09 South Nutfield

See Figure 1 on page 4 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.
South Nutfield Settlement Analysis

1.1 South Nutfield lies at the western edge of Tandridge, near the boundary with the Borough of Reigate and Banstead. The village is approximately 1.5km to the south-west of Betchingley. Redhill is a similar distance to the west. The village is located along the Redhill to Tonbridge railway line, and the M23 motorway runs north-south nearby to the west, but there is no access onto the M23 from the road network within the vicinity of the settlement.

1.2 The majority of South Nutfield is located in the Low Weald, at the foot of the Wooded Greensand Hills to the north. Although detached from the Surrey Hills AONB, the distinctive area of Wooded Greensand Hills adjacent to the north of South Nutfield are under consideration as a candidate for inclusion within the AONB. The extensive Low Weald Farmland adjoins the settlement to the south.

1.3 South Nutfield has a relatively sprawling form, with a limited identifiable central core at the railway station. Ribbon development has occurred along the local network of minor roads, and has not been contained by landform or watercourses, with the settlement crossing over Nutfield Brook near the railway station. A significant part of the village is orientated north-south along Mid Street, which extends up into the south facing slopes of the Greensand Hills to the north.

1.4 To the south, settlement has extended westwards, to the north side of Kings Cross Lane. On the opposite southern side of Kings Cross Lane is site NUT012, at the western edge of the village. To the south-east, settlement extends on rising ground along both sides of Kings Cross Lane, and adjacent to this settlement are sites NUT010, NUT014 and NUT008.

1.5 Detached from South Nutfield is site ENA11, located along Kings Mill Lane to the south-west of the village. Also detached from the settlement are sites ENA009 and ENA28, both set within the Greensand Hills.

1.6 Each site associated with South Nutfield is assessed in more detail on the following pages.
**09 South Nutfield: Site NUT012**

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

1.1 Site **NUT012** is a small field site, to the south of Kings Cross Lane in South Nutfield. It includes an equestrian arena, stable and is divided internally by wooden fencing. The site is well contained by wooded boundaries along the Redhill Brook which runs around the boundaries. However, there are glimpses out to landscape to the south and east.

1.2 Views from Kings Cross Lane are filtered by dense boundary planting. Views in are allowed by entrances to the site. Views from the east are prevented by grown out hedgerows along the road. There are views from fields to the east though gaps in the hedgerow. There is intervisibility with landscape to the south, with views of Redhill Aerodrome and the horizon beyond. There are views from Kings Mill Lane (Greensand Way), however this is of the boundary planting, see photograph 112.

1.3 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:

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

2.2 Set to the south of Kings Cross Lane which forms the edge of South Nutfield settlement and adjacent to scattered rural development, site **NUT012** is inconsistent with the existing settlement form and contributes to the surrounding countryside, which gives it a moderate sensitivity.

2.3 However, combined with slight value, the site is judged to have an overall medium/high landscape capacity for housing development, provided considerations such as the existing settlement pattern 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>4</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is a field divided by wooden fences for horse grazing, an agricultural shed, green house and hardstanding. The boundary to King Cross Lane is a hedge with some larger trees. The field to the east is used for horse grazing. There is an established hedge between these fields with some gaps in hedgerow trees. There is a hedgerow between the site and the fields to the south. The boundary to houses to the east is a more formal beech hedge. There is no tree cover within site. Grade 4 Agricultural Land Classification.

There are drains or streams around the site which link to Redhill Brook. Development on this site would be inconsistent with the development pattern of South Nutfield/ Ridge Green which is post-war and modern and has formed between Kings Cross Lane and the Railway line. There is only scattered housing to the south of Kings Cross Lane. To the east South Nutfield/ Ridge Green has formed on slopes close to Nutfield Brook so development at this site would be consistent with this pattern. The site is attached to the settlement boundary.

The site has no contribution to separation between settlements. The site is part of the rural edge and setting to South Nutfield. It also forms part of the wider rural continuum and part of the setting to Redhill Brook. There is intervisibility with the Redhill Aerodrome to the south and fields around it. There are views in/out of field to the east, and filtered views from housing along Kings Mill Lane to the west and north. Retain the current boundary vegetation that screens views from the road. Difficult to mitigate for the atypical settlement pattern which would open up development along the south of Kings Mill Lane.

### Landscape Value:

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

None. None, although the site is just north of the flood plain. This site is part of a series of small fields/paddocks between South Nutfield and Redhill Brook and typical of the area. Surrey Historic Landscape Characterisation:

8. SETTLEMENT RELATED

802. Scattered settlement with paddocks (post-1811 & pre-1940 extant)

Kings Mill House is Grade II listed and is adjacent to the field.

The site does not contribute to AONB, although it has a minor contribution to the setting of King Mill House which is Grade II listed.

There is no public formal access and no public rights of way along or through the site. The Greensand Way is to the west and a public right of way ends/begins opposite the site to the north.

The site is a grazing field with barns and adjoining hardsurfacing, fencing and stables.

The brook and countryside to the south create a scenic backdrop.

There is some noise from of the road nearby and the M23 is audible.
Photograph 113: Panorama north to south east

1.72 Tandridge Landscape Capacity and Sensitivity Study

Site Visibility (see accompanying photograph above):

1.1 Site NUT010 is a large site encompassing several fields, stables and access routes to the east of South Nutfield. Views into the site are localised although there are glimpsed views out to the Greensand Hills to the north. The boundary of the site is formed by the line of Nutfield Brook to the north. The dense vegetation along the brook means that views from the north are highly restricted. The eastern border of the site is a hedgeline with a field beyond. Views in are restricted by the hedgerow which prevent any views in from the public right of way further east.

1.2 Housing along Thepps Close, Kings Cross Lane and NUT014 form a border with the southern boundary of the site. Houses have filtered views across the site across various boundary treatments but NUTO14 has open views across fences and low hedges. Housing along Mid Street back onto the site. Some of this has open views across weak boundary vegetation, see Photograph.

1.3 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:

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Value</th>
<th>Landscape Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moderate</td>
<td>Moderate</td>
<td>Medium</td>
</tr>
</tbody>
</table>

2.2 This site has a moderate sensitivity, where development would not be entirely consistent with the development pattern along Mid Street.

2.3 However due to only a moderate value site NUTO10 is judged to have a medium landscape capacity for housing development. The site would potentially be suitable in landscape terms for limited housing proposals, but would need to demonstrate no adverse impacts on the setting to the surrounding landscape and settlement. Other evidence relevant to the site’s suitability for development should also be considered.
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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

None, although the current extent of the AGLV is to the north of the site.

Biodiversity Opportunity Area DP19 along Nutfield Brook which is within the northern part of the site.

There is ancient woodland and deciduous woodland adjacent to the south east corner of the site.

There is Flood Zone within the site.

The site is a series of fields in pasture which are typical of the local area.

The site slopes down to Nutfield Brook to the north which is a distinctive landscape feature and views out to the Greensand Hills are attractive.

Survey Historic Landscape Characterisation:

1. FIELD PATTERNS/ SYSTEMS
   105. Enclosed strips and furrows
   Very few examples of this type survive, and those that do survive have often become fragmented. Small, narrow fields with slightly curving boundaries.

There is some intervisibility with the AGLV and Candidate AONB and this forms a minor part of the setting.

There are no public rights of way across the land and no other public access. The public right of way to the east of the site has no views in.

There is a cricket ground to the north of site, however views in are very limited due to the dense vegetation along the brook.

The site provides visual amenity for houses and gardens around two sides of the site.

The adjoining character of woodland to the north and east in particular is scenic as well as the landscape along Nutfield Brook.

There is little or no noise from roads within South Nutfield however the sound from the M23 to the east has an adverse impact of the rural character.

There is occasional noise from the railway line to the north.
Housing along Kings Cross Lane

Boundary with Thepps Close

Boundary with housing on Mid Street

Site Visibility (see accompanying photograph above):

1.1 Site NUT014 is small field site to the north of Kings Cross Lane in South Nutfield. There are localised views into the site to the south, east and west although open views from site NUT014.

1.2 The site borders NUT014 to the north. The boundaries are a low hedgerow and fence, allowing open views to areas to the north.

1.3 Housing along Thepps Close forms a boundary along the east and along Mid Street forms a boundary to the west. Views from these houses are restricted by planting.

1.4 Housing along Kings Cross backs onto the site. Low boundary hedges with occasional trees allow views into the site from gardens and upper windows, see Photograph above.

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:

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

2.2 Set to the north of housing on Kings Cross Lane, development here would follow a pattern already set by the adjacent development at Thepps Close and leads to a slight sensitivity overall. The intervisibility with the Greensand Hills and weak screening vegetation would need to be addressed as part of development.

2.3 Combined with slight value, the site NUT014 is judged to have an overall high landscape capacity for housing development, provided considerations such as views 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>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>2</td>
<td>SLIGHT</td>
</tr>
</tbody>
</table>

The site encompasses two fields to the north of housing along Kings Cross Lane which are divided internally by a wooden fence. There is no tree cover.

To the north the site borders a series of fields which make up NUT010. The boundary is a low hedgerow, wooden fencing, and gate. Thiepps Close runs up to the east boundary. The boundary is a wooden fence and planting with no view in. To the south and west the site is bordered by the gardens of housing along Mid Street and Kings Cross Lane. There are a variety of boundary treatments; fences, trees and hedgerows.

Grade 3 Agricultural Land Classification.

No ecological features of significant sensitivity identified.

Development at Ridge Green has been linear, one house deep along Kings Cross Lane to the south and to the east of Mid Street.

More recent housing has developed a second row of housing along Thiepps Close to the east of the site.

Therefore development on this field would not be inconsistent with this pattern.

The site is attached to the settlement boundary on three sides.

The site has no contribution to separation between settlements.

The site is part of the rural area to the north of Ridge Green which slope down to Nutfield Brook. These areas are open to views from the Candidate AONB to the north and are visible from the Greensand Way.

The site has localised views from gardens and backs of housing to the east, south and west as boundary treatments are weak and allow some open views across the site.

There are filtered views from Mid Street to the north, and from site NUT010. There is intervisibility with the Candidate AONB to the north, including views from the Greensand Way long distance route.

Views of the site from the Greensand Hills candidate AONB need to be addressed.

In order to mitigate views from surrounding housing boundaries would need to be planted.

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

None.

None.

This is a grazing field which is typical of the local area, although views out to the Greensand Hills are distinctive.

Surrey Historic Landscape Characterisation:

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

The site contributes to the Candidate AONB to the north through the views of rural fields.

There is no formal public access into the site, and no public rights of way nearby.

The site is overlooked by housing on three sides and has an edge of settlement quality.

The land uses of horses grazing and chickens, and views out to the sloping landscape and views to the north means that there is also a rural character to the site.

There is occasional railway noise and road noise.
09 South Nutfield: Site NUT008

Boundary to houses along Crabhill Lane

Boundary to houses along King Cross Lane

Footpath 304

Footpath 304

Area of woodland within site

Photograph 115: View north east from Footpath 304

Photograph 116: View north west from Footpath 304

Site Visibility (see accompanying photographs above):

1.1 Site NUT008 is two fields to the south of housing along Kings Cross Lane in South Nutfield. Views are localised due to landscape features.

1.2 Garden planting forms the northern border to site. Views are filtered from housing. There are farm buildings along the eastern boundary, There are no windows onto site from these buildings.

1.3 A public right of way, Footpath 304, runs along the southern boundary of the site. This has open views across the site, see photographs 115 and 116. Wider landscape views of the rolling landscape further south are contained by the hedgerow along the footpath.

1.4 There are no views from the garden or houses to the west which has dense coniferous planting along it.

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

Landscape Capacity:

2.1 The landscape capacity for 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 Attractive rural fields along the southern edge of South Nutfield settlement, and adjacent to scattered rural development to the west, site NUT008 is inconsistent with the existing settlement form and contributes to the surrounding countryside. This gives it a moderate sensitivity. However, combined with slight value, with only minor contribution to outstanding assets the site is judged to have an overall medium landscape capacity for limited housing development, provided considerations such as settlement pattern, the setting to the surrounding landscape, and views, 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>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is two fields in pasture with sheds along the central division. A wire and post fence surrounds each field and divides them from the public right of way. The northern boundary to backs of gardens of houses along Kings Cross Lane is robust with trees including coniferous, and some scrub. The east boundary is also lined with trees, including conifers and scrub. There is a rectangular stand of trees between the west and east field, to the south of the public right of way. There is ancient woodland adjacent to the south east edges of the site. These fields are characteristic of the local area.

### 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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>
Site Visibility (see accompanying photographs above):

1.1 Site ENA11 is a commercial site which is attached to Redhill Aerodrome. It is a large site which includes a number of hangars, car parking areas, access routes, office and workshop buildings and grassed green spaces. It has weak boundary vegetation and has a large visual envelope. The site buildings are visible from South Nutfield to the north, including from NUT012 and the fields south of Kings Cross Lane. It has intervisibility with the Greensand Hills and can be clearly seen from the Greensand Way above Brays Farm.

1.2 The site is clearly visible across Redhill Aerodrome to the east, including views from Crab Hill Lane and housing along this. There are views of the site across Redhill Aerodrome to the south and west, including along Kings Mills Lane. Along the west there are views from Kings Mill Lane which forms the boundary, and from the fields around Staplehurst Farm.

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 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 Moderate value = Medium landscape capacity

2.2 A current employment site which has substantial views in and is inconsistent with local settlement patterns, this site has a resultant moderate sensitivity, although on the high side. However due to low designation value site ENA11 is judged to have an overall moderate value leading to a medium landscape capacity for employment development. The site would potentially be suitable in landscape terms for employment proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape and settlement. Mitigation would need to include buildings which do not exceed the height of those already present. 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>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>19</td>
</tr>
</tbody>
</table>

The site is a business park which is part of Redhill Aerodrome and includes offices, warehouses, storage units, and 9 aircraft hangars.

There are some grassed areas, areas of hardstanding and access roads and some tree planting.

There are few boundary features as the site is open to Redhill Aerodrome to the south and east. Along Kings Mill Road there are low hedges.

The site is within an area of Grade 4 Agricultural Land Classification.

There is ancient woodland to the west at Stapleton Farm. The are Willow, cedar and birch located on the site.

The site is distant and detached from the nearest settlement in South Nutfield.

The site does not contribute to separation between settlements.

This is an open site with few boundary features. It has an open aspect which is visually prominent from the surrounding area. Distinctive aerodrome but doesn't contribute to a rural character.

The site is open to views from South Nutfield and Kings Mill Lane to the north. The site is open to views from the Candidate AONB including from Nutfield Priory and the Greensand Way. Wide views across Redhill Aerodrome. Open views south across Redhill Aerodrome. Filtered views into site from Kings Mill Lane along the eastern boundary. Filtered views from Staplehurst Farm and public rights of way.

It would be difficult to mitigate the impacts on the views across the aerodrome, and for views from the Candidate AONB. Buildings should not exceed the height of those currently on site so as to mitigate impacts.

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

None.

The site is adjacent to ancient woodland.

Distinctive hangars adjacent to an aerodrome which are unusual and highly visible in the landscape.

Historic Landscape:
13. COMMUNICATIONS
1302. Airfields
First hangar built 1935 and aerodrome used during the Second World War

The site forms part of the setting to the Candidate AONB.

There is public access to café and aerodrome viewing area.

There are public rights of way around the site which have views onto the Aerodrome.

There is a rural aspect in all directions.

The aerodrome adds to the rural open space south of South Nutfield.

The Candidate AONB to the north and wooded skyline to the north, south and east creates a scenic quality.

Frequent aircraft and helicopter noises reduce the tranquillity.

**Overall value judgement**

01-07 = Negligible
08-14 = Slight
15-21 = Moderate
22-28 = Substantial
29-35 = Major

MODERATE
Site Visibility (see accompanying photograph above):

1.1 Site ENA09 is part of a larger farm business site. It includes a number of independent businesses, car parking areas, access routes and farm buildings to the south of the site. Set within the Candidate AONB, it is well contained by topography to the west but has wide views across rolling landscape to the south east.

1.2 From the north woodland and hedgerows prevent views into the site, apart from of boundary vegetation along Sandy Lane and from paths within the woodland.

1.3 From the east there is intervisibility with the Candidate AONB. The site can be seen clearly from Sandy Lane, the eastern parts of the farm site which are used for recreation, Priory Cottages and the hills around the Greensand Way. To the south there views from adjacent properties, and the approach along Sandy Lane.

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

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

2.2 A current employment site which has views in from the Candidate AONB and is inconsistent with local settlement patterns, this site has a resultant moderate sensitivity.

2.3 As it is within the Candidate AONB, ENA09 is judged to have an overall moderate value leading to a medium landscape capacity for employment development. The site would potentially be suitable in landscape terms for employment proposals, but would need to demonstrate no adverse impacts on the setting of the existing landscape. 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 (Inverse score i.e. High potential for mitigation = low sensitivity, therefore low score)</th>
<th>Overall sensitivity judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>18</td>
</tr>
</tbody>
</table>

This site is part of Priory Farm. It is located to the north west of Sandy Lane and includes buildings currently used for independent businesses and areas of hardstanding. Businesses include furniture business, osteopath and pet related business. The boundary along Sandy Lane is formed by a laurel hedge, buildings, a wall and ornamental planting. There are also some large oaks along road. The site is contained to the north west by steep topography and woodland. There are wooden fences along this boundary. To the south west the boundary is formed by a beech hedge, line building, and house. Grade 4 Agricultural Land Classification.

The site is adjacent to areas of deciduous woodland. There is hornbeam and ornamental shrubs on site. Development here would not be consistent with settlement. It is detached and distant from the nearest settlement at South Nutfield.

The site does not contribute towards separation between settlements.

The site has some attractive farms buildings along the road and due to the lack of containment from boundary features is visible from the east. The site is a collection of rural buildings with ornamental planting around the boundaries that site within the wider rural landscape. The planting does not entirely fit the pattern of the surrounding landscape however.

The site is within the Candidate AONB has is visible from the slopes to the south east, although no wider views from the Greensand Way or South Nutfield. There are views from Priory Farm Nursery localised views from surrounding buildings.

To the south west and north the site is quite well contained.

Mitigation would need to include enhanced boundary planting to mitigate effects on the Candidate AONB.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations (eg. heritage, flood zone etc)</th>
<th>Ecological and other designations</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of ‘outstanding assets’</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

The site is within Candidate AONB.

None.

The site is in the Greensand Hills and the views out are attractive, including the wooded slopes on the hills to the north west. The site itself is not unusual.

Surrey Historic Landscape Characterisation:

3. HORTICULTURE

302. Nurseries with glass houses

The site is within the Candidate AONB.

The site has a farm shop and other independent businesses which are open to the public. It is linked to the south eastern part of Priory Farm which is used for recreation and days out as well as shopping.

There are no public rights of way adjacent to the site or through it.

The site is within Candidate AONB and surrounding rolling landscape has an attractive quality and includes a lake, wooded boundaries and more open views of fields.

However, the site is formal and managed and the ornamental planting, mown lawns, signs, play areas and formal hedges has a sub-urbanised character.

The M23 is audible and Sandy Lane can be busy.

MODERATE
Site Visibility (see accompanying photographs above):

1.1 Site ENA28 is a commercial site which is south of Lytell Hall, South Nutfield. It includes buildings converted to offices, new laboratories and areas of planting, hardstanding and car parking. It is partially within the Candidate AONB and weak boundary vegetation and topography means that it is visible from the west and east.

1.2 From the north the site is visible from Lyttel Hall and the grounds around the property which extend along the west of the site. Vegetation restricts long distance views from the west.

1.3 From the east there are views in from the Greensand Way which is along Coopers Hill Road. There is intervisibility with the M23 which is elevated. From the south views are contained by woodland and planting along the south of the car park.

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 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 Moderate value = Medium landscape capacity

2.2 A current employment site which has views in from the Candidate AONB and is isolated and inconsistent with local settlement patterns, this site has a resultant moderate sensitivity.

2.3 Although it is within the Candidate AONB and the current extent of the AGLV, ENA28 is judged to have an overall moderate value as perceptual aspects are slight, leading to a medium landscape capacity for employment development. The site would potentially be suitable in landscape terms for limited employment proposals. 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>5</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The site is a current employment site with several buildings, an office and car parking areas.

The boundaries include a wooden fence to the field to the west, a coniferous hedge to the road and a clipped non-native hedge.

The site appears to be in grounds of a designed garden or estate around Lyttel Hall with no boundaries to the south west. There is a low hedge to the south.

Grade 3 and Grade 4 Agricultural Land Classification.

There is a mixture of coniferous, native and non-native plants on site.

The site is distant from South Nutfield which is the nearest settlement.

Development here would therefore be inconsistent with settlement patterns.

The site has no contribution to separation between settlements.

The site is visible from the south and west and sits within rural landscape surrounding South Nutfield.

It makes a neutral contribution due to the hard surfacing and buildings within it.

There are localised views from a house on Coopers Hill Road and Lyttel Hall.

There are open views in from the fields to the south and west, and intervisibility with the M23.

There is partial intervisibility with the Candidate AONB to the north.

There are views in from the Greensand Way which passes the site on Coopers Hill Road.

Mitigation should include extending the surrounding native woodland landscape structure to contain the site more fully. The timescale would be approximately 30 years.

Impacts of development on the Candidate AONB and public rights of way adjacent to the site would need to be mitigated.

### Landscape Value:

<table>
<thead>
<tr>
<th>Landscape designations</th>
<th>Ecological and other designations (eg. heritage, flood zone etc)</th>
<th>Local distinctiveness</th>
<th>Any historic/cultural/literary associations</th>
<th>Contribution to setting of outstanding assets</th>
<th>Recreation and public access/locally valued spaces</th>
<th>Perceptual aspects (eg. scenic quality, tranquility, and remoteness)</th>
<th>Overall value judgement</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

The site is partly within the candidate AONB and completely within the current extent of the AGLV.

There is ancient woodland to the south of the site which is adjacent to the boundary.

The site itself is a not particularly distinctive site with parking and buildings.

The visual links to the parkland setting to the north and west influence/contributes to the distinctiveness of this site.

Surrey Historic Landscape Characterisation:
- 9. PARKLAND AND DESIGNED LANDSCAPES
- 905. Smaller designed gardens

The site is partly within the candidate AONB and completely within the AGLV.

The site is part of the setting to the candidate AONB but makes a neutral contribution to the setting.

There is no formal or informal access into the site.

The Greensand Way public right of way runs past the site to the north east.

To the west open views out to the parkland setting and Candidate AONB have a scenic quality.

The M23 and Cooper’s Hill Road have an adverse impact on the tranquility of the site.