South Godstone Settlement Analysis

1.1 South Godstone lies within the centre of Tandridge, situated in the Low Weald, underlain by mudstone, siltstone and sandstone. The village is outside the Surrey Hills AONB, although the Greensand Hills which are a candidate for inclusion within the AONB lie a few miles to the north, and the AGLV abuts the settlement to the north and west.

1.2 South Godstone is a relatively small nucleated settlement surrounded by farmland, and focused on the A22 at the crossing point with the Southern Railway Redhill to Tonbridge railway line.

1.3 Located in the undulating Low Weald, the village is predominately on south facing topography. The settlement edges are well defined by tree cover where they interface with the surrounding rural landscape, including a woodland belt along the western edge and vegetation either side of the railway which contains the village to the south. Further afield, small woodland blocks and watercourses break up the regularity of the farmland landscape bounded by clipped hedges with mature oaks.

1.4 To the east and north-east of South Godstone, the undulating landscape falls gently towards a watercourse along Park Pale. SGOD005 is a large site adjacent to the north of South Godstone, situated in a slight dip in topography centred on the stream.

1.5 West of South Godstone, the landscape rises gently towards the north-west. Site SGOD014 is located on south facing topography, immediately west of the village, but beyond woodland which defines the current westerly extent of settlement. SGOD009, SGOD006 and SGOD013 are located to the south-west, but separated from the village by the railway. SGOD008 is also south of the railway, but detached from the main area of settlement.

1.6 ENA24 and ENA25 are small sites located further west in the low weald farmland, detached from the main settlement of South Godstone.
10 South Godstone: Site SGOD005

Photograph 123: View west from the A22

Photograph 124: View north west from eastern part of site

Plan not to scale
See plan on page 184 for wider context and key to symbols

Site Visibility (see accompanying photographs above):

1.1 Site SGOD005 is six fields on a small valley feature to the north of South Godstone. The eastern parts are within the AGLV. The visual envelope is extensive to the north with intervisibility with the AONB and Greensand Hills.

1.2 There are open views of both parts of the site from the A22 which runs through the site. South Godstone forms the southern edge of the site. There is dense boundary vegetation along the settlement edge but gaps in hedgerows allow open views across the site.

1.3 To the east and parts of the north, areas of ancient woodland limits views into the site. There are however open views in from Footpath 247 along the eastern boundary of Paygate Wood.

1.4 From northern parts of the site there are distant views of the AONB and Greensand Hills. Due to the small valley feature, views are possible from fields to the east of the site.

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

Landscape Capacity:

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

Substantial sensitivity x Moderate value = Low landscape capacity

2.2 Site SGOD005 has substantial sensitivity, partly due to its inconsistency with the existing settlement form. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a detrimental effect on the character of the landscape as a whole.
### 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>22-28 = Substantial</td>
<td>01-07 = Negligible</td>
<td>10-16 = Moderate</td>
<td>08-14 = Slight</td>
<td>29-35 = Major</td>
<td>4 2 5 1 3 3 4 22</td>
<td>07-13 = High potential for mitigation and low sensitivity, therefore low score</td>
<td>61-67 = Moderate</td>
</tr>
</tbody>
</table>

The site is made up of six fields bisected by the A22. All fields are currently in pasture and there has been some loss and fragmentation of boundary hedgerows. To the west of the A22 is a large field with scattered trees within it, a lake and a farm and outbuildings to the north. To the east of the A22 is a series of fields divided by fragmented hedgerows. The boundary along Hunters Chase to the north of the eastern fields includes a post and wire fence, a ditch, brambles, shrubs and large hedgerow trees. The boundaries to the A22 are low clipped native hedges. Grade 3 Agricultural Land Classification.

South Godstone has developed up to the ridge line to the south of this site. The current settlement edge is a robust vegetated edge along this ridge. New development at this site would move into the adjacent largely rural valley. The site has no contribution to separation between settlements. The site is part of the wider landscape continuum which forms a setting to South Godstone. The site is part of a small valley system along the north of South Godstone. From the part of the site along Hunters Chase there is intervisibility with the Greensand Hills. There are views of the AONB in the distance from the north eastern part of the site. Views are well contained from most of South Godstone with only limited glimpses in. Views to/from the Candidate AONB to middle slopes views. No views from the east due to vegetation. However there are open views from the road into the site over low clipped hedges. Views from housing west of A22. There are also views from the public right of way to the north of the site. Development would require breaking through existing boundary vegetation along the northern boundary of South Godstone.

### 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>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>18</td>
</tr>
</tbody>
</table>

The site is in the current extent of the AGLV to the west of the A22. There are blocks of ancient woodland adjacent to the site. There are mature oaks and willows and bluebells to north boundary. The small, gentle valley system is a distinctive landscape feature, rural in character. The site forms a minor part of the setting to a candidate AONB through views and Intervisibility. It forms a part of the farmland setting to a listed building. There are no public rights of way through the site, however a public right of way crosses through Paygate Wood to the north. A22 is a busy road which has adverse impacts on the site reducing tranquillity throughout the site. There is a sense of enclosure within parts of the valley due to the landform. Some views to the Candidate AONB which increases the scenic qualities.
Vegetation along Footpath 267

Housing along Tillburstow Hill Road

Boundary hedge with field to north

Stanstead House to the north and surrounding garden planting

Ancient woodland boundary

Photograph 125: View north west across the site

Plan not to scale
See plan on page 184 for wider context and key to symbols

Site Visibility (see accompanying photograph above):

1.1 Site SGOD014 is three agricultural fields within an Area of Great Landscape Value, north of the railway line and to the west of South Godstone. The site is a locally valued space has permissive public routes as well as a public right of way along the southern boundary.

1.2 There are views from Footpath 267 along the southern boundary of the site where there are gaps in the vegetation. Permissive paths cross the site and link to the footpath. There are views from Tillburstow Hill Road along the western boundary and from houses and businesses along the road. (See photograph above).

1.4 There are views into the site from Stanstead House to the north (see photograph above) and fields adjacent to the site and from the Greensand Way. No views are possible from the east as an area of ancient woodland forms the eastern boundary.

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 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 SGOD014 has substantial sensitivity, partly due to its inconsistency with the existing settlement form. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a detrimental effect on the character of the landscape as a whole.
### 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>
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<td>Overall sensitivity judgement</td>
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<tr>
<td>4</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

The site is three agricultural fields north of the railway line.
The fields are in pasture and have good native hedge boundaries with some gaps for gates and mature hedgerow trees. Meadow with sheep and cattle grazing in good condition. 
The site is within an area of grade 3 Agricultural Land classification. 

### 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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<tbody>
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<td>4</td>
<td>1</td>
<td>1</td>
<td>5</td>
<td>SUBSTANTIAL</td>
</tr>
</tbody>
</table>

The site is three agricultural fields north of the railway line. 
The fields are in pasture and have good native hedge boundaries with some gaps for gates and mature hedgerow trees. Meadow with sheep and cattle grazing in good condition. 
The site is within an area of grade 3 Agricultural Land classification. 

The site is three agricultural fields north of the railway line. 
The fields are in pasture and have good native hedge boundaries with some gaps for gates and mature hedgerow trees. Meadow with sheep and cattle grazing in good condition. 
The site is within an area of grade 3 Agricultural Land classification. 

The site is part of the rural continuum around South Godstone with mature robust boundary vegetation visible from landscape to the north west. 

There are localised views to/from Stansted House to the north west of the site. 

Any development would impact adversely on the area of ancient woodland as access would need to be gained to the site. 

Urban influences are very low due to wooded boundaries which contain the site and only allow distant sounds from roads.
Site Visibility (see accompanying photographs above):

1.1 Site SGOD009 is three fields which lie to the south of the railway line. The site is relatively well contained from the north and south, but views are possible from the east and west, including from public rights of way.

1.2 The railway line runs along the north of the site. Treed boundaries prevent views in from the north. Tillburstow Hill Road forms the western boundary. There are glimpsed views into the western parts of the site from gaps in the hedgeline, and some buildings around Lagham Park Farm along the A22 can be seen, see photograph 127.

1.3 To the south of the site is a stream, and fields, housing and a public right of way (Water Lane). No views are possible from the public right of way, and vegetation along the stream prevents open views of the site. There are views of the site from the A22 and Lagham Park Farm, where hedges are low. Views are also possible from the public rights of way around Lagham Manor Ancient Monument.

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 \( \times \) **Moderate** value = **Low** landscape capacity

2.2 Located to the south of the railway, site SGOD009 has substantial sensitivity, partly due to its inconsistency with the existing settlement form. Combined with moderate value, the site has low capacity for housing development. Development in this area would have a detrimental effect on the character of the landscape as a whole.
## Inherent landscape quality (intactness and condition)

<table>
<thead>
<tr>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
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</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>23</td>
</tr>
</tbody>
</table>

The site is made up of the northern parts of three fields which lie to the south of the railway line. This is bounded by a stream and flood plain and deciduous woodland to the south. To the west is a post and wire fence and outgrown hedge with gaps. To the north there is thick vegetation along the railway line. Along the A22 is a wooden fence and hedge. The site is within an area of grade 3 Agricultural Land Classification.

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

The site is adjacent to the current extent of the AGLV. Park pale site runs through the area. The site consists of two agricultural fields with some boundary loss, characteristic of the local area. Visual links to the adjacent wooded landscape along the stream and around the ancient monument adds to the distinctiveness. Surrey Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS
2. Large irregular assarts with wavy or mixed boundaries
3. Park Pale – archaeological potential area – runs through the site

The site forms part of the setting to the ancient monument at Lagham Manor. These are agricultural fields with no formal or informal public access. There is no public right of way across the site or adjacent, although there is a Right of Way to the south of Oakhurst Court. The noise of the A22 impacts on the eastern parts of the site while those to the west are more peaceful. The road to the west and the railway line only occasionally impact on the character. The woodland edges and distant views add to the scenic quality of the site.

### Landscape Sensitivity

<table>
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The site forms part of the setting to the ancient monument at Lagham Manor. These are agricultural fields with no formal or informal public access. There is no public right of way across the site or adjacent, although there is a Right of Way to the south of Oakhurst Court. The noise of the A22 impacts on the eastern parts of the site while those to the west are more peaceful. The road to the west and the railway line only occasionally impact on the character. The woodland edges and distant views add to the scenic quality of the site.

### Ecological sensitivity

- Development on this site is inconsistent with the settlement pattern of South Godstone. The site is detached from the settlement and separated by the railway line so would have no relationship to South Godstone.
- Development here would close the gap between the small amount of housing connected to Lambs Business Park and Ruston Avenue and bridleway.

### Inconsistency with existing settlement form/pattern

- There is a stream, pond and woodland to the immediate south of the site.
- A hedge divides the field to the east with large trees connecting to south.
- There is a stream, pond and woodland to the immediate south of the site.
- A hedge divides the field to the east with large trees connecting to south.

### Contribution to separation between settlements

- The site is part of the rural continuum to the south of the railway line.
- Development here would close the gap between the small amount of housing connected to Lambs Business Park and Ruston Avenue and bridleway.

### Contribution to the setting of surrounding landscape/settlement

- There are views into the site from the A22 and Tillburstow Hill Road where there is also housing.
- There are views into the site from housing to the south east.
- There are views into the site from the A22 and Tillburstow Hill Road where there is also housing.
- There are views into the site from housing to the south east.

### Views (visual sensitivity)

- Views are not possible from the bridleway to the south although there are some views from the public right of way around the ancient monument.
- The site is well contained to the north and south.

### Potential for mitigation

- It would be difficult to mitigate the impact on the ancient monument setting and public right of way network.
- Mitigation should include retained vegetation and enhanced boundary screening from the east and west.
- Mitigation should include retained vegetation and enhanced boundary screening from the east and west.

### Overall sensitivity judgement

- SUBSTANTIAL
- MODERATE
1. Site Visibility (see accompanying photographs above):

1.1 Site SGOD006 is a small block of deciduous woodland which is located to the north of Rushton Avenue. Views are localised.

1.2 There are open views from housing along Rushton Avenue, particularly the adjoining properties, to the west. Wider views from the west are restricted by garden vegetation. There are views of the site from Tillburstow Hill Road to the east and glimpses from fields to the east.

1.3 There are views from SGOD013 to the immediate south. There are views of the boundary of the site along Tillburstow Hill Road and from the end of Water Lane (public right of way) to the south.

1.4 To the north there are open views onto the site from Terra Cotta Road and housing along here.

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

2. 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 $= \text{Low/Medium landscape capacity}$

2.2 The landscape capacity for housing development of site SGOD006 is judged to be low/medium due to its substantial sensitivity, including in particular, its inconsistency with the existing settlement form.
### Landscape Sensitivity:

<table>
<thead>
<tr>
<th>Inherent landscape quality (intactness and condition)</th>
<th>Ecological sensitivity</th>
<th>Inconsistency with existing settlement form/ pattern</th>
<th>Contribution to separation between settlements</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>3</td>
<td>5</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>4</td>
<td>22</td>
</tr>
</tbody>
</table>

The site is one of two blocks of deciduous woodland which are located to the north and south of the entrance to Rushton Avenue.

Rushton Avenue is a small road with twelve post war houses, which are detached from any nearby settlement.

This plot is to the north of the avenue (private road) and has many mature or semi mature trees of good quality.

The site is within an area of grade 3 Agricultural Land Classification.

Deciduous woodland covers the site which may have ecological value. There is also a stream or ditch to the eastern boundary.

The site is not connected to the settlement of South Godstone and is distant and detached from the settlement boundary.

The site is associated with a small amount of development at Tilburstow Hill which was connected to the Brickworks at Lamb’s Business Park.

The site has no contribution to separation between settlements.

The site is part of rural continuum east of South Godstone.

The site is well contained by vegetation. Views into the site are very localised – from housing to the west and north.

This is a small site which therefore limits potential for building and mitigation from visual impacts.

No mitigation for loss of areas of woodland or development which is not within the settlement pattern of South Godstone.

### 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>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>12</td>
</tr>
</tbody>
</table>

None.

The site consists of distinctive blocks of woodland.

The site is adjacent to a Roman Road.

Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

816. Small to medium estates (post-1940)

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

There are no public right of way adjacent or through the site, however this private woodland which is locally valued by residents.

There is some road noise from adjacent road – Tilburstow Hill Road – although this is a minor road it has heavy traffic accessing Lamb’s Business Park.

Surrounding woodland and fields contribute to a scenic quality.

**SLIGHT**
10 South Godstone: Site SGOD013

**Photograph 130: View east along Rushton Avenue**

**Photograph 131: View South West from Tillburstow Hill Road**

**Plan not to scale**

See plan on page 184 for wider context and key to symbols

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

1.1 Site **SGOD013** is a small block of deciduous woodland which is located to the south of Rushton Avenue. Views are localised.

1.2 There are open views from housing along Rushton Avenue, particularly the adjoining properties, to the west. Wider views from the west are restricted by housing. There are views from SGOD006 to the immediate north.

1.3 There are views of the site from Tillburstow Hill Road to the east and glimpses from fields to the east.

1.4 The property to the immediate south has views of the site, and there are views from the end of Water Lane (public right of way) to the south.

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

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**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 **SGOD013** is judged to be low/medium due to its substantial sensitivity, including in particular, its inconsistency with the existing settlement form.
The site is one of two blocks of deciduous woodland which are located to the north and south of the entrance to Rushton Avenue. Rushton Avenue is a small road with twelve post war houses, which are detached from any nearby settlement. This plot is to the south of the avenue (private road) and has many mature or semi mature trees of good quality. The site is within an area of grade 3 Agricultural Land Classification.

Deciduous woodland covers the site which may have ecological value. There is a stream or ditch to the eastern boundary. The site is not connected to the settlement of South Godstone and is distant and detached from the settlement boundary. The site is associated with a small amount of development at Tilburstow Hill which was connected to the Brickworks at Lamb's Business Park. The site has no contribution to separation between settlements.

The site forms part of the setting to housing along Rushton Avenue although there are no wider views onto the site, apart from the road and field opposite. Part of rural continuum east of South Godstone.

The site is well contained by vegetation. Views into the site are very localised – from housing to the west and north. The site is adjacent to a Roman Road. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED
816. Small to medium estates (post-1940)

The site has no contribution to the setting of outstanding assets. There are no public rights of way adjacent or through the site, although there is a public right of way to the south. The site is private woodland which is locally valued by residents.

The site is well contained by vegetation. Views into the site are very localised – from housing to the west and north. This is a small site which therefore limits potential for building and mitigation from visual impacts. No mitigation for loss of areas of woodland or development which is not within the settlement pattern of South Godstone.

The site has distinctive remaining blocks of woodland which are linked to woodland nearby. The site is adjacent to a Roman Road. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED
816. Small to medium estates (post-1940)

There are no public rights of way adjacent or through the site, although there is a public right of way to the south. The site is private woodland which is locally valued by residents.

There is some road noise from adjacent road – Tilburstow Hill Road – although this is a minor road it has heavy traffic accessing Lambs Business Park. Surrounding woodland and fields contribute to a scenic quality.
1.1 Site SGOD008 / ENA12 is a current employment site, which includes an area of land to the west which is being re-mediated and industrial units to the east. Dense boundary vegetation and its position on flat lower lying slopes means that its visual envelope is localised.

1.2 There are possible views from the railway through vegetation, but Maple Wood and Furze Wood prevent wider views in from areas to the north and north west.

1.3 Views in from the south and south west are also restricted due to an area of deciduous woodland and hedges along the west boundary.

1.4 From Rushton Avenue to the east views in are limited to the hedged 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.

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

Moderate sensitivity x Slight value = Medium/High landscape capacity

2.2 Site SGOD008 / ENA12 is detached from South Godstone and inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development, provided considerations such as the scale of development is appropriate to the landscape mitigation provided by peripheral vegetation. Other evidence relevant to the site's suitability for development should also be considered.
### Landscape Sensitivity:

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<td>5</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

The site is a business park with hardsurfacing taking up the eastern half of the site with industrial units, and parking and an old quarry area to the western part of the site, which is currently being re-mediated. There is a house and garden included within the site at the entrance to the east. Much of boundary is wooded or hedgerow. There is new woodland planting and mature woodland to the south west of the site. The old quarry/brickworks area is two ponds which are being filled in. There are some retained semi mature oaks on site. Grade 3 and 4 Agricultural Land Classification.

There is a SNCI and ancient woodland adjacent to north eastern boundary. The site is on similar gentle slopes to South Godstone settlement. However the site is completely detached from the settlement and on the southern side of railway line which currently acts as a boundary to settlement at South Godstone. There is some housing along Tilburstow Hill Road which was tied to the brickworks which originally occupied this site. The site has no contribution to separation between settlements. The site is not visually prominent due to the high levels of mature boundary vegetation. The site is inward looking. The site boundaries form part of the rural continuum to the west of South Godstone. There are views from Rushton Avenue of boundary vegetation. There are views in/out of the site from Furze Wood and Maple Wood which are on steep slopes to the north of the site. There are also views from the railway. Otherwise the site is well contained with views limited to boundary vegetation. Boundary vegetation should be retained and mitigation should include low buildings which are currently hidden behind vegetation on site. It would be difficult to mitigate for any loss of replanted woodland and mature deciduous woodland to the south west of the site.

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

The site is adjacent to the current extent of the AGLV. There is ancient woodland and an SNCI adjacent to the site. The site is an old brickworks. To the west of the site the land is being re-mediated. Surrey Historic Landscape Characterisation:

11. EXTRACTIVE INDUSTRY
1103. Active and disused clay pits

The site has no contribution to the setting of the AONB or candidate AONB. The boundary vegetation makes a contribution to the current AGLV to the north of the site, screening the clay workings and business park. There are no public rights of way adjacent or through the site. There is woodland around site has scenic influences. Sounds of the road are distant and there are occasional railway sounds. There is noise from Bleckington Central site to the south where oil is produced. There is also noise impacts from the units within the business park, and dump trucks on the clay workings.
Site Visibility (see accompanying photograph/s above):

1.1 Site **ENA24** is an employment and farm site (Drewsheerne Farm) which has open views from the south due to the landform and lack of vegetation around the site boundaries.

1.2 From the north there are localised views of the site from Crowhurst Lane and surrounding houses and gardens (photographs 133 and 134). The railway line prevents long distance views from the north.

1.3 From Tandridge Lane to the west, views are prevented by vegetation. There are glimpsed views from Hobbs Farm to the north west.

1.4 There are open views from Footpath 242, which are possible for some distance up to Ashen Plantations and along Footpath 243.

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

Landscape Capacity:

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

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

2.2 Site **ENA24** is detached from South Godstone and inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development, provided considerations such as settlement pattern and views are taken into account and proposed development is in keeping with the scale of existing site structures. Other evidence relevant to the site’s suitability for development should also be considered.
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<td>3</td>
<td>SLIGHT</td>
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</tbody>
</table>

The low buildings on site are only glimpsed from South Hobbs Farm. There are views from neighbouring properties along Crowhurst Lane. There are also views from the public right of way network and Ashen plantations and open fields.

It would be difficult to contain views from the wider public right of way network to the south. It would be possible to extend a planted boundary to filter views.

## 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>1</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site includes a number of workshops along the front of the road and a series of corrugated iron sheds/barns behind. Some of these are currently being used for commercial purposes.

There is a stable for horses. Small trees and shrubs along boundary with the housing to the east and west.

The site is within an area of grade 3 Agricultural Land Classification.

No ecological features with significant sensitivity identified.

The site is next to small linear development along Crowhurst Lane End. This hamlet is not connected and is distant from the nearest settlement at South Godstone.

The site has no contribution to separation between settlements.

The site is visually prominent site to the south and east but contained to the north or west.

The low buildings on site are only glimpsed from South Hobbs Farm.

There are views from neighbouring properties along Crowhurst Lane.

There are also views from the public right of way network and Ashen plantations and open fields.

It would be difficult to contain views from the wider public right of way network to the south.

It would be possible to extend a planted boundary to filter views.
Site Visibility (see accompanying photographs above):

1.1 Site ENA25 is on an area of high ground, and weak boundary vegetation which means that the visual envelope is extensive. There are two footpaths which cross the site which makes views sensitive.

1.2 From the north there are open views from Footpath 242 (see photograph 135) and the fields around the footpath. Longer distant views are possible from the north, (see photograph 136), including from Crowhurst Lane. There are fields surrounding the site to the south. These have views of buildings which are part of Stocks and Kingswood Farm but not within the site boundary.

1.3 The site is visible from housing along Tandridge Lane to the south west, from Hobbs Farm and from the drive towards Stocks and Kingswood Farm. Views are possible from the public rights of way network: Footpath 242, Footpath 243 and Footpath 316a.

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

Landscape Capacity:

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

2.2 Site ENA25 is detached from South Godstone and inconsistent with the existing settlement form which contributes to its moderate sensitivity. Overall however, the site is judged to have medium/high landscape capacity for employment development, provided considerations such as settlement pattern and views are taken into account and proposed development is in keeping with the scale of existing site structures. Other evidence relevant to the site’s suitability for development should also be considered.
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The site includes five farm outbuildings but excludes the main house. There is hard surfacing and parking on site. There is one hedge boundary within the site along the public right of way. This is a grown out hedge made up of hedgerow trees. The site is within an area of grade 3 Agricultural Land Classification. Some coniferous trees within site, but no noticeable sensitive ecology. This is a farm site and detached and distant from any other settlement. The site has no contribution to separation between settlements. The site is prominent being open and on elevated slopes with streams to the south and west. It is part of the rural continuum although the farm outbuildings and boundaries are not altogether a positive addition. There are open views from public right of way network which is extensive to the north east and west and runs through the site. There is intervisibility with Crowhurst Lane End, views from Hobbs Farm and views from housing to the south west. It would be difficult to mitigate effects on the public right of way network. This would have visual impacts on the wider public right of way network. It is difficult to mitigate the wider landscape views from housing. There would be an effect on the setting of a listed building. Low buildings of similar height to the existing buildings would be recommended.

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None. The site consists of unremarkable farm outbuildings and hard surfaces, although views out of site are attractive. Stocks Farm which is Grade II listed is adjacent to the site. Surrey Historic Landscape Characterisation: 1. FIELD PATTERNS/SYSTEMS 103. Large irregular assarts with wavy or mixed boundaries. The outbuildings are part of the setting to Stocks Farm. There is a public right of way through the site. There is little impact of road/ rail/air noise however the site is next to a number of buildings and commercial activity. Woodland setting to north is attractive scenic backdrop.