**Photograph 166:** Looking east from Smallfield settlement edge across the site and rural landscape be-

Grazed pasture of semi-parkland character associated with Smallfield Place to the south

Site located between hedgerows and edge of Smallfield

Housing along eastern edge of Smallfield

**Photograph 167:** Looking west from public right of way to the east of the site, across intervening fields, towards the site and existing eastern edge of Smallfield

Site Visibility (see accompanying photographs above):

1.1 Site **SMA030** is visible from both the existing settlement edge to the west (see photograph 166) and the wider rural continuum to the east (see photograph 167). Hedgerows and trees obscure the site from certain locations, but any new development would be noticeable above intervening hedges from the surrounding landscape.

1.2 The visual sensitivity of the site is therefore 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 **SMA030** 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 take into account the sites visual sensitivity and demonstrate no adverse impacts on the setting of the rural landscape to the east. Other evidence relevant to the site’s suitability for development should also be considered.

Plan not to scale

See plan on page 240 for wider context and key to symbols
### 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>3</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>20</td>
</tr>
</tbody>
</table>

The site consists of pastoral fields with boundary hedges and mature oak trees.

There is a clipped hedge along the boundary with the housing in the east and west.

The site is recorded Grade 3 and Grade 4 agricultural land.

No ecological features noted.

The site is located on similar topography to the settlement adjacent to the west, but it is beyond the existing eastern extent of Smallfield.

There is a relatively hard existing urban edge to the west, only partially filtered by trees. This includes commercial buildings at ENA32.

Although adjacent to the settlement edge, the site is part of the wider countryside to the east.

The site has no contribution to separation between significant areas of settlements.

The site is part of the rural continuum of the Low Weald farmland and semi-parkland associated with Smalfield Place to the east.

Forms the open setting to the eastern edge of Smalfield.

The site is overlooked at close range by the adjacent housing to the west.

Layers of hedge obscure the ground of the site from the wider countryside, but new housing would be prominent in the view from the public right of way to the east of the site.

There are limited glimpses of the site from the Plough pub adjacent to the south, development on the site would be noticeable from the pub beyond boundary vegetation and would be detectable from Plough Lane within the vicinity of the pub.

There is potential to enhance the existing urban edge onto the countryside.

Mitigation to screen the view of the housing would require significant amounts of 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>
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<tbody>
<tr>
<td>1</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

None

The site is adjacent to the flood zone, along the southern boundary, and ancient woodland to the north west corner of the site.

The site consists of pleasant pastoral fields, although slightly less distinctive than the wider countryside to the east of the site, due to their position at the edge of the wider countryside.

The site is adjacent to semi-parkland and associated with Smalfield Place to the East.

Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/SYSTEMS

108. Small rectilinear fields with wavy boundaries

There are no nearby outstanding assets.

There is no formal public access into the site, but the site is valued as visual amenity between settlement edge and the right of way within the wider countryside to the east.

Although associated with the wider rural countryside to the east, tranquility and remoteness are limited due to the influence of development which overlooks the site to the west.

Aircraft noise is noticeable in this location.

**MODERATE**
14 Smallfield: Site ENA32

Photograph 168: Looking north-west from junction of Plough Road with Meadow View

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

1.1 Structures within site **ENA32** are open to view over hedges from the rural landscape to the east, including form public footpaths, as part of the eastern edge of Smallfield. The site is also overlooked at close range by adjacent housing.

1.2 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 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 $\times$ **Slight** value = **Medium/High** landscape capacity

2.2 Site **ENA32** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for employment development. The site could accommodate appropriate development provided sensitive considerations are taken into account, including views from the main road and landscape to the east and the site's location within flood zone. 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>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>15</td>
</tr>
</tbody>
</table>

This is an existing brownfield site, which consists of hard standing and large commercial buildings. The site is located within an area recorded as grade 4 agricultural land.

No ecological features recorded.

The site is within the south east corner of local settlement extent, therefore there are developments to the north and west of the site.

There is also a dwelling to the south of the site, on the other side of the road.

Towards the west of the site, the land is less settled, with just the occasional buildings, including the pub along the road.

The site is part of the wider gap, to scattered settlement to the west only.

The site is visible above the hedge from the fields to the east, giving an impression of the eastern settlements edge from the wider landscape to the east.

The site is noticeable from the road, as it is visible above the hedge from fields to the east.

The site is overlooked by the adjacent housing to the north and west of the site.

This is an existing employment site. Any new structures should be maintained at or below the current height, as it would be difficult to mitigate views from landscape to east through 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>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>10</td>
</tr>
</tbody>
</table>

None.

The site is located entirely within flood zone.

This is an existing employment site with large commercial buildings, noticeable but limited positive distinctiveness.

Survey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

B16. Small to medium estates (post-1940)

There are no outstanding assets nearby.

There is no public access into the site.

The site is visible from the road, but has no positive visual amenity.

This is a commercial site, with low scenic quality, tranquillity and remoteness.

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

1.1 Site SMA020 is visible from the public rights of way across, and within the vicinity of, the rural landscape which forms the site. The site is also overlooked by dwellings adjacent to the site. Development within the site would be widely visible above hedgerows across the rural continuum.

1.2 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:

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Value</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Substantial</td>
<td>Slight</td>
<td>Low/Medium</td>
</tr>
</tbody>
</table>

2.2 Site SMA020 has substantial sensitivity due to its inconsistency with the existing settlement form/pattern, its contribution to the setting of the surrounding landscape, and its visual sensitivity. Combined with slight value, the site has low/medium capacity for housing development. Development in this area would have a significant detrimental effect on the character of the 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>1</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>23</td>
</tr>
</tbody>
</table>

The site is typical Low Weald farmland with intact hedgerows and mature oaks along the boundaries.

There is a limited area of sheds and light industrial use within the north west of the site.

The majority of the site within area recorded as Grade 4 agricultural land.

There are small ponds recorded within the site.

With the exception of the north west corner, which is near the edge of Smallfield, the site is detached from existing settlement.

The site is part of the wider area of separation to the small areas of settlement to the south only.

The site is part of the rural continuum providing south east setting to Smallfield.

The scale of the fields and the relatively low hedge allow some distant views across the countryside, including from public rights of way across the site.

The site is overlooked by dwellings in only limited locations.

There is very distant intervisibility with the tops of the wooded Surrey Hills to the North.

The site is detached and distant from settlement and would not make a logical extension to the village.

**SUBSTANTIAL**

### 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>None</td>
<td>There is a small portion of the north east extension of the site within the floodzone and adjacent to common land. The site is characteristic of Low Weald farmland landscape with its large pastoral fields bounded by clipped hedges and mature oaks.</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>14</td>
</tr>
</tbody>
</table>

There is potential for the site to be detectable from the Surrey Hills AONB to the north due to the scale of the fields.

There is a network of public rights of way across the site linking Smallfield to the wider countryside to the south east.

The landscape is intact and has a degree of scenic quality, although aircraft noise is very noticeable in this location.

**SLIGHT**
Boundary vegetation obscuring the site from the wider landscape

Gaps in boundary vegetation allow glimpses of existing eastern edge of Smallfield

Photograph 170: Looking south-west into site from access point off Plough Road

Site Visibility (see accompanying photograph above):

1.1 Site SMA008 is generally well contained by boundary vegetation, although there is some limited intervisibility with dwellings along the western edge of the site, and minor glimpses into the site from the Plough Road to the north, and allotments to the east, through occasional gaps in boundary vegetation.

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

Landscape Capacity:

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

Slight sensitivity x Slight value = High landscape capacity

2.2 With slight sensitivity and value, SMA008 has a high landscape capacity for housing development, provided that the scale of new development proposals are in keeping with the existing adjacent 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>
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<td>1</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>14</td>
</tr>
</tbody>
</table>

The site consists of rough pasture, including pony grazing.
Site boundaries vary but are well vegetated to the south, there is a clipped hedge and mature trees along the road.
The site is partially well treed to the east, but there is a gap in tree cover adjacent to allotment to north east.
The site is within an area recorded as grade 4 agricultural land.

No ecological features recorded.
The site is surrounded by housing to the north and west and scattered buildings to east including Green Farm open to south.
The current settlement edge is not overly obvious on approach with the development on north side of road.
The site is part of wider gap to scattered settlement to the east.
The site is a minor part of western approach to Smallfield along Plough Road.
Otherwise relatively enclosed and limited contribution other than to adjacent housing to west.
The site is well contained, but there are open to view from adjacent houses and minor glimpses from road through gap in hedge.
New housing would likely be glimpsed above roadside hedge, and would bring the view of rooftops further east.
Enhance boundary vegetation. Any new housing should be set back from main road to maintain low key eastern approach into Smallfield although new housing would still be visible above roadside hedge.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
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<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>11</td>
</tr>
</tbody>
</table>

None.
The site is part of the eastern approach to Smallfield, good tree cover along boundaries, but unremarkable paddocks.

Surrey Historic Landscape Characterisation:
8. SETTLEMENT RELATED
811. Regular settlement with paddocks (post-1940)

There are no nearby outstanding assets.
There is no public access within the site, but there is some limited visual amenity value on approach to Smallfield along Plough Road.
Settlement along north and western boundaries reduce the tranquility of the site.

SLIGHT
Glimpses of dwellings along Redehall Road

Internal boundary vegetation

Photograph 171: Looking west across the site from the south-east corner of the site

Site Visibility (see accompanying photograph above):

1.1 Site SMA004 is well contained from the surrounding landscape by boundary vegetation, but can be seen through gaps in vegetation from the public footpath with runs along the length of the southern boundary of the site and crosses through the south-east corner of the site. The site can also be glimpsed from adjacent properties to the west, along Redehall Road.

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

Landscape Capacity:

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

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 Site SMA004 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate appropriate development provided sensitive considerations, including views from the public footpaths, 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>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

The site consists of pasture with relatively good boundary and internal hedge and tree structure, although the northern part of site consists of paddocks, and associated fencing and structures, some dilapidated.

The site is within an area recorded as grade 4 agricultural land.

A good hedge and tree structure provides potential for connectivity.

The site adjoins Smallfield to the north west on similar flat topography.

The site is part of the gap on the eastern side of Redehall Road, to the southern part of Smallfield, but ribbon development along Redehall Road limits sense of separation.

The site is part of the rural setting to south of Smallfield.

The site is visible from adjacent road/footpaths and houses, including those along Redehall Road, but views are generally localised.

Generally well contained by surrounding existing vegetation, houses likely visible along Redehall Road, but other visible in keeping with existing ribbon development.

### Landscape Value:

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</thead>
<tbody>
<tr>
<td>None.</td>
<td>None.</td>
<td></td>
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<td></td>
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<td></td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site has pleasant pastoral fields on the edge of the wider rural landscape, notable as an undeveloped gap in the ribbon development along Redehall Road.

Surry Historic Landscape Characterisation: 8. SETTLEMENT RELATED

811. Regular settlement with paddocks (post-1940)

There are no nearby outstanding assets.

A public right of way runs along the inside south and south eastern edge of the site, connecting to wider network of routes across the countryside, valued as open countryside within area of ribbon development.

The site consists of pleasant pastoral fields, but tranquility and remoteness is limited by adjacent road/development and obvious overhead aircraft. Land use of paddocks affects northern portion of the site.

Overall value judgement

11-15 = Negligible

6-14 = Slight

5-7 = Moderate

22-28 = Substantial

29-35 = Major

The site is an area of open fields with some woodland and hedgerows. There is potential for connectivity with the surrounding landscape.

The site is part of a network of public footpaths and bridleways.

The site is visible from a public right of way along Redehall Road, but views are generally localised.

Generally well contained by surrounding vegetation, houses likely visible along Redehall Road, but other visible in keeping with existing ribbon development.
1. Site SMA027 is noticeable in the view along Redehall Road, but seen in context with other buildings to the north and south on both sides of Redehall Road.

2. The site is relatively well contained by vegetation from the rural landscape to the east, although roof tops of the school buildings can be glimpsed, set amongst tree cover, from the public footpath to the east.

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:

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:

2. With slight sensitivity and value, SMA027 has a high landscape capacity for housing development, provided that the scale of new development proposals are in keeping with the existing housing on the opposite site of Redehall Road. 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>
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<td>2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>13</td>
</tr>
</tbody>
</table>

This is a small school site, with some tree cover along boundaries. The site is within an area recorded as grade 4 agricultural land.

No ecological features with significant sensitivity recorded.

An existing school site, detached from main area of settlement, but part of existing ribbon developments along Redehall Road.

The site is a small part of the separation to settlements focused around Homestead Farm to south, but housing on west side of road and scattered low density buildings to north and south limited sense of separation.

The site forms a limited part of southern approach into Smallfield.

The site is visible from road seen in context with other ribbon development along Redehall Road.

The site is not widely visible from countryside to east.

Enhance boundary planting, but limited scope due to small size of site.

**SLIGHT**

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
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<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>9</td>
</tr>
</tbody>
</table>

None.

None.

The old school buildings on the site have some appeal.

Surrounding Landscape Characterisation:

8. SETTLEMENT RELATED

811. Regular settlement with paddocks (post-1940)

The are no outstanding assets within the vicinity of the site.

The site is a school, with no general public access.

The site has limited intrinsic value, and is adjacent to a busy road and settlement.

**SLIGHT**
14 Smallfield: Site SMA021

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

1.1 Site **SMA021** is relatively well contained by boundary vegetation, including along the well treed southern edge of Smallfield.

1.2 The northern portion of the site is open to view from the public footpath (see photograph 173), which runs broadly east-west through the centre of the site, and can be seen from dwellings along the southern edge of Smallfield through gaps in tree cover, and from the adjacent playing field.

1.3 The southern portion of the site is also visible from the footpath through gaps in the vegetation alongside the path, with the wider rural landscape glimpsed beyond (see photograph 174).

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 $\times$ **Slight** value $=$ **Medium/High** landscape capacity

2.2 Site **SMA021** has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for housing development. The site could accommodate appropriate development provided sensitive considerations, including views from the public footpaths, the adjacent ancient woodland, and area of flood zone, are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
## Landscape Sensitivity:

<table>
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<tr>
<th>Inherent landscape quality (intactness and condition)</th>
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<td>2</td>
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<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>17</td>
</tr>
</tbody>
</table>

The field within the north east of the site is rough grassland, with oak saplings starting to self-set in from the south. There is a strong internal vegetation boundary from the east to west, dividing the north parcel of land from the southern field. The southern field is a large pastoral field with mature trees in the boundaries. The north west parcel of land contains dwellings and collection of dilapidated structures and vehicles. The site is within an area recorded as a Grade 4 agricultural land.

The site is adjacent to ancient woodland, and there is wet grassland recorded. The existing development has currently not gone far beyond the main roads to the north and east. However, the site is on a similar flat topography to the majority of Smallfield and, particularly the northern parcels, is tucked in by existing settlement to the north and east, woodland to the west and the strong vegetation boundary to the south.

The site has no contribution to separation between significant settlement.

The southern field is part of the rural continuum to the south. The northern parcels are inward looking and partially overlooked by adjacent housing.

The main body of the site is not apparent on approach into Smallfield due to the vegetation boundary and structures.

The southern portion of the site can be seen from the wider landscape to the south. Northern parcels of the site are well contained with the exception of views from adjacent properties and playing field.

Small extensions of the site abut roads to the north and east, but current view of the site from these locations is mainly limited to the boundary vegetation.

Northern parcels of land would be fairly well assimilated into the landscape by retaining and enhancing vegetation, with offset to ancient woodland respected. The southern portion of the site is less well contained and is linked to the wider countryside. Therefore development would be more difficult to mitigate. The flood plain could restrict development potential of existing settlement.

---

## Landscape Value:

<table>
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<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>13</td>
</tr>
</tbody>
</table>

None

The site contains an area of flood zone to the north and is adjacent to an ancient woodland to the north west of the site.

The main southern part of the site is part of the pleasant rural countryside. This is fairly distinctive but not unique and visible from limited viewpoints.

Survey Historic Landscape Characterisation:

1. FIELD PATTERNS/SYSTEMS

106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)

There are no nearby outstanding assets.

The site contains a public right of way through the middle of the site. This is only connected to two areas of the settlement, not the wider rights of way network.

The southern field has a degree of scenic quality, although this is tempered by land use associated with horses in some areas.

Overhead aircraft and traffic noise from the M23 is also noticeable.

---

Tandridge Landscape Capacity and Sensitivity Study
Site SMA009 also visible  

Photograph 175: Looking north from Broadbridge Lane, adjacent to the south-west corner of the site

Plan not to scale  
See plan on page 240 for wider context and key to symbols

Site Visibility (see accompanying photograph/s above):

1.1 Site SMA031 is very well contained by boundary vegetation and adjacent woodland, with only limited glimpses into the site from the entrance off Broadbridge Lane.

1.2 The visual sensitivity is therefore judged to be Slight. This rating feeds into the overall sensitivity assessment table on the following page.

Landscape Capacity:

2.1 The landscape capacity for 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 With moderate sensitivity and slight value, SMA031 has a medium/high landscape capacity for housing development, provided that the high level of screening provided by boundary vegetation is maintained and the scale of new development proposals are in keeping with existing housing in 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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<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site consists of a traditional style dwelling, with paddocks attached, as well as well-maintained gardens and structures. The site is within an area recorded as a Grade 3 agricultural land. The site is adjacent to an ancient woodland. The site is slightly detached from the main settlement, and it is beyond the roads which currently define the existing settlement edge. There is sporadic development along the road. The site has no contribution to separation between settlements. The site boundary vegetation provides part of the northern approach to Smallfield along Broadbridge Lane, but the highly enclosed site has limited contribution to the setting of the wider landscape and settlements. With the exception of glimpses through the entrance gate, and minor momentary glimpses through the tall, dense roadside hedge, the site is entirely screened by surrounding tree cover, including the woodland to the east. By retaining the existing vegetation boundary, the housing development would potentially be screened if the buildings were set back from the boundary. The small size of the site precludes significant areas of planting.

### 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>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>The site is adjacent to an ancient woodland along the entire of the east boundary.</td>
<td>This is an unremarkable site, but the vegetated boundary of the site gives a pleasant treed feel to the adjacent road.</td>
<td>Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 106. Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)</td>
<td>There are no nearby outstanding assets.</td>
<td>The site has no recreational function, although the north-west corner is adjacent to the Tandridge Border Path.</td>
<td>The noise from both the aircraft activity and M23 reduces any sense of tranquility and remoteness at the site.</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photographs above):

1.1 Site SMA009 is visible from a number of adjacent and nearby locations, including adjacent public rights of way, such as the Tandridge Border Path which runs along the western edge of the site.

1.2 There are also close range views into the site from Perrylands Lane adjacent to the north, and from Broadbridge Lane, which is adjacent to the east. There are views of the southern part of the site from Broadbridge Cottages, and views of the northern part of the site from properties within the south-east corner of recent area of housing to the north.

1.3 Further from the site, layers of surround vegetation, and the M23 motorway, obscure the site from the wider rural landscape.

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:

Substantial sensitivity $\times$ Slight value $= $ Low/Medium landscape capacity

2.2 Site SMA009 has substantial sensitivity in particular due to its inconsistency with the existing settlement form/pattern, and low potential for mitigation. Combined with slight value, the site has low/medium capacity for housing development. Development in this area would have a significant detrimental effect on the character of the landscape.
## Landscape Sensitivity:

<table>
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<td>4</td>
<td>3</td>
<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

The site includes farmstead with associated agricultural barns. As well as some paddocks. Generally though, the site is a relatively typical Low Weald farmland.

There are numerous mature trees found within the field boundaries, including species such as oak and poplar.

The site is within an area recorded as a Grade 3 agricultural land.

There are a variety of habitats throughout the site, with the vegetation boundary providing wildlife linkages.

The site is detached from existing settlement.

The settlement edge is defined by Perrylands Lane and woodland to the north and north east of the site.

The site is part of the wider separation to the settlements beyond.

The site is part of the rural approach to Smallfield, and contiguous with the wider rural continuum to the South.

There are glimpses at close range of the site over the hedges from the recent properties to the north of the site, as well as glimpses from adjacent scattered settlements to the south and east.

There are partial views into the site from the adjacent Rights of Way.

The layers of hedgerow and tree vegetation obscure the site from the wider landscape, but houses will still be visible above the hedges.

The site is detached from the existing settlement.

SUBSTANTIAL

## Landscape Value:

<table>
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<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>11</td>
</tr>
</tbody>
</table>

None

The south west corner of the site contains a flood zone.

There is also ancient woodland in close proximity to the north east of the site.

Broadbridge Farmhouse is a grade II listed building, but is located around 200m to the south-east of the site.

The site is characteristics of a Low Weald farmland, and is part of a recognisable pattern of fields.

The site is visible from the adjacent roads, and the public rights of way.

Surrey Historic Landscape Characterisation:
1. FIELD PATTERNS/SYSTEMS
112. Large regular fields with straight boundaries (parliamentary enclosure type)

There are no outstanding assets present within the vicinity of the site.

There are no formal public access routes within the site, but the Tandridge Border Path runs along two sides of the site. The site has some local visual amenity value.

This is a pleasant Low Weald farmland with a degree of scenic quality.

However the tranquility and remoteness of the site is reduced by aircraft activity, as well as the M23 noise and visibility.

The telecom mast and overhead cables also contributes to this.

SLIGHT
Photograph 178: View west across site

1.1 Site SMA017 is a field site with robust hedged boundaries and a limited visual envelope. A block of deciduous woodland to the north of the site restricts all views in from this direction.

1.2 The eastern boundary and part of the south is formed by a public right of way named Hatch Lane. There are occasional glimpses of the site through gaps in the vegetation but no open views.

1.3 The south western boundary is formed by Green Lane. There are occasional glimpses from the road, where there are gaps in the hedgeline, including through the gated entrance to site. A property along Green Lane has filtered views of the site.

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

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

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 Site SMA017 has a moderate sensitivity, but combined with slight value, has an overall medium/high landscape capacity for traveller development. The site could accommodate appropriate development provided sensitive considerations, such as the existing landscape features are taken into account. Other evidence relevant to the site’s suitability for development should also be considered.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/pattern</th>
<th>Contribution to separation between settlements</th>
<th>Contribution to the setting of surrounding landscape/settlement</th>
<th>Views (visual sensitivity)</th>
<th>Potential for mitigation</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is a small irregular shaped field with robust native hedgerow boundaries. There is regenerated woodland along the northern boundary. Small shrubs cover the majority of the site. The eastern boundary is formed by a public right of way, which has a hedgerow along it. The western boundary is formed by Green Lane which has a wooden fence and hedge along it. There is no current land use although it has been used for grazing. The site is within an area recorded as grade 4 agricultural land.

There is a pond within the site. North of the site there is a block of woodland which includes large oaks. There are good hedgelines around the site which connect to the vegetation along the M23 and areas of woodland to the north.

The site is detached and distant from settlement. The site makes no contribution to separation between settlements. The site is inward looking, however it contributes to the surrounding dwellings and landscape through boundary vegetation.

The site is well contained with few views in. From the public right of way, Hatch Lane, to the east and south east there are glimpses through gaps in the hedge. From Green Lane to the west there are also glimpsed views, including through the gap in the hedgeline for the gateway. This means that one property to the northwest of the site has a view. Properties along Woolborough Lane have views of the site boundary.

This is a small site, and the existing hedges and trees should be retained in order to mitigate potential visual effects on properties and the public right of way along the eastern boundary.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of 'outstanding assets'</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

None.

There is a Site of Nature Conservation Interest at Furzefield Wood to the north of the site although it is not adjoining.

This is a small field which is distinctive due to its wooded boundaries and unusual shrub cover within.

Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

8.2. Scattered settlement with paddocks (post-1811 & pre-1940 extent)

There are no adjacent or local outstanding assets.

Hatch Lane, public right of way, runs along the eastern boundary of the site and has some visual access into the site.

The M23 runs directly to the east and the sound has an adverse impact on the site.

There is a sense of enclosure created by the wooded boundaries.