

## Surrey Landscape Character Assessment: **Waverley Borough**



**April 2015**

## **ACKNOWLEDGMENTS**

The Surrey Landscape Character Assessment 2015 was prepared by Hankinson Duckett Associates (HDA), on behalf of Surrey County Council and the Surrey Planning Officers Association (SPOA).

The study was jointly funded and supported by Natural England (NE), the Surrey Hills Area of Outstanding Natural Beauty (AONB) Board, and local Surrey planning authorities.

The work has been guided by Charmaine Smith of Surrey County Council, assisted by John Edwards of Surrey County Council, Simon Elson of Surrey County Council, and with the support of Officers from the Surrey planning authorities; Rod Shaw: Mole Valley District Council, Paul Newdick: Tandridge District Council, Sophie Benazon, Catherine Rose and Elizabeth Walker: Reigate and Banstead Borough Council, Matthew Ellis: Waverley Borough Council, Kay Richardson: Guildford Borough Council, Geoff Dawes: Spelthorne Borough Council, Richard Ford & Georgina Pacey: Runnymede Borough Council, Ernest Amoako: Woking Borough Council, Karol Jakubczyk: Epsom & Ewell Borough Council, and Clare Smith: Elmbridge Borough Council.

The Surrey Landscape Character Assessment 2015 incorporates parts of the Guildford Landscape Character Assessment prepared in January 2007 by Guildford Borough Council and Land Use Consultants, modified as appropriate.

## CONTENTS

1	Introduction	page 1
2	Method Statement	page 2
3	The Surrey Landscape	page 4
4	Landscape Classification	page 8
5	Index of Landscape Types and Character Areas	page 11
6	Descriptions, Evaluation and Guidance of Landscape Types and Character Areas within Waverley Borough	page 19

## Figures

Fig 1	Natural England National Character Areas
Fig 2	Surrey Districts and Boroughs, AONBs and National Park
Fig 3	Natural England National Character Areas and Landscape Typologies
Fig 4	Solid Geology
Fig 5	Drift Geology
Fig 6	Flood Zones
Fig 7	Nature Conservation Designations
Fig 8	Ancient Woodland
Fig 9	Historic Features
Fig 10	Surrey Landscape Types
Fig 11	Surrey Character Areas
Fig 12	Waverley Borough Character Areas

## Appendix A

Surrey Biodiversity Opportunity Areas (BOAs) Map

Blank page



## **1. INTRODUCTION**

- 1.1 Surrey County Council commissioned a review of the Landscape Character of Surrey, to provide a consistent landscape character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment. This document contains the parts of the Surrey wide assessment which cover Waverley Borough. Written in context with the county-wide Landscape Character Assessment 2015, there are likely to be references to locations outside of Waverley Borough within this document.

### **Background**

- 1.2 In 1997, a landscape assessment was carried out entitled 'The Future of Surrey's Landscape and Woodlands', which covered the Surrey County Council administrative boundary. The approach adopted was based on the 1995 landscape assessment guidance and the Countryside Character map of England (1997), and therefore predates the current guidance on character assessment. The assessment identified 25 County Landscape Areas nesting inside 7 of the National Countryside Character Areas (figure 1). Within the study, each national area was broadly described, with more detail provided for each County Landscape Areas grouped within the National Countryside Character Areas.
- 1.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape which covers 422km<sup>2</sup> of the county (figure 2). It includes part of the North Downs and stretches from Farnham, in the west, around Guildford, Dorking, and Reigate, to Oxted, in the east. In 1998, a landscape character assessment was carried out for the Surrey Hills AONB. The character assessment drew upon the 1997 Surrey County Landscape Assessment and the landscape assessment 'The Surrey Hills Landscape' published by the Countryside Commission in 1998. It identified 13 local landscape character areas, the boundaries of which were derived from the earlier county assessments.
- 1.4 Since the county assessment and Surrey Hills AONB assessment have been completed, a National Landscape Typology has been developed (see figure 3) and was published in 2001 by the Countryside Agency (now Natural England). In some parts of the county, the 1997 Surrey county-wide assessment fits comfortably within the national landscape typology, for example in the North Downs, in other areas there are anomalies which result from the greater level of detail provided by the national typology assessment.
- 1.5 In 2002, the Countryside Agency (now Natural England) and Scottish Natural Heritage published its 'Landscape Character Assessment Guidance for England and Scotland'. The assessment methodology contained within the 2002 guidance was subsequently reaffirmed by National England in October 2014 with publication of 'An Approach to Landscape Character Assessment', which incorporates the assessment processes set out in the 2002 guidance.
- 1.6 The county of Surrey is made up of 11 Districts and Boroughs. Individually, some districts and boroughs have undertaken landscape character assessments, employing various methodologies, a number of which pre-date the current guidance. Guildford Borough has recently published a series of comprehensive studies in line with Natural England's guidance, which was originally set out in 2002.

### **Aims and Objectives of the Study**

- 1.8 The landscape character assessment presented in this study, sits within the framework provided by the national landscape character areas and the national landscape typologies. The assessment draws on existing baseline information contained in the previous county assessment, the 1998 AONB assessment and management plan, and the existing District and Borough-wide landscape character assessments.
- 1.9 Landscape character assessment is a process by which the key characteristics of an area of landscape can be identified and which contribute to the sense of place of a locality. It is also a tool by which one can achieve an understanding of the landscape today and how it has changed over time. It is as an aid to decision making and the future management of the landscape.
- 1.10 Government guidance requires that Plans, including Local Development Frameworks should be “objective led”. To this end Landscape Character Assessment provides a clear statement of the landscape resource within a Plan area. The Surrey Landscape Character Assessment forms part of the evidence base from which development and management strategies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape. This fulfils one of the core principles in national planning policy to recognise the intrinsic character and beauty of the countryside, and the requirement for Local Plans to include policies for the conservation and enhancement of the natural environment, including landscape.

## **2. METHOD STATEMENT**

### **Introduction**

- 2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002), and reaffirmed by Natural England’s 2014 ‘An Approach to Landscape Character Assessment’.
- 2.2 Geographic Information Systems (GIS) has been used to collate and present the graphical data provided as paper mapping within this study. This data will be maintained by Surrey County Council. Public access to the landscape character assessment will be available electronically through county and relevant District/Borough websites.

### **Stage 1: Desk Study/Review**

- 2.3 The initial desk study reviewed the existing landscape character assessments that cover the county. The national framework provided by the Character of England Map (Joint Character Areas) and the National Landscape Typology (landscape character types) set the overall context for the study.
- 2.4 The desk study also reviewed the physical and human influences that have shaped the landscape of the county. Physical influences (natural factors) include geology, soils, landform, drainage, and land cover, which, in turn, have a strong influence on patterns of human occupation and activity. The study also reviewed cultural/social factors such as patterns of settlement and land use, enclosure, and socio-economic and cultural traditions and influences and looked at current change in the landscape and the pressures for change acting on the landscapes of the county.

### **Stage 2: Local Landscape Characterisation**

- 2.5 Overlays of baseline information were produced using GIS mapping for geology, soils, landform, drainage, land cover, environmental designations, land use and historic landscape types/areas

(figures 4-9). Analysis of this range of data, covering both natural and cultural attributes of the landscape, were utilised in the development of draft characterisation prior to field testing.

- 2.6 The draft characterisation stage mapped draft landscape types and landscape character area boundaries and established a detailed methodology for the assessment across the county, in advance of the fieldwork.
- 2.7 The approach taken followed best practice as promoted by Natural England in maintaining a distinction between landscape types and character areas, and developing a hierarchical approach as follows:
- **Landscape Types:** generic, often extensive areas of landscape that share common combinations of geology, topography, vegetation and human influences, e.g. 'Wooded Greensand Hills' or 'Chalk Ridge'.
  - **Character Areas:** which are unique, discrete geographical areas of the Landscape Type, e.g. 'Hindhead Wooded Greensand Hills' or 'Box Hill to Tatsfield Chalk Ridge', which exhibit all, or the majority of, the recognisable characteristics of the Type, depending on the location of the Character Area.

### **Stage 3: Field Survey**

- 2.8 Field survey was used to verify draft landscape type classifications, to identify landscape character area subdivisions and define precise boundaries. The survey was systematic, using written observations, map annotations, and photographs. Standard survey checklists were used to ensure that landscape features and characteristics were recorded in a consistent and objective way. Photographs were used to record general landscape character, key characteristics and specific attributes.
- 2.9 The field survey assessed and recorded each area in terms of the extent and combination of its key characteristics and features as well as the perceptual characteristics of each area. It noted a description of landscape character, a list of landscape elements and characteristics, e.g. settlement form, landmarks and building style and assessed the aesthetic and perceptual factors e.g. pattern, scale, unity, remoteness and tranquillity of the landscape.
- 2.10 The field assessment also reviewed the current condition and management of the landscape.

### **Stage 4: Classification and Description**

- 2.11 A final review of the draft area boundaries was undertaken having regard to the desk research findings, field maps and field record sheets and the guidance on current best practice. Summary descriptions of each landscape type and landscape character area were compiled in accordance with the guidelines.
- 2.12 The landscape character assessment has been mapped at the scale of 1:25,000 and the boundaries to specific areas defined using the level of detail available at this scale. The boundaries selected for landscape types and landscape character areas are firm and recognisable features on the ground and represent a 'best fit' to the change in landscape type or character within an area. Boundaries to landscape character areas are defined but field observation often identifies a gradual transition in landscape character, it seldom changes abruptly.

### **Stage 5: Evaluation and Guidance**

- 2.13 The current status of the elements and features of the landscape was recorded and forces for change noted as examples of past change and the potential pressures for future change. Information from the desk study, fieldwork and consultation with the relevant Local Authorities was used to determine the forces for change. This evaluation identified a number of factors that may have an effect landscape character in future.
- 2.14 An outline landscape strategy was prepared for each landscape type. The strategy addresses the landscape area as a whole and identifies broad objectives for each landscape type. The aim is to set out broad objectives and principles to manage and direct landscape change in order to protect the highest quality and most sensitive landscapes from adverse change and to encourage positive change in weak or degraded landscapes.
- 2.15 For each landscape type there are a set of broad objectives; where individual character areas highlight specific issues of local importance more specific prescriptions are identified. The guidelines indicate the actions required, with reference to the overall landscape objective in order to ensure that distinctive character is maintained. To aid ease of reference the guidelines have been divided into prescriptions related to land management and prescriptions specifically related to development.

## **3. THE SURREY LANDSCAPE**

### **3.1 Introduction**

- 3.1.1 Stretching from the Thames Valley in the north, to the edge of the High Weald in the south-east, the county of Surrey contains a wide variety of landscape types. The county includes significant areas of high quality and attractive landscape, with a quarter of the county designated as an Area of Outstanding Natural Beauty (AONB). The county includes six of England's National Character Areas: the Thames Valley, Thames Basin Heaths, Thames Basin Lowlands, the North Downs, Wealden Greensand, the Low Weald and High Weald (see figure 2). The Surrey Hills Area of Outstanding Natural Beauty lies at the heart of the Surrey countryside, incorporating parts of the North Downs, the Wealden Greensands and the Wooded Low Weald. The south-eastern corner of the county includes a small section of the High Weald AONB.
- 3.1.2 To the north, the Surrey Hills give way to the Thames Basin, which includes a band of rolling claylands, areas of sandy heath and farmland, and river valley floor and floodplain. Bordering Greater London to the north, some of these areas have undergone significant change, and continue to face considerable pressure from the capital and its immediate hinterland.
- 3.1.3 To the south, between the Surrey Hills AONB and the High Weald AONB, the landscape is dominated by the Low Weald. The Low Weald is deeply rural, sparsely populated and to the west a heavily wooded landscape. Decreasing amounts of woodland are present in the south-east of the county, where the landscape turns to more open Wealden farmland.
- 3.1.4 Watercourses, mostly notably including the Wey and Mole rivers, transverse the county, flowing northwards from the Low Weald, and crossing the Surrey Hills, until eventually reaching the River Thames.
- 3.1.5 Surrey is one of the most densely wooded counties in England, with around 20% woodland cover. A significant proportion of the woodland is identified as ancient (see figure 8). Many areas

of the county are protected by nature conservation designations, including Special Protection Areas (SPAs), which require decision making authorities to consider the effects of development on the habitats of migratory and threatened birds found within the SPAs (see figure 7). SPAs are composed of many individual Sites of Special Scientific Interest (SSSI), and within Surrey include parts of the South West London Water Bodies SPA, the Thames Basin Heaths SPA, and the Wealden Heaths SPA. Large areas of Surrey are also protected for their habitats as Special Areas of Conservation, and these are Thursley, Ash, Pirbright & Chobham, the Mole Gap to Reigate Escarpment, and Windsor Forest & Great Park.

### **3.2 Surrey Hills AONB**

- 3.2.1 The Surrey Hills AONB was one of the first landscapes in the country to be designated as an Area of Outstanding Natural Beauty in 1958. It stretches across the county, meeting with the Kent Downs AONB to the east and the 'South Downs' National Park to the south and west. It includes three of England's National Character Areas: the North Downs, Wealden Greensand and Low Weald (see figure 2).
- 3.2.2 The Surrey Hills AONB lies within one of the most impressive geological features in the British Isles, the wealden uplift. Between 130-65 million years ago the landscape of South-East England was gradually inundated by the sea with the deposition of 800-1000m of sedimentary material. Layers of sand, silt, clay and chalk were laid down and compacted into what is now the wealden clays, the upper and lower greensands and gault clay and chalk. Following a period of uplift (commensurate with the formation of the Alps) the wealden dome was raised above the sea. The dome, some 215km long and up to 80km wide and lying on an east-west axis covered large parts of Kent, Sussex and Surrey. In the succeeding 20 million years the centre of the dome has been eroded to reveal the structure of the present day landscape (see figures 4 and 5).
- 3.2.3 All the rock types found in the wealden dome, with the exception of the Hasting Beds, occur in the Surrey Hills AONB and all have a profoundly different effect on the fabric of the landscape. There is a strong correlation between the geology and the landscape that has developed, which has been accentuated by the relative resistance to weathering of the various rock types.
- 3.2.4 The Surrey Hills has been shaped and used by man for thousands of years. The poor sandy soils of the Greensands and the Heavy clays of the Weald have been difficult to cultivate productively and the area has seen limited settlement. The towns around the AONB, Guildford, Godalming, Haslemere, Dorking and Reigate have all had an influence on the landscape. New roads, rail links and canals cross the Surrey Hills and the demands of growing populations in local towns and London require food, homes and recreation.
- 3.2.5 The countryside has gone through successive phases of agriculture, woodland management and quarrying and the fluctuating fortunes of rural communities has left their mark on the landscape. Although much of the archaeological evidence of early intervention lies undiscovered beneath the woodlands the history of the Surrey Hills can be seen in the architecture and settlement pattern of the area which makes a significant contribution to the landscape character of the AONB and its environs.
- 3.2.6 The most prominent feature of the Surrey Hills AONB is the chalk escarpment which marks the edge of the North Downs along the Chalk Ridge (Type CR) and provides a dramatic backdrop to the Weald to the south. The escarpment runs the length of the AONB, forming The Hog's Back

in the western section. It is generally consistent in height but the steepness of the scarp varies. On the south-facing scarp there is a mosaic of dense woodland, scrub and open downland, the woodland cover being more extensive along the eastern end of the scarp. The escarpment has been eroded by the River Mole to form the impressive and striking chalk cliffs of the Mole Gap above Dorking.

- 3.2.7 To the north of the escarpment, on the chalk dipslope, lies areas of Chalk Down with Woodland (Type CD), Open Chalk Farmland (Type CF), and Wooded North Down (Type CW). Dry valleys and coombes have been formed, set within open rolling farmland interspersed with woodland, whilst elsewhere significant later deposits of clay with flints have produced acid conditions, such as at Ranmore Common and Headley Heath, which contrast markedly with the surrounding chalk farmland.
- 3.2.8 To the south of the escarpment, the relatively soft Folkstone and Sandgate Greensands Beds form the Wooded Greensand Plateau (Type GP) south of Farnham, and also occur in the shallow and low lying Greensand Valley (Type GV) along the Tillingbourne and Pipp Brook. Harder and more resistant Greensand deposits, the Hythe Beds, form the high hills of the Greensand escarpment including the Wooded Greensand Hills (Type GW) at Hindhead, Hascombe and Leith Hill, and Open Greensand Hills (Type GO) to the south of Puttenham. Extensive woodlands cover substantial parts of the Greensand, along with important heaths, such as Thursley Heath. Fields have been carved out of the woodland and heaths fragmenting the landscape in some areas. The settlement within the Greensand Hills is sparse and road access limited to the distinctive sunken lanes which traverse the hills. The lack of access and ancient and tranquil character of the hills provides a tangible sense of remoteness within the area.
- 3.2.9 The weald clays lie at the southern foot of the greensand escarpment as a gently undulating plain. It comprises a mixture of sandstone and clays and mudstones. The soils associated with the weald are heavy and more difficult to work than the lighter soils of the adjacent greensands. The Wooded Low Weald (Type WW) is heavily wooded, much of it Semi Natural Ancient Woodland. The farmland is typically small scale with irregular field patterns and densely hedged with mixed hedgerows and hedgerow trees.

### **3.3 High Weald AONB**

- 3.3.1 The High Weald AONB was designated in 1983. It covers only a small part of Surrey at its south-east corner. The High Weald AONB stretches far into Kent to the east, East Sussex to the south-east, and West Sussex to the south-west.
- 3.3.2 The high weald is underlain by bands of sandstone and clay. Following the wealden dome uplift, the soft clay has been worn away creating a rolling landscape, with the clay forming the low valleys and the harder sandstone forming the high ridges. Elevated sandstone underlays the Wooded High Weald (Type WH) within the south-east corner of Surrey.
- 3.3.3 The high weald is an historic landscape with a mosaic of small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. Steep-sided, wooded gills are a distinctive feature of the area, having been created by streams carving deep, steep sided, channels through the area's hillsides.



### **3.4 Northern Surrey**

- 3.4.1 To the north of the Surrey Hills AONB, lies the broad Thames Basin, occupying the north-western quarter of the county. The North Downs are located both within the Surrey Hills AONB, to the north of Dorking and Reigate and outside the AONB, to the north-east of the county, where urban influences of London increase. Fingers of development, including Leatherhead, Tadworth and Kingswood, Caterham, and Woldingham penetrate southwards into the Downs from the northern edge of the county, and transport routes, in particular the M25 motorway, cut through the downland landscape. Exposed elevated locations within the downs afford extensive views of London to the north, with landmark buildings in the city discernible in the distance.
- 3.4.2 The Thames basin to the north-west of the county, is centred on the floodplains and valley floor associated with the River Thames, the basin is underlain by London Clay with superficial deposits of alluvium and river terrace gravels. The wider Thames Basin rises slightly to the south-west onto sand and gravel terraces, the flood plain being replaced by sandy heaths, woodland and farmland which surround Camberley, Woking and Weybridge. London Clays become exposed to the south to form the rolling claylands which rise to meet the dip slope of the North Downs to the south.
- 3.4.3 The River Thames itself occupies only a small part of the wide flat floodplain. Bordering London to the north, the areas of River Floodplain (Type RF) and adjacent River Valley Floor (Type RV) are characterised by heavy urban influence, including Built Up Areas, roads and gravel workings. A number of large elevated reservoirs, with high, steep and engineered embankments are also a distinctive feature in the area, and as such warrant their own landscape Type (Type RS).
- 3.4.4 Extensive areas underlain by sand and gravel drift geology which is found to the south and west of the River Thames floodplain. The extensive areas of intact heath and common, and large tracts of woodland define the distinct landscape types of Sandy Heath and Common (Type SH), and Sandy Woodland (Type SW). Areas of Sandy Heath and Common include extensive 'secret' areas of heathland used exclusively by the Ministry of Defence, but also popular recreational resources such Chobham Common. The large tracts of Woodland often consist of plantation and can be dark and secluded. Remaining areas underlain by sand are less intact and have a significantly greater human influence upon them. They are predominately farmland, with varying degrees of settlement and woodland, and as such are classified as Settled and Wooded Sandy Farmland (Type SS).
- 3.4.5 Further south, undulating clay lowlands rise up towards the north facing dipslope of the North Downs. Either side of Guildford, there is an extensive band of Wooded Rolling Clayland (Type LF), which comprises a somewhat fragmented mosaic of land cover, including dispersed woodland blocks, pastoral and arable farmland, and parkland. Land cover at the eastern end of the clay lowlands becomes more defined, with either continuous tracts of Clay Woodland (Type LW) or Rolling Clay Farmland (Type LF). Areas of Clay Woodland are largely common land, such as Epsom Common, and their proximity to significant areas of settlement make them valuable recreational resource. Although generally rural, areas of Rolling Clay Farmland have limited woodland cover, and therefore the surrounding settlements exert urban influence upon them.

### **3.5 Southern Surrey**

- 3.5.1 Between the Surrey Hills AONB, to the north, and High Weald AONB to the south-east, the landscape is dominated by the Low Weald. The Wooded Low Weald (Type WW) is an extensive area, stretching east from within the southern parts of the Surrey Hills AONB, along the southern part of the county as far east as Charlwood. The area is underlain by a mixture of sandstone and clays, siltstone and mudstones, and generally has heavy, poorly drained soil, which is nutrient poor and better suited to pasture than arable farming. The area is heavily wooded with small scale farmland of irregular field patterns and densely vegetated boundaries of mixed hedgerows and hedgerow trees. The landscape is sparsely settled, remote and deeply rural in character.
- 3.5.2 The wealden landscape become less wooded and more open towards the east to give way to the larger scale and more regular field patterns of the Low Weald Farmland (Type WF). Towns and transportation routes are set in the landscape, but both the Wooded Low Weald and Low Weald Farmland are predominantly rural landscapes.
- 3.5.3 The river Mole and Wey, wind their way northwards across the county, cutting through the Surrey Hills, including at the dramatic 'Mole Gap', until reaching the Thames. In contrast to the Thames River Floodplain, the upper reaches of these rivers, which run through the low weald, are peaceful and bordered by a narrow floodplain of rural pastoral landscape.

## **4. LANDSCAPE CLASSIFICATION**

- 4.1 Landscape types reflect the dominant influences on landscape character, often combining, geology, landform and landcover. In all cases the name conveys some sense of the character of the landscape.
- 4.2 A single landscape type (excluding Types UE and UW) has broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern in every area where it occurs. This does not mean that it will be identical, rather that there is a common pattern, which can be discerned. The landscape types are further sub-divided into landscape character areas.
- 4.3 Landscape character areas are discrete geographic areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity, and is therefore named to reflect the geographically specific qualities based on a place name or established locality.
- 4.4 The landscape types and character areas for the county are set out as follows. The areas are illustrated on figure 11, which has been prepared on a Geographic Information System (GIS), with mapping undertaken at a scale of 1:25,000.



- 4.5 The twenty one landscape types which create the unique and distinctive character of the Surrey landscape are listed below, (see figure 10):

CD	Chalk Down with Woodland
CF	Open Chalk Farmland
CR	Chalk Ridge
CW	Wooded North Down
GO	Open Greensand Hills
GP	Wooded Greensand Plateau
GV	Greensand Valley
GW	Wooded Greensand Hills
LF	Rolling Clay Farmland
LR	Wooded Rolling Clayland
LW	Clay Woodland
MP	Mudstone Plateau
RF	River Floodplain
RS	Reservoirs
RV	River Valley Floor
SH	Sandy Heath and Common
SS	Settled and Wooded Sandy Farmland
SW	Sandy Woodland
WF	Low Weald Farmland
WH	Wooded High Weald
WW	Wooded Low Weald

- 4.6 The landscape types listed above frequently adjoin or encircle, but do not include, the Built Up Areas within settlement boundaries. The following landscape type is a group of small individual areas on the edges of, or surrounded by, the Built Up Areas of towns across the county. These are unique areas, with a variety of characteristic and uses, which do not readily fall within the landscape types set out above:

UE	Distinct Areas on the Edge of Urban Areas
----	---

- 4.7 Additionally, this study has identified and briefly considered, several significant individual green space areas within the county's Built Up Areas of towns across the county. These areas are entirely within the Built Up Areas of settlements and are grouped as the following landscape type:

UW	Significant Greenspaces Within Urban Areas
----	--

Blank page

## 5. LANDSCAPE TYPES AND CHARACTER AREAS

(See figure 11. For more detail of Waverley Borough only, see figure 12.)

- 5.1 For contextual completeness, every landscape type and character area identified in the Surrey Landscape Character Assessment 2015 is listed below. However, landscape types and character areas which are outside Waverley Borough are not described in this document, refer to the Surrey countywide document for these areas.

<b>LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND</b>	
<b>Character Areas:</b>	
CD1	Ashted and Woodcote Parks Chalk Down with Woodland*
CD2	Tyrrell's Wood to Walton Oaks Chalk Down with Woodland*
CD3	Courtlands to Margery Chalk Down with Woodland*
CD4	Chaldon Chalk Down with Woodland*
CD5	South Woldingham Chalk Down with Woodland*
CD6	Forestdale to Woldingham Chalk Down with Woodland*
CD7	Tatsfield Chalk Down with Woodland*
Evaluation and guidance	

<b>LANDSCAPE TYPE CF: OPEN CHALK FARMLAND</b>	
<b>Character Areas:</b>	
CF1	Clandon Open Chalk Farmland*
CF2	Ranmore to Hawk's Hill Open Chalk Farmland*
CF3	Leatherhead to Epsom Downs Open Chalk Farmland*
CF4	North Looe Open Chalk Farmland*
CF5	Hooley to Chaldon Open Chalk Farmland*
CF6	Caterham to Woldingham Open Chalk Farmland*
CF7	Woldingham to New Addington Open Chalk Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE CR: CHALK RIDGE</b>	
<b>Character Areas:</b>	
CR1	Hog's Back Chalk Ridge*
CR2	Albury to Ranmore Chalk Ridge*
CR3	Box Hill to Tatsfield Chalk Ridge*
Evaluation and guidance	

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE CW: WOODED NORTH DOWN</b>	
<b>Character Areas:</b>	
CW1	Merrow and Clandon Wooded North Down*
CW2	Effingham Forest Wooded North Down*
CW3	Oaken Grove to Ranmore Common Wooded North Down*
CW4	Norbury Park Wooded North Down*
CW5	Box Hill to Oyster Hill Wooded North Down*
CW6	Banstead Heath Wooded North Down*
CW7	Chussex Plain Wooded North Down*
CW8	South Caterham Wooded North Down*
Evaluation and guidance	

<b>LANDSCAPE TYPE GO: OPEN GREENSAND HILLS</b>		<b>see page 20</b>
<b>Character Areas:</b>		
GO1	Shackleford Open Greensand Hills	see page 22
GO2	Godalming to Sutton Abinger Open Greensand Hills	see page 24
GO3	West Farnham Open Greensand Hills	see page 26
GO4	Dockenfield to Millbridge Open Greensand Hills	see page 28
GO5	Churt to Hascombe Open Greensand Hills	see page 30
GO6	Bramley West Open Greensand Hills	see page 32
GO7	Shamley Green Open Greensand Hills	see page 34
GO8	Betchworth and Chart Parks Open Greensand Hills*	
Evaluation and guidance		see page 36

<b>LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU</b>		<b>see page 38</b>
<b>Character Areas:</b>		
GP1	Frensham to Witley Common Wooded Greensand Plateau	see page 40
Evaluation and guidance		see page 42

<b>LANDSCAPE TYPE GV: GREENSAND VALLEY</b>		<b>see page 44</b>
<b>Character Areas:</b>		
GV1	Tillingbourne and Pipp Brook Greensand Valley	see page 46
GV2	Pixham to Reigate Greensand Valley*	
GV3	Gatton Greensand Valley*	
GV4	Merstham to Clacket Lane Greensand Valley*	
Evaluation and guidance		see page 48

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE GW: WOODED GREENSAND HILLS</b>		<b>see page 52</b>
<b>Character Areas:</b>		
GW1	Puttenham Wooded Greensand Hills	see page 54
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills	see page 56
GW3	St Martha's Wooded Greensand Hills*	
GW4	Rowledge to Tilford Wooded Greensand Hills	see page 58
GW5	Hindhead Wooded Greensand Hills	see page 60
GW6	Wormley West Wooded Greensand Hills	see page 62
GW7	Wormley East Wooded Greensand Hills	see page 64
GW8	Loxhill to Catteshail Wooded Greensand Hills	see page 66
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*	
GW10	Dorking Wooded Greensand Hills*	
GW11	Skimmington Wooded Greensand Hills*	
GW12	Earlswood to Oxted Wooded Greensand Hills*	
GW13	The Chart Wooded Greensand Hills*	
Evaluation and guidance		see page 68

<b>LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND</b>		<b>see page 72</b>
<b>Character Areas:</b>		
LF1	Knowle Hill to Leatherhead Rolling Clay Farmland*	
LF2	Claygate Rolling Clay Farmland*	
LF3	Lower Ashted Rolling Clay Farmland*	
LF4	Horton Rolling Clay Farmland*	
LF5	Ashted East Rolling Clay Farmland*	
LF6	North Farnham Rolling Clay Farmland	see page 74
Evaluation and guidance		see page 76

<b>LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS</b>		<b>see page 80</b>
<b>Character Areas:</b>		
LR1	Wanborough Wooded Rolling Claylands	see page 82
LR2	Ockham and Clandon Wooded Rolling Claylands*	
Evaluation and guidance		see page 84

<b>LANDSCAPE TYPE LW: CLAY WOODLAND</b>	
<b>Character Areas:</b>	
LW1	Great Bookham Common Clay Woodland*
LW2	Prince Coverts to Leatherhead Common Clay Woodland*
LW3	Ashted and Epsom Commons Clay Woodland*
Evaluation and guidance	

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE MP: MUDSTONE PLATEAU</b>		<b>see page 88</b>
<b>Character Areas:</b>		
MP1	Loseley Mudstone Plateau	see page 90
Evaluation and guidance		see page 93

<b>LANDSCAPE TYPE RF: RIVER FLOODPLAIN</b>		<b>see page 94</b>
<b>Character Areas:</b>		
RF1	Colne River Floodplain*	
RF2	Ash River Floodplain*	
RF3	Thames River Floodplain*	
RF4	Northern Bourne River Floodplain*	
RF5	Windlebrook and Southern Bourne River Floodplain*	
RF6	Blackwater River Floodplain	see page 96
RF7	Lower Wey River Floodplain*	
RF8	Upper Wey River Floodplain	see page 98
RF9	Wey and Arun Canal River Floodplain	see page 100
RF10	Lower Mole River Floodplain*	
RF11	Upper Mole River Floodplain	
Evaluation and guidance		see page 102

<b>LANDSCAPE TYPE RS: RESERVOIRS</b>	
<b>Character Areas:</b>	
RS1	Thames Valley Reservoirs*
Evaluation and guidance	

<b>LANDSCAPE TYPE RV: RIVER VALLEY FLOOR</b>		<b>see page 106</b>
<b>Character Areas:</b>		
RV1	Colne River Valley Floor*	
RV2	Thames River Valley Floor*	
RV3	Ash River Valley Floor*	
RV4	Send River Valley Floor*	
RV5	Slyfield River Valley Floor*	
RV6	Peasmarsh River Valley Floor	see page 108
RV7	Shalford River Valley Floor	see page 110
RV8	Badshot River Valley Floor	see page 112
Evaluation and guidance		see page 114

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE SH: SANDY HEATH AND COMMON</b>	
<b>Character Areas:</b>	
SH1	Deer Rock Hill Sandy Heath and Common*
SH2	Chobham Sandy Heath and Common*
SH3	Westend and Pirbright Sandy Heath and Common*
SH4	Ash Common to Cobbetthill Sandy Heath and Common*
SH5	Whitmoor Sandy Heath and Common*
Evaluation and guidance	

<b>LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND</b>	
<b>Character Areas:</b>	
SS1	Cooper's Hill Settled and Wooded Sandy Farmland*
SS2	Englefield Green West Settled and Wooded Sandy Farmland*
SS3	Trumps Green to New Haw Settled and Wooded Sandy Farmland*
SS4	Wentworth to Sheerwater Settled and Wooded Sandy Farmland*
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland*
SS6	Windlesham Settled and Wooded Sandy Farmland*
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland*
SS8	Chobham East Settled and Wooded Sandy Farmland*
SS9	Weybridge South Settled and Wooded Sandy Farmland*
SS10	Woking to Byfleet Settled and Wooded Sandy Farmland*
SS11	Pirbright to Hook Heath Settled and Wooded Sandy Farmland*
SS12	Wyke to Mayford Settled and Wooded Sandy Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE SW: SANDY WOODLAND</b>		<b>see page 118</b>
<b>Character Areas:</b>		
SW1	Virginia Water Sandy Woodland*	
SW2	Bagshot and Lightwater West Sandy Woodland*	
SW3	Foxhill Sandy Woodland*	
SW4	Horsell Sandy Woodland*	
SW5	Wisley Sandy Woodland*	
SW6	Fairmile to Esher Sandy Woodland*	
SW7	Deepcut Sandy Woodland*	
SW8	Bricksbury Hill to Rowhill Copse Sandy Woodland	see page 120
Evaluation and guidance		see page 122

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

<b>LANDSCAPE TYPE WF: LOW WEALD FARMLAND</b>	
<b>Character Areas:</b>	
WF1	Dorking to Hookwood Low Weald Farmland*
WF2	Flanchford to Horley Low Weald Farmland*
WF3	Horley to Swaynesland Low Weald Farmland*
Evaluation and guidance	

<b>LANDSCAPE TYPE WH: WOODED HIGH WEALD</b>	
<b>Character Areas:</b>	
WH1	Domewood to Dormansland Wooded High Weald*
WH2	Dormansland East Wooded High Weald*
Evaluation and guidance	

<b>LANDSCAPE TYPE WW: WOODED LOW WEALD</b>		<b>see page 124</b>
<b>Character Areas:</b>		
WW1	Chiddingfold Wooded Low Weald	see page 126
WW2	West Dunsfold Wooded Low Weald	see page 128
WW3	Tugley to Sidney Wood Wooded Low Weald	see page 130
WW4	Pinks Hill to Park Hatch Wooded Low Weald	see page 132
WW5	Grafham to Dunsfold Wooded Low Weald	see page 134
WW6	Dunsfold to Pollingfold Wooded Low Weald	see page 136
WW7	Rowly Wooded Low Weald	see page 138
WW8	Cranleigh to Charlwood Wooded Low Weald	see page 140
WW9	Shamley Green to Holmwood Wooded Low Weald	see page 142
WW10	Holmwood Common Wooded Low Weald*	
Evaluation and guidance		see page 144

\* These character areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.



<b>LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS</b>	
<b>Character Areas:</b>	
UE1	Heathside*
UE2	Walton Common*
UE3	Epsom Downs*
UE4	Burgh Heath*
UE5	Banstead Downs*
UE6	Redhill Common*
UE7	Earlswood Common*
UE8	Petridgewood Common and Woodland*
UE9	Holmthorpe Pits and Mercer's Park*
Evaluation and guidance	

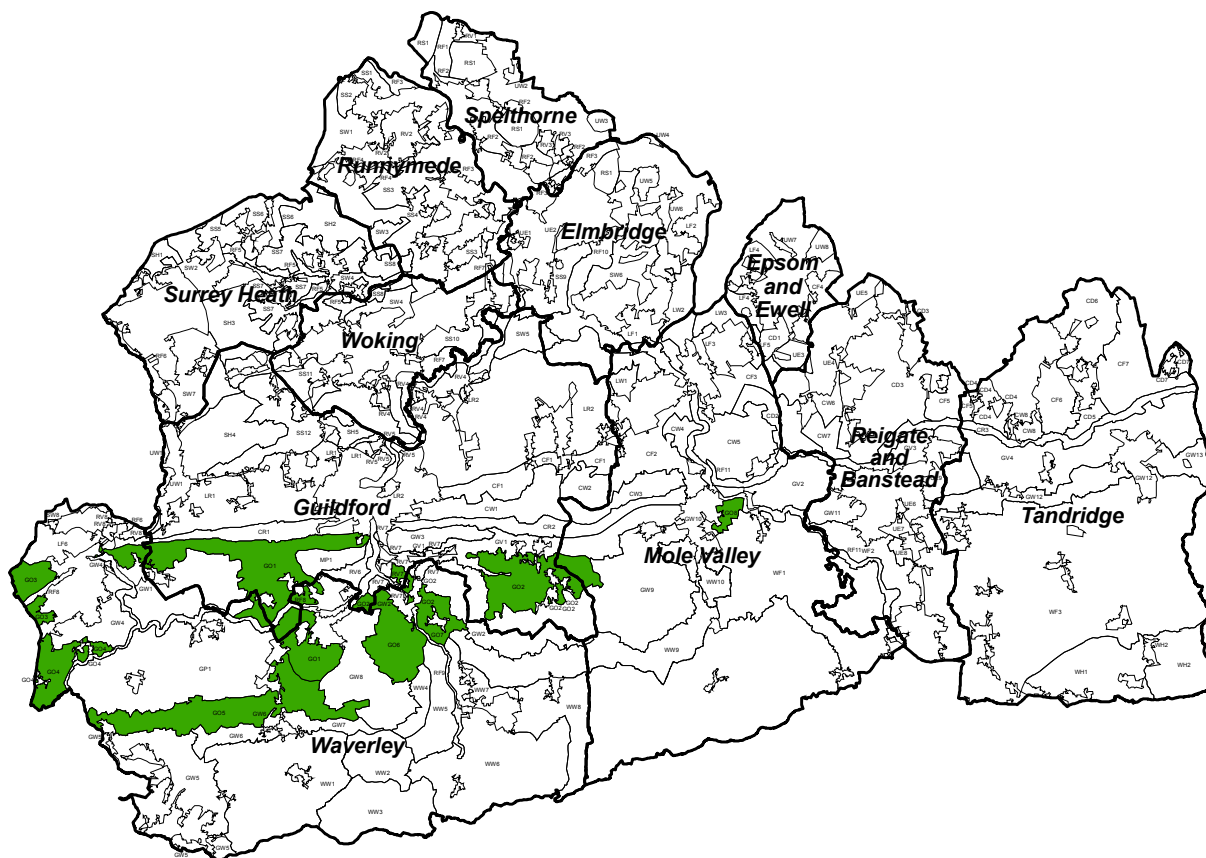
<b>LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS</b>	
<b>Character Areas:</b>	
UW1	North Camp to North Town Lakes*
UW2	Princes Lakes*
UW3	Kempton Park*
UW4	Hurst Park*
UW5	Island Barn Reservoir and River Ember*
UW6	Lower Green to Weston Green and Littleworth Common*
UW7	Ewell Hogsmill*
UW8	Nonsuch Park*
Evaluation and guidance	

\* These character areas are outside Waverley Borough and therefore are not described in this document.  
See the Surrey Countywide document for these areas.

Blank page

## **6. LANDSCAPE TYPES AND CHARACTER AREAS WITHIN WAVERLEY BOROUGH**

- 6.1 The following pages describe the landscape types and character areas located within Waverley Borough. The location and boundaries, and the key characteristics, of each type and area are set out, followed by evaluation and guidance for the type.



## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

### Landscape Character Areas

GO1	Shackleford Open Greensand Hills
GO2	Godalming to Sutton Abinger Open Greensand Hills
GO3	West Farnham Open Greensand Hills
GO4	Dockenfield to Millbridge Open Greensand Hills
GO5	Churt to Hascombe Open Greensand Hills
GO6	Bramley West Open Greensand Hills
GO7	Shamley Green Open Greensand Hills
GO8	Betchworth and Chart Parks Open Greensand Hills*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS

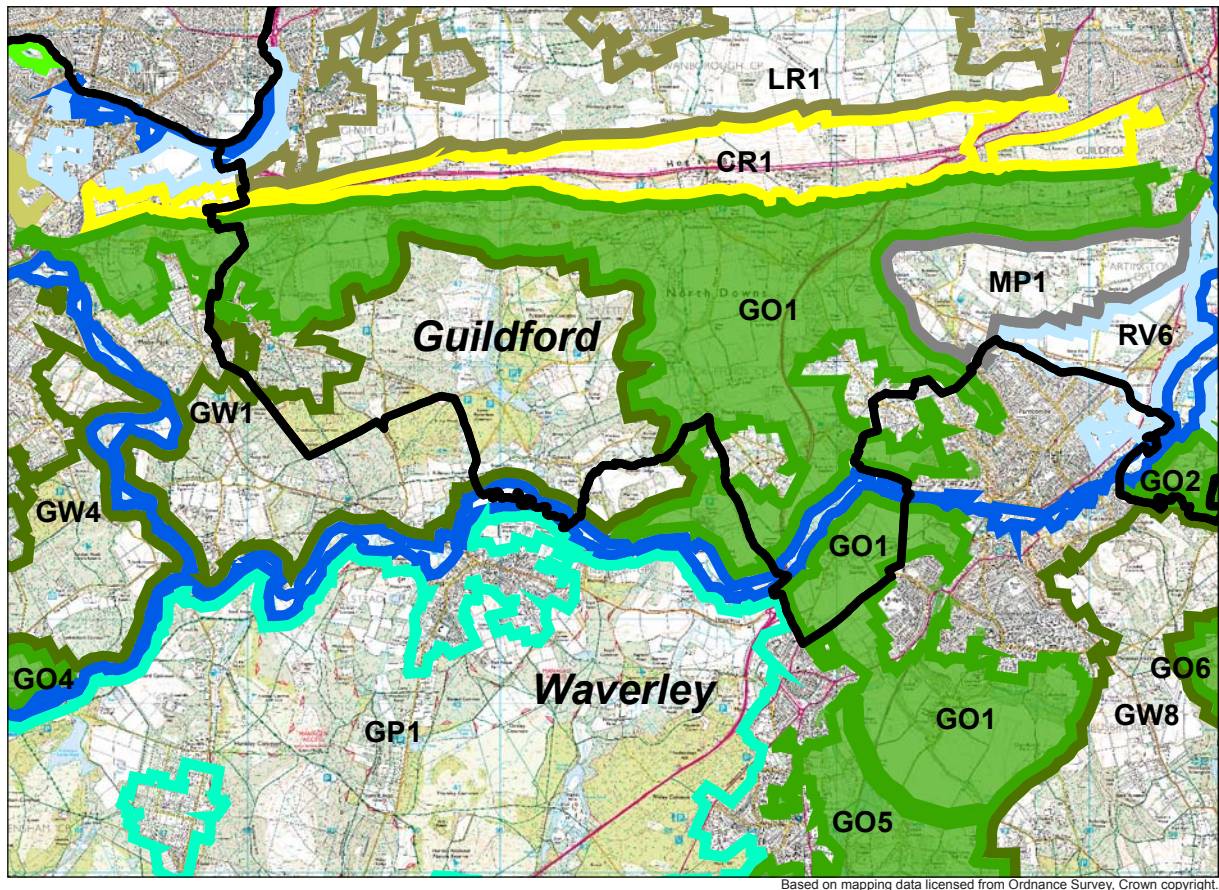
### Location and Boundaries

The Open Greensand Hills Landscape Type stretches across the County from east to west, generally to the north of the wooded greensand hills. Boundaries are based on the underlying geology and the open farmland land cover marking the transition to the chalk landscapes to the north and the wooded greensand hills to the south.



### Key Characteristics

- Undulating landscape underlain by greensand.
- Predominantly pastoral with woodland, heathland and paddocks.
- Low to medium density settlement with scattered farmsteads, historic villages and linear settlement along rural lanes and roads.
- Views across valleys and open farmland to surrounding unsettled wooded hills.
- Historic landscape pattern associated with small scale farming and early human occupation, on light sandy soils either side of the Surrey river valleys.



## GO1: SHACKLEFORD OPEN GREENSAND HILLS

### Location and Boundaries

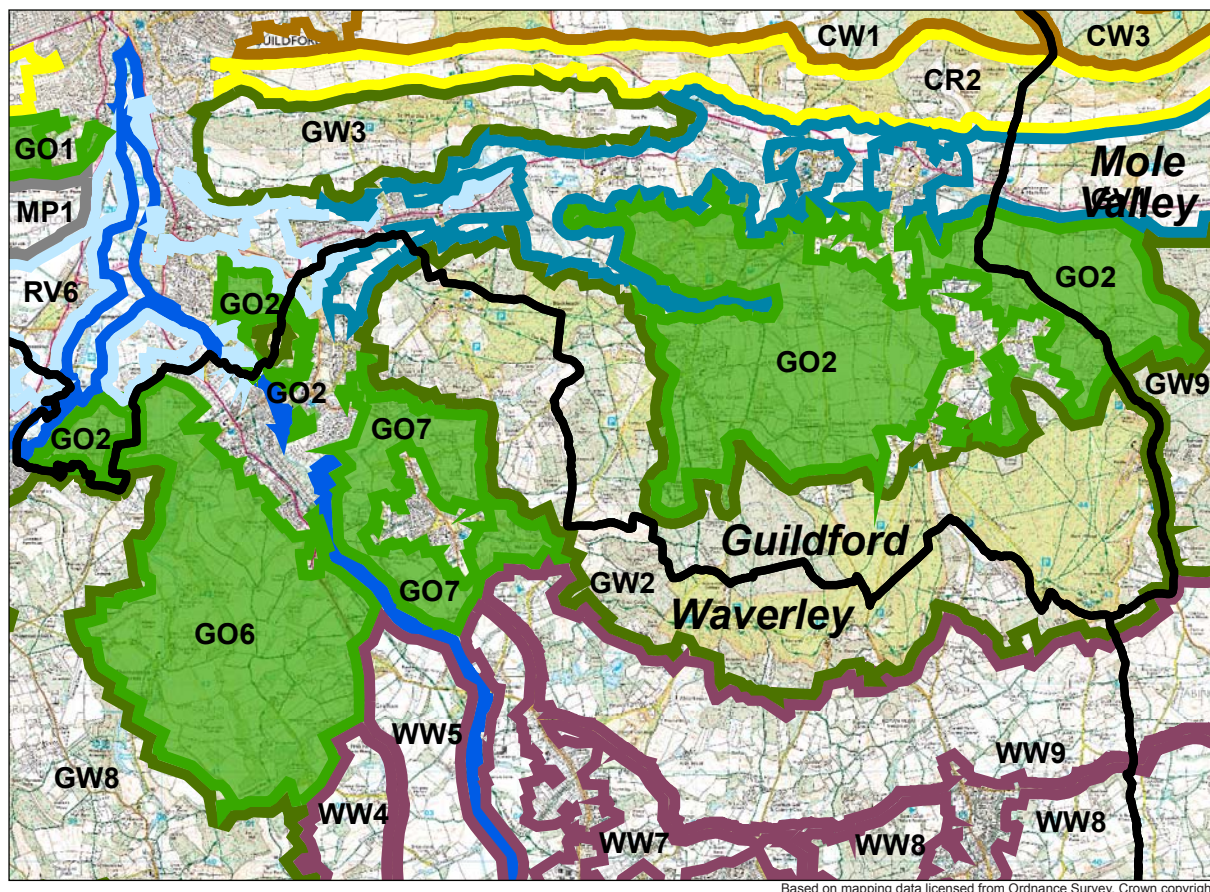
The Shackleford Open Greensand Hills Character Area is an irregular section of land west of Guildford. The boundaries of the area are based on the change in land cover from the open farmland to the edge of the wooded blocks which make up the Puttenham Wooded Greensand Hills to the south and the change in geology and landform at the base of the steep chalk ridge to the north. The northern half of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, Sandgate Formation and Mudstone, and Bargate Sandstone as well as a drift geology of Head - Clay, Silt, Sand and Gravel.
- A diverse landscape, predominantly pastoral but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks, and quarry workings.
- Field pattern of mainly medium to large regular fields with straight boundaries typical of parliamentary enclosure bounded by hedgerows with hedgerow trees or by fences.
- Presence of ponds and streams including a tributary of the River Wey which runs south through the area to Shackleford through a small scale valley bounded by narrow woodland belts.
- There are views across the valley pastures to the wooded hills to the south.
- Small areas of Open Access Land on heathland commons plus public rights of way including the North Downs Way provide a recreational access.
- A network of rural roads and lanes spreads across the area and the major route of the A3 creates a physical barrier and traffic noise where it runs north-south through the centre of the area.



- Sparsely settled with historic villages of Seale, Puttenham, Compton and Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore to the outskirts of Godalming. Presence of historic houses such as Puttenham Priory, Eastbury Manor and Brabeouf Manor plus parks and gardens.
- There are a number of Conservation Areas including Seale, Puttenham and Compton at the foot of the ridge to the north.
- There are areas of registered common land, notable Puttenham Heath, and a few small areas designated as Site of Nature Conservation Interest.
- This is a rural, peaceful landscape with to wooded hills beyond.



## GO2: GODALMING TO SUTTON ABINGER OPEN GREENSAND HILLS

### Location and Boundaries

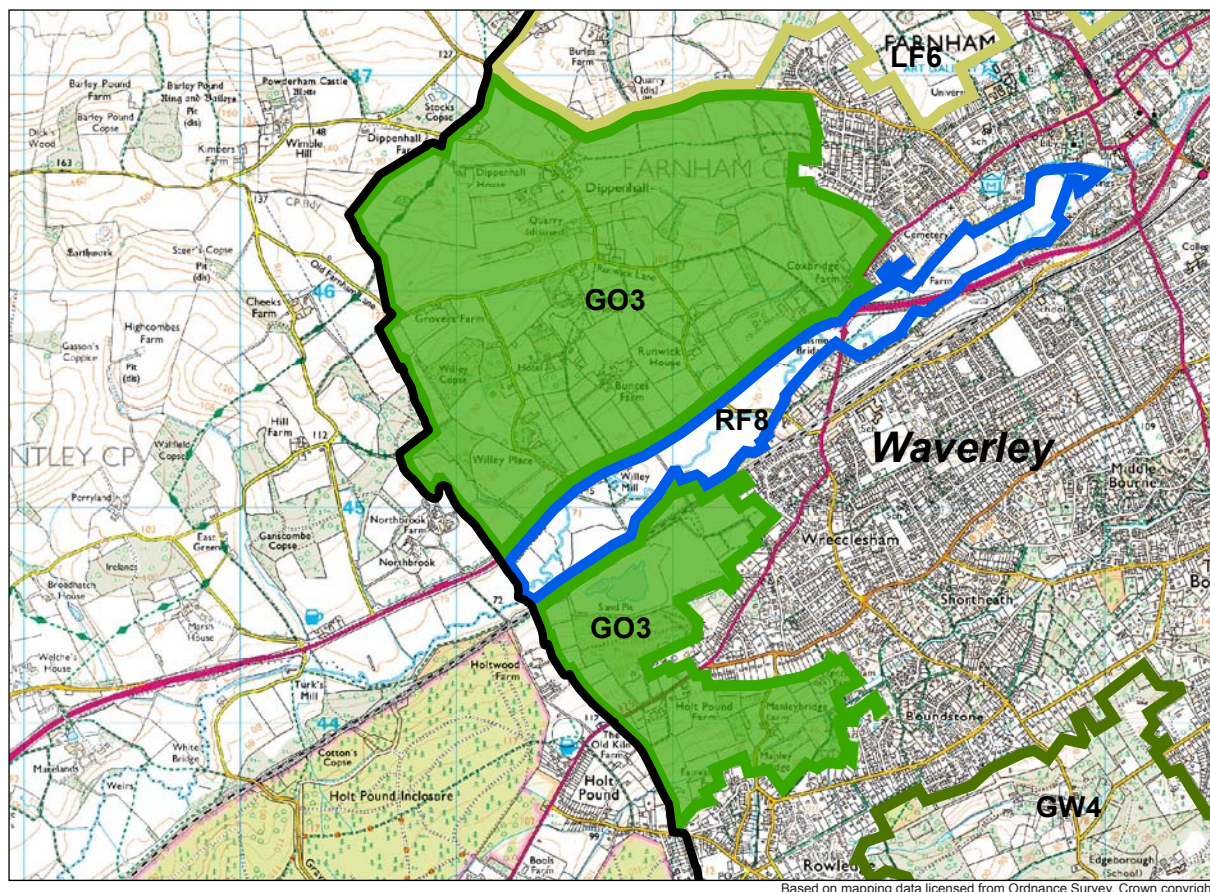
The Godalming to Sutton Abinger Open Greensand Hills character area lies towards the centre of the County with boundaries based on the change in land cover to the wooded greensand hills to the south and in the change in topography to the Greensand Valley to the north. There are small isolated sections of this area to the south of Shalford, which surround Chinthurst Hill. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.
- A predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area .
- A varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees.
- A tributary of the Tillingbourne River runs through the centre of the area from east to west.
- There are open views across the central pastures to the unsettled wooded hills to the south and west. Albury Heath and Shere Heath are Open Access Land with areas of open heath and regenerated woodland.
- Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area.
- Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.



- Part of the grade II registered gardens at Albury Park are within the northern part of the character area. Albury Warren, Albury Heath and Kiln Rough are designated as a Site of Nature Conservation Interest with their broadleaved semi-natural woodland, mixed woodland and conifer plantations.
- This is a rural landscape with open views to the unsettled wooded hills beyond.



Based on mapping data licensed from Ordnance Survey, Crown copyright.

## GO3: WEST FARNHAM OPEN GREENSAND HILLS

### Location and Boundaries

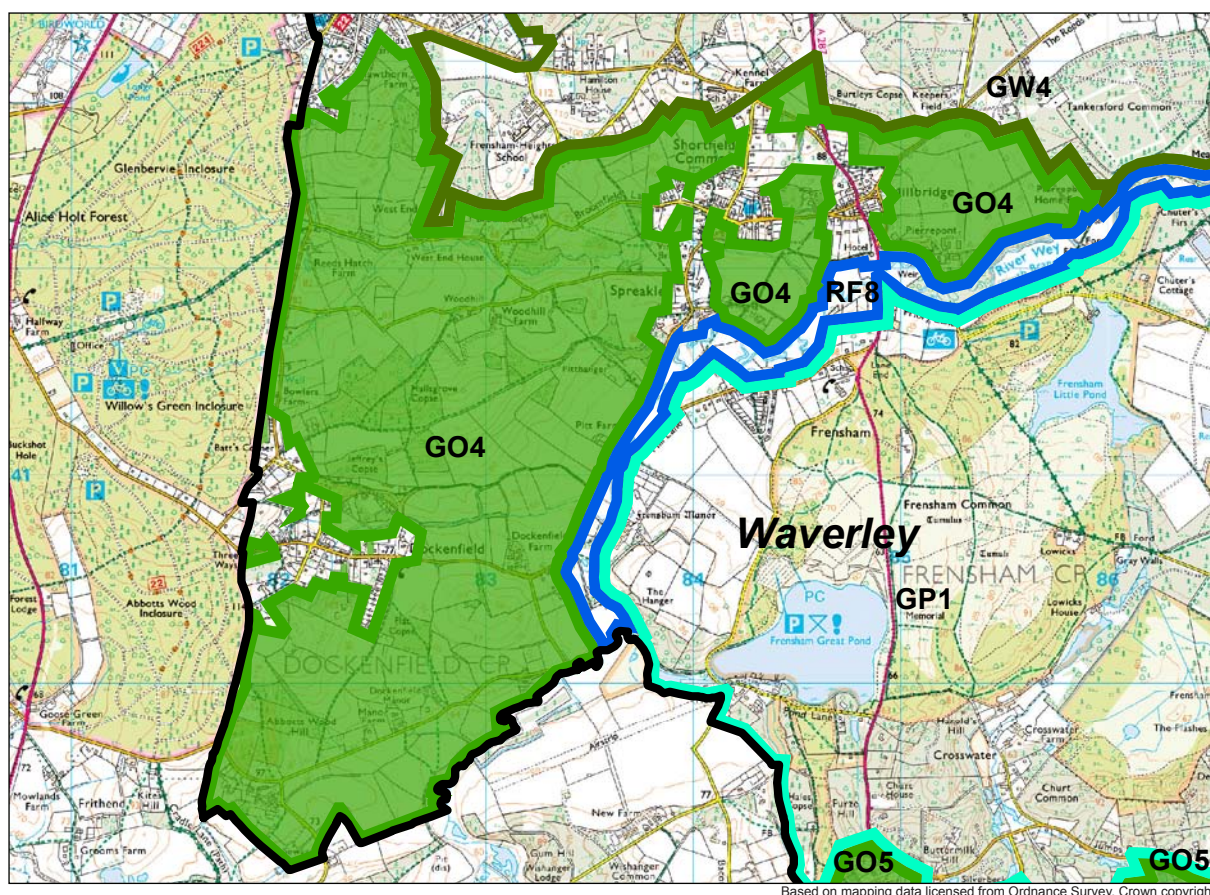
The West Farnham Open Greensand Hills Character Area is formed by two areas, located north and south of the River Wey, to the west of Farnham, at the western end of the County. It is defined by the edges of the adjacent Built Up Areas and river floodplain, and the County boundary. The character area is outside the Surrey Hills AONB.

### Key Characteristics

- Undulating greensand hills, based mainly on Upper Greensand Formation Calcareous Sandstone and Siltstone
- Landform falls towards the River Wey and minor local valley features elsewhere.
- Includes a mixture of fairly irregularly shaped fields, including medium scale arable and pastoral fields, along with occasional blocks of woodland (some ancient woodland) and tree belts. Field boundaries are moderately well vegetated with hedgerows and occasional hedge trees. Watercourses, often with associated riparian woodland, run along local valleys, such as between Dippenhall and Coxbridge Farm, and to the west of Manley Bridge. Former quarry workings and those waiting to be worked and restored are also present.
- A network of roads, including the A31, and public rights of way, provide access across the character area. The Alton railway line passes along the northern edge of the southern portion of the character area.
- Scattered settlement of farmsteads, large houses and other dwellings are evenly, but thinly, spread across the character area.

- Elements of Willey Place, towards the centre of the character area, are Grade II listed.
- This is a relatively rural landscape, but presence of roads and settlement and surrounding Built Up Areas reduce the sense of remoteness.





## GO4: DOCKENFIELD TO MILLBRIDGE OPEN GREENSAND HILLS

### Location and Boundaries

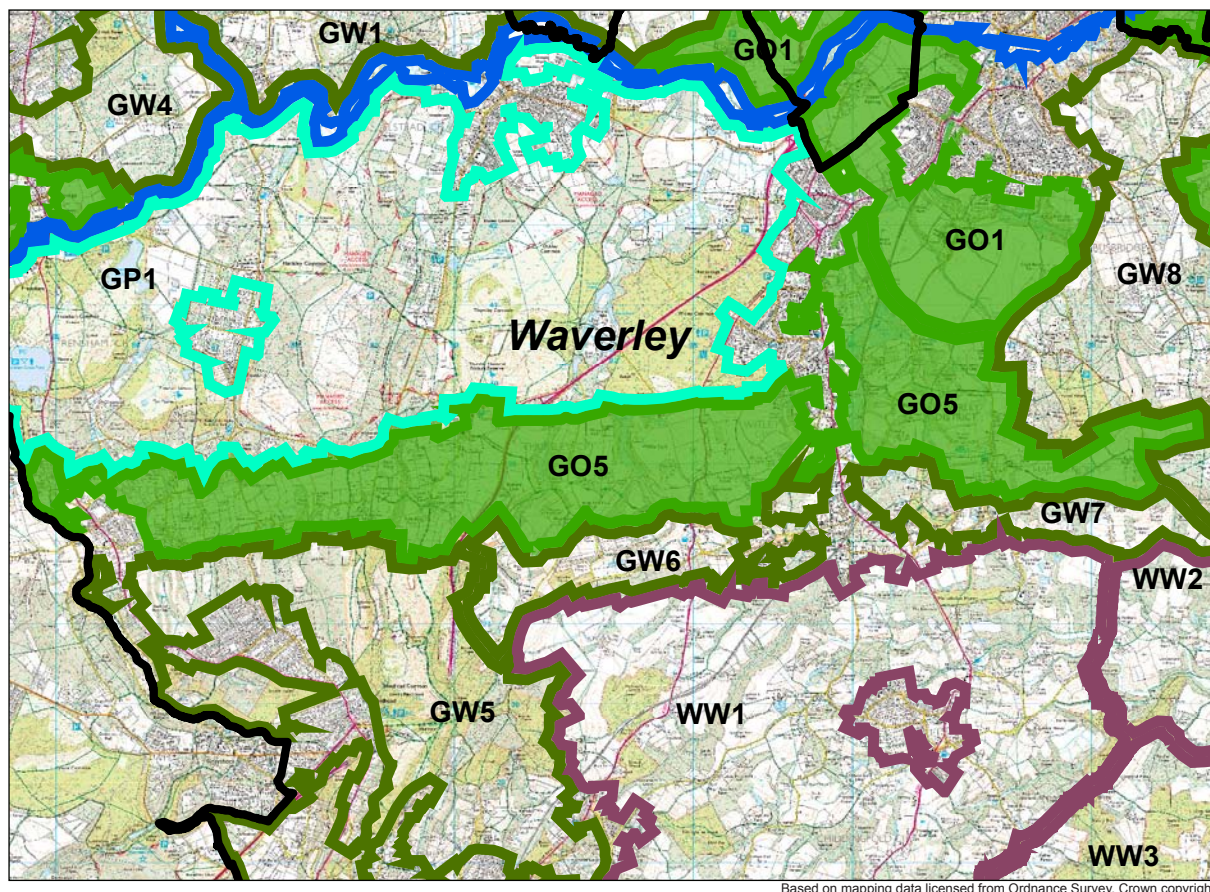
The Dockenfield to Millbridge Open Greensand Hills Character Area is located to the south of Farnham. It is defined by extensive woodland and the county boundary to the west, the edge of more wooded greensand hills to the north, the Wey River floodplain to the east and the county boundary to the south. The eastern end of the character area lies within the Surrey Hills AONB.

### Key Characteristics

- Undulating landform, underlain by Folkestone Formation Sandstone, and Gault Formation Mudstone, falling towards the River Wey to the east and a tributary watercourse to the north.
- Includes a mixture of medium scale, rectilinear, arable fields, mainly to the south and east, and smaller, more irregular fields of pasture with intact boundary vegetation, to the north and west. There are a number of relatively small woodland blocks, some ancient woodland, scattered fairly evenly across the character area.
- High points, such as to the south-west of Woodhill Farm, and south-west of Dockenfield Farm, allow views across the character area, including views of Greensand woodland which surrounds the character area in most directions.
- Winding rural lanes and public rights of way provide access to the majority of the character area.
- The character area wraps around the village of Dockenfield to the west and includes the villages of Shortfield Common, Millbridge and Speakley. Elsewhere there are occasional isolated farmsteads.
- The character area includes a few small areas of registered common land, including Bealeswood Common, and Summer Hill, and includes the majority of the Millbridge Frensham Conservation Area.

- East of Dockenfield is Flat Copse, designated as a Site of Nature Conservation Interest for its ancient semi-natural woodland, including Oak.
- Relatively rural landscape, woodland aids the sense of tranquillity and remoteness in some areas, particularly away from roads and settlement.





## GO5: CHURT TO HASCOMBE OPEN GREENSAND HILLS

### Location and Boundaries

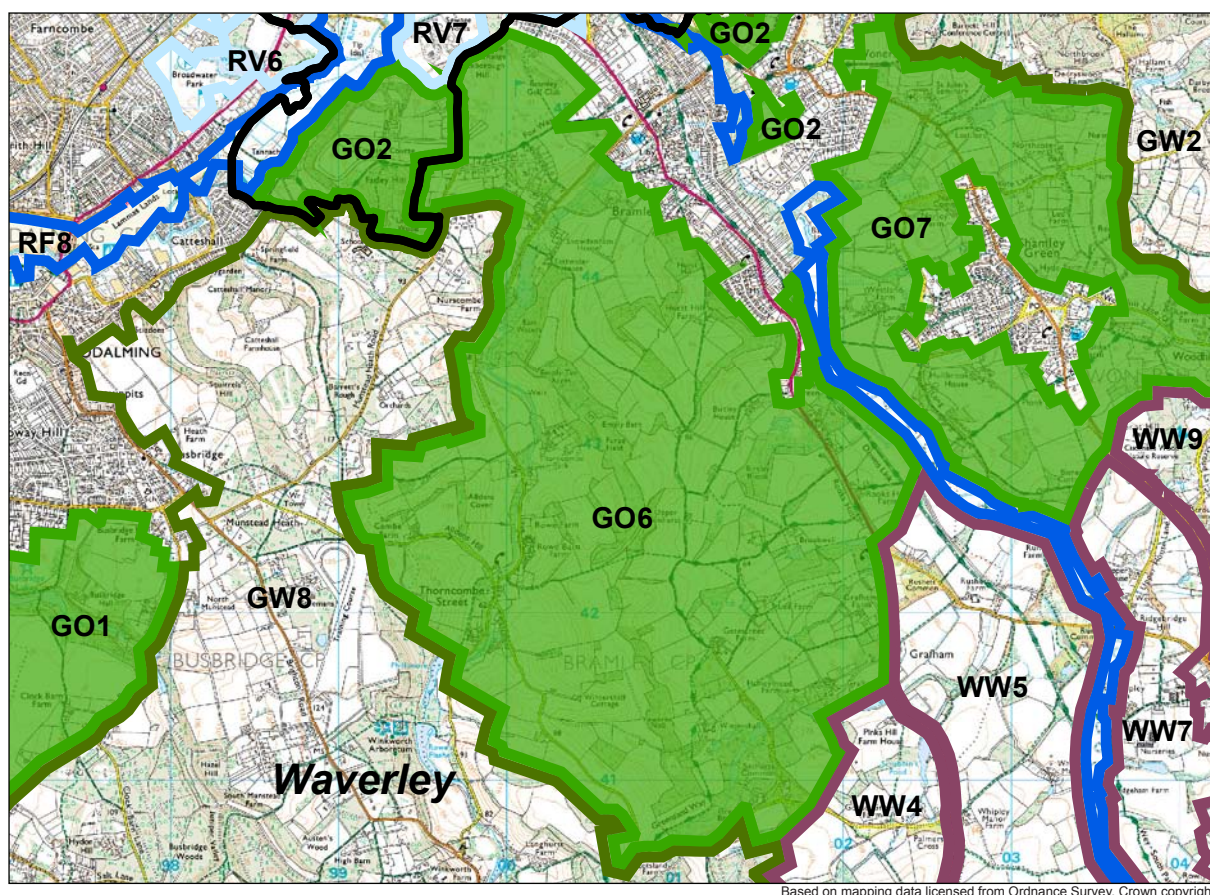
The Churt to Hascombe Open Greensand Hills Character Area is a linear character area, running east-west, to the south of Frensham and Thursley Commons, Milford, and Hydon Common. The character area is defined by topography, open farmland and the limited extent of woodland. Its boundary follows woodland edges and other easily recognisable features such as road and field boundaries. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Undulating greensand, underlain by Bargate Sandstone Member Sandstone.
- Generally north facing slopes, above the Greensand Plateau and hills to the north, and below the more wooded greensand hills to the south.
- Consists predominately of relatively small scale pastoral and arable fields with some significant boundary vegetation. Western and central areas are dissected by water courses running south-north down from the elevated wooded Greensand hills often associated with riparian woodlands along the valley sides.
- The character area contrasts with the Shackleford Open Greensand Hills to the north-east which has large arable fields and more limited woodland. The character area includes occasional areas of larger fields with less boundary vegetation, in particular at the eastern parts of the character area. The character area contains a number of lakes towards the centre of the character area, and West Surrey golf course.
- High vantage points and north facing slopes allow some long distance views framed by woodland.

- Roads and a network of public rights of way, including the Greensand Way Recreational Path, provide access to the majority of the character area. The Portsmouth Direct railway line crosses through the character area, and Milford railway station is adjacent.
- The character area abuts the edges of Churt, Witley and a small part of Wormley, and contains the villages of Thursley and Enton Green to the north of the character area. Elsewhere there are scattered farmsteads and other residential dwellings, increasing in density along roads within the western part of the character area.
- There are three small areas designated as Sites of Nature Conservation Importance, including Milford Heath, Rodborough School Stream Copse and Enton Hall Ponds. There are also two small areas of Sites of Special Scientific Interest, including a small part of the Devil's Punchbowl, which is also designated as a Special Protection Area.
- A rural landscape, with fairly remote and tranquil areas, but presence of roads and settlement reduces the sense of remoteness in some areas.





## GO6: BRAMLEY WEST OPEN GREENSAND HILLS

### Location and Boundaries

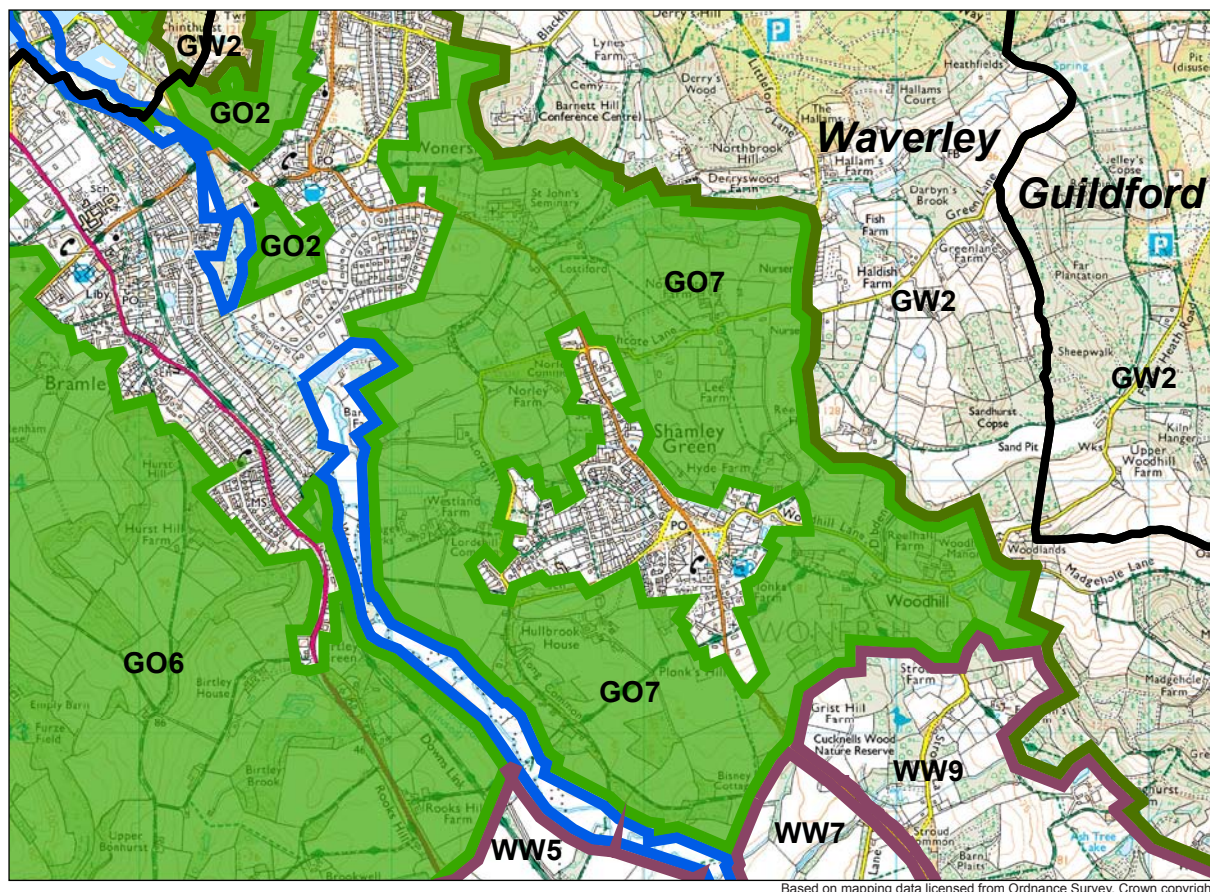
The Bramley West Open Greensand Hills Character Area is located to the south-west of Bramley. It is defined by adjacent woodland, the underlying greensand geology and the edge of Bramley to the north-east. The boundary follows woodland and settlement edges, and other recognisable features such as roads and field boundaries. With the exception of small areas to the north and east, the character area is within the Surrey Hills AONB.

### Key Characteristics

- Based mainly on Hythe Formation Sandstone and Bargate Sandstone Member, underlain in places by Atherfield Clay Formation Mudstone.
- Complex, undulating topography, with a local ridgeline running through the centre of the character area. To the west of the ridge, land falls to a watercourse which runs between Bramley and Winkworth. To the south and east, the landscape falls towards the River Wey river floodplain, Arun Canal, and the low weald.
- Consists mainly of fairly irregular shaped, medium scale pastoral fields, with occasional larger arable fields. Boundary vegetation is limited in a number of areas, but small dispersed woodland blocks, tree belts, notably along the steep slopes, and mature trees are present across the character area. There are a number of ancient woodlands, particularly towards the south-east of the character area. Thorncombe Park is located to the west of the character area, and Bramley golf course occupies the northern end of the character area.
- High vantage points allow views across the character area, including views of woodland on the greensand hills to the west.



- Rural lanes pass through western part of the character area, but with the exception of a short length of the A281, access into the eastern part of the character area relies more on informal tracks and a comprehensive network of public rights of way, including the Greensand Way Recreational Path and a short length Downs Link Recreational Path. A short length of the Fox Way Recreational Path passes through the northern part of the character area.
- The character area abuts the edge of Bramley and includes small areas of settlement including Thorncombe Street. Settlement elsewhere is relatively sparse, consisting of occasional isolated farmsteads and large houses.
- The character area includes narrow strips of registered common land in the south-east, such as Rushett Common and Selhurst Common, and includes the Thorncombe Street Bramley and Birtley Green Bramley Conservation Areas. Great Brook Wood, and Brookwell Wood and Meadow, to the south and east of the character area are designated as Site of Nature Conservation Interest.
- Rural, relatively undisturbed landscape, with a sense of tranquillity and remoteness in most areas, particularly towards the south.



## GO7: SHAMLEY GREEN OPEN GREENSAND HILLS

### Location and Boundaries

The Shamley Green Open Greensand Hills Character Area is located to the south-east of Bramley. It is defined by adjacent woodland, the underlying greensand geology, the Wey and Arun Canal river floodplain to the west, and edge of Bramley to the northwest. The boundary follows woodland and settlement edges, and other recognisable features such as roads and field boundaries. The eastern half of the character area, east of the B2128, is within the Surrey Hills AONB.

### Key Characteristics

- Undulating landform, underlain by Hythe Formation Sandstone. Topography becomes steeper to the east as it rises up to meet more elevated wooded greensand hills. To the west and south landform falls to meet the Wey and Arun Canal river floodplain and the low weald.
- Broadly consists of small-medium scale, pastoral and arable fields, with intact boundary hedges to the north and east, and larger, mainly arable fields with less boundary vegetation, to the south and west. Fields interspersed with small woodland blocks, and riparian vegetation associated with the watercourse which runs east-west through the northern part of the character area.
- The character area surrounds the village of Shamley Green, with low density dwellings and farmsteads scattered around the remaining parts of the character area. St John's Seminary is located towards the north of the character area.
- The B2128 road passes roughly north-south through the middle of the character area and Shamley Green, and connects with a network of rural lanes and public rights of way across the character area, including the Greensand Way Recreational Path. A short length of the Fox Way Recreational Path passes through the northern part of the character area.

- Several small areas are registered as common land, including Norley Common and Long Common.
- The character area includes the Shamley Green Conservation Area and several Grade II listed buildings including Easteds Cottage and Little Easteds in Shamley Green, and Wonersh Mill and Hillside Cottage to the north of Shamley Green. There are a few small areas designated as Sites of Nature Conservation Importance, including semi-natural woodland, wet meadow, and Shamley Green Cricket Field.
- A relatively rural landscape, but tranquillity and remoteness reduced due to presence of settlement and the road network.

## LANDSCAPE TYPE GO: OPEN GREENSAND HILLS EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Areas of pastoral, rural, peaceful character.
- Woodland shelterbelts, copses and farm woods.
- Hedgerows and hedgerow trees.
- Remnant heathland.
- Ponds and streams with associated riparian woodland.
- Intimate, local valley features.
- Isolated farmsteads and historic villages of traditional local materials.
- Strong settlement and road pattern.
- Areas of historic parkland.
- Open views to wooded backdrop of hills (largely to the south).

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss or poor management of hedgerows and hedgerow trees.
- Loss of heathland areas due to encroachment by woodland and creation of golf courses.
- Increase in settlement.
- Fragmentation of land through increased number of horse paddocks and manège with attendant field shelters and post and rail fences.
- The negative noise and light pollution effect of the A3 to the west and the A25 to the north .
- Some additional rural light pollution from the conversion of farm buildings.
- Activities around quarrying.

##### *Future potential forces for change*

- Further loss of hedgerows and hedgerow trees.
- Further increase in number of horse paddocks across the landscape.
- Pressure for increased recreational use leading to widening and surfacing of footpaths.
- Further encroachment of woodland on heathland.
- Increasing traffic on the rural tracks and roads leading to damage of roadside banks, urbanisation through kerbing, lighting and signage.
- Pressure for expansion of settlements, urban fringe encroachment and other development.
- Potential for increased intensification of agriculture including additional polytunnel expansion.
- Activities around quarries and their restoration.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the Open Greensand Hills is to conserve the pastoral landscape, the intimate valleys, historic villages, scattered farmsteads, woodlands and heath. Opportunities for enhancement are in management of the hedgerow network and the woodland and heath, and in new woodland planting to screen visually intrusive elements such as the M25.

## **Landscape Guidelines**

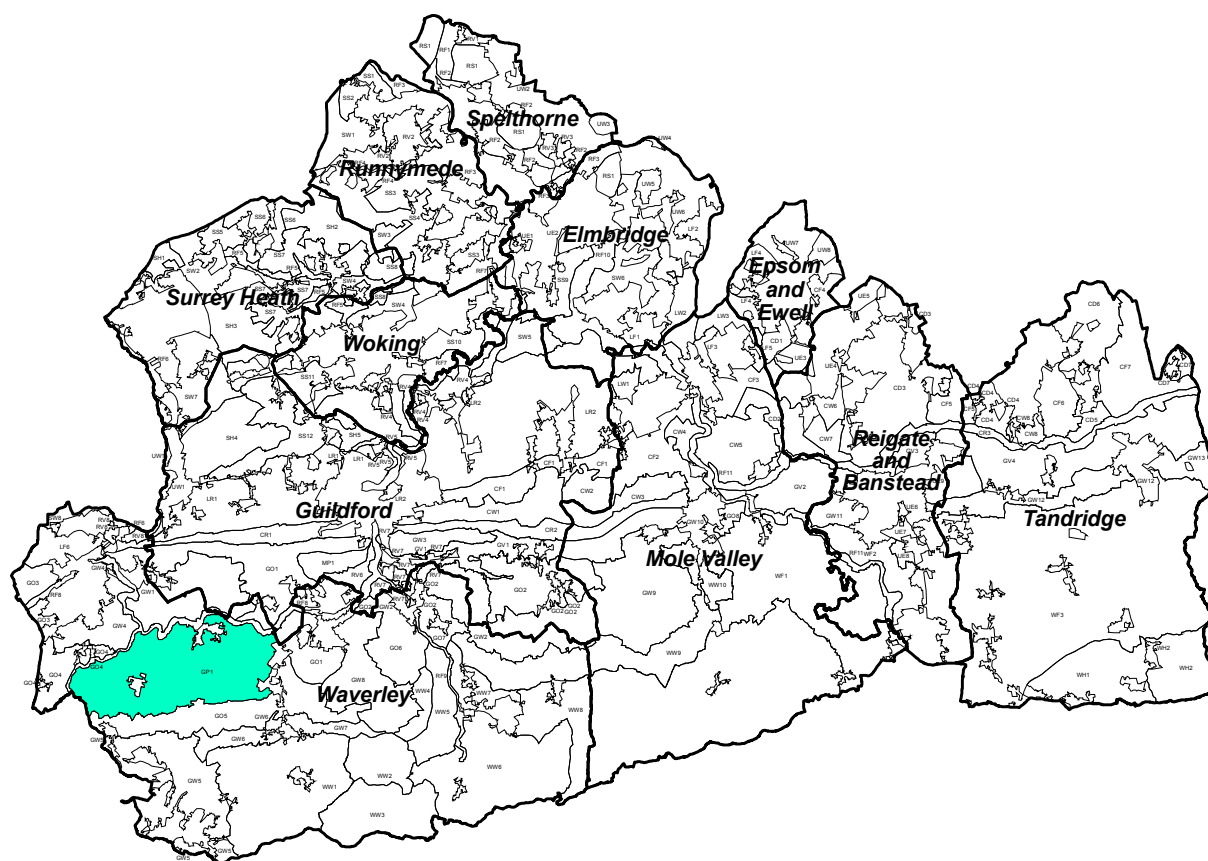
### ***Land Management***

- Conserve areas of rural, pastoral farmland.
- Extend or link fragmented areas of high biodiversity value or landscape attributes through landscape restoration or land management opportunities.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the heathland, woodlands, hedgerows and parkland. Resist inappropriate agricultural intensification where it adversely affects the area character. Encourage consistent management and restocking of hedgerows.
- Conserve the remnant areas of heathland, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Conserve and enhance the woodlands of historic and ecological interest such as the ancient woodland ancient belts and gills.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, Scots pine and yew.
- Raise awareness of the historic dimension of the landscape to landowners including the parkland and woodlands.
- Conserve and, where appropriate, encourage repair of the historic parkland to maintain and restore key elements such as parkland trees, woodland blocks, designed views and boundary features.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manège that would affect the rural character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage, protect the 'ruralness' and visual amenity of the North Downs Way.
- Consider tree planting to visually and acoustically screen domestic boundaries and major roads such as the A25 , A3 and A24 and reinforce rural character.
- Maintain open views across pastures to unsettled wooded ridges.

### ***Built Development***

- Conserve the settlement of intact contained historic villages and scattered farmsteads.
- Retain the distinct individual villages avoiding expansion along roads with ribbon development which would lead to merging of villages.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing, kerbing or improvements to the road network which would change their character.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this rural area. Design of lighting schemes to respect rural location, biodiversity requirements and dark skies areas.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Avoid the location of any new development or bulky structures in areas which would be visually intrusive or where appropriate, subject development to rigorous landscape and visual impact assessment. Site carefully, and design to minimise impact, particularly regarding issues of intrusive lighting, colour and glare, and integrate with the area's rural context through mitigation.
- If extraction development occurs, seek to conserve key landscape features within areas of extraction and reinstate landscape elements following restoration of worked sites in character with the local landscape character.





## LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU

### Landscape Character Area

GP1	Frensham to Witley Common Wooded Greensand Plateau
-----	--

## LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU

### Location and Boundaries

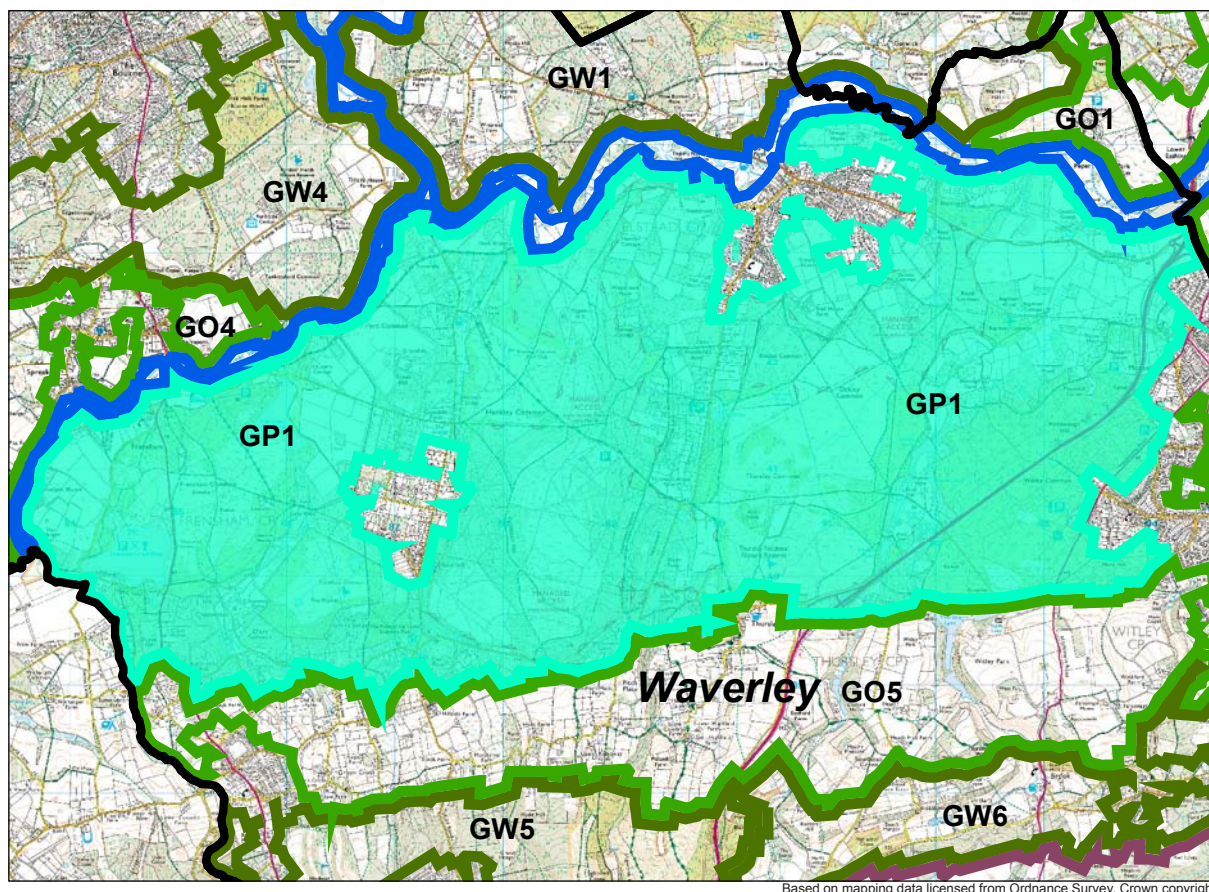
Landscape Type consisting of a single Character Area running east-west, to the west of Milford and Cramhurst, and south-east of Farnham, above the River Wey Floodplain to the north, and below the Greensand Hills to the south. Defined by a combination of woodland cover, geology and topography. Boundaries largely follow edges of woodland, but in some instances, follow other easily recognisable features including river corridors, roads and field boundaries.



### Key Characteristics

- Relatively flat/gently undulating intermediate topography above the River Wey to the north, although encompassing some areas of more complex topography, particularly to the west, and lower areas associated with watercourses, to the east.
- Mixture of large woodland blocks and plantation, and extensive tracts of heathland/common. There are limited areas of Ancient Woodland.
- Area includes pockets of small to medium scale farmland, and areas of low density settlement including the village of Rushmoor and ribbon development south of Pot Common.
- Significant numbers of ponds and small lakes within woodland areas.





## GP1: FRENTHAM TO WITLEY COMMON WOODED GREENSAND PLATEAU

### Location and Boundaries

The Frensham to Witley Common Wooded Greensand Plateau is a large character area, running east-west. The area is defined by a combination of woodland cover, geology and topography. Boundaries largely follow edges of woodland blocks, but in some instances, follow other easily recognisable features including the Wey River floodplain, roads and field boundaries. The character area is within the Surrey Hills AONB.

### Key Characteristics

- Based on the Lower Greensand Group Sandstone and Mudstone.
- Relatively flat/gently undulating topography, located between the River Wey corridor to the north and the greensand hills to the south. Also encompasses some areas of more complex topography, particularly to the west, and lower areas associated with watercourses, to the east.
- Consists predominately of a mixture of large woodland blocks and conifer plantation, and extensive tracts of heathland/common. Woodland species are diverse, and there is a limited amount of ancient woodland. Between areas of woodland there are pockets of small to medium scale farmland, often with thick hedgerows along boundaries, and areas of low density settlement including Rushmoor and ribbon development south of Pot Common. There are also a significant number of ponds and small lakes within woodland areas.
- A substantially enclosed area, with long distance views limited to road corridors and the northern edge of the character area along the Wey valley.
- The A3 and A286 cross thorough the south-east corner of the character area, and other roads cross mainly north-south through the character area.

- Large areas have limited road access and rely on minor tracks and public rights of way for access. There is a comprehensive public footpath/bridleway network, including the Greensand Way Recreational Path, which connects with a number of car parks across the character area.
- The character area wraps around the edges of Elstead, and includes two areas of fairly extensive, low density housing located along roads towards the centre of the character area. Elsewhere, particularly to the north-east and west, there are occasional scattered dwellings and farmsteads. Large tracts of land remain unsettled.
- A large proportion of the character area includes extensive areas of registered common land, forming one of the finest remaining areas of heathland in Southern England. Commons include Frensham Common, Churt Common, Hankley Common, Thursley Common, Royal Common and Witley Common.
- Parts of Frensham, Millbridge Frensham, Tilford, and Thursley Conservation Areas are included at the edges of the character area, and several small groups of scheduled monuments are located within the woodland, including bowl barrows on Fresham, Thursley and Witley Commons.
- There are a considerable number of ecological designations covering the majority of the character area, including Special Protection Areas, Ramsar, Special Areas of Conservation, Sites of Nature Conservation Importance, Sites of Special Scientific Interest and Local Nature Reserves.
- This is a highly secluded area, tranquil and remote, particularly away from roads and settlement. The plateau includes peaceful, picturesque lakes surrounded by woodland and attractive heath land.

## LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU

### EVALUATION AND GUIDANCE

#### EVALUATION

##### **Key Positive Landscape Attributes**

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Extensive tracts of woodland and attractive heath and commons.
- Large secluded areas of remote, peaceful character.
- Picturesque lakes surrounded by woodland and heath.
- Limited settlement across majority of the character area.
- Significant recreational and visitor attractions, such as Frensham Ponds and Thursley Common.
- High nature conservation value.

##### **Forces for Change/Sensitivities/Pressures:**

###### ***Past Change***

- Decline in open heath land through scrub and tree encroachment.
- Decline in quality of coppice woodland.
- Increase in conifer plantation.
- Loss of views.
- Spread of low density settlement.
- Increase in visitors, including extra traffic and car parking.
- Development of the A3.

###### ***Future Potential Forces for Change***

- Further regeneration of woodland on surviving heathland.
- Further decline of coppice woodland.
- Increased leisure use of public rights of way network and Open Access Land.
- Increased traffic.
- Pressure for expansion of settlement, and related infrastructure.
- Recreational pressures

#### GUIDANCE

##### **Landscape Strategy**

The landscape strategy for the Wooded Greensand Plateau is to conserve its areas of secluded remote, peaceful landscape, along with its extensive woodland, and areas of open heathland. Elements to be enhanced and conserved are heathland and coppice woodland and the picturesque lakes and ponds

##### **Landscape Guidelines:**

###### ***Land Management***

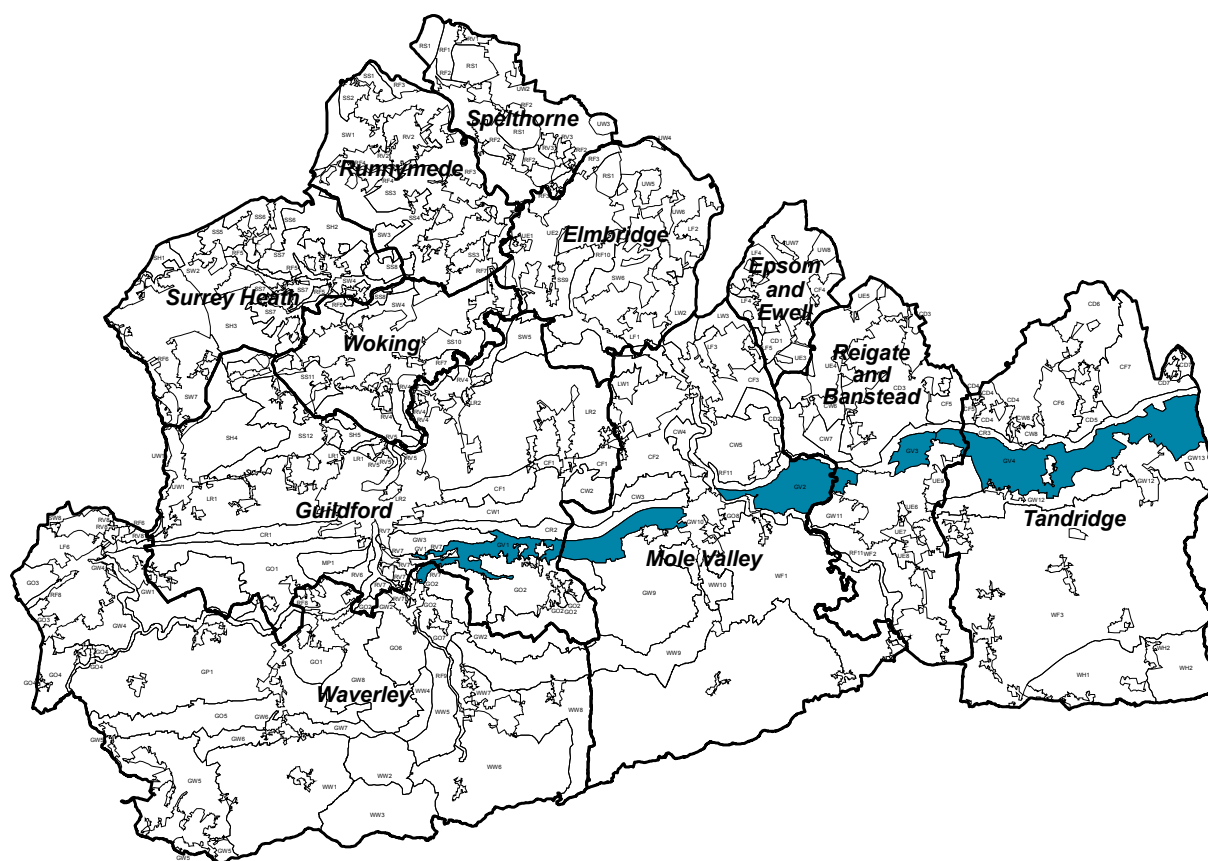
- Encourage landowners to maintain an appropriate management regime using traditional techniques where these will conserve and enhance key landscape features such as the woodlands and heathland.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats. This landscape type coincides with Surrey's Wealden Greensand biodiversity opportunity area.
- Protection of important habitats.
- Conservation of commons and parkland.
- Manage the woodlands to ensure that key views are retained.



- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine, alder and yew.
- Ensure that infrastructure supporting leisure activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Retain and enhance public rights of way.
- Restore views and viewpoints.
- Maintain lakes and ponds within the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain unsettled wooded skyline.

### ***Built Development***

- Conserve the secluded, largely unsettled landscape.
- Conserve the pattern and character of existing settlements, resisting further spread of low density/ ribbon development.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Conserve areas of undisturbed wooded skyline.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area. Design of lighting schemes should respect rural location, biodiversity and dark skies areas.
- Oppose the erection of further tall structures where they would be visually dominant, and aim to utilise existing masts in preference to the erection of new ones. Ensure sympathetic siting and design of new features where erection is necessary.



## LANDSCAPE TYPE GV: GREENSAND VALLEY

### Landscape Character Areas

GV1	Tillingbourne and Pipp Brook Greensand Valley
GV2	Pixham to Reigate Greensand Valley*
GV3	Gatton Greensand Valley*
GV4	Merstham to Clacket Lane Greensand Valley*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE GV: GREENSAND VALLEY

### Location and Boundaries

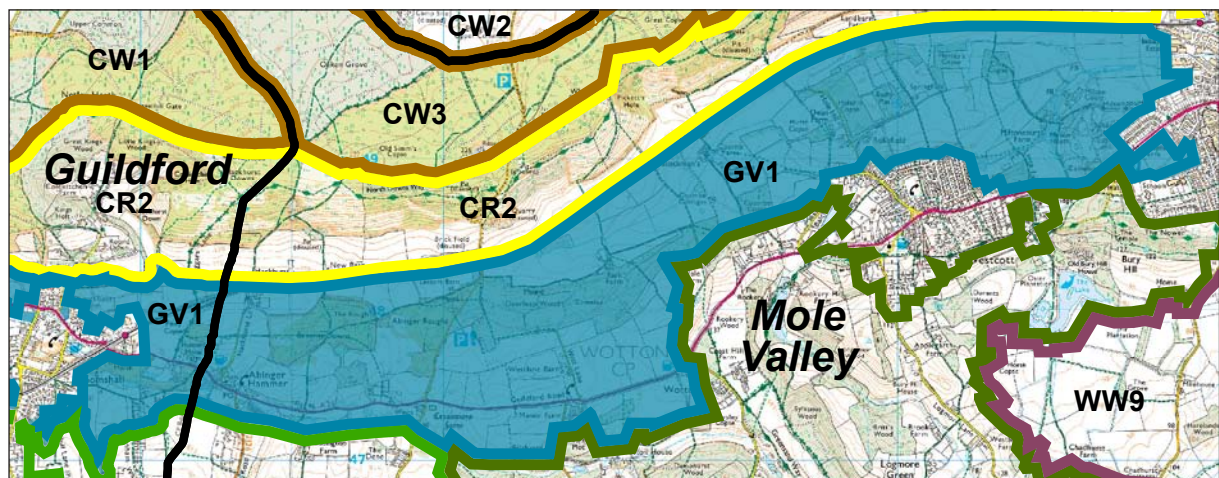
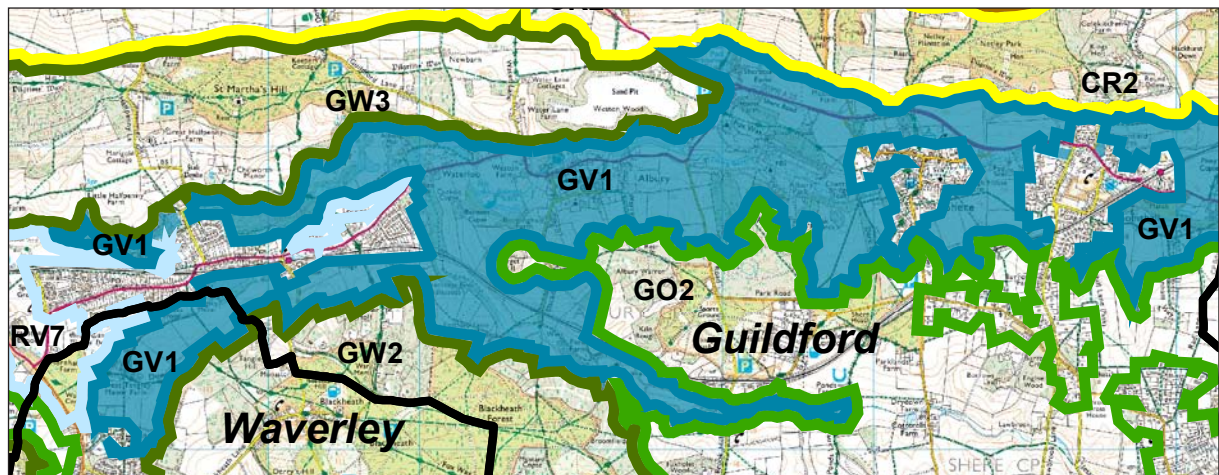
The Greensand Valley Type runs broadly east-west along the southern foot of the North Downs ridge scarp slope between Guildford and Oxted. Between Guildford and Dorking, the Greensand Valley is relatively narrow, associated with the Tillingbourne River and Pipp Brook. To the east of Dorking the Greensand Valley broadens and encompasses land between the more elevated greensand hills to the south and the North Downs to the north covering an area referred to as the Vale of Holmesdale. The Vale is divided by Redhill and Reigate, and then continues between Redhill and around Godstone and Oxted, following the foot of the North Downs in to neighbouring Kent. Boundaries are based on topography and land cover marking the transition from the open valley sides to the wooded hills to north and south.



### Key Characteristics

- Valley based on greensand with alluvium, diamicton and sand and gravel drift geology.
- Moderately flat or gently undulating farmland enclosed by the North Downs scarp to the north and the hills of the greensand ridge to the south.
- The area is crisscrossed the headwaters of a number of important river catchments. The Pipp Brook which flows in to the River Mole, the Tillingbourne which flows in to the Wey, and the River Eden
- Presence of the Tillingbourne with ponds, streams and weirs and the Pipp Brook with lakes, ponds and streams.
- The Tillingbourne, flowing west, is set within an intimate, small scale valley floor with a chain of historic villages set amongst pastures, woodland and parkland.
- The Pipp Brook, flows east to the River Mole around Westcott and through Dorking.
- The headwaters of the River Eden flows south from Godstone and Oxted towards Edenbridge in Kent.
- Semi-enclosed area with rural views to the open pastoral valley sides, the North Downs scarp and the wooded slopes of the greensand hills.
- Contains east west transport links running parallel with the scarp to the north.
- Historic landscape pattern based on mixed farming on the easily cultivated lighter soils between the chalk of the North Downs and the heavier clay soils of the low weald.





## GV1: TILLINGBOURNE AND PIPP BROOK GREENSAND VALLEY

### Location and Boundaries

This is a narrow valley sited towards the centre of the county, following the east-west course of the Tillingbourne and easterly course of the Pipp Brook. The boundaries of the area are based on the landform and land cover and follow contours defining the top of the open lower slopes of the valley sides where they meet the steeper wooded crests of the greensand hills to north and south. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Narrow valley underlain by Folkestone and Hythe Formations Sandstone with Alluvium along the course of the Tillingbourne and Head Deposits of Clay, Silt and Sand along the valley floor and lower slopes. Mixed glacial deposits run with the Pipp Brook alluvium.
- Open farmland on the lower valley slopes with pastures grazed by sheep, cattle and horses plus arable fields. Large and medium irregular fields are bounded by rural fences and hedgerows with some hedgerow trees.
- Small woods including ancient Oak woodland along the valley floor and rising up the slopes give a sense of enclosure. Higher ground within the valley is covered with substantial tracts of woodland, largely Semi-natural ancient woodland, at Holeshill Copse and Deerleap Wood.
- Presence of the Tillingbourne with evidence of past industry in ponds and weirs and mills, and current economic use such as watercress beds at Abinger and Trout farm at Gomshall.

- Intricate settled and wooded valley floor, but with views of the North Downs ridge slope to the north. The wooded slopes of the greensand hills and the chalk ridge form a rural backdrop to the area.
- The A25 and A248 travel along the edge of the floodplain while a network of rural sunken lanes and public rights of way rise up the slopes to link with the chalk downs and the greensand hills.
- Dense settlement occupies the valley floor of the Tillingbourne, with a string of historic villages, while the valley sides are sparsely settled with scattered farmsteads. Westcott and Dorking occupy the southern valley slopes of the Pipp Brook. Widespread use of sandstone (Bargate stone) as a building material sometimes with characteristic decorative galleting in Ironstone.
- Small areas of registered common land at the western end of the character area include Gomshall Marsh and Abinger March Green.
- Historic parks and gardens include Albury Park, with gardens designed by John Evelyn in the 17th century and still retaining strong physical and visual influence locally plus the smaller historic parks and gardens of Weston House, Postford House and Woodhouse Copse and a scheduled monument near Sonders Place.
- Holehill Copse is designated as a Site of Nature Conservation Interest for its semi-natural ancient woodland.
- A varied landscape with the more intimate and settled valley floor contrasting with the open farmland of the slopes.



## LANDSCAPE TYPE GV: GREENSAND VALLEY EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Enclosed intimate valley floor landscape west of Dorking.
- Between east of Dorking and Oxted, wider valley floor of undulating farmland from foothills of North Downs.
- Dramatic views of North Downs scarp slope
- Open pastoral, unsettled lower slopes of valley sides.
- Views across pastures to wooded hills of North Downs to north and Greensand hills to south, often simultaneously.
- Varied woodland including valley floor woods and ancient woodland.
- Watercourses and water bodies associated with River Eden, Tillingbourne and Pipp Brook
- River Tillingbourne and linked historic remnants of former industries such as gunpowder manufacturing, mill ponds, fishing lakes, weirs and watercress beds.
- Historic parks and gardens forming large blocks of landscape with a parkland character.
- Historic village centres and manors.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and hedgerow trees.
- Decline in active management of woodland and fragmentation of farmland.
- Introduction of horse paddocks.
- Considerable areas of mineral extraction with exposed sand working faces.
- Open water areas as a result of wet restoration of old mineral sites.
- Expansion of villages along roads and on the lower slopes of the valley to north and south threatening the open rural views and the individual identity of the settlements.
- Growth of car based tourism and visitor pressure on villages, particularly along the A25 such as at Shere, Buckland and Bletchingley.

##### *Future potential forces for change*

- Further loss of hedgerows and hedgerow trees.
- Fragmentation of farmland and farm holdings.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Pressures of increased recreational use, and for more fishing lakes.
- Activities around mineral extraction and restoration of the landscape.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Pressure for further residential development within and around the villages.
- Erosion of distinctive architectural forms and character within settlements.
- Continuing traffic congestion.
- Introduction or upgrading of urban road lighting schemes
- Development creating a higher density of built elements within existing plots resulting in changes in the character of village structure over the long term.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Greensand Valley is to conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. Elements in need of enhancement include the hedgerows and management of the woodlands.

### **Landscape Guidelines**

#### ***Land Management***

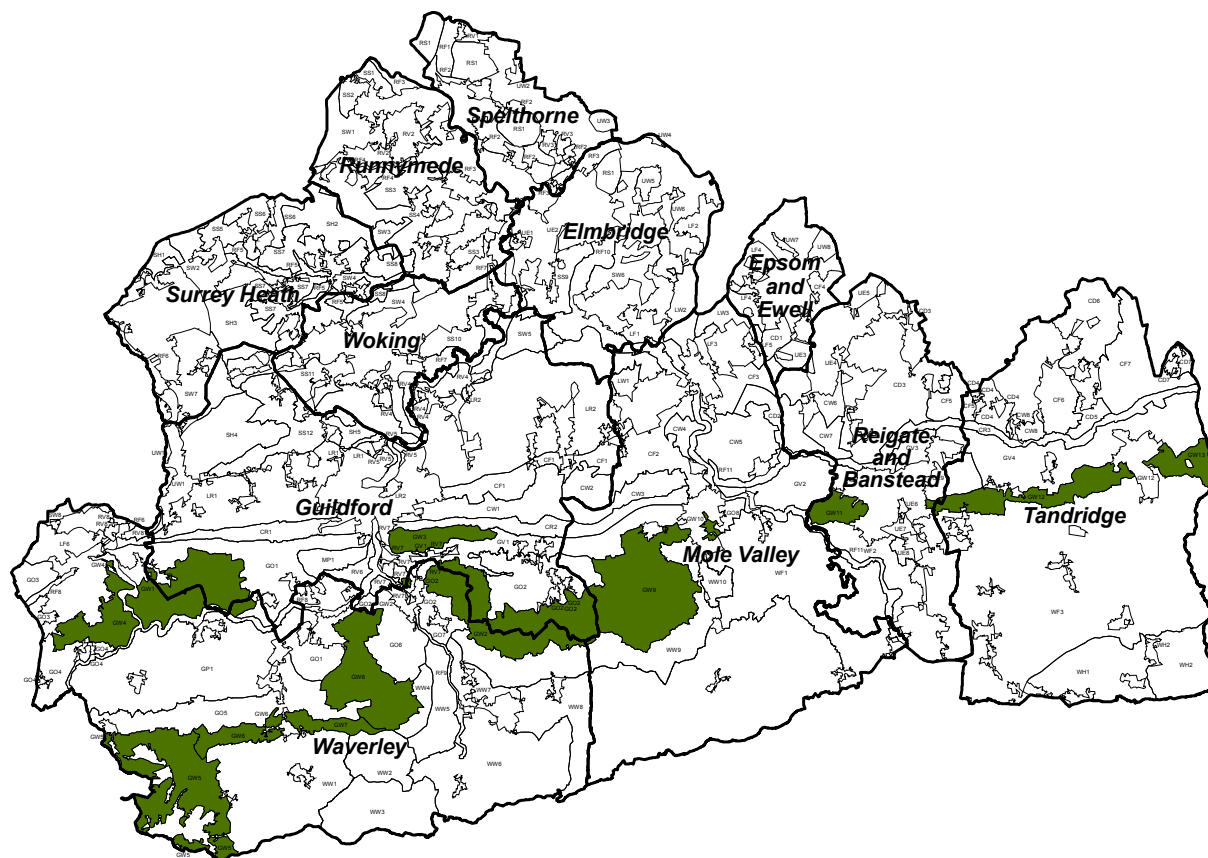
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodlands.
- Encourage consistent management and restocking of hedgerows.
- Nurture new hedgerow trees.
- Promote restoration and traditional management techniques for woodlands and species rich grassland with local landowners, horse owners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Fragments of ancient woodland extend across the valley floor. Encourage traditional management techniques such as coppicing where appropriate to maintain the character and ecological interest of the woodlands such as Colyers Hanger near Guildford, Holehill Copse near Dorking, Colley Copse near Reigate, and Titsey Wood .
- Promote the use of locally appropriate species such as oak, hazel and birch and alder along the river edge.
- Encourage sensitive restoration of the landscape following mineral extraction.
- Enhance or link areas of high biodiversity value and positive landscape attributes where there is opportunities through landscape restoration and land management. Character Area GV4 coincides with Surrey's Wealden Greensand biodiversity opportunity area WG11.
- Raise awareness of the historic dimension of the landscape to landowners including the designed landscapes, woodlands and features connected to the river such as fishponds and watercress beds.
- Conserve and, where appropriate, encourage repair of the historic designed landscape to maintain and restore key elements such as avenues, woodland blocks, designed views and boundary features.
- Encourage understanding and conserve archaeological, historical and cultural aspects of the landscape. .
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manèges that would affect the rural character of the area.
- Conserve the diverse water bodies along the valley floor including historic feature such as fish ponds, leats and mill ponds.
- Conserve and enhance the open views up to wooded ridge of chalk ridge to the north and greensand hills to the north and south.
- Seek to conserve and enhance the low key, rural character of the many footpaths and occasional small car parks through the encouragement of appropriate surfacing, materials and signage.

#### ***Built Development***

- Conserve the historic cores of the villages along the valley floor (such as Gomshall, Shere, Albury, Buckland, Betchworth, Bletchingley, Godstone and Church Town) with particular regard to the proportion and scale between elements and their settings.

- Retain the character of the individual settlements avoiding merging these through dense linear development along roads, for instance between Albury and Chilworth, Betchworth and Buckland, and Bletchingley and Godstone. But also between smaller settlements and the larger urban areas of Dorking, Redhill and Reigate.
- Seek to incorporate traditional building materials with vernacular building styles. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Encourage any new built development, to respect local character, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials.
- Promote the use of appropriate plant species and boundary treatments at village edges to better integrate development into the adjacent rural character.
- Maintain the open character of the valley sides with their sparse settlement of farmsteads.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and ensure that new development is sympathetic to the wider pattern of settlement.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character.
- Work to foster local distinctiveness in villages where standard design criteria creates a lack of variation and 'urbanisation' of rural roads. Seek to 'downgrade' main roads through village centres, enhancing the immediate landscape setting and ensuring minimum clutter through encouraging appropriate surfacing of existing pavements, quality signage and reduced speed limits where possible.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the surviving 'dark skies' in the valley floor and ridge slopes – ensure any lighting proposals are essential and assessed for their visual impact in order to conserve the existing 'dark skies', especially on the ridge sides and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Discourage inappropriate siting and management of horse paddocks, and utilise existing hedges or planting new native hedges as boundary treatments.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.
- Encourage sustainable tourism and investigate further traffic management schemes in villages in association with schemes to improve visitor management, access and interpretation.

Blank page



## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

### Landscape Character Areas

GW1	Puttenham Wooded Greensand Hills
GW2	Chinthurst to Hurt Wood Wooded Greensand Hills
GW3	St Martha's Wooded Greensand Hills*
GW4	Rowledge to Tilford Wooded Greensand Hills
GW5	Hindhead Wooded Greensand Hills
GW6	Wormley West Wooded Greensand Hills
GW7	Wormley East Wooded Greensand Hills
GW8	Loxhill to Catteshail Wooded Greensand Hills
GW9	Leith Hill to Bury Hill Wooded Greensand Hills*
GW10	Dorking Wooded Greensand Hills*
GW11	Skimmington Wooded Greensand Hills*
GW12	Earlswood to Oxted Wooded Greensand Hills*
GW13	The Chart Wooded Greensand Hills*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.



## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

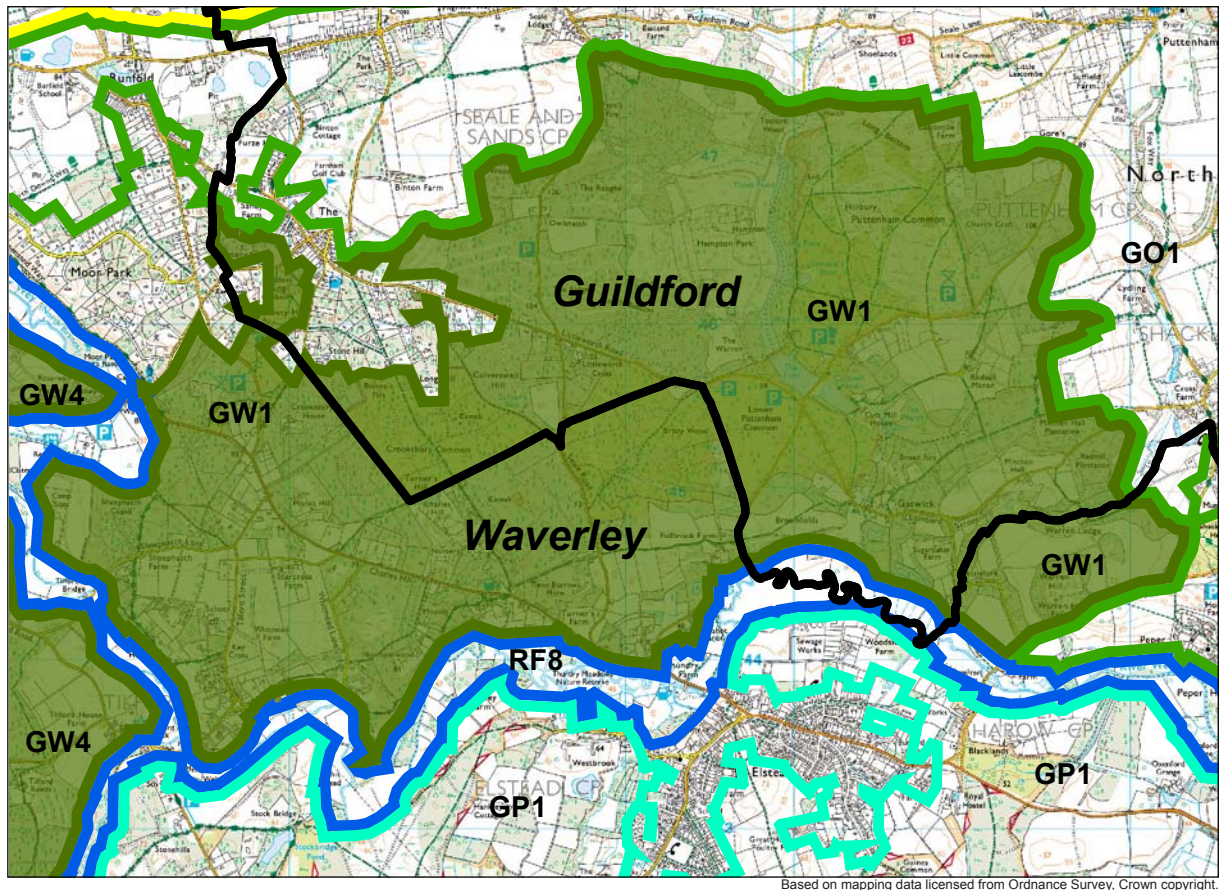
### Location and Boundaries

The Wooded Greensand Hills Type contains Character Areas sited largely on the southern part of the greensand, with Open Greensand Hills (Type GO) generally to the north, and often marks the boundary between the Greensand and the Low Weald to the south. Boundaries are based on underlying geology, landform and the wooded land cover and broadly following contours and the edges of woodland blocks.



### Key Characteristics

- Undulating hills based on greensand.
- A secluded landscape dominated by woodland, with areas of pasture and open heathland.
- Sparsely settled with scattered farmsteads and small cottages along rural lanes.
- Incised, sunken, often steep, winding lanes, with exposed roots and sandy soil to roadside banks. Overhanging surrounding tree cover results in a tunnel effect along the lanes.
- Peaceful, remote landscape with a high sense of enclosure, yet often with contrasting panoramic views out over lower ground which aid the appreciation of the elevated nature of the Landscape Type and its prominence in the local landscape.
- Historic landscape pattern associated with animal husbandry and movement, and woodland management.



Based on mapping data licensed from Ordnance Survey, Crown copyright.

## GW1: PUTTENHAM WOODED GREENSAND HILLS

### Location and Boundaries

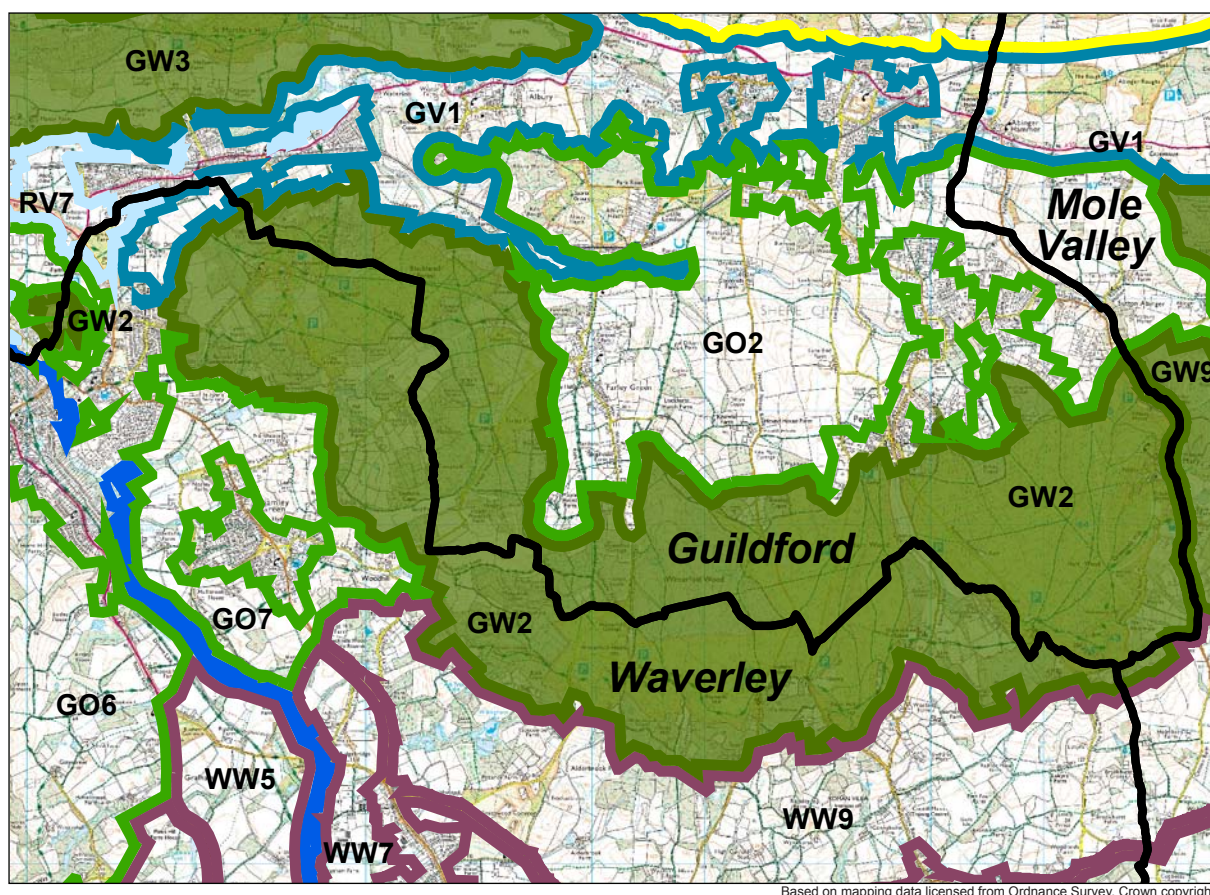
The Puttenham Wooded Greensand Hills Character Area is situated towards the west of the county and based on the greensand geology. The boundaries of the area are the River Wey and River Wey Navigation to the south and west and the edge of woodland blocks marking the change in land cover to the un-wooded hills to the north and east. The character area is entirely within the Surrey Hills AONB.

### Key Characteristics

- Undulating landscape underlain by a solid geology of Folkestone Formation Sandstone, and Sandgate Formation Sandstone and Mudstone. An enclosed and secluded area dominated by woodlands and heathland commons within the AONB with areas of historic parkland, most notably Hampton Park, as well as pastures and paddocks.
- Varied woodlands of 19th century plantations, regenerated woodland on heathland, plus fragments of alder carr, ancient woodland, coppice and wood pasture.
- Large water bodies of the Tarn and Long Pond are associated with the 18th century parkland Hampton Park.
- A few rural roads and distinctive sunken, and enclosed, lanes cross the area from The Sands to Shackleford and north south from Seale to Elstead.
- There is a network of public rights of way across the character area, with a number of car parks aiding recreation use of large areas of Open Access Land.
- Sparse settlement with large houses and farmsteads dispersed amongst the woodland and parkland.

- Puttenham Common is a large area of registered common land toward the centre of the character area. Littleworth Cross is a grade II listed historic park.
- Heathland of high ecological interest survives at Puttenham and Crooksbury Commons Site of Special Scientific Interest, a fragment of a once much larger area of open heathland. There are a number of Sites of Nature Conservation Importance, including Crooksbury Common, and woodland in the south-eastern part of the character area.
- Presence of Bronze Age burial mounds and Iron Age Hillforts.
- Peaceful and remote area with panoramic views from the summits of the hills for instance from Puttenham Common to the north and east.





## GW2: CHINTHURST TO HURT WOOD WOODED GREENSAND HILLS

### Location and Boundaries

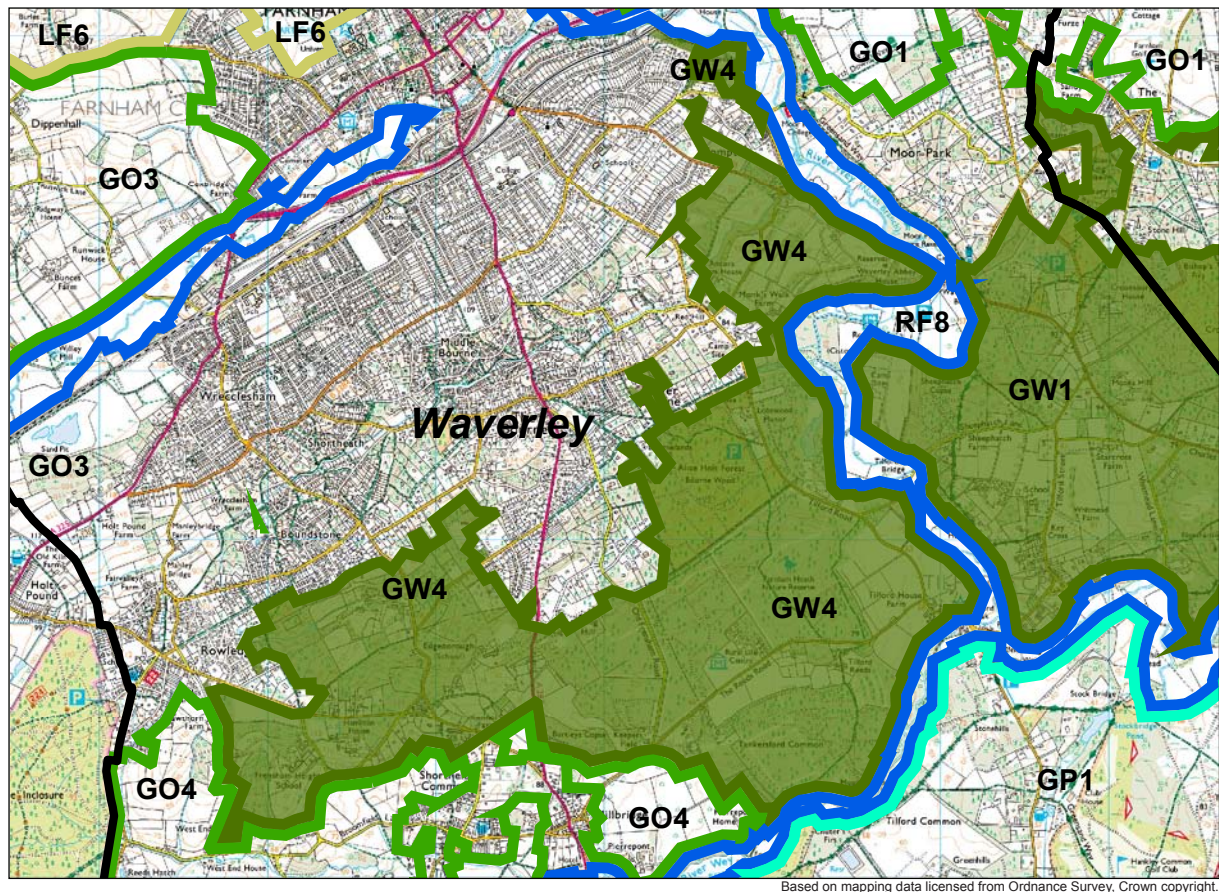
The Chinthurst to Hurt Wood Wooded Greensand Hills Character Area is an extensive area extending from the south-eastern edge of Guildford east to Holmbury St Mary. The northern and western boundaries are based on the transition in land cover from the woodland and open heath of Blackheath Forest, Winterfold Wood and Hurt Wood to the open farmland of the Peaslake Open Greensand Hills to the north and Bramley East Open Greensand Hills to the west. There is also a small isolated section of this area on the southern edge of Guildford based around Chinthurst Hill. The southern boundary is based on the underlying geology and transition in woodland cover. The character area is within the Surrey Hills AONB, with the exception of a small area at the western end of the character area.

### Key Characteristics

- Steeply sloping and undulating landscape underlain by solid geology of Hythe Formation Sandstone, Folkestone Formation Sandstone.
- A secluded and heavily wooded landscape of 19th and 20th century plantations and regenerated woodland on former heathland. Some small areas of open farmland pasture, plus surviving fragments of heath and acid grassland of high ecological interest at Blackheath. Blackheath also includes areas of restored heathland linking isolated blocks of existing heathland.
- There are large areas of Open Access Land at Hurt Wood and Blackheath Forest with numerous car parks, footpaths and bridleways forming a recreational resource. Chinthurst Hill is also Open Access Land, secluded by woodland, yet with panoramic views from the summit and between gaps in tree cover on the hill sides.

- Occasional rural roads, distinctive sunken and enclosed lanes and tracks lead north-south across the area from Farley Green and Peaslake.
- Sparsely settled with scattered, remote farmsteads and cottages along the edges of roads and the outskirts of the hamlets of Peaslake and Holmbury St Mary.
- Up to half the character area is registered common land. There are Conservation Areas at Blackheath Womersley and Holmbury St. Mary. The tower on Chinthurst Hill is a grade II listed folly. There is also the presence of Iron Age hillfort on Holmbury Hill, a Romano-British temple at Farley Heath and Roman Road, and a Grade II listed windmill at Ewhurst.
- Blackheath is designated as a Site of Special Scientific Interest, representing a significant area of lowland heathland. The majority of the commons in the eastern half of the character area are designated as Sites of Nature Conservation Importance.
- This is a peaceful, remote and enclosed area but with wide views from the edge of the woodlands, and from elevated vantage points such as Chinthurst Hill, Ewhurst and Holmbury.
- The Greensand Way runs along the top of the hills connecting prominent views.





Based on mapping data licensed from Ordnance Survey, Crown copyright.

## GW4: ROWLEDGE TO TILFORD WOODED GREENSAND HILLS

### Location and Boundaries

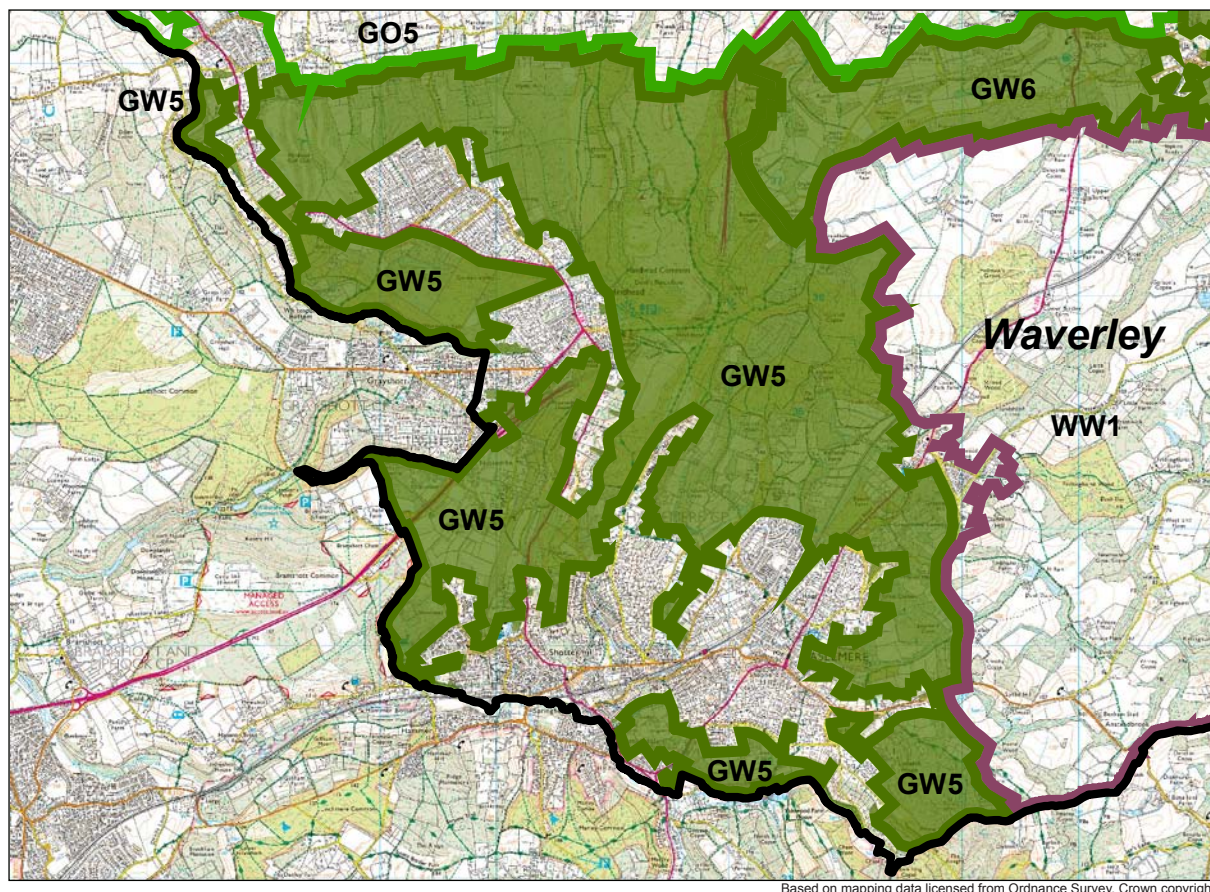
The Rowledge to Tilford Wooded Greensand Hills wrap around the south and east of Farnham, at the western end of the county. The area is defined by the edges of Farnham, the Upper Wey River Floodplain to the east and the edge of greensand woodland to the south. More than half of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Undulating hills underlain by Folkestone Formation Sandstone geology..
- Generally falling towards the Wey River to the south and east.
- Consists predominately of large, continuous blocks of woodland, including coniferous plantations, mixed woodland and common land. Includes pockets of small-scale, mainly pastoral fields, paddocks, and some plantation clearance. Also encompasses an area of open arable field in the southeast corner of the character area at a bend in the adjacent Wey River.
- Woodland encloses the area and limits long distance views, except from the south-east corner where there are views into and along the Wey River floodplain.
- A network of roads, including some steep winding lanes enclosed by tree cover, and less steep long straight roads, and public rights of way provide access through the woods.
- Scattered settlement across the character area includes isolated farmsteads and small hamlets along roads. Settlement increases in the western half of the character area and includes schools. The Rural Life Centre is located to the middle of the character area.

- The character area includes some small areas of registered common land, two bowl barrows in Bourne Wood, and the western corner of Tilford Conservation Area. Part of Gong Hill woodland is designated as a Site of Special Scientific Interest.
- A peaceful and remote area due to enclosure provided by woodland in the majority of the character area, although settlement along roads does give a suburban influence in places.





## GW5: HINDHEAD WOODED GREENSAND HILLS

### Location and Boundaries

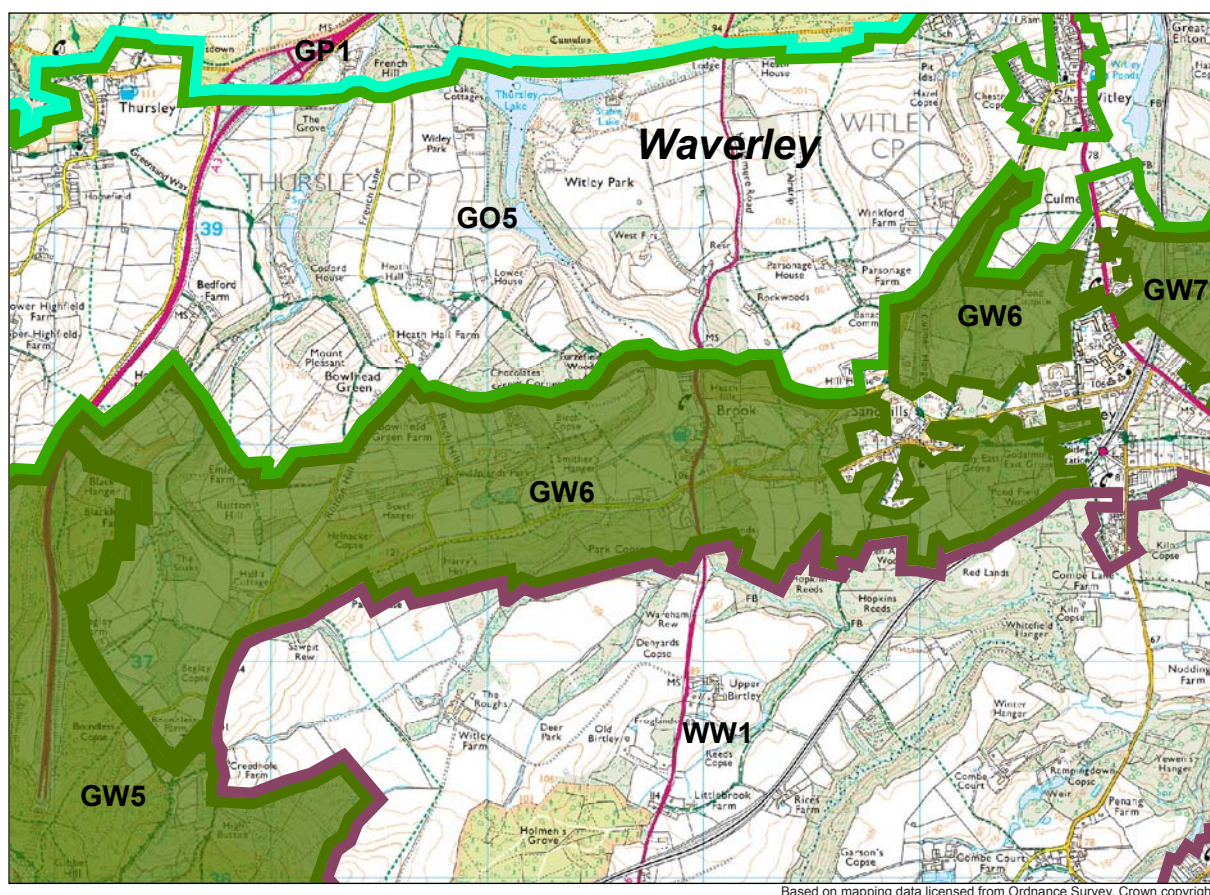
The Hindhead Wooded Greensand Hills is a broad area which wraps around Haslemere, Greysot and Hindhead and Beacon Hill, at the south-western edge of the County. The area is defined by the settlement edges to the south and west, the extent of underlying greensand to the east and the transition to lower, open greensand hills to the north. The character area is within the Surrey Hills AONB.

### Key Characteristics

- Based on Hythe Formation Sandstone.
- Complex topography, forming steep ridges and valleys, including the Devil's Punch Bowl.
- The character area is heavily wooded with large, continuous blocks of woodland, including Oak and Birch, and extensive areas of coniferous plantations. There are some significant areas of ancient woodland.
- Within the woodland there are pockets of heathland and small scale, mainly pastoral, fields bounded by intact hedgerows. There are watercourse along valleys. Hindhead golf course occupies the north-western end of the character area.
- Woodland encloses the majority of the character area, however, gaps in woodland cover allow long distance views, particularly from higher ground, over the wider landscape to the north and east, such as from the edge of the Devil's Punchbowl and Gibbet Hill.
- The A3 passes through the area, partially within a tunnel. There are some minor lanes within the character area, mainly within the south-west corner, but elsewhere access through the woodland is limited to informal tracks and a comprehensive network of public rights of way. The Portsmouth Direct railway line passes through the south-eastern part of the character area.

- The central and northern parts of the character area have almost no settlement, but a few farmsteads and small groups of dwellings are present towards the south of the character area.
- Bargate stone used as vernacular building material.
- Towards the centre of the character area are large tracts of registered common land and Open Access Land, in particular Hindhead Common. Cross Dyke on Hindhead golf course is a scheduled monument.
- Significant proportion of the character area is covered by a combination of ecological designations including Sites of Special Scientific Interest, Sites of Nature Conservation Importance and the Wealden Heaths Special Protection Area.
- Devil's Punch Bowl and Gibbet Hill are popular visitor attractors but as a whole, this heavily wooded and undulating character area, is peaceful and remote due to its enclosed nature and limited access within the majority of the character area.





Based on mapping data licensed from Ordnance Survey, Crown copyright.

## GW6: WORMLEY WEST WOODED GREENSAND HILLS

### Location and Boundaries

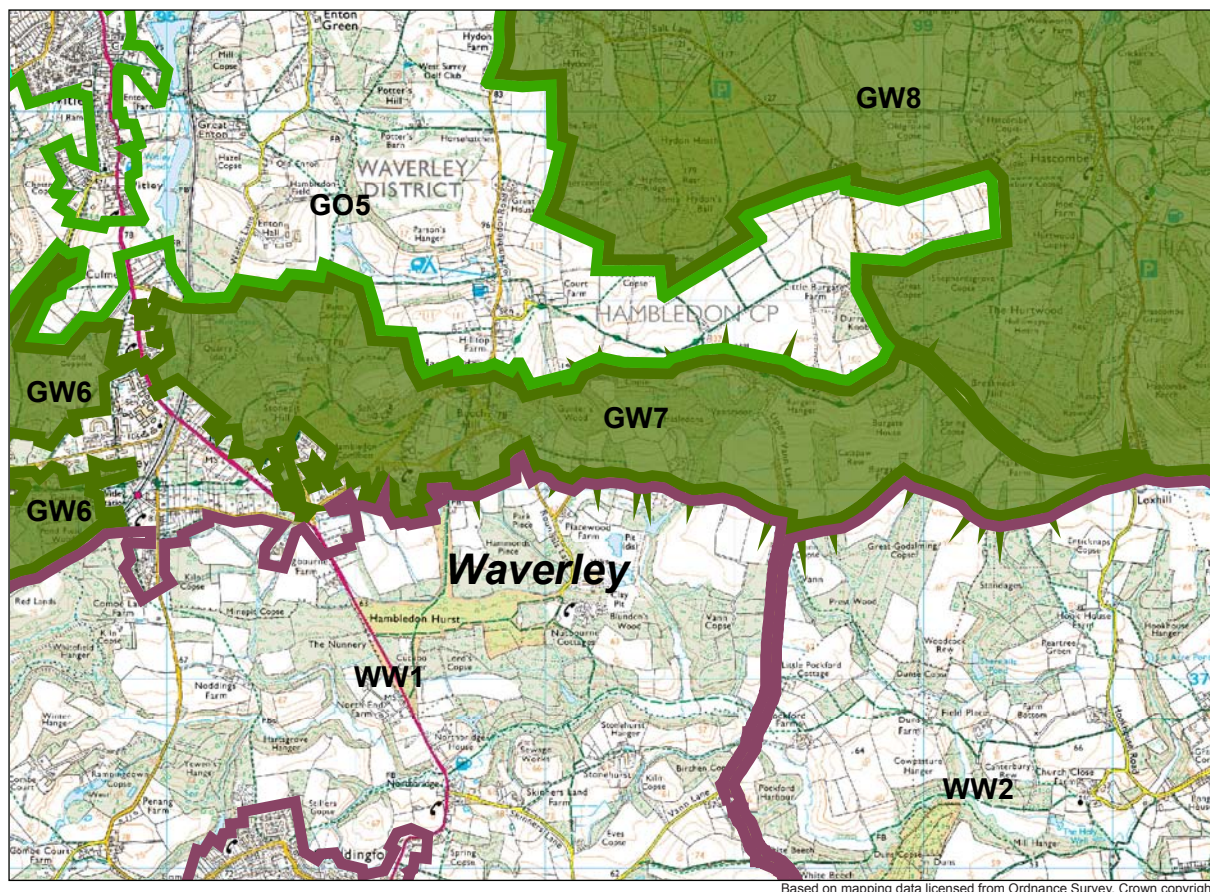
The Wormley West Wooded Greensand Hills is a linear character area to the west of Wormley and Sandhills, running east-west between more open greensand hills to the north and the lower wealdian landscape to the south. The area is defined by the underlying geology, topography and woodland cover, with boundaries following roads, field boundaries and edges of woodland. The character area is within the Surrey Hills AONB.

### Key Characteristics

- Based on the Lower Greensand Group Sandstone and Mudstone.
- Undulating hills above the low weald to the south, and generally higher than the more open greensand hills to the north. Falls to a local valley feature and watercourse, in the centre.
- Predominately wooded, including blocks of ancient woodland, but interspersed with areas of medium-scale arable and pastoral fields, mostly with intact hedgerow boundaries. Woodland hangers are located on steep valley slopes to the south of the character area.
- Woodland encloses parts of the character area and limits views, but gaps in woodland cover allow contrasting long distance views framed by woodland, particularly from higher ground, over lower areas to the north and south.
- The A286 passes through the area, along with a number of other roads and lanes along with public rights of way which result in the majority of the character area being easily accessible. Church Lane to the northeast of the character area is deeply sunken with exposed tree roots along the steep roadside verges. The Greensand Way Recreational Path crosses the eastern end of the character area.



- The small settlement of Brook is located towards the centre of the character area. Elsewhere, settlement is limited to isolated farmsteads and scattered dwellings.
- The area includes three small areas of registered common land, including Brook Green, Banacle Common and Sandhill Common, and includes small parts of the Bowlhead Green Thursley and Sandhills Witley Conservation Areas.
- The character area includes small Sites of Nature Conservation Importance, in particular Culmere Wood which is designated for its semi-natural broadleaved woodland. There is also a small Site of Special Scientific Interest towards the centre of the area.
- This is a rural, relatively tranquil landscape, woodland encloses the area and aids the sense of remoteness, although this is tempered slightly but the presence of dwellings and roads.



## GW7: WORMLEY EAST WOODED GREENSAND HILLS

### Location and Boundaries

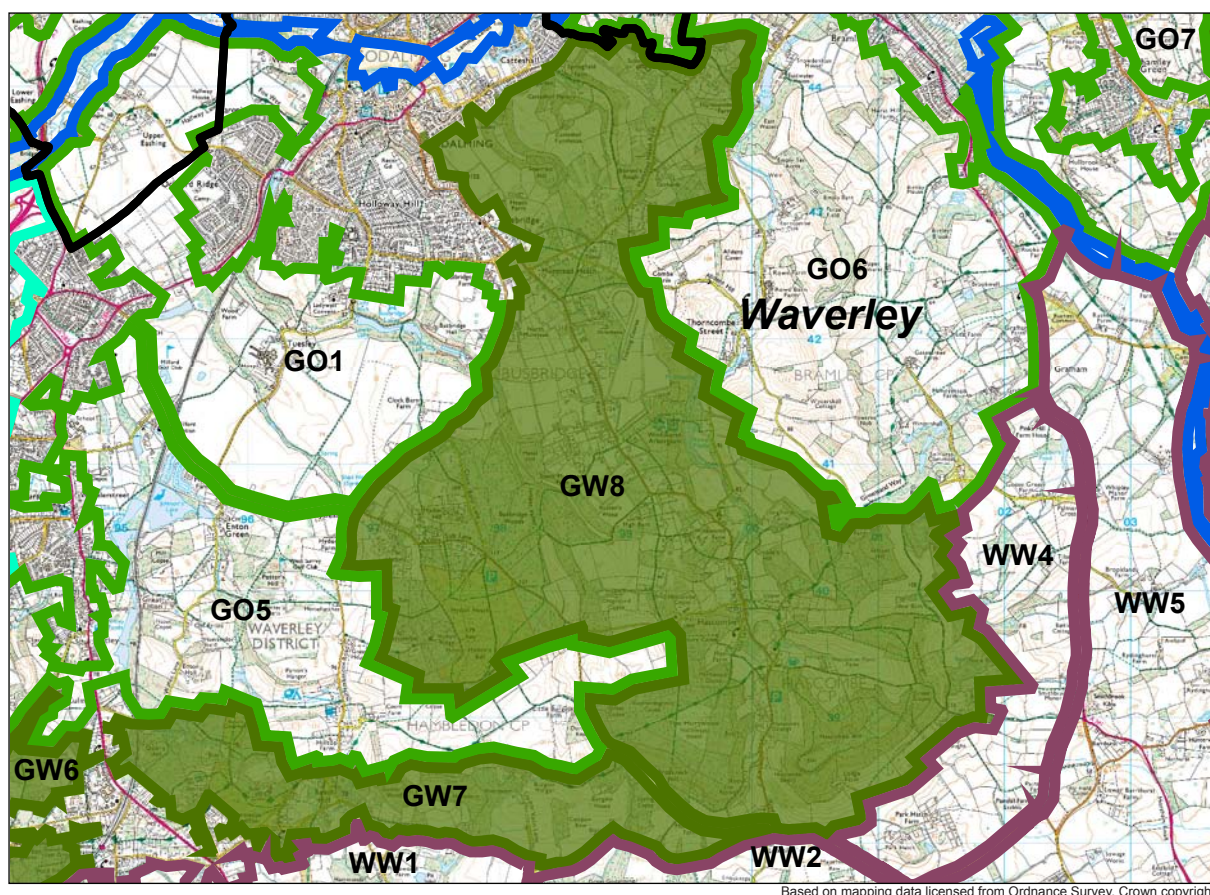
The Wormley East Wooded Greensand Hills is a linear character area to the east of Wormley, running east-west between more open greensand hills to the north and the lower wealden landscape to the south. The area is defined by the underlying geology, topography and woodland cover, with boundaries following roads, field boundaries and edges of woodland. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- Based on the Lower Greensand Group Sandstone and Mudstone.
- Twisting topography, generally south facing, forming a local ridge feature above the low weald to the south, and the more open greensand hills to the north.
- Predominately wooded, including blocks of ancient woodland, with pockets of common land, small scale pasture and paddocks associated with dwellings. Woodland becomes less continuous to the east, giving way to areas of medium size arable fields interspersed with tree belts and hedges.
- Woodland encloses parts of the character area and limits views, but gaps in woodland cover allow contrasting long distance views framed by woodland, particularly from higher ground, over lower areas to the north and south.
- A limited number of narrow minor roads and lanes enclosed by tree cover, wind through the western end of the character area. Markwick Lane, which forms the eastern edge of the character area is typically sunken and enclosed.

- Public rights of way, including the Greensand Way Recreational Path, pass through and along the edges of the character area, providing access to the majority of the area. The Portsmouth Direct railway line crosses through the western end of the character area.
- There is a small hamlet at Beech Hill in the centre of the character area. Elsewhere, settlement is limited to scattered farmsteads, individual dwellings and a school.
- The character area includes areas of registered common land, and the Hambledon Conservation Area which includes the grade II listed Maytree Cottage.
- Hambledon Common is a Site of Nature Conservation Interest, designated for supporting good aculeate diversity. Two other areas of woodland are designated Sites of Nature Conservation Importance, for their semi-natural woodland.
- A rural, relative tranquil landscape, woodland encloses the area and aids the sense of remoteness, although this is tempered slightly but the presence of dwellings and roads towards the western half of the character area.





## GW8: LOXHILL TO CATTESHALL WOODED GREENSAND HILLS

### Location and Boundaries

The Loxhill to Catteshall Wooded Greensand Hills Character Area, is a wooded part of the wider greensand hills, forming an east-west band to the south-east of Godalming. The character area is defined by the extent of woodland cover and the transition from greensand hills to lower weald at the south-east end of the character area. Boundaries follow woodland edges, as well as other easily recognisable features, such as roads and field boundaries. The character area is almost entirely within the Surrey Hills AONB.

### Key Characteristics

- Based on the Lower Greensand Group Sandstone and Mudstone.
- Complex undulating topography, most pronounced at Hascombe Hill in the south-east of the character area, less steeply undulating within the northern part of the character area, to the south and east of Godalming. Topography falls to a valley feature including watercourses and lakes, aligned broadly north-south through the central and southern parts of the character area. The southern edge of the character area descends to meet the low weald.
- Predominately wooded, including large blocks of ancient woodland (particularly towards the southern part of the character area), substantial tree belts and smaller tree groups, interspersed with mainly small scale, pastoral fields, and occasionally larger arable fields. Peppered with small scale fields, including paddocks, associated with settlement around Munstead.
- Extensive tree cover results in an enclosed, secluded character area with limited long distance views from the majority of the area, but occasional views where topography and gaps in woodland allow.

- Brighton Road and Munstead Heath Road form a spine through the centre of the character area Other minor roads, highly enclosed by tree cover, transverse the area, and are often sunken with exposed roadside banks, such as along Salt Lane.
- Public rights of way, including the Greensand Way Recreational Path, provide a network of access across the character area.
- Low density settlement is focused on Hascombe and Munstead Heath, and more scattered settlement across the character area, particularly associated with the main roads. There are pockets of relatively unsettled areas towards the south, around Hascombe Hill and The Hurtwood.
- Presence of historic features including orchards, Munstead Wood, Hascombe Court, Hascombe Hill fort and the Munstead Godalming and Hascombe Conservation Areas. Winkworth Arboretum is located towards the centre of the character area.
- Several areas are designated as Sites of Nature Conservation Importance, including Winkworth Arboretum and areas of woodland.
- A rural, relative tranquil landscape, with woodland enclosing the area and providing a sense of remoteness, although this is reduced in places due to the presence of dwellings and roads, such as towards the centre of the character area around Hascombe.



## LANDSCAPE TYPE GW: WOODED GREENSAND HILLS

### EVALUATION AND GUIDANCE

#### EVALUATION

##### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Peaceful, often remote, largely unsettled character.
- Series of undulating wooded ridges and hills that run as a parallel ridgeline to the North Downs chalk scarp across Surrey.
- Forms the southern backdrop to line of settlements that sit parallel with the chalk scarp
- Function as wooded skyline in views from surrounding areas, particularly the wooded hill tops between Limpsfield and Redhill, and to the west of Reigate.
- Mixed woodlands including many ancient woodlands, and woodland on the tops of high ground.
- Open heathland of high ecological value.
- Areas of pasture with largely intact hedgerows on lower slopes.
- Rural roads and lanes often highly enclosed by tree cover, and including distinctive, steep, narrow, winding sunken lanes, with deep roadside banks of exposed earth and tree roots.
- Generally limited settlement.
- Prominent historic buildings and monuments, including Hascombe Hill Iron Age fort, and windmills at Ewhurst and Reigate Heath.
- Wide views out over the surrounding landscape, particularly from viewpoints at the edges of the area.
- Series of notable viewpoints with numerous cultural connections and often referred to in literature such as Leith Hill, Gibbet Hill, and around Limpsfield Chart.
- The Devil's Punchbowl at the western extent with its strong historical and cultural associations, and other areas of dramatic landform.
- Leith Hill with its prominent tower, the highest point in the South East with panoramic views across the weald.
- Reigate Heath with panoramic views, especially of the chalk scarp, and collection of scheduled monuments.
- Wooded charts and commons around Limpsfield Chart.
- A well established rights of way network, including the Greensand Way following the greensand ridge and linking notable viewpoints.

##### Forces for change/sensitivities/pressures

##### *Past Change*

- Regeneration of woodland on heathland/commons.
- Loss or poor management of hedgerows in farmland areas.
- Loss of beech coppice.
- Pressure on rural lanes from vehicular use.
- Loss of settlement distinctiveness.
- Increasing in recreational use including car parking.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Telecommunications masts
- Mineral extraction and restoration of landscape.

### ***Future potential forces for change***

- Further regeneration of woodland on surviving heathland.
- Further loss of hedgerows.
- Pressures for further conversion to horse paddocks.
- Increased leisure use of public rights of way network and Open Access Land.
- Increased traffic on rural roads and sunken lanes leading to urbanisation through kerbing, lighting and signage and damage to the banks of the sunken lanes.
- Pressure for expansion of settlement, further telecommunications infrastructure and quarrying.
- Restoration of old mineral sites.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Wooded Greensand Hills is to conserve the remote and relatively unsettled, rural landscape with its varied woodland, areas of open heathland, rural lanes, and views over wider landscape to the south. Elements to be enhanced and conserved are field boundaries, woodland and heathland, and the sunken rural lanes.

### **Landscape Guidelines**

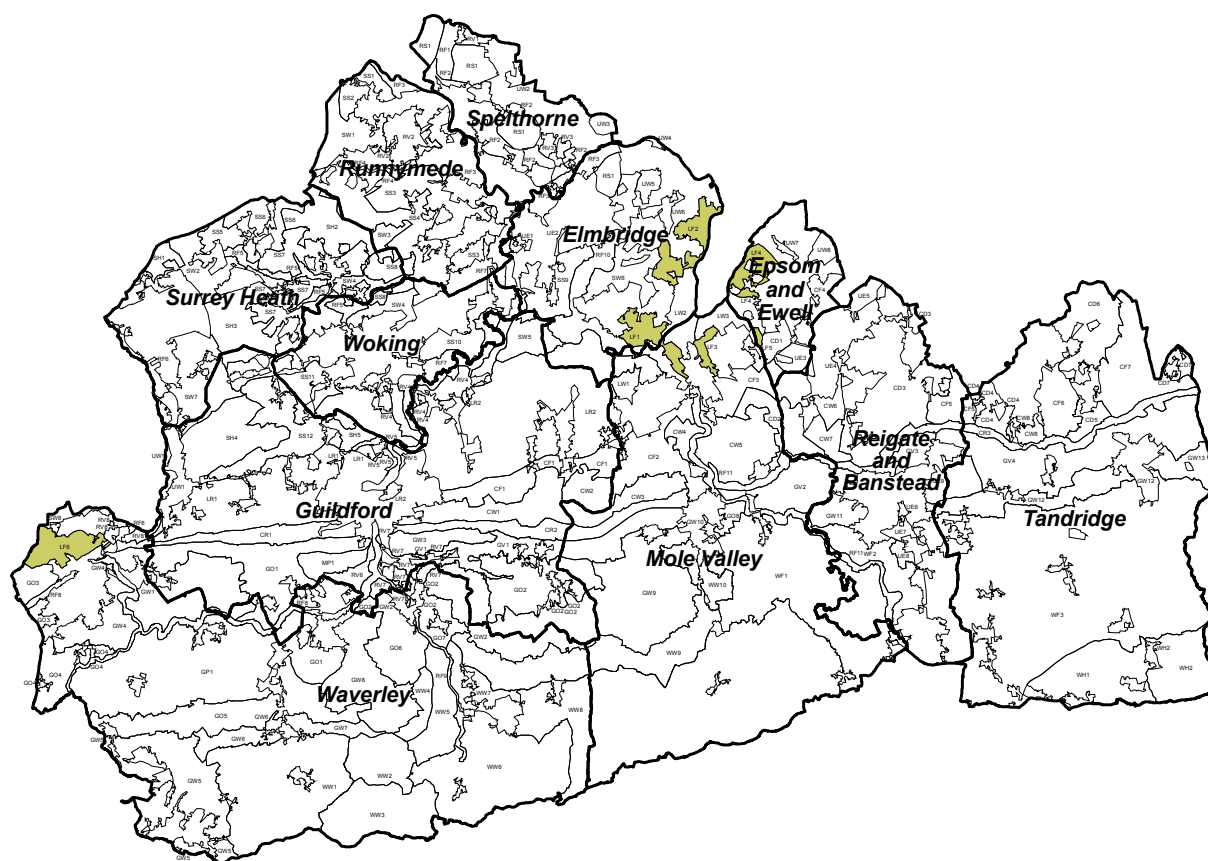
#### ***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the woodlands, heathland, common, pastures, species rich chalk grassland, hedgerows, and parkland.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Enhance or connect fragmented areas of high biodiversity value or positive landscape attributes through opportunities in landscape restoration or changes in land management. This landscape type coincides with Surrey's Wealden Greensand biodiversity opportunity area.
- Encourage consistent management and restocking of hedgerows.
- Protect sunken lanes
- Manage trees and woodlands to ensure that key views are retained, such as from Tilburstow Hill.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage understanding and conserve the historic elements of the landscape.
- Protect and manage beech coppice.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine, alder and yew.
- Ensure that infrastructure supporting leisure activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Retain and enhance public rights of way.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manèges that would affect the rural character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain unsettled wooded skyline.
- Consider mitigation such as woodland planting to reduce the visual impact of quarrying.
- Promote nature conservation on golf courses.

### ***Built Development***

- Conserve the secluded, largely unsettled landscape.
- Conserve the distinctive pattern and character of existing settlements and historic buildings and their settings.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing, new domestic access or improvements to the road network which would change their character and take measures to protect the banks of the sunken lanes and the tracks from damage by vehicles.
- Ensure infill development is sensitive to tree lined sunken lane boundaries and conserves and protects the distinct character of the area.
- Conserve and protect the distinct relationship and character between historic cores of towns and villages and the surrounding countryside.
- Conserve areas of undisturbed wooded skyline.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area.
- Oppose the erection of further tall structures where they would be visually dominant, and aim to utilise existing masts in preference to the erection of new ones. Ensure sympathetic siting and design of new features where erection is necessary.
- Seek to conserve the surrounding character and key landscape features within areas of sand extraction and reinstate landscape elements following restoration of worked sites.
- Conserve rural buildings.

Blank page



## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

### Landscape Character Areas

LF1	Knowle Hill to Leatherhead Rolling Clay Farmland*
LF2	Claygate Rolling Clay Farmland*
LF3	Lower Ashted Rolling Clay Farmland*
LF4	Horton Rolling Clay Farmland*
LF5	Ashted East Rolling Clay Farmland*
LF6	North Farnham Rolling Clay Farmland

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.



## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

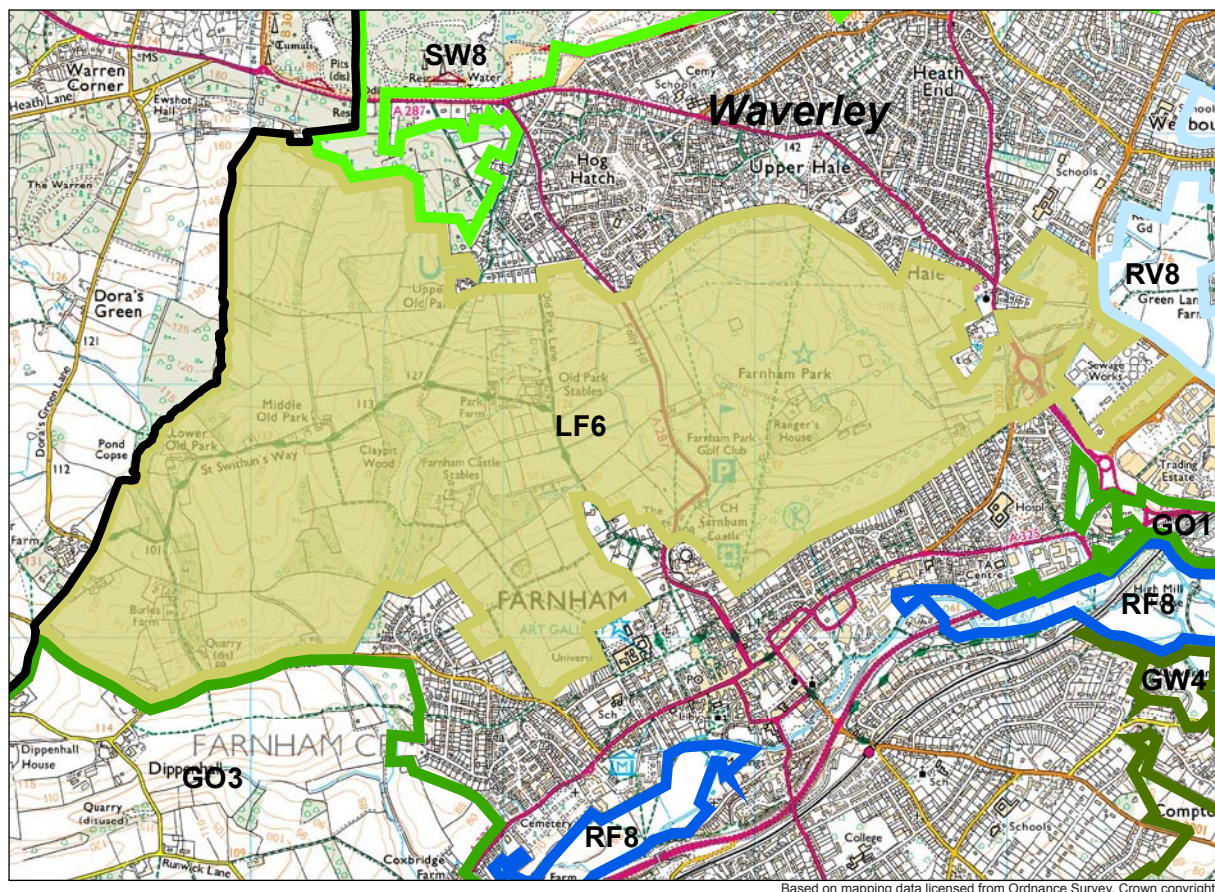
### Location and Boundaries

A group of relatively small Character Areas, at either end of the east-west band of Wooded Rolling Claylands (Type LR). Boundaries are based on the underlying geology marking the transition from the clay to the chalk associated with the higher ground to the south and the sand or gravel terraces to the north.



### Key Characteristics

- Gently rolling topography based on the London Clay Formation.
- Largely made up of arable and pastoral farmland, with paddocks, stables, and golf courses. Limited woodland cover generally, with small scattered blocks of woodland, substantially less woodland cover than is evident in the Wooded Rolling Clayland (Type LR).
- Settlement is relatively light, consisting mainly of scattered farmsteads, giving rise to a rural farmland character in some areas.
- Generally, the Character Areas within this Type are surrounded by Built Up Areas which encloses areas of landscape and results in urban influence limiting the sense of tranquillity and remoteness.



## LF6: NORTH FARNHAM ROLLING CLAY FARMLAND

### Location and Boundaries

The North Farnham Open Greensand Hills Character Area is located at the western edge of the county. It is defined by the change in underlying geology, and its boundaries follow the edges of settlement, the county boundary, roads and the edge of woodland. The character area is outside the Surrey Hills AONB.

### Key Characteristics

- Underlain by London Clay Formation Clay, Silt and Sand, and Lambeth Group Clay, Silt and Sand.
- Undulating clay farmland falling towards the River Wey and minor local valley features elsewhere.
- Includes a mixture of medium scale arable field, smaller pastoral fields and a few low-key paddocks, along with blocks of woodland and tree belts. The character area includes blocks of ancient woodland. Field boundaries are mostly well vegetated with hedgerows and occasional hedge trees. Watercourses, often associated riparian woodland, run along a number of the local valleys. Farnham Park covers a large area between Hale and Farnham, within the north of the character area.
- Tree cover limits or frames long distance views, and screens the majority of nearby Built Up Areas.
- The A287 and A325 roads cross the character area, but elsewhere vehicular access is limited. There is a good network of public rights of way, including part of the St. Swithun's Way Recreational Path.
- Settlement is limited to occasional farmsteads.

- Farnham Park is grade II listed and forms a setting to the adjacent Farnham Castle and Farnham Conservation Area to the south. Farnham Park and a copse west of Claypit Wood are Sites of Nature Conservation Importance for with extensive semi-natural woodland, heath and scrub.
- The majority of the character area is a pleasant, relatively peaceful, rural landscape. Urban influence from Built Up Areas and roads increases at the eastern end of the character area.

## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Areas of peaceful rural farmland.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks including areas of ancient woodland of high biodiversity value.
- Meadow pasture of high biodiversity value.
- Seasonally wet soils fed by small brooks and watercourses and naturally high groundwater.
- Limited settlement of scattered farmsteads.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Small scale infill and expansion of residential development.
- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Introduction of horse paddocks.
- Expansion of settlement and roads.
- Fragmentation of structure of historic parklands through loss of original houses and key landscape features.
- Golf course development.

##### *Future potential forces for change*

- Continued infill and expansion of residential development.
- Continued loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Pressure for additional residential development through edge of town and infilling development.
- Development of formal recreational, sport or community facilities associated with settlements.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume, and pressure for further road infrastructure along 'A' roads.

### GUIDANCE

#### Landscape Strategy

The strategy for the Rolling Clay Farmland is to conserve the pastoral landscape with its network of hedgerows and frequent mature trees, woodland and commons of ecological and historic value and the scattered farmsteads including farmhouses and barns of traditional structure and local materials. Elements to be enhanced are the hedgerows, tree cover, meadows, and brooks.

#### Landscape Guidelines

##### *Land Management*

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow and field trees, woodlands and meadows.



- Resist drainage or water management schemes which could disturb the characteristic land cover and vegetation patterns, adversely affecting the area's character or ecological value.
- Encourage sensitive management of brooks and meadows, to conserve and enhance habitats on seasonally wet soils. Character Area LF4 coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area TBL04. Character Area LF3 contains the Rye Brook and associated meadows.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns, remnants of parkland and the woodlands, and underlying archaeology.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate native species, within woodlands and hedgerows.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Conserve field trees (often oaks) through management of surrounding pasture by for instance avoiding over grazing and consider opportunities for planting new field trees.
- Raise awareness and conserve local historic dimension of the landscape , alongside local hydrology to encourage sustainable drainage.
- Conserve and where appropriate encourage repair of the historic parkland to maintain and restore key elements such as parkland trees and boundary features.
- Encourage traditional heathland management techniques on the common heathland
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape or detrimental to its character.

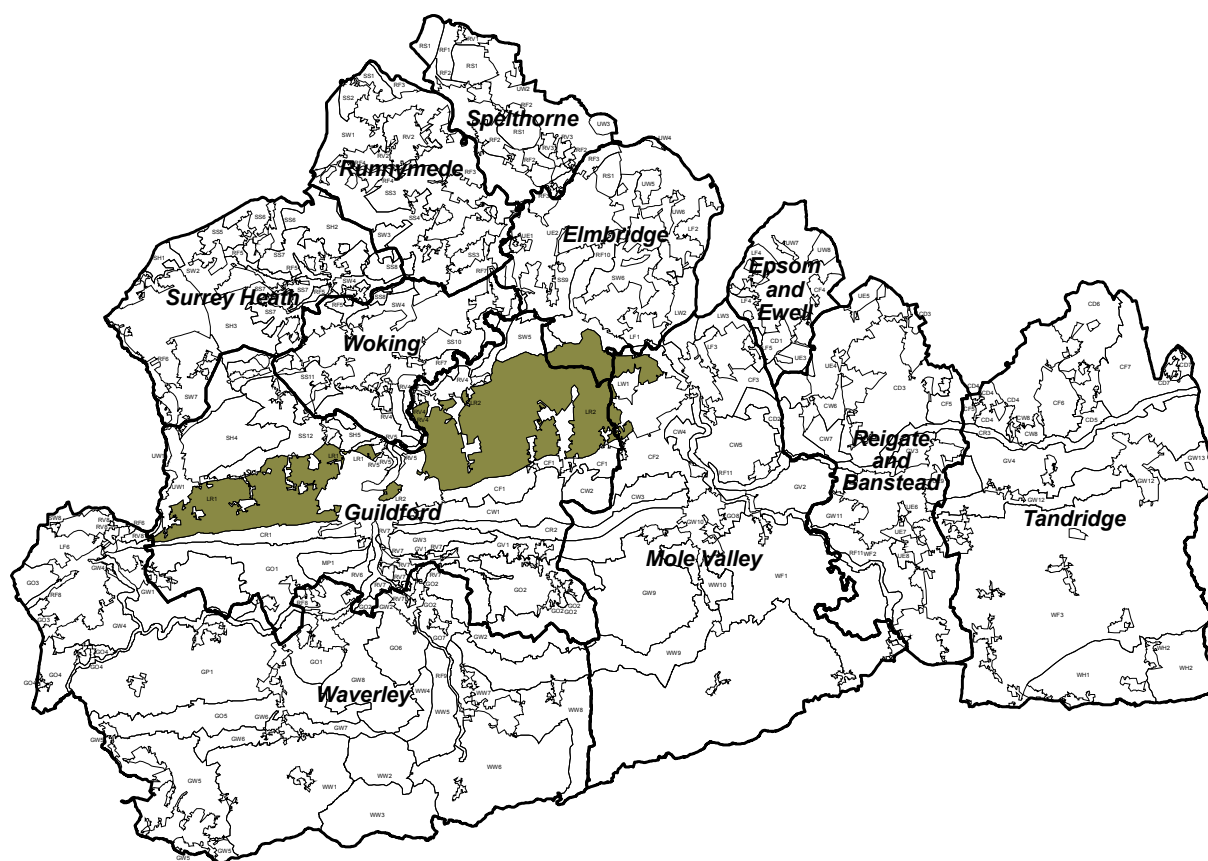
### ***Built Development***

- Seek to conserve fragmented landscapes including the surviving areas of open farmland with scattered farmsteads.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development particularly where these allow rural views over farmland.
- Conserve built features associated with historic estates and seek to conserve historic designed landscape.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Conserve and restore traditional boundary features with particular regard to their form and relationship to landscape and landscape elements.
- Avoid the location of any new large development or bulky structures where these would be overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, and integrate with the area's rural context.



- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Improve the present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and native trees.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the more rural unsettled sections of the area particularly to the south.
- Promote the use of traditional signage features with particular regard to local style and materials.

Blank page



## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

### Landscape Character Areas

LR1	Wanborough Wooded Rolling Claylands
LR2	Ockham and Clandon Wooded Rolling Claylands*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

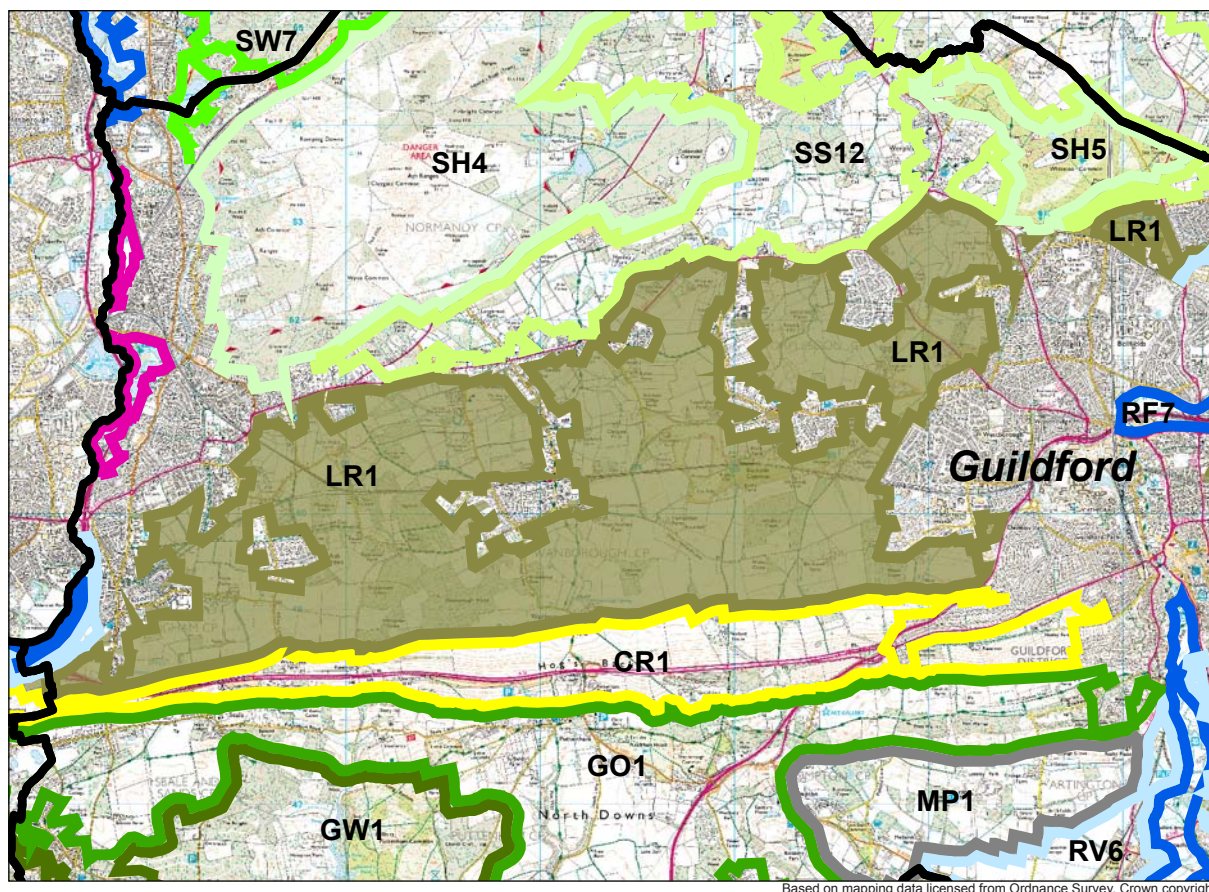
### Location and Boundaries

The two areas in the Wooded Rolling Claylands Landscape Type form a broad band running east-west, either side of Guildford. Boundaries are based on the underlying geology marking the transition from the clay to the higher ground of the chalk to the south and the sand or gravel to the north.



### Key Characteristics

- Gently rolling lowland based on the London Clay Formation.
- A mix of land uses with pastoral and arable farmland, woodland and historic parkland.
- Contains woodland blocks, occasionally relatively large. Woodland is dispersed unlike the continuous tracts of woodland within the Clay Woodland Type (LW).
- Settlement pattern is either scattered farmsteads and small, nucleated villages, or substantial areas of largely 20th century dwellings clustered along the line of the railway and extending along the rural roads.
- A largely peaceful, rural landscape fragmented in some areas by modern ribbon development.
- Historic landscape patterns associated with small farms and early human occupation.



## LR1: WANBOROUGH WOODED ROLLING CLAYLAND

### Location and Boundaries

Wanborough Wooded Rolling Clayland is a belt of land lying to the west of Guildford at the western end of the county. The boundaries are defined by the change in underlying geology from the London Clay to the chalk to the south or the sandy heathlands to the north. A small part of the Surrey Hills AONB extends into the south-western part of the character area.

### Key Characteristics

- Gently undulating lowland, based mainly on the London Clay Formation Clay, Silt and Sand solid geology.
- A predominantly pastoral area of cattle and some horse grazing with some arable farmland, plus copses and woods particularly to the west.
- Varied field patterns with large, medium and small scale fields bounded by hedgerows and fences, along with small streams and drainage channels with ponds and springs.
- Mature hedgerow trees and occasional field trees.
- Woodlands provide more enclosure to the west of the area and include ancient woodland of high biodiversity value, typically oak and ash with hazel coppice.
- Commons lie to the west of the area; these are either heathlands or regenerated woodland and form a recreational resource as Open Access Land.
- Site of Guildford Royal Deer Park to the east of the area.
- Open areas allow views to the unsettled slopes of the Hog's Back to the south.



- The A323 skirts the north of the character area, but elsewhere there are few busy roads. The Ascot to Guildford railway line passes broadly east-west through the middle of the character area, with Wanborough railway station located towards the centre.
- A fairly sparse pattern of scattered farmsteads, manors and historic villages is overlaid by more recent dense clusters of mainly 20th century settlement centred on the railway line and spreading along roads. Buildings predominantly of red brick and render with clay tile roofs, sometime combined with flint in the south of the area.
- The character area includes some areas of registered common land, including Broadstreet, and Rydes Hill commons. There are scheduled monuments west of Long Common and at Manor Farm, and Wanborough and Wood Street Conservation Areas.
- A peaceful rural landscape fragmented in some areas by large scale recent settlements.

## LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS

### EVALUATION AND GUIDANCE

#### EVALUATION

##### **Key positive landscape attributes**

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Peaceful rural character.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks including substantial areas of ancient woodland of high biodiversity value.
- Commons with their heathland vegetation, Open Access Land and function as a rural setting to roadside development.
- Historic parklands and designed views.
- Historic villages and farmsteads.
- Sparse settlement pattern of scattered farmsteads in some sections especially to the south.
- Views to the unsettled rural backdrop of the chalk ridge to the south.

##### **Forces for change/sensitivities/pressures**

###### ***Past change***

- Small scale infill and expansion of residential development along roads and within small areas defined by roads (such as Flexford).
- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Decline in active management of woodland.
- Encroachment of woodland onto open heathland of the commons.
- Introduction of horse paddocks.
- Expansion of settlement and roads, and development of plant nurseries.
- Fragmentation of structure of historic parklands through loss of original houses and key landscape features.
- Golf course development.
- M25, A3 and A246 corridors.

###### ***Future potential forces for change***

- Continued infill and expansion of residential development.
- Continued loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Further loss of open heathland due to regenerating woodland.
- Further loss of historic designed landscapes through conversion to modern use.
- Pressure for additional residential development through edge of town and infilling development.
- Development of formal recreational, sport or community facilities associated with settlements.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume, and pressure for further road infrastructure along 'A' roads and motorway.

## **GUIDANCE**

### ***Landscape Strategy***

The strategy for the Wooded Rolling Clayland is to conserve the pastoral landscape with its partially intact network of hedgerows and frequent mature trees, its woodland and commons of ecological and historic value and the sparsely scattered farmsteads including farmhouses and barns of traditional structure and local materials. Elements to be enhanced are the hedgerows, tree cover, and the settlement pattern where this dilutes the rural character of the area.

### **Landscape Guidelines**

#### ***Land Management***

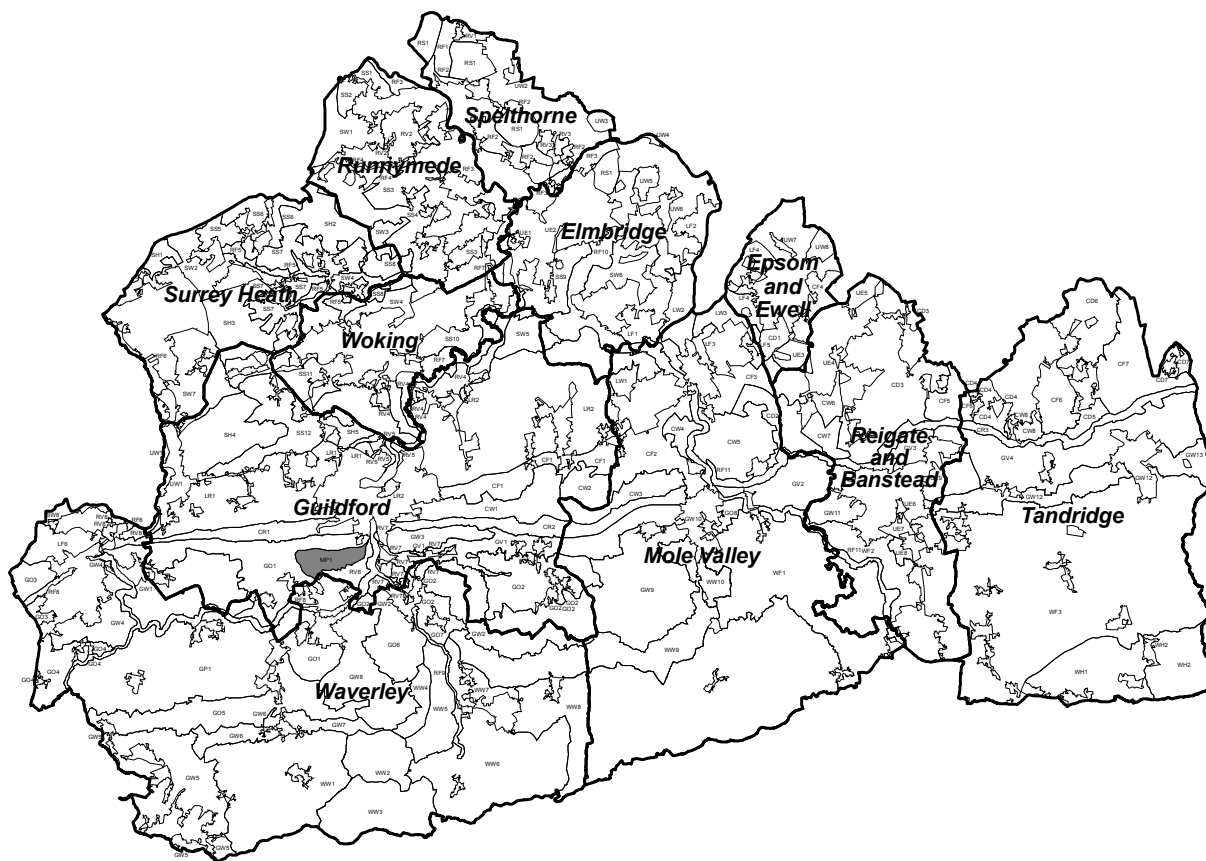
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow and field trees and woodlands.
- Resist drainage or water management schemes which could disturb the characteristic land cover and vegetation patterns, adversely affecting the area's character or ecological value. This character area type coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area, important for habitats associated with seasonally wet soils.
- Raise awareness of the historic dimension and underlying archaeology of the landscape including the field patterns, remnants of parkland and woodlands. Conserve historic elements of the landscape.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate native species within woodlands and hedgerows.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Conserve field trees (often oaks) through management of surrounding pasture by for instance avoiding over grazing and consider opportunities for planting new field trees.
- Raise awareness of local historic dimension and local hydrology to encourage sustainable drainage.
- Conserve and where appropriate encourage repair of the historic parkland to maintain and restore key elements such as parkland trees and boundary features.
- Encourage traditional heathland management techniques on the common heathland.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape or detrimental to its character.

### ***Built Development***

- Seek to conserve fragmented landscapes including the surviving areas of open farmland with scattered farmsteads.
- Conserve the small roadside commons that form the rural setting for Wood Street Village.
- Consider creating similar small semi-natural public open spaces to enhance the rural character of settlement elsewhere in the area (for instance at Willey Green or Ash Green) and to integrate it with the rural landscape.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development (for instance between Great Westwood and Flexford) particularly where these allow rural views over farmland.
- Conserve built features associated with historic estates and seek to conserve historic designed landscape.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Conserve and restore traditional boundary features with particular regard to their form and relationship to landscape and landscape elements.
- Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, and integrate with the area's rural context.
- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Improve the present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and oak and ash trees.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the more rural unsettled sections of the area particularly to the south.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Conserve the views south to the rural, unsettled ridge of the Hog's Back for instance from the south side of Flexford.

Blank page





## LANDSCAPE TYPE MP: MUDSTONE PLATEAU

### Landscape Character Area

MP1	Loseley Mudstone Plateau
-----	--------------------------

## LANDSCAPE TYPE MP: MUDSTONE PLATEAU

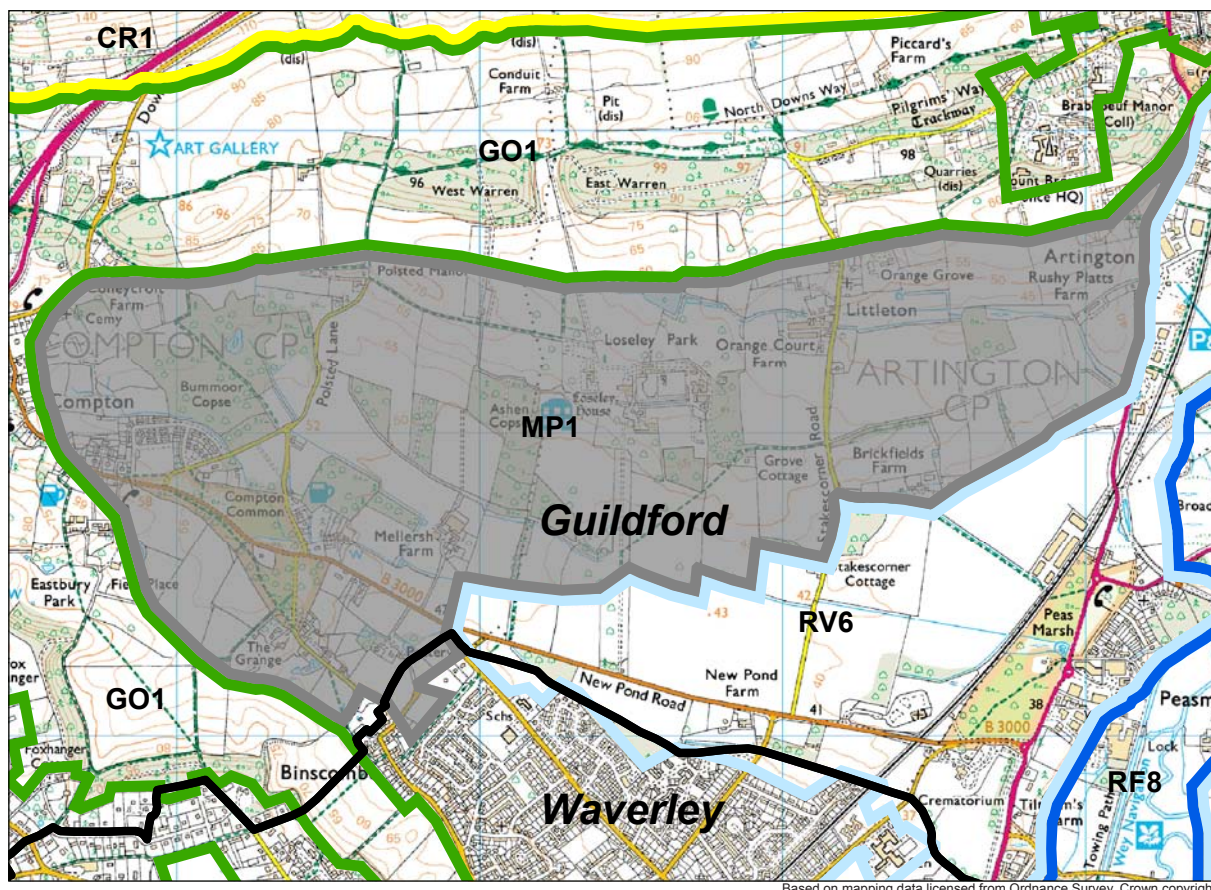
### Location and Boundaries

The Mudstone Plateau Type consists of a single character area to the south-west of Guildford. It is bounded to the west by the greensand hills at Compton and to the east and south by the river terrace deposits of the Wey Valley.



### Key Characteristics

- The Type is centred on an area of Mudstone geology, which dips gently to the south from the Greensand Hills which form a wooded ridge to the north.
- The Type is wholly within the Surrey Hills AONB and forms part of an open agricultural and parkland landscape between Guildford and Godalming.



## MP1: LOSELEY MUDSTONE PLATEAU

### Location and Boundaries

The Loseley Mudstone Plateau is located to the south-west of Guildford. It is bounded to the west by the greensand hills at Compton and to the east and south by the river terrace deposits of the Wey Valley. The majority of the boundary follows the field boundaries and roads. The majority of the character area is within the Surrey Hills AONB.

### Key Characteristics

- The area is characterised by the underlying Atherfield Clay Formation Mudstone solid geology, encompassed by the wooded greensand hills to the north and falling away to the terraces of the River Wey to the south.
- The character area comprises an essentially agricultural, predominantly pastoral, landscape, within medium-large fields enclosed by hedgerows. Woodland plantations and parkland trees create a more enclosed character associated with Loseley Park. A number of woodland blocks are recorded as ancient woodland.
- The area is dominated by the grade I listed Loseley House, its surrounding gardens, 18th and 19th century parkland, and the wider estate.
- The mansion, built in the mid-16th century, is recorded by Pevsner to be the best house of its date in the country. Loseley House and gardens are open to the public – and it is an important tourism and recreation attraction in Surrey.
- From the house, there are good views across the estate and up to the wooded ridge of the greensand hills to the north. Elsewhere, access within the landscape is limited, with few lanes as at Stakescorner Road and Polsted Lane.

- Settlement is similarly limited to estate farms and the small hamlet at Littleton, with its distinctive cottages and church. The small farmsteads and groups of buildings across the Estate are significant features in the landscape.
- There are local rural views up the gently sloping landform to the wooded ridge of the greensand hills.
- Close to Brickfield Farm former clay pits are present (now disused). To the west the character area extends to include part of Compton.
- There are a number of Conservation Areas including Littleton, Compton. Compton Common is registered as Common Land. Several woodland blocks are designated together as the Compton Woods Site of Nature Conservation Interest
- Overall the area is an intact, quiet rural landscape.

Blank page



## LANDSCAPE TYPE MP: MUDSTONE PLATEAU EVALUATION AND GUIDANCE

### EVALUATION

#### Key Positive Landscape Attributes

- Local rural views up the gently sloping landform to the wooded ridge of the Greensand Hills.
- Loseley House, gardens, parkland and wider estate land and associated buildings and features.
- Function in providing an intact rural landscape between Guildford and Godalming (Farncombe).
- Quiet, intact rural character.
- Woodland shelterbelts and copses.
- The rural lanes.

#### Forces for Change/Sensitivities/Pressures

The area is entirely designated as AONB and therefore has a considerable degree of protection from adverse change. Key vulnerabilities and sensitivities primarily relate to the need to continue appropriate land management and ensure that the area retains its function and appearance as an intact rural pastoral landscape. There is clearly development pressure as noted by modern residential extensions at Compton and large scale commercial/industrial development on the adjacent river terrace. The character of the few rural lanes is also vulnerable particularly as a result of high volumes of recreational traffic.

### GUIDANCE

#### Landscape Strategy

The overall management aim is to conserve the rural character of Loseley Mudstone Plateau and its role in providing an intact rural landscape between Guildford and Godalming.

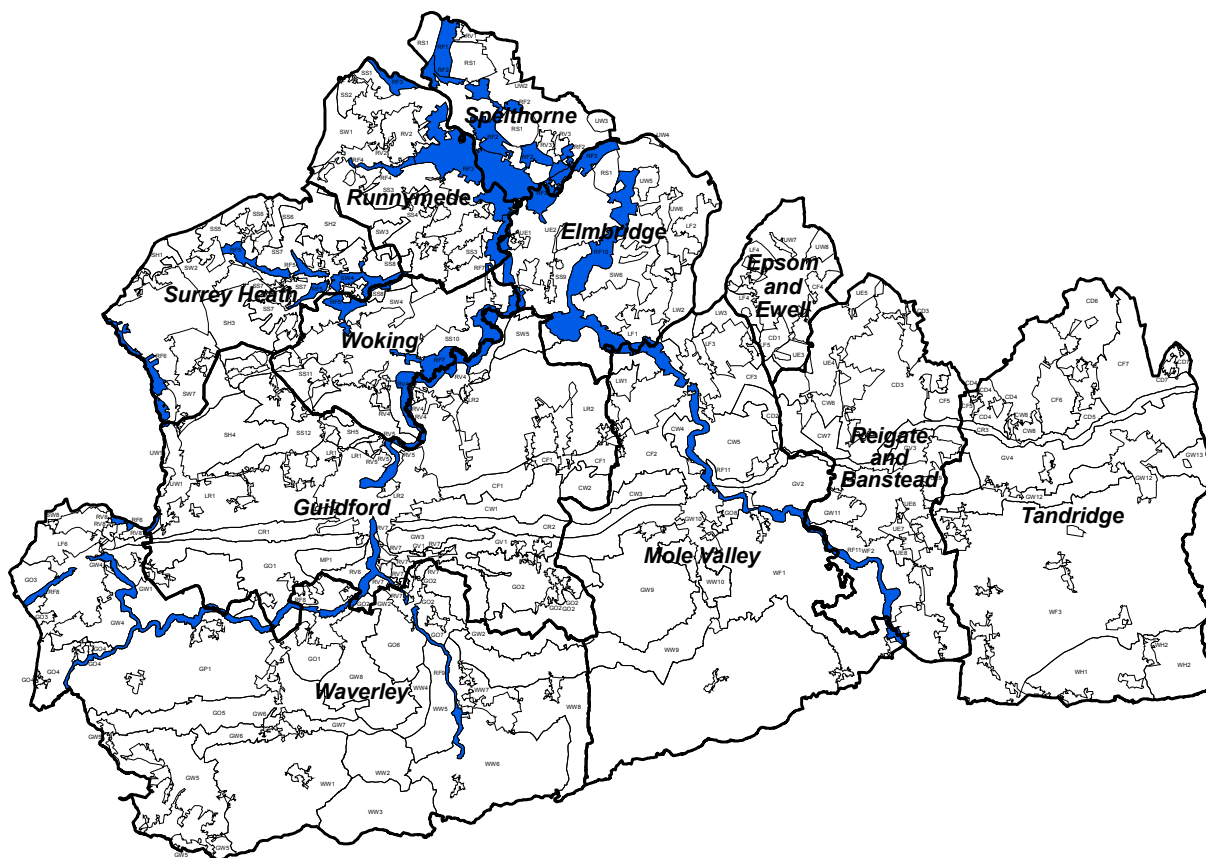
#### Landscape Guidelines

##### *Land Management*

- Continue and ensure appropriate long term management of the woodlands and plantations on the hill slopes and associated with the estate. Seek to encourage sustainable and multi-purpose woodlands.
- Encourage management and retention/restoration of the hedgerow network including the retention and management of standard trees.
- Seek to ensure continuing management and restoration of the historic parkland landscape associated with Loseley.
- Maintain rural views across the rural landscape to the wooded greensand hills.
- Maintain the character of the quiet rural lanes and in particular seek to manage pressures associated with high recreational use

##### *Built Development*

- Maintain the essentially undeveloped, rural character.
- Conserve the character of the small farmsteads and groups of buildings associated with Loseley Estate.
- Conserve the character of the rural lanes. Resist urbanisation and pressures for widening, kerbing, signage, traffic calming etc. which would change the rural character.
- Consider effect of development on the adjacent river terrace – retain rural views out from the river terrace and rural views from Loseley.
- Encourage use of traditional building materials and signage, with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).



## LANDSCAPE TYPE RF: RIVER FLOODPLAIN

### Landscape Character Areas

RF1	Colne River Floodplain*
RF2	Ash River Floodplain*
RF3	Thames River Floodplain*
RF4	Northern Bourne River Floodplain*
RF5	Windlebrook and Southern Bourne River Floodplain*
RF6	Blackwater River Floodplain
RF7	Lower Wey River Floodplain*
RF8	Upper Wey River Floodplain
RF9	Wey and Arun Canal River Floodplain
RF10	Lower Mole River Floodplain*
RF11	Upper Mole River Floodplain*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE RF: RIVER FLOODPLAIN

### Location and Boundaries

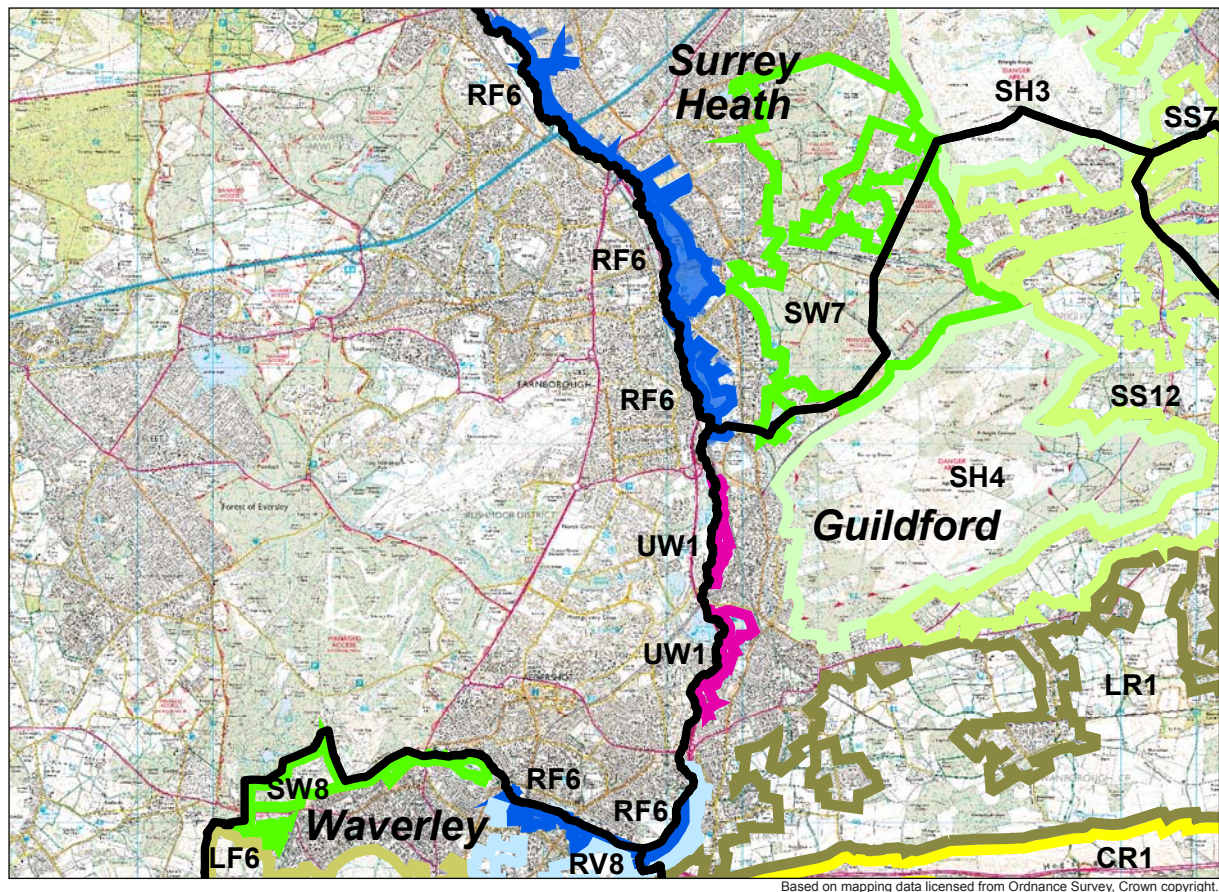
The River Flood Plain Landscape Type consists of low lying river terraces and valley bottoms following the courses of the rivers throughout the county. To the north, these include the wide floodplain of the Thames, along with associated tributaries including the Colne and Ash. The Wey and Mole have narrower floodplains snaking south towards the southern corners of the county. Boundaries are generally determined by the edge of the floodplain, as defined by the Environment Agency's Flood Zone 2, which equates to land having between 1 in 100 and 1 in 1000 annual probability of river flooding. The boundaries are generally taken to the nearest recognisable identifiable feature such as field boundaries and roads, however in some limited instances, such as where there are no nearby recognisable features on the ground, the boundaries follow a contour.



### Key Characteristics

- Low lying level areas of flood plain situated on alluvial deposits.
- Presence of water in the form of rivers, with channels, open water bodies and drainage ditches.
- Pastoral land use often with meadows grazed by cattle.
- In character areas to the north, in particular the Thames River Floodplain (Area RF3), there are significant internal and surrounding urban influences including Built Up Areas, roads and utilities.
- character areas to the south of the Thames, have few buildings apart from those associated with the river, such as mills and lock keepers cottages, plus some encroachment by large industrial units in urban areas. There is a rich ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows.
- Historical defence lines with associated World War II structures.
- Historic importance of the Wey Navigation built in the 17th century and central to the development of Guildford, now owned by the National Trust and designated as a Conservation Area.





## RF6: BLACKWATER RIVER FLOODPLAIN

### Location and Boundaries

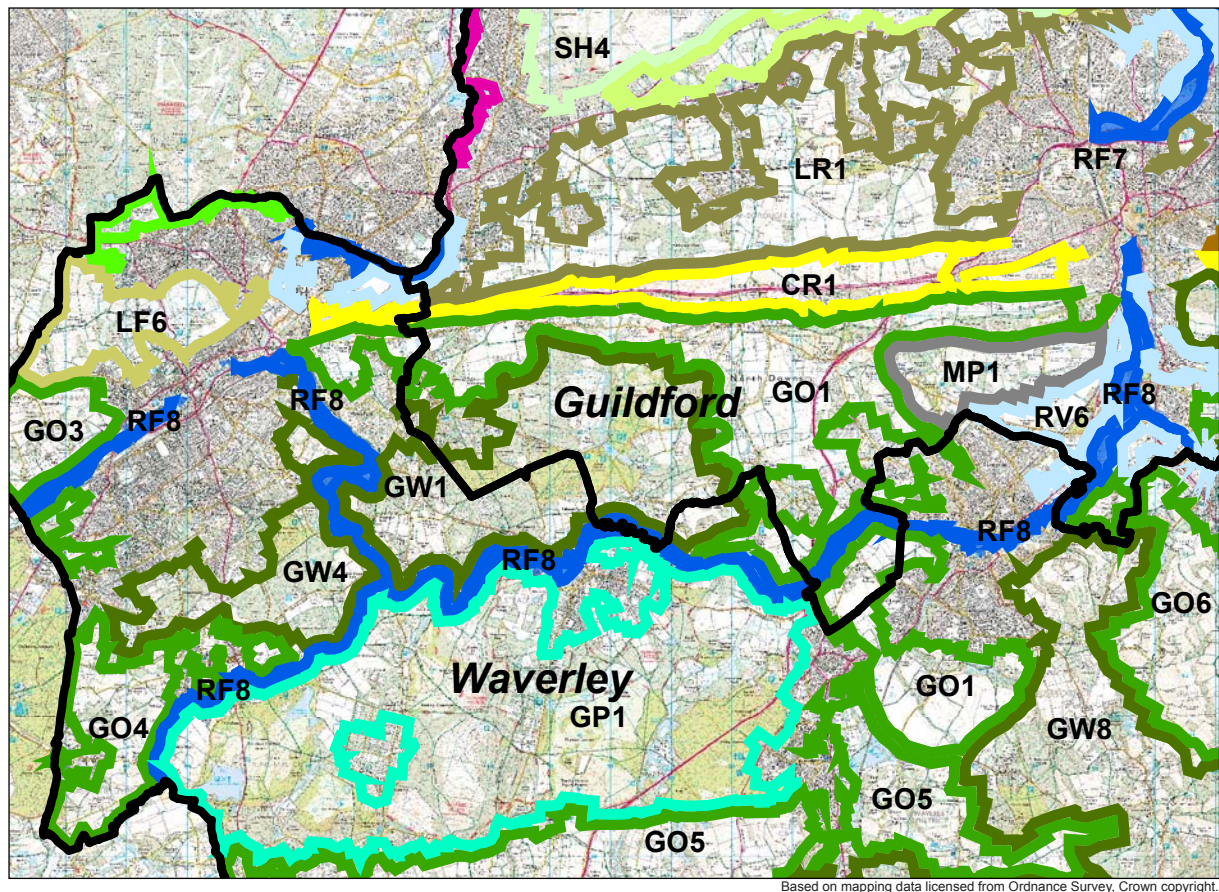
The Blackwater River Floodplain is a narrow character Area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.

### Key Characteristics

- Underlain by Windlesham Formation Sand, Silt and Clay, Camberley Sand Formation Sand, and London Clay Formation Clay, Silt and Sand solid geology, with superficial River Terrace Deposits.
- Flat, low lying flood plain of the Blackwater valley, forming a narrow corridor adjacent to settlement.
- Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields.
- There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.
- There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.

- The A331 dual carriageway follows the Blackwater valley, crossing the river at Golden Valley Lakes. The A331 connects with a number of other roads including the M3, at junction 4 of the motorway, towards the north of the area.
- The Ascot to Guildford railway line runs along parts of the eastern edge of the character area, the South West Mainline railway passes east-west for a short distance through the centre of the character area, and a short stretch of the Alton railway line cuts through the south-eastern end of the character area. There are a number of railway stations within very close proximity of the character area, including Frimley on the Ascot to Guildford line, and Blackwater, Farnborough North and North Camp on the North Down railway line to the west of the character area.
- The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.
- There are large buildings as part of an industrial park and a business park within the northern part of the character area. Elsewhere, although surrounded by urban areas, the character area itself is unsettled.
- A number of the lake areas are designated as of Sites of Nature Conservation Importance for their wetland and wet woodland habitats. In the northern part of the character area, Hawley Meadows Site of Nature Conservation Interest is designated for its important grassland containing rare species.
- Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.





## RF8: UPPER WEY RIVER FLOODPLAIN

### Location and Boundaries

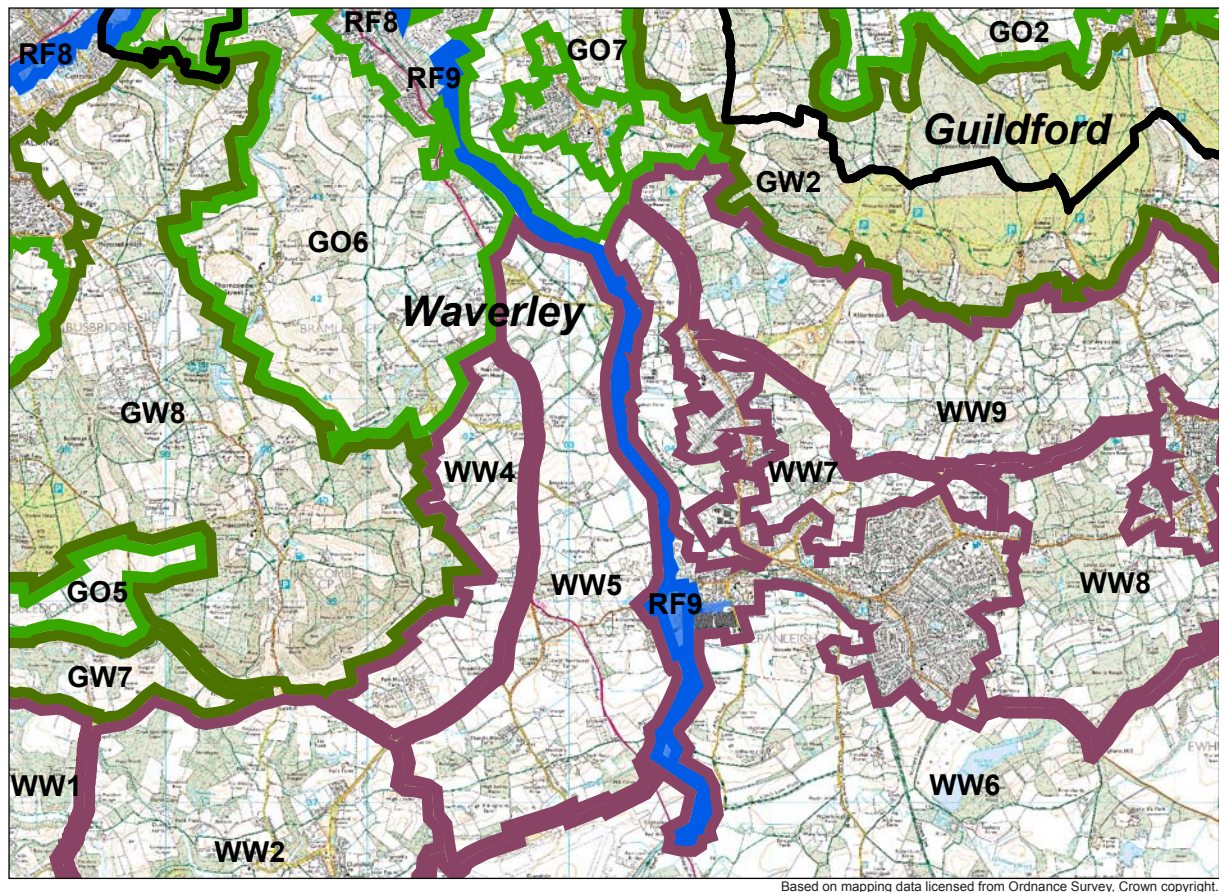
The floodplain of the Upper Wey extends south from Guildford where it passes through Godalming and Elstead before splitting at Tilford, and leaving the county to the south and west of Farnham. Boundaries are defined by the rising ground at the edge of the floodplain where the geology changes from alluvium to gravel or greensand. From west of Lower Eashing, the Wey flows through the Surrey Hills AONB.

### Key Characteristics

- Flat, low lying flood plain of the River Wey based on varying solid geology along its length, including Weald Clay Formation Mudstone, Atherfield Clay Formation Mudstone, Hythe Formation Sandstone, Bargate Sandstone Member Sandstone, Sandgate Formation Sandstone and Mudstone, and Folkestone Formation Sandstone, with Alluvium superficial deposits.
- Presence of the River Wey in multiple channels, streams and open water bodies and the historic River Wey Navigation with its locks and towpath.
- Pastoral land use with small and medium irregular fields grazed by cattle and horses.
- Field are enclosed by ditches lined by willows, by hedgerows or by rural fences.
- Small scale blocks and belts of alder and oak woods within the area and woodlands lying just outside the floodplain give a semi-enclosed feel.
- High biodiversity value in the varied habitats including unimproved meadows designated as Sites of Special Scientific Interest, wetlands including fen meadow, and riparian woodlands.
- Rural lanes cross the river on small stone bridges, a number of which are listed as scheduled monuments and associated with numerous Conservation Areas.

- Settlement largely absent with a few large scale industrial works, lock keepers cottages and smaller domestic buildings although church spires are features in views.
- A historic defence line marked by World War II structures.
- Significant stretches of the river are designated as Sites of Special Scientific Interest and Sites of Nature Conservation Importance, for its high biological diversity.
- A pastoral landscape with a peaceful, rural ambiance enlivened by the busy recreational use of the Wey Navigation for boating.





## RF9: WEY AND ARUN CANAL RIVER FLOODPLAIN

### Location and Boundaries

The Wey and Arun Canal River Floodplain is a narrow character area, running roughly north-south from Bramley, along Cranleigh Waters and the adjacent, partly restored, Wey and Arun Canal, until it narrows to a point east of Dunsfold Aerodrome. The boundary of the character area broadly follows the edge of the flood zone, although where possible, the boundary is taken to nearby easily recognisable features such as roads or field boundaries. The character area is outside the Surrey Hills AONB.

### Key Characteristics

- Underlain by Atherfield Clay Formation Mudstone, and Weald Clay Formation Mudstone solid geology, with River Terrace superficial deposits.
- Flat, low lying flood plain, cutting through open greensand hills to the north and within the wider wooded low weald to the south.
- Consists mainly of pasture, with riparian vegetation including large mature trees. Includes occasional arable fields, such as the edges of large arable fields which extend beyond the boundary of the character area.
- Irregular, mainly small scale, fields, with some hedges, ditches and tree lines.
- Views along the length of the flood plain, but surrounding vegetation obscures or frames distant views.
- Occasional road and foot bridges cross the character area, but there is generally limited access.
- Very limited settlement, except for eastern edge of 'Elmbridge Village' development to the west of Cranleigh.

- The Downs Link Recreational Path which connects the North Downs Way and South Downs Way National Trails, crosses and runs alongside the northern half of the character area, along the dismantled Cranleigh railway line.
- Historic importance of the Wey and Arun Canal, which once connected the Thames in London, to the sea at Littlehampton. The route continues south until it reaches Pallingham in West Sussex, where it meets the river Arun. Sections of the canal, including bridges and locks, have been restored, but about two thirds of its length still requires restoration, including removal of infill and diversion around development, before the entire length of the canal is navigable and the link between London and the south coast is restored.
- A short stretch of the Wey to the south-west of Westland Farm is designated as a Site of Nature Conservation Interest.
- Relatively tranquil, remote riparian character area, appearing as a local feature within the wider landscape.

## LANDSCAPE TYPE RF: RIVER FLOODPLAIN EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.
- Wide river valleys associated with their meandering watercourses.
- Dramatic landscape along the River Mole where it cuts through the downs.
- Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest.
- River Wey, River Wey Navigation, restored sections of the Wey and Arun Canal, River Mole, and multiple channels and waterbodies.
- Areas of intact pattern of ditches with ditchline willows.
- Often grazed by cattle, particularly the Upper Wey River Floodplain (Area RF8).
- Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area particularly directly to the south of Guildford.
- Historic pattern of development and infrastructure linked to the waterways, particularly infrastructure of the Wey Navigation and restored parts of the Wey and Arun Canal (locks and connected buildings).
- Rural roads with narrow stone bridges.
- Attractive islands, moorings and riverside settlement within the Thames River Floodplain area
- Setting to the historically significant Runnymede.
- Provides amenity space for urban areas within the northern part of the County and major settlements of Dorking and Guildford through which they flow.
- Provides recreation opportunities for rural access through the river valleys.

#### Forces for change/sensitivities/pressures

##### *Past change*

- Decline in active management of meadows and pasture on the floodplain and conversion to improved grassland.
- Fragmentation and decline of agricultural holdings.
- Extensive gravel extraction with restoration to open water.
- Encroachment by scrub into meadows.
- Lack of pollarding and loss of boundary willows.
- Introduction of horse grazing.
- Abandonment and infilling of the Wey and Arun Canal.
- Impact of development in adjacent areas.
- Encroachment of development on to valley floor.
- Development of transport corridor along River Mole through gap in the North Downs.
- Urbanisation and fragmentation within more urban areas to the north of the County.

##### *Future potential forces for change*

- Decline in active or traditional management of meadows and pastures.
- Decline in active or traditional management of meadows and pastures.
- Further fragmentation of agricultural land.
- Loss of over-mature willows and field trees.
- Pressure for intensification of horse grazing with further horse paddocks and consequent subdivision of fields and installation of shelters.
- Pressures for tourism/leisure infrastructure, including that generated from continuing restoration of the Wey and Arun Canal, which would affect the peacefulness of the character area.



- Pressures for development at the margins of the area, particularly near Guildford, Godalming, Farnham, Bramley, Cranleigh, Leatherhead and Dorking, where views of development would affect the rural, secluded character of the flood plain and from adjacent high level topography.
- Pressure for further development within the Thames and Blackwater floodplains.
- Potential for intensification of transport related activity along the River Mole where it forms a corridor through the downs.
- Pressure to upgrade rural roads and replace narrow stone bridges due to increase in traffic.
- Activities around sand and stone extraction in the Thames and Ash floodplains, and restoration of landscape.
- Abstraction, or reduced rainfall patterns creating more frequent water shortages throughout river catchment area.
- Increasing pressure for urbanisation of areas to the north of the County and along river valley sides.
- Intense rainfall patterns causing rivers to rise suddenly.
- Schemes to alleviate flood risk.

## **GUIDANCE**

### **Landscape Strategy**

The strategy for River Floodplain is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland, along with historic infrastructure and buildings associated with the Wey Navigation and the Wey and Arun Canal, and resist further development within the Thames and Blackwater floodplains. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors, and continued restoration of the Wey and Arun Canal.

### **Landscape Guidelines**

#### ***Land Management***

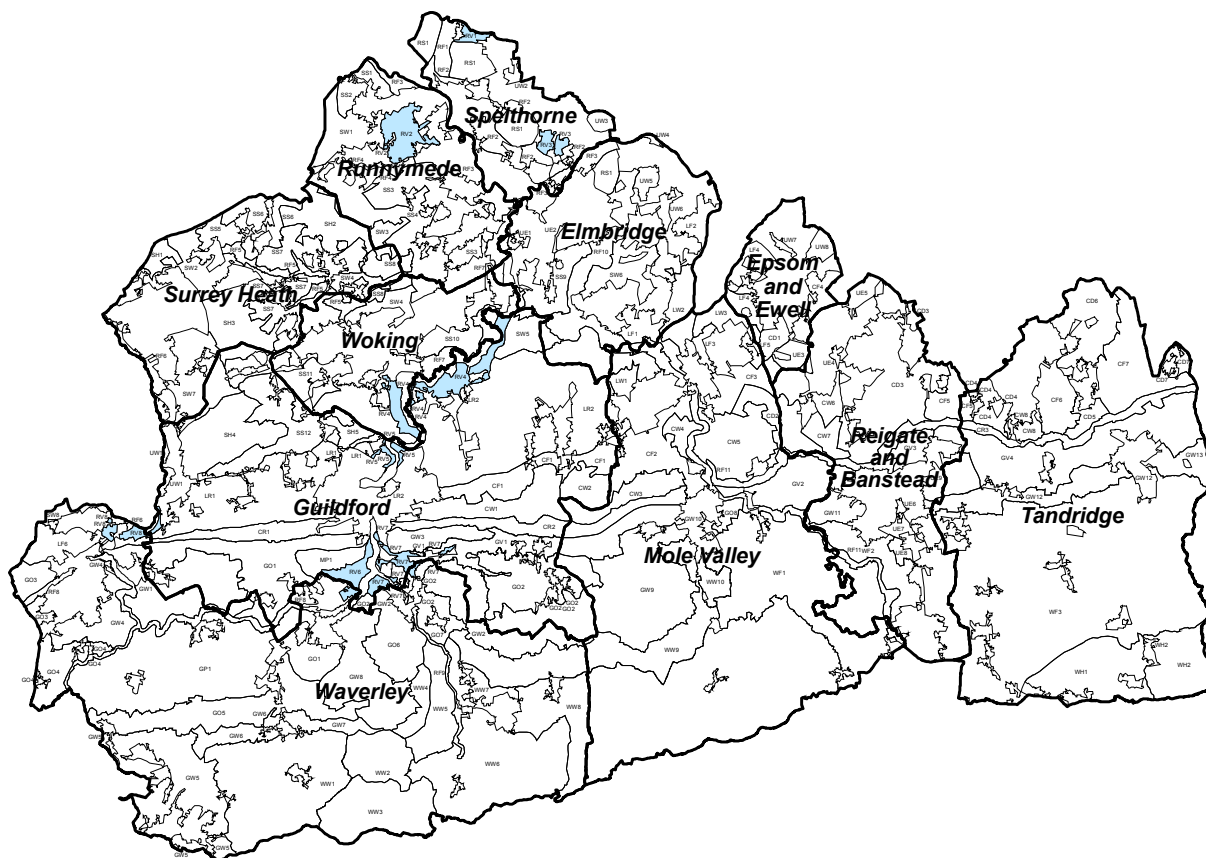
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques, to conserve and enhance key landscape features such as relatively small-scale irregular field pattern, hedgerows and hedgerow trees, ditches and ditchline willows, meadows and wetlands.
- Conserve and enhance the waterside meadows and pastures with cattle grazing management, and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.
- Protect the course of the Wey and Arun Canal to allow full restoration.
- Restoration and enhancement of worked out gravel pits. This character area type coincides with the Surrey's Rivers and Thames Valley biodiversity opportunity areas.
- Enhance A24 landscape through the Mole Gap. This area coincides with the Surrey's Rivers and North Downs biodiversity opportunity areas with potential to enhance or link together areas of high biodiversity in these areas.
- Promote strategies for the Thames and Blackwater floodplains avoiding inappropriate increase in development.
- Conserve and enhance the natural corridor and the rural setting of the Rivers Wey, Mole and Blackwater, particularly where they extend through urban areas. Ensure physical and biodiversity links to river valley character areas (Type RV) are maintained.
- Seek to ensure infrastructure associated with horses is sympathetic to the landscape character, e.g. sensitively designed fencing, and resist intensification of paddocks within the area.
- Conserve, enhance and restore riparian woodland, the stock of individual field and riverbank trees, and the blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands and the use of locally appropriate species such as willows, alder and oak trees.

- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the North Downs/Pilgrims Way, the Downs Link, the Wey Navigation towpath, Mole Gap Trail and other public footpath/bridleways or cyclepaths which cross the area, through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities and new access links for leisure and tourism through visitor management to support appropriate levels of circulation and movement patterns of different user groups.
- Encourage conservation of historic landscape pattern of meadows and waterways, and understanding of underlying archaeology.

### ***Built Development***

- Ensure any new development is sensitively sited and designed with, scale, form and detailing, including materials, which conserve the historic character and settlement pattern of the area. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB) where rivers flow through the greensand hills and chalk downs.
- Retain the largely undisturbed, rural character of the Wey and Mole valleys.
- Avoid any development on the course of the Wey and Arun Canal which would hamper full restoration.
- Avoid intensification of transport related development along the River Mole where it forms a corridor through the downs.
- Avoid inappropriate increase in development within the Thames and Blackwater floodplains.
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the rural context.
- Encourage the continuing provision of suitable native boundary tree belts to existing adjacent large scale development to reduce adverse impact on this sensitive character area and reduce glare and mass from long-distance viewpoints.
- Resist potential mineral workings on the plateau adjoining the Upper Wey River Floodplain (Area A2) which could adversely affect the landscape character
- Promote appropriate scale and form of boundary treatment to avoid negative visual impact of inappropriate boundaries on the rural character of the flood plain.
- Encourage the retention of woodland planting that screens settlement and roads adjacent to the area and consider additional planting to screen existing or new development that intrudes in rural views.
- Conserve the rural roads and small bridges minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Resist urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the largely unsettled floodplain.
- Promote the use of traditional or rural signage features with particular regard to local style and materials.

Blank page



## LANDSCAPE TYPE RV: RIVER VALLEY FLOOR

### Landscape Character Areas

RV1	Colne River Valley Floor*
RV2	Thames River Valley Floor*
RV3	Ash River Valley Floor*
RV4	Send River Valley Floor*
RV5	Slyfield River Valley Floor*
RV6	Peasmarsh River Valley Floor
RV7	Shalford River Valley Floor
RV8	Badshot River Valley Floor

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE RV: RIVER VALLEY FLOOR

### Location and Boundaries

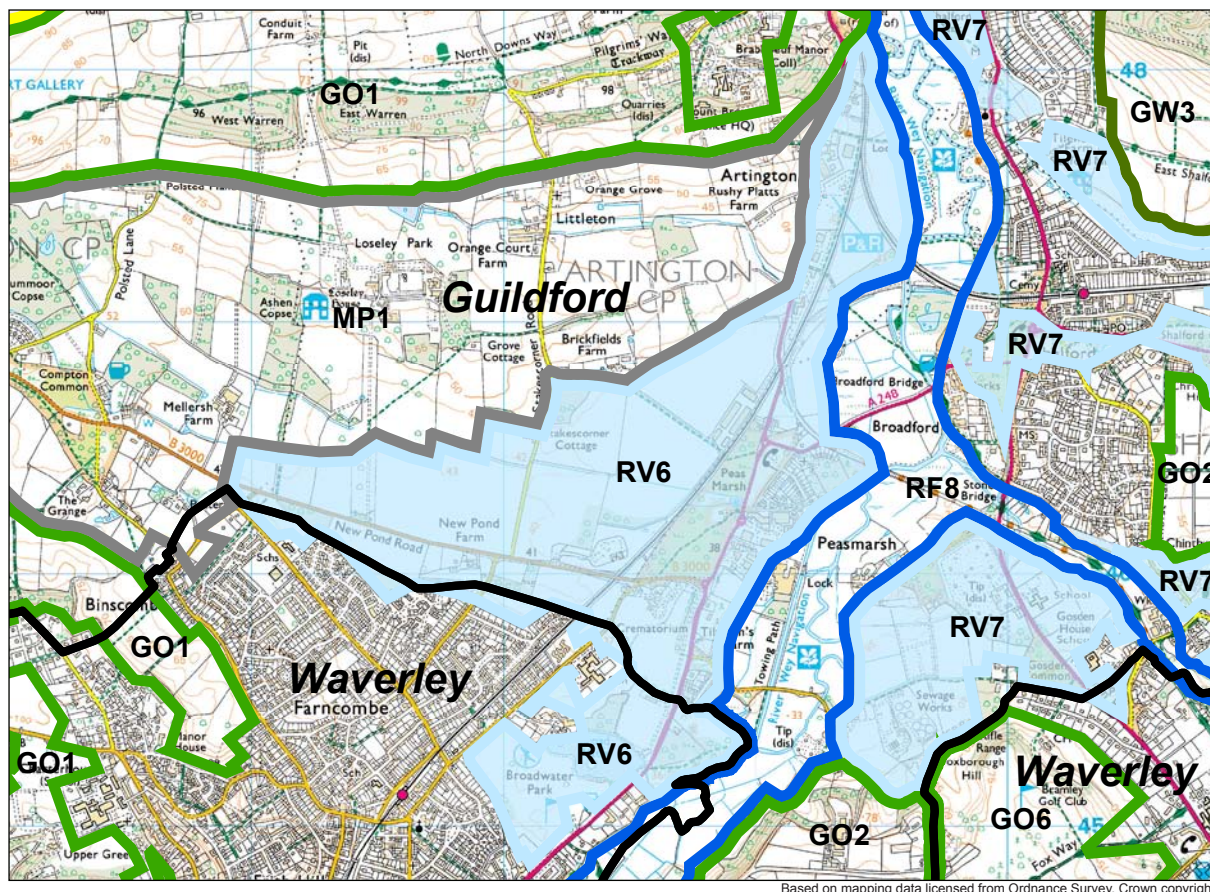
The River Valley Floor Landscape Type comprises a number of separate areas of elevated river terrace fringing the floodplain which runs through the county. Boundaries are based on the change from the gravel terrace to the alluvium of the floodplain or to the surrounding sands, clays and greensand.



### Key Characteristics

- Level or gently shelving areas underlain by river terrace gravel and elevated above the floodplain.
- Diverse landscape including pastoral and arable farmland, mixed woodland, industrial, and commercial land uses, and sports complexes.
- Variety of water bodies, developed by modification of naturally occurring water sources, including rivers, canals, streams, excavation of sand and gravel to form lakes and ponds.
- Settlement predominantly in the form of medium to large villages often expanded along transport corridors, becoming more urban to the north.
- Semi-enclosed areas with intermittent views over pastures and waterbodies, views of surrounding urban influence increase to the north, with the presence of gravel pits, and utilities such as sewage works.
- Gravel and alluvium areas important for preserving underlying archaeology. Evidence for early settlement has been found on the terrace gravels of the valleys of the River Thames, Colne, Blackwater and Wey.





## RV6: PEASMARCH RIVER VALLEY FLOOR

### Location and Boundaries

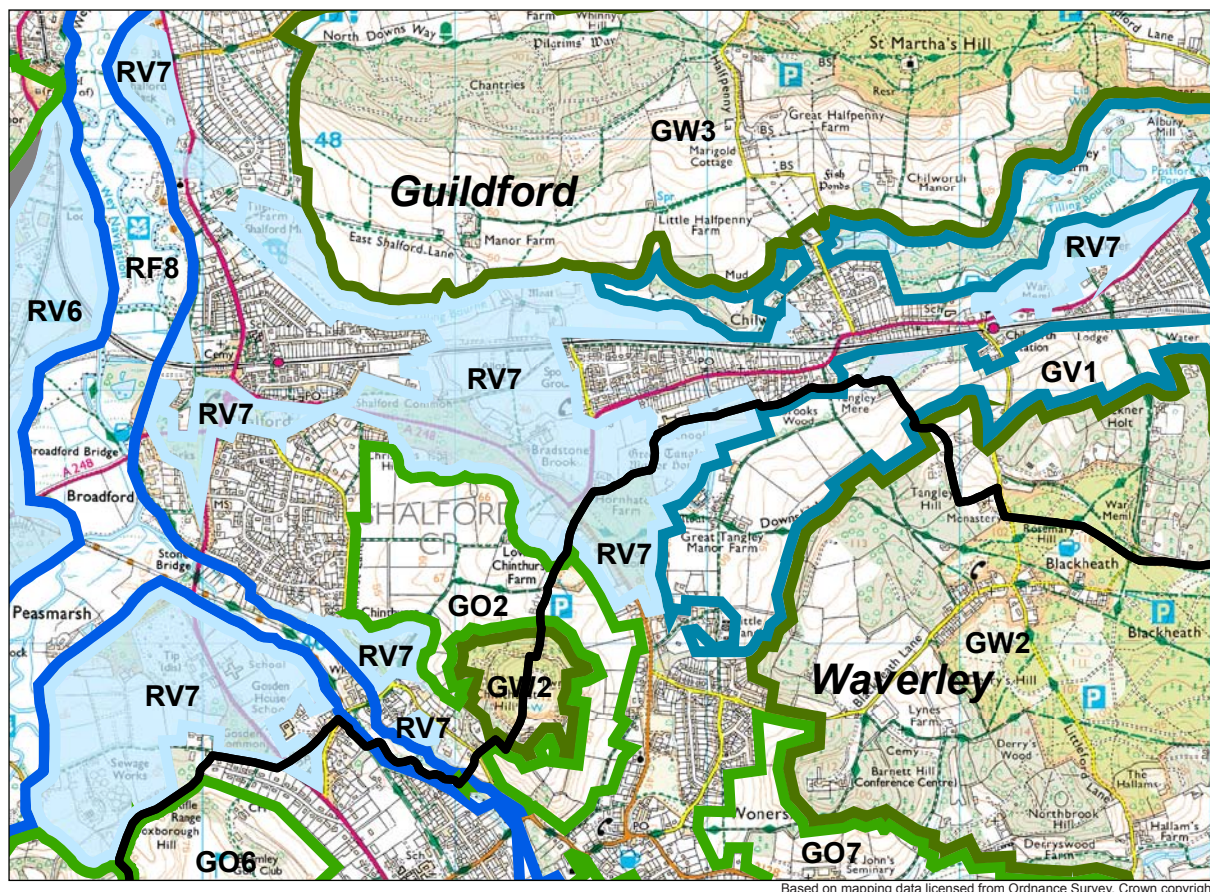
The Peasmarch River Valley Floor Character Area is a small area located between Guildford to the north and Godalming to the south. It covers the rural-urban fringe on the river terrace bordering the western edge of the floodplain of the Upper River Wey. It forms a relatively narrow linear strip of land running approximately from St. Catherine's Hill in the north to Broadwater in the south. A western extension of the gravel terrace continues to the south of Loseley Park. The character area boundaries follow recognisable features nearest to the edge of the floodplain to the east, the edge of the Built Up Area to the south, and field boundaries where the landform begins to rise to the north and west. The western portion of the character area is within the Surrey Hills AONB.

### Key Characteristics

- The character area is formed from a gravel terrace, slightly elevated above the Lower Wey River Floodplain. Underlain mainly by Weald Clay Formation Mudstone solid geology.
- The eastern portion of the character area which adjoins the Upper River Wey, contains a number of large scale development including business parks, industrial estates and park and ride, a crematorium, plus some smaller areas of residential development. There is a school and significant playing field areas. At the southern end is Broadwater Park and lake, a leisure centre with sports fields and a golf course.
- There are some significant blocks of woodland within the eastern part of the character area, along with other tree belts and groups. There are a few fields of rough pasture at the northern end of the character area.

- The eastern portion of the character area is largely contained by the A3100 road, and the Portsmouth Direct railway line, which passes roughly north-south through the middle of the character area. The northern part of the character area contains the railway junction with the North Downs line which continues off to the east.
- The A3100 is a busy road connecting Guildford with the business premises in the character area, and settlements further south. Open in places, it can be glimpsed from the surrounding countryside. The B3000 road travels from the A3100 into the western part of the character area. The A3100 is relatively visible from the local landscape near the junction with the A3100, but becomes more enclosed by roadside hedges and trees to the west.
- The central and western part of the character area is a more open agricultural landscape at the foot of the trees and wooded slopes associated with Loseley Estate to the north-west. Here, in contrast to the eastern part of the character area, there are no significant blocks of woodland, with the exception of a small area of ancient woodland at the very western end of the character area. There are large mature trees along the field boundaries, but a number of field boundaries have lost their hedgerows.
- Public rights of way are relatively limited to the west, but there are links with the River Wey Path to the east.
- A wooded area at Peasmarsh in the eastern part of the character area is registered as Common Land. Tithams Rough at the south-east corner of the character area is designated as a Site of Nature Conservation Interest, for its scrub, mesotrophic grassland and mire communities.
- Although pleasant in places, with woodland and views of the adjacent River Wey, development in the eastern part of the character area has had an adverse visual impact, limiting the sense of remoteness and reducing scenic quality overall. Farmland in the central and western parts of the character area is more tranquil, with vegetation limiting views of urban influences located to the east of the railway line.





## RV7: SHALFORD RIVER VALLEY FLOOR

### Location and Boundaries

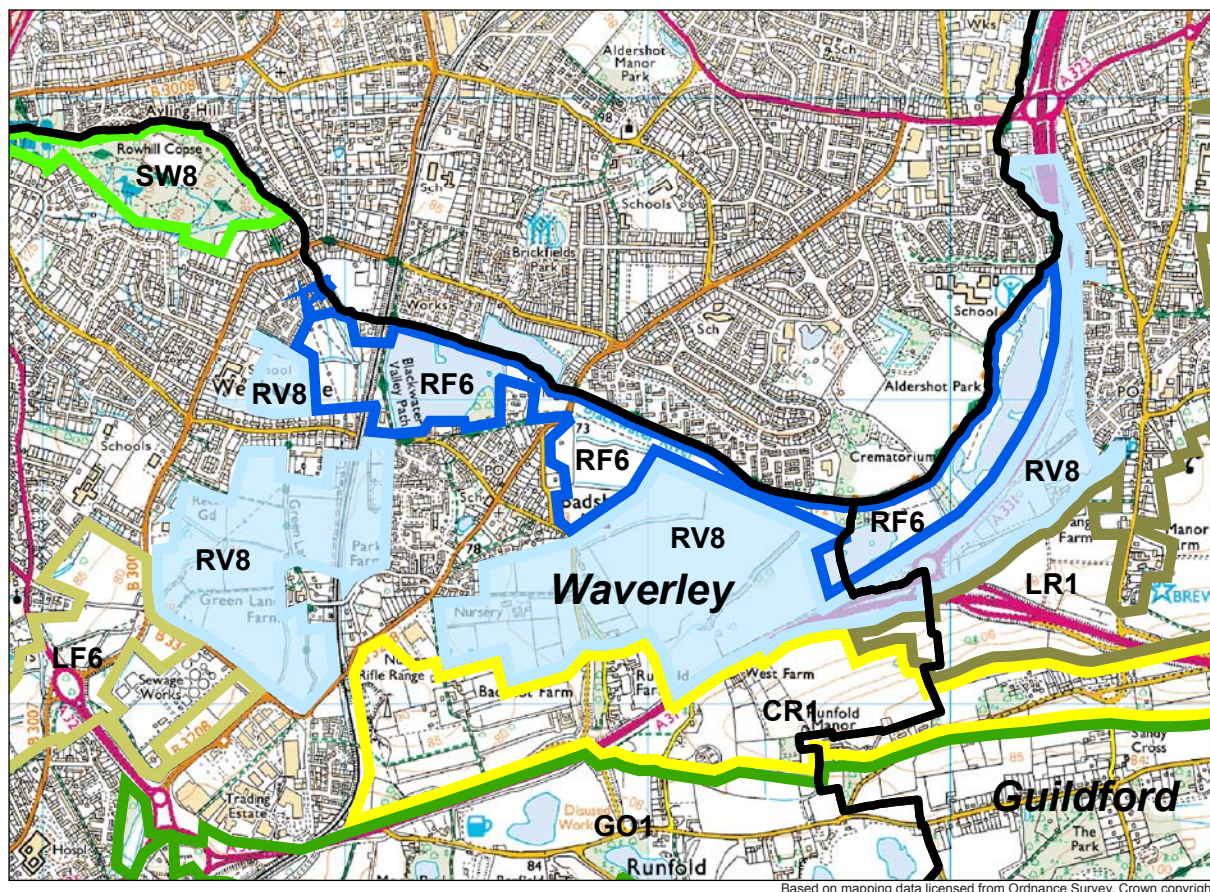
The Shalford River Valley Floor Character Area lies to the south of the Guildford bordering the eastern side of the floodplain of the River Wey. The character area is fragmented by settlement. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east. The character area is outside the Surrey Hills AONB, but abuts it to the south.

### Key Characteristics

- A level area underlain by Atherfield Clay Formation Mudstone, and Atherfield Clay Formation Mudstone solid geology.
- A semi-enclosed landscape with commons, woodland, pasture, meadows along the course of the Tillingbourne, and substantial areas of adjacent settlement. Includes sewage works area to the south of Shalford.
- Small and medium sized pastoral fields are bounded by hedgerows with hedgerow trees.
- Small mixed woodlands, some regenerated on commons.
- The area is crossed by major roads and a short length of the North Downs railway line.
- Shalford Common forms the setting for the historic settlement of Shalford with views to houses facing onto the common.
- The character area is surrounded by the villages of Shalford and Chilworth, with buildings dating mainly from the late 19th and the 20th century.
- Views to the greensand hills to the north and the steeply rising chalk ridge to the west form a rural backdrop to the area.

- The character area adjoins Shalford Conservation Area to the north-west. Shalford Common, and fen swamp treatment lagoons at Unstead sewage works, are designated as Sites of Nature Conservation Importance.
- An area that is influenced by surrounding Built Up Areas, but retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.





## RV8: BADSHOT RIVER VALLEY FLOOR

### Location and Boundaries

The Badshot River Valley Floor is a small character area, either side of Badshot Lea, to the south of Aldershot at the western end of the County. Its boundaries follow a combination of settlement edges, the floodplain and other features such as roads and field boundaries to the south. The character area is outside the Surrey Hills AONB.

### Key Characteristics

- A level area between the Blackwater floodplain to the north and the western end of the chalk ridge to the south. Underlain by London Clay Formation Clay, Silt and Sand solid geology.
- The character area consist of rough pasture, a large lake formed from former quarry workings, a sports centre and a number of sports fields, paddocks and horticultural uses including glasshouses.
- There are no significant areas of woodland within the character area, but boundaries, including along roads are often lined with trees and hedgerows.
- Boundary vegetation and surrounding settlement limits long distance views across the character area generally, but there are views across pasture to the nearest tree cover and settlements edges in various places, in particular from footpaths across views. There are views of the gently rising western end of the chalk ridge, from the eastern part of the character area, including views of traffic along the A31 as it ascends eastwards onto the Hog's Back.
- Large buildings, such as the recent leisure centre on Monkton Lane, and surrounding Built Up Areas are obvious in views form more open areas, but are often set within a treed backdrop or surroundings, which reduces their visual impact slightly.



- The busy A31 road abuts the south-eastern part of the character area. There are a few minor roads and tracks within, and adjacent to, the character area, but roadside vegetation reduces their urbanising effect. The Alton railway line passes through the middle of the character area.
- There is a relatively good network of rights of way within this small character area, making the landscape a valuable recreational resource for the surrounding Built Up Areas.
- Surrounding settlement fragments the character area, but there is no significant settlement within the character area itself.
- The former quarry workings in the eastern part of the character area are part of the Tongham Pond and Tices Meadow Site of Nature Conservation Interest, designated for its lake, wet grassland, temporary ponds, and surrounding scrub.
- Tranquillity and remoteness is limited by internal land uses and surrounding urban influences, but the character area provides a valuable semi-rural recreational resource within the surrounding urban context and has the potential to act as a 'gateway' to the wider rural countryside, including the chalk ridge and greensand hills to the south-east.

## LANDSCAPE TYPE RV: RIVER VALLEY FLOOR EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Commons and other open areas which provide a rural setting for settlements and a recreational resource as areas of Open Access Land, amenity land or via public rights of way.
- Mixed blocks of open areas, or areas with a rural character providing attractive visual break to large Built Up areas in the north of the county.
- Characteristic pattern of settlement of houses facing onto commons or open areas, in the south of the County.
- Natural open areas along the rivers Blackwater and Wey, which provide attractive edge to Built Up areas.
- River Ash corridor.
- Blocks of mature trees, hedgerows and hedgerow trees creating intimate areas of landscape
- Tree lined roads and boundaries, and small blocks of woodland or mature trees.
- Role as rural setting for the adjacent flood plains.
- Public rights of ways links to the adjacent wider river corridors.
- Views to wider unsettled or rural areas.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of hedgerows and hedgerow trees.
- Regeneration of woodland and loss of mature trees on commons.
- Intensification of edge of settlement.
- Road and rail corridors.
- Encroachment of car parking by residents, workers and commuters onto the common land.
- Spread of settlement out from villages, including along rural roads, resulting in loss of agricultural land.
- Standardisation of main roads.
- Mineral extraction and restoration.
- Urbanisation of areas to the north of the County.
- Proximity of Heathrow to the north of the County.
- Development of adjacent reservoir infrastructure in the north of the county.

##### *Future potential forces for change*

- Further requirements for mineral extraction and activities around restoration.
- Encroachment on valley floor from settlement edges and transport infrastructure.
- Further loss of hedgerows and hedgerow trees.
- Further encroachment of car parking on common land and land restored for access.
- Pressures which will lead to urbanisation of commons and open areas such as for placing facilities like recycling centres or car parking.
- Pressures for further residential and industrial development.
- Sub-division of agricultural plots and piecemeal settlement extension impacting on the historic form of settlement and further fragmentation of open areas.

## **Landscape Strategy**

The landscape strategy for the River Valley Floor is to conserve the commons, open areas and pastoral farmland, the historic village centres and a positive relationship between buildings and settlements edging the rural landscape.

## **Landscape Guidelines**

### ***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the pasture fields, hedgerows, hedgerow trees and woodlands and maintain rural character.
- Encourage understanding of historic dimension of the landscape including underlying archaeology. Conserve historic elements of the landscape.
- Conserve and manage areas of common land.
- Conserve remaining intact areas of agricultural or open land surrounding settlement.
- Encourage restocking and consistent management of hedgerows, hedgerow trees and tree lined roads and boundaries.
- Encourage sensitively placed tree planting to maintain stock of trees on open areas and common land.
- Conserve, enhance and restore riparian woodland, and blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Consider opportunities for new tree and woodland planting to enhance the setting of settlements and for screening large scale development.
- Promote the use of locally appropriate species such as oaks and, close to the floodplain, willows poplar and alder.
- Conserve and enhance the rural setting of the River Wey, River Blackwater, and River Ash, particularly where they extend through urban areas.
- Ensure physical and biodiversity connections between river valley floor (Type RV) and river floodplain (Type RF) character areas are maintained and enhanced. These areas coincide with Surrey's Rivers and Thames Valley biodiversity opportunity areas.
- Conserve and enhance connectivity of key landscape attributes, paying particular attention to their positive contribution to the character of adjoining character areas (Types RF and RS).

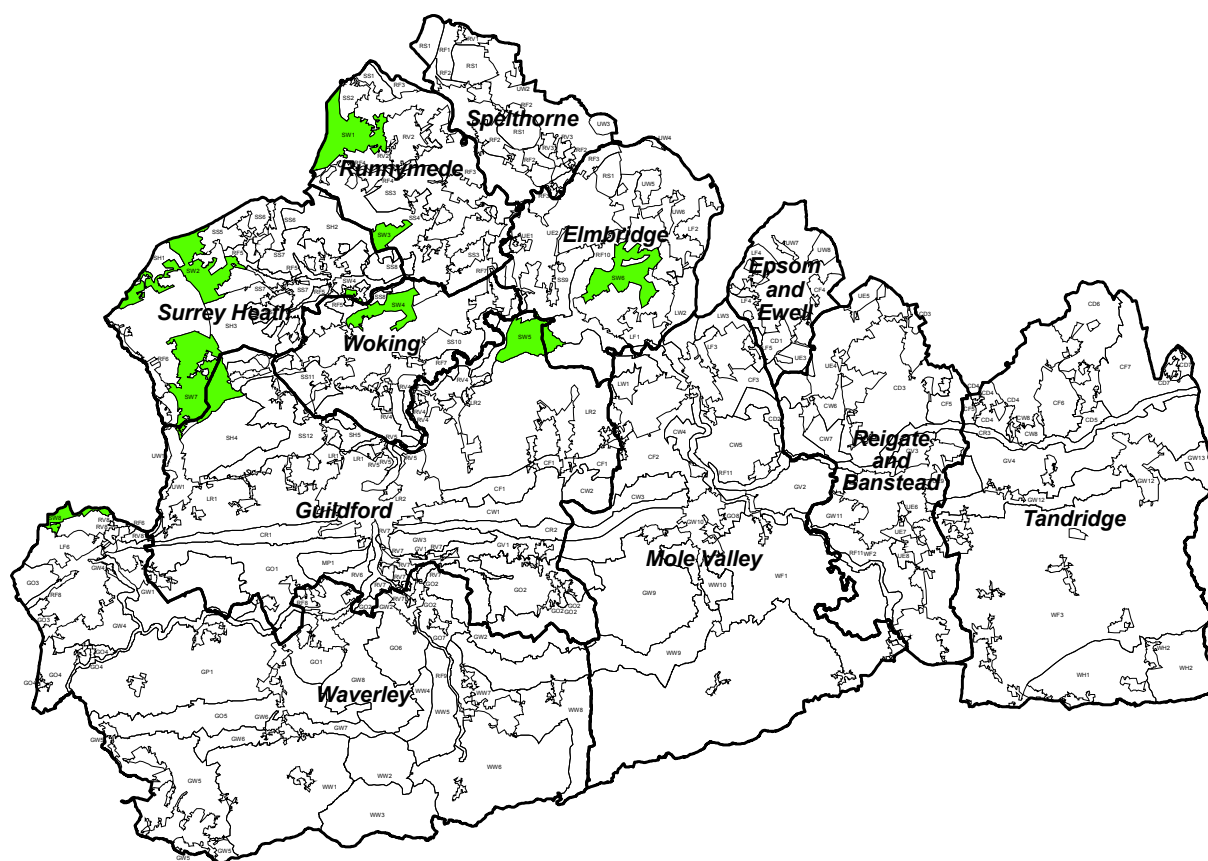
### ***Built Development***

- Retain the distinct character of settlements and avoid merging these through linear development along roads, and by retaining the rural gaps between them.
- Maintain and enhance vegetated boundaries to transport corridors and adjacent infrastructure.
- Retain open space along the A331 corridor between Aldershot and Ash.
- Conserve the distinctive pattern of houses facing onto commons and open areas.
- Ensure that any new large scale development does not impact adversely on rural views. Maintain relationship and quality of views to adjoining river floodplains and valleys, commons or to wider surrounding areas.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and to ensure that new development is sympathetic to the wider pattern of settlement.
- Resist urbanisation of the open areas and common land through the addition of inappropriate facilities such as car parking. Consider screening and enhancement of existing facilities to strengthen rural character.

- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness.
- Work to foster local distinctiveness around settlements, where standard design criteria creates a lack of variation and 'urbanisation' of rural roads. Seek opportunities to 'downgrade' main roads through settlements, enhancing the immediate landscape setting and ensuring minimum clutter through encouraging appropriate surfacing of existing pavements, quality signage and reduced speed limits where possible.
- Ensure that road lighting schemes are assessed for visual impact, and impacts on biodiversity particularly where these may affect open areas, commons or the adjacent river floodplains.
- Promote the use of traditional materials and signage features with particular regard to local style and materials. Refer to Surrey design guidance; Surrey Design (Surrey Local Government Association).
- Consider function of the area as a setting to the river corridors of the Wey, Blackwater and Ash and ensure that development does not impinge on setting of the river valleys.



Blank page



## LANDSCAPE TYPE SW: SANDY WOODLAND

### Landscape Character Areas

SW1	Virginia Water Sandy Woodland*
SW2	Bagshot and Lightwater West Sandy Woodland*
SW3	Foxhill Sandy Woodland*
SW4	Horsell Sandy Woodland*
SW5	Wisley Sandy Woodland*
SW6	Fairmile to Esher Sandy Woodland*
SW7	Deepcut Sandy Woodland*
SW8	Bricksbury Hill to Rowhill Copse Sandy Woodland

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE SW: SANDY WOODLAND

### Location and Boundaries

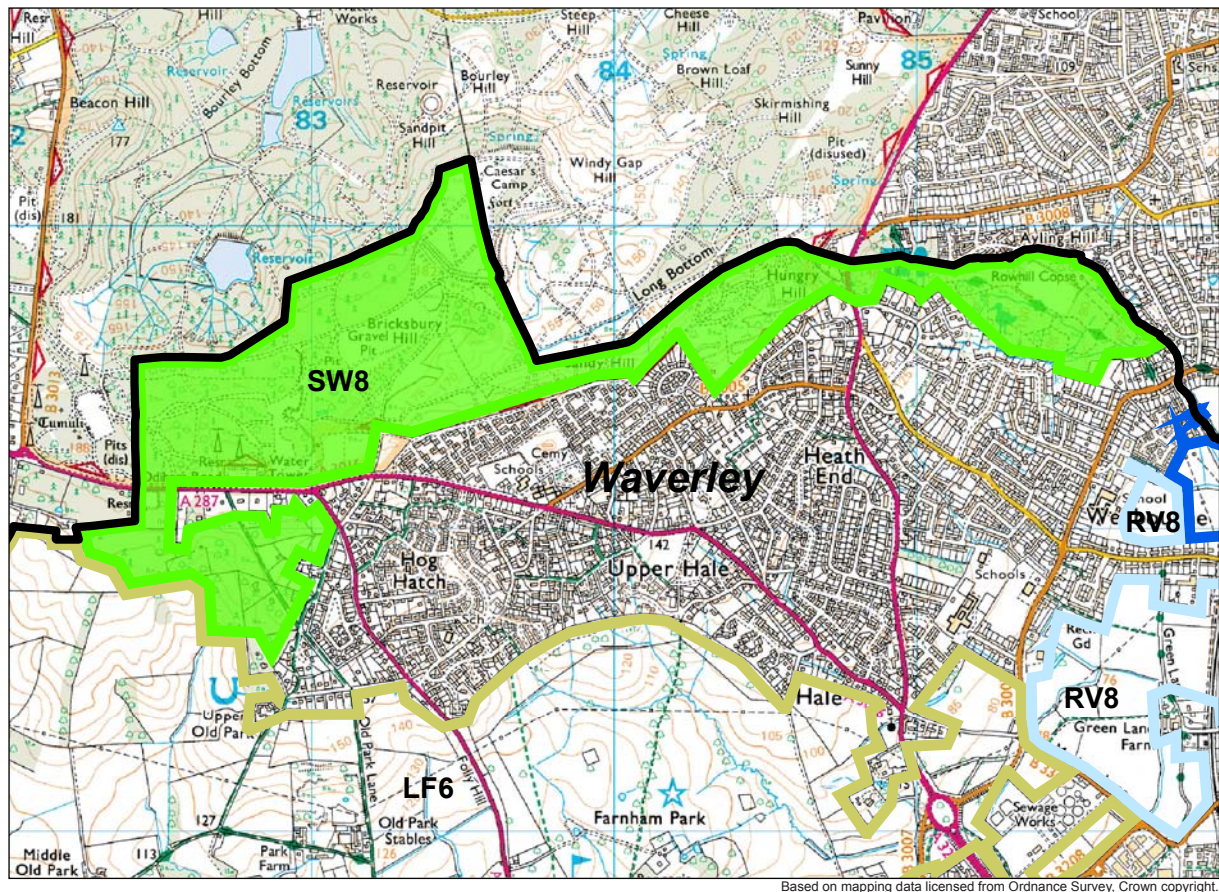
The Sandy Woodland Type comprises a number of dispersed character areas within the northern and western parts of the County, identified as relatively continuous tracts of woodland, with few interventions. The boundaries of the Type are based on land cover and the underlying geology.



### Key Characteristics

- An undulating landscape underlain by a solid sandy geology, and acid sandy loam soils.
- Predominately wooded with large mixed woodland blocks and plantations.
- Overall, a relatively limited amount of the woodland is recorded as ancient woodland.
- Large lakes often secluded and within woodland.
- Settlement is limited.
- In places, woodland is dissected by transport corridors, including motorways and major 'A' roads.
- An intimate, enclosed landscape, occasionally dark and oppressive within dense forest plantations.
- Designed landscapes, buildings and structures with important local historic, architectural or cultural associations.





Based on mapping data licensed from Ordnance Survey, Crown copyright.

## SW8: BRICKSBURY HILL TO ROWHILL COPSE SANDY WOODLAND

### Location and Boundaries

The Bricksbury Hill to Rowhill Sandy Woodland Character Area lies directly north of Upper Hale, at the western end of the county. The character area is largely defined by the northern edge of Upper Hale and the county boundary. The character area boundary follows settlement and woodland edges, and the county boundary.

### Key Characteristics

- Underlain mainly by Camberley Sand Formation Sand solid geology, with smaller areas of Windlesham Formation Sand, Silt and Clay, and Bagshot Formation Sand, solid geology.
- The character area falls towards the Forest of Eversley.
- The character area includes extensive areas of woodland, particularly to the west around Bricksbury Hill. To the east, ancient woodland in Rowhill Copse forms part of a wet woodland that drains east towards the Blackwater floodplain. There is a small block of ancient woodland at the western end of the character area.
- Hungry Hill and Sandy Hill have lost their woodland, and have open views across Caesar's Camp Fort towards Eversley Forest. Nearby woodland is prominent in the view and lends a woodland influence to some of the more open areas. Upper Hale can be glimpsed occasionally through gaps in vegetation.
- The Blackwater Valley Recreational Path and a nearby car park are located in Rowhill Copse at the eastern end of the character area, providing a valuable recreational resource to the large Built Up Areas which encircles the woodland.

- Elsewhere, public rights of way are limited, but there are numerous tracks through woodland and across open land to the north of the character area, part of Ministry of Defence managed Open Access Land.
- The character area itself is mainly unsettled, and has very limited road access.
- The majority of the character area is covered by the Thames Basin Heaths Special Protection Area, and is also designated as a Site of Special Scientific Interest. Elsewhere, Bricksbury Hill and Hungry Hill are designated as Sites of Nature Conservation Importance for their unimproved acid grassland, relict heath and scrub and areas of Oak, Oak-Birch and Birch.
- There are a few urban influences on the character area, including minor glimpses of the northern edge of Upper Hale, but the character area is relatively tranquil, and woodland provides a degree of remoteness. The character area provides a treed/wooded northern edge to Upper Hale.



## LANDSCAPE TYPE SW: SANDY WOODLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.
- Areas of dense, dark, undisturbed woodland.
- Peaceful, mostly secluded landscape with limited settlement.
- Roads through woodland forming corridors with overhanging trees.
- Pockets of open heath and glades within the woodland.
- Sense of intimacy, with views contained by woodland.
- Significant open areas, tracks and public rights of ways combine to provide recreational resource.

#### Forces for change/sensitivities/pressures

##### *Past Change*

- Loss of broadleaf woodland and increase in conifer plantations.
- Regeneration of scrub and woodland on heathland commons.
- Increased use of the area for leisure leading to the creation of car parks and picnic areas (suffering problems with fly tipping), and golf courses.

##### *Future potential forces for change*

- Further regeneration of woodland in more open areas, where pastures are under grazed.
- Where surviving heathland is undermanaged.
- Pressure for further recreational facilities such as car parks and increasing use of footpaths and Open Access Land.
- Pressure for expansion of settlement and roads.

### GUIDANCE

#### Landscape Strategy

The strategy for the Sandy Woodland landscape is to conserve the peaceful, intimate landscape. Opportunities for enhancement requiring management of varied woodlands to conserve their ecological and historic interest, and maintain areas of heathland.

#### Landscape Guidelines

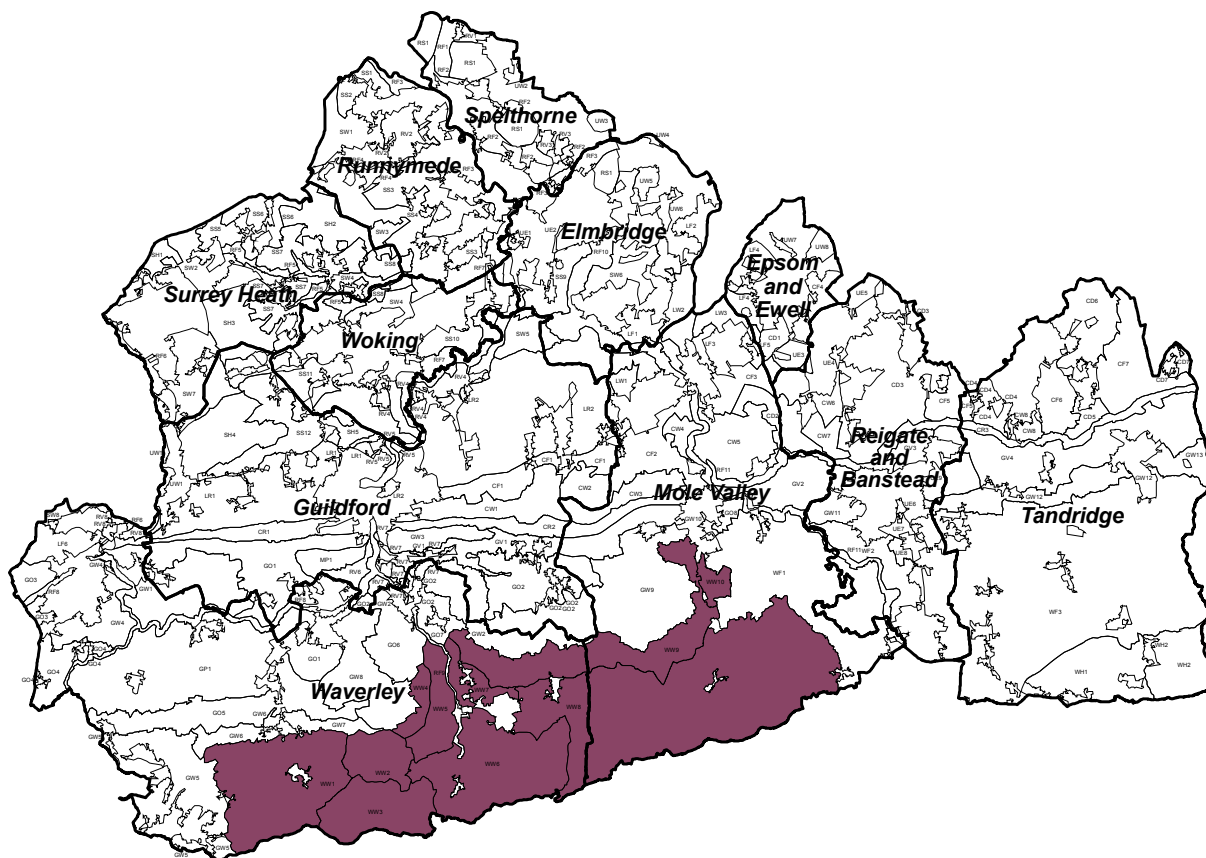
##### *Land Management*

- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners. Conserve the historic elements of the landscape.
- Conserve, enhance and restore the woodlands and heath where appropriate through effective long term management and replanting to retain their varied character and their ecological value. This character area type coincides with Surrey's Thames Basin Heaths biodiversity opportunity area. Character area SW1 links with Surrey's Thames Valley, and character area SW6 links with Surrey's Thames Basin Lowlands biodiversity opportunity areas.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable woodland and the use of locally appropriate species.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.

- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks.
- Encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape.
- Removal of fly tipping as soon as possible.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.

### ***Built Development***

- Conserve the sense of seclusion with sparse settlement enclosed by woodland.
- Maintain the wooded and undeveloped skyline.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.
- Promote the use of traditional materials and signage features with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).



## LANDSCAPE TYPE WW: WOODED LOW WEALD

### Landscape Character Areas

WW1	Chiddingfold Wooded Low Weald
WW2	West Dunsfold Wooded Low Weald
WW3	Tugley to Sidney Wood Wooded Low Weald
WW4	Pinks Hill to Park Hatch Wooded Low Weald
WW5	Grafham to Dunsfold Wooded Low Weald
WW6	Dunsfold to Pollingfold Wooded Low Weald
WW7	Rowly Wooded Low Weald
WW8	Cranleigh to Charlwood Wooded Low Weald
WW9	Shamley Green to Holmwood Wooded Low Weald
WW10	Holmwood Common Wooded Low Weald*

\* These Character Areas are outside Waverley Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE WW: WOODED LOW WEALD

### Location and Boundaries

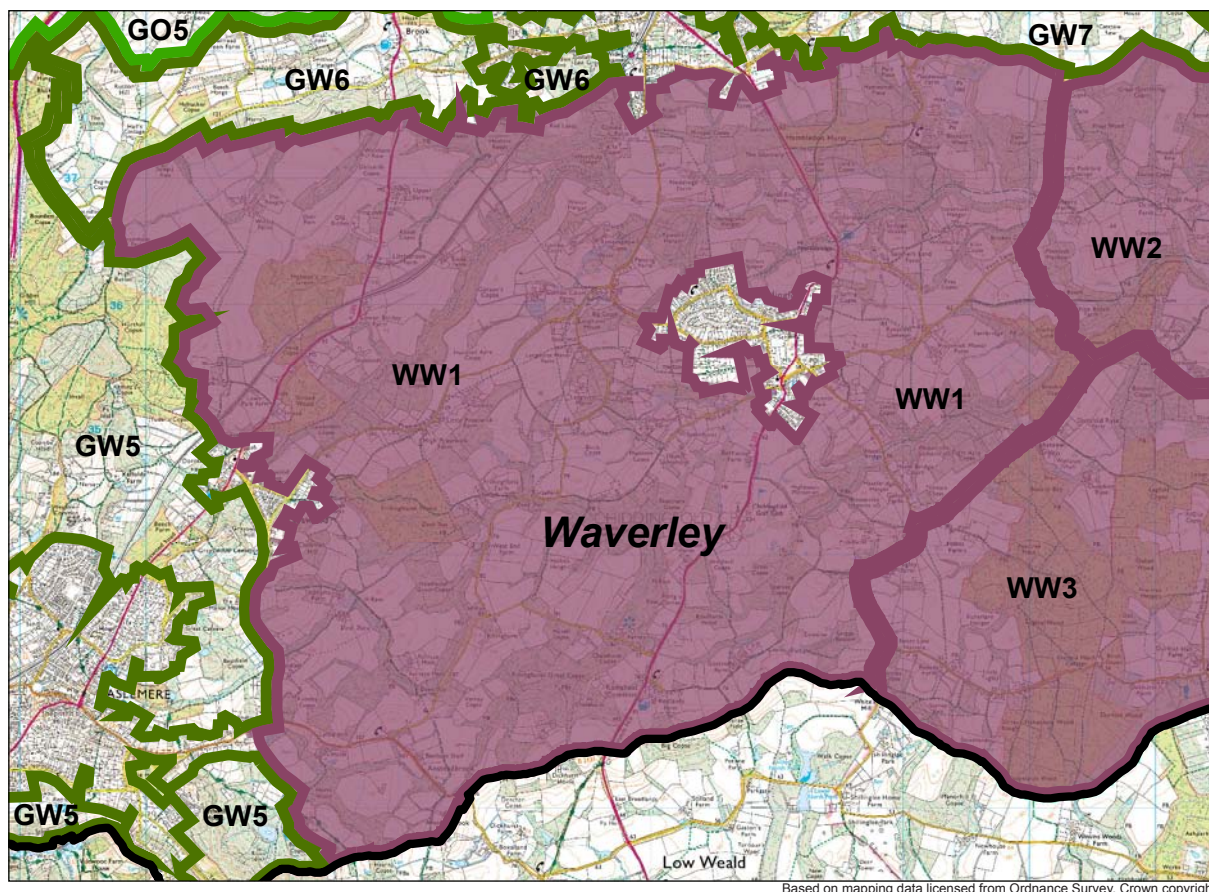
The Wooded Low Weald is an extensive Landscape Type across the southern part of the county, running east-west from Charlwood near Gatwick Airport, to Grayswood. Located below the greensand hills to the north, and defined by underlying geology, and the county boundary to the south. Boundaries follow easily recognisable features including roads, woodland edges and field boundaries.



### Key Characteristics

- Predominately lowland, undulating between roughly 50m AOD and 100m AOD, rising up to meet the greensand hills to the north.
- Includes significant amount of tree cover, including ancient woodland, tree belts, shaws, hangers, and large mature hedgerow trees such as Oaks. Area is scattered with woodland blocks, with more extensive tracts of largely ancient woodland blocks in areas such as West Dunsfold Wooded Low Weald (Area WW2).
- Field sizes are relatively small, predominately laid to pasture and enclosed by tree cover and hedges. The Type also includes, increasingly so to the east, areas of medium-large scale arable fields, which are generally enclosed by boundary vegetation.
- Dunsfold to Pollingfold Wooded Low Weald (Area WW6), which includes Dunsfold airfield, have generally larger field sizes, and fewer woodland blocks, and consequently a more open character than adjacent areas of wooded low weald.
- Shamley Green to Holmwood Wooded Low Weald (Area WW9) and Pinks Hill to Park Hatch Wooded Low Weald (Area WW4) are more elevated, and form the foothills to the wooded greensand hills to the north.
- The area includes a number of meandering watercourses, including steep sided gills running through wooded local valleys.
- There are a number of secluded villages within the Weald, including Chiddingfold, Dunsfold, Alfold and Ewhurst, the town of Cranleigh, and many scattered dwellings and farmsteads located along a network of rural, often sunken, lanes.
- Historic landscape pattern associated with woodland management, grazing of animals, farming and industrial activity.





## WW1: CHIDDINGFOLD WOODED LOW WEALD

### Location and Boundaries

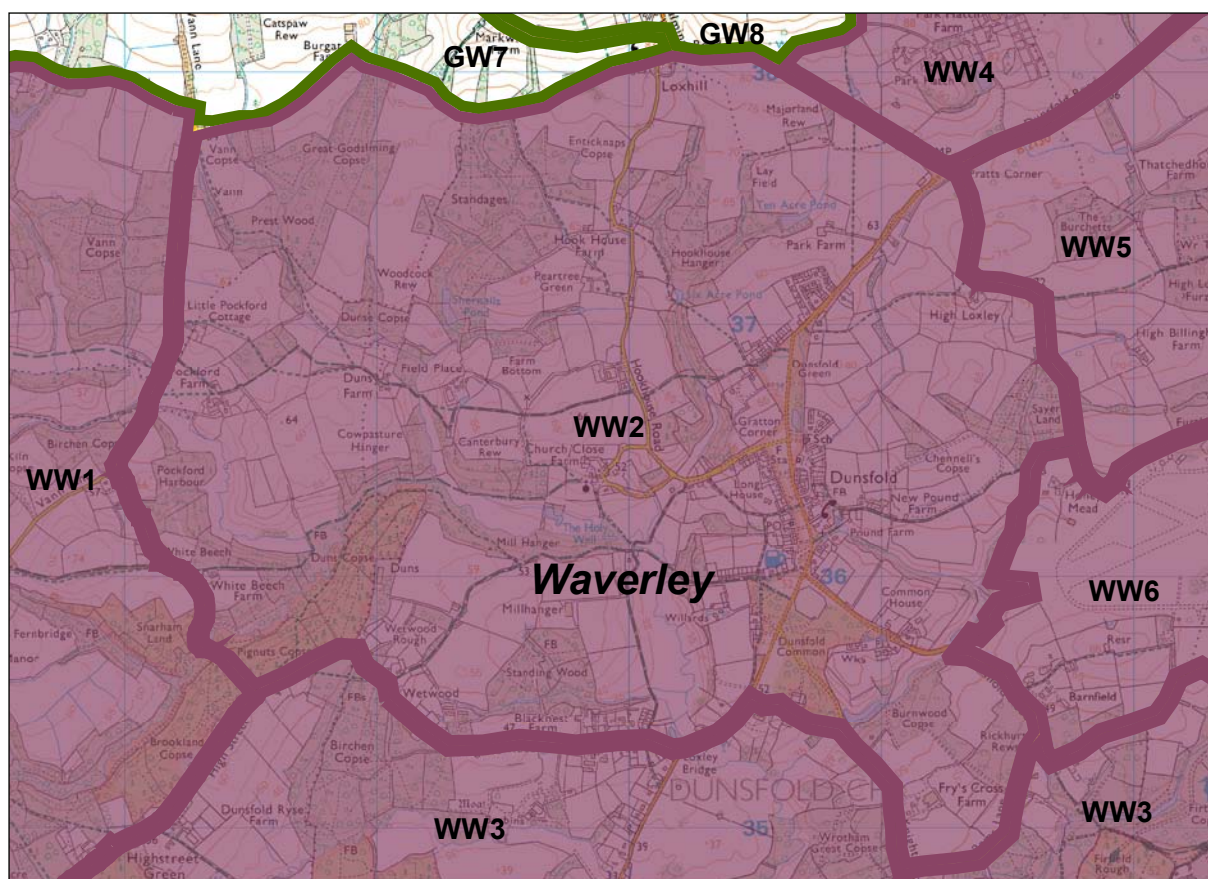
The Chiddingfold Wooded Low Weald is a large character area, north-east of Haslemere, to the south-west of the County. It is defined by underlying geology, land use, woodland cover, and the southern county boundary. The boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is within the Surrey Hills AONB, and abuts the 'South Downs' National Park to the south.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, undulating landform, rises abruptly to the west to meet the greensand hills. Complex topography with a number of local valley features and winding water courses, predominately steep sided and wooded gills.
- The character area consists of significant areas of woodland interspaced with medium scale arable fields and smaller areas of pasture, bounded by hedges and tree belts.
- The majority of woodland is ancient woodland, such as Oak and Ash, and includes bands of woodland along gills and watercourses with a rich range of tree and shrub species, such as Hopkln Reeds, Long Copse, and Lythe Hill Copse. There are distinctive Hanger woodlands, such as Hasfell, Hartsgrove, Yewen's, Stonehurst, Winter, and Whitefield Hangers to the north of Chiddingfold. Woodland includes areas of coppice, such as Hazel coppice within Coleman's and Halfpenny Copse.
- The character area encompasses an area of large, more open arable fields and remnant parkland around Witley Farm, at its northwest corner.
- The enclosed nature of the character area allows few long distance views.



- The character area includes the village of Chiddingfold, scattered farmsteads, and isolated dwellings often enclosed by tree cover. Views out of Chiddingfold provide one of the few panoramic views across the character area.
- The busy A283 and A286 cross roughly north-south through the character area and connect with a network of narrow hedge lined lanes. There is a relatively good network of public rights of way crossing the majority area, although some areas, such as around Killinghurst Great Copse, are less accessible than others. The Portsmouth Direct railway line passes diagonally through the northwest of the character area.
- The character area includes a few areas of registered common land, most notably Hambledon Hurst, and contains Chiddingfold Conservation Area. A Medieval moated site towards the west of the character area, and Chiddingfold Roman villa in the east, are scheduled monuments. There is also a Grade II listed building at Old Birtley.
- There are a considerable number of areas which are designated as Sites of Nature Conservation Importance, in particular the semi-natural ancient woodland. There are also two areas designated as Sites of Special Scientific Interest.
- A rural tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover.



Based on mapping data licensed from Ordnance Survey, Crown copyright.

## WW2: WEST DUNSFOLD WOODED LOW WEALD

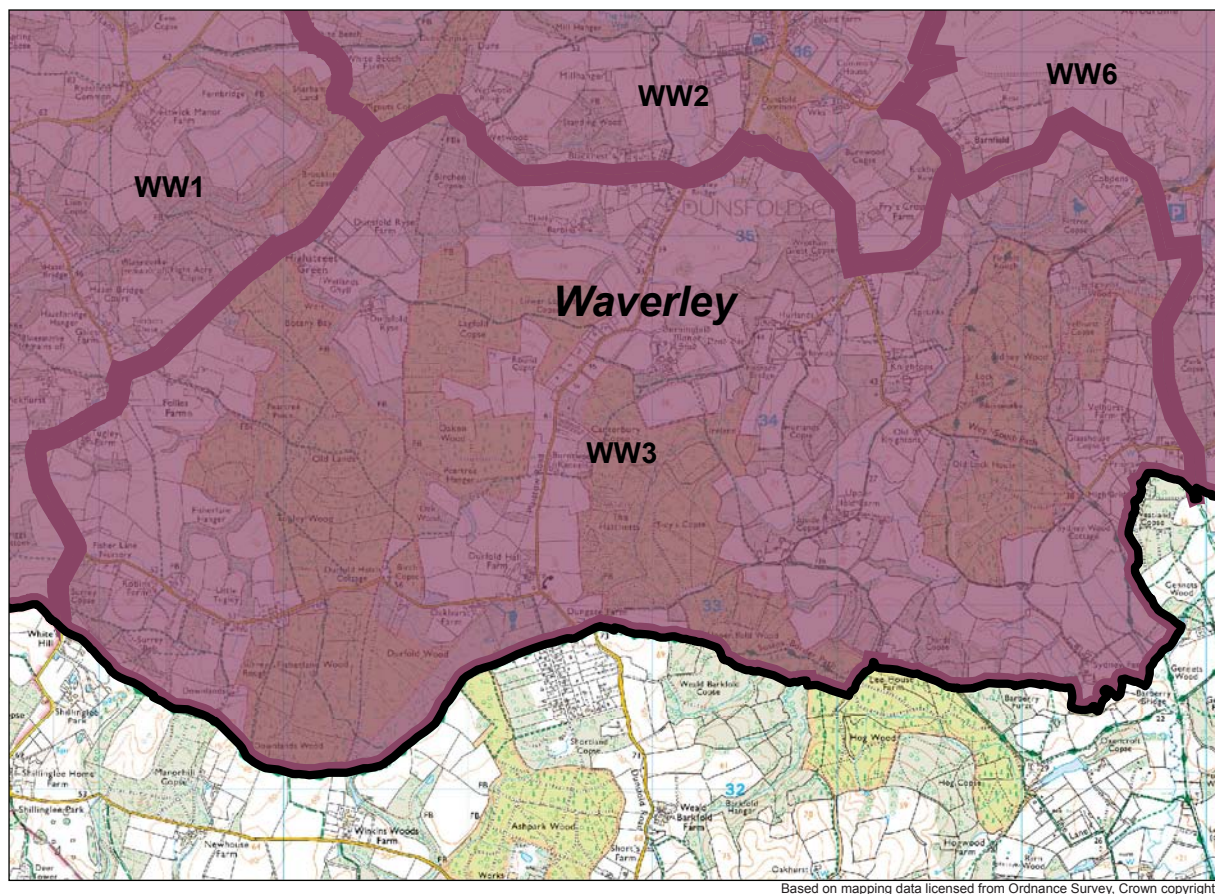
### Location and Boundaries

The West Dunsfold Wooded Low Weald is towards the south-west of the county. It is defined by underlying geology and woodland cover. The boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is outside the Surrey Hills AONB, but adjoins the AONB along the character area's northern and western edges.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, generally with a gently undulating landform, the character area rises slightly to the north to meet the greensand hills. Includes a fairly complex topography with a number of local valley features and winding water courses including deep sided gills.
- The character Area includes a significant amount of woodland, a high proportion of which is ancient woodland. There are distinctive Hanger woodlands, including Cowpasture, Hookhouse, and Mill Hangers, as well as riparian woodland along gills with their rich range of tree and shrub species.
- Between woodland blocks there are arable fields and smaller areas of pasture, often bounded by hedges and tree belts.
- The enclosed nature of the character area limits long distance views.
- There are a few minor roads, mainly in the western part of the character area, providing access into Dunsfold. Large areas to the east have limited road access, relying on tracks and a network of public rights of way.
- The character area includes the village of Dunsfold, and scattered farmsteads.

- The character area includes Dunsfold Common, which is registered common land stretching a considerable distance to the north and south of Dunsfold. The character area also includes St Marys Dunsfold Conservation Area, and part of Dunsfold Conservation Area.
- The majority of woodland is designated as either Sites of Special Scientific Interest, or Sites of Nature Conservation Importance, mainly for their semi-natural ancient woodland.
- A rural, tranquil landscape, with areas of very limited disturbance from settlement and roads, and a sense of remoteness and intimacy particularly within woodland.



## WW3: TUGLEY TO SIDNEY WOOD WOODED LOW WEALD

### Location and Boundaries

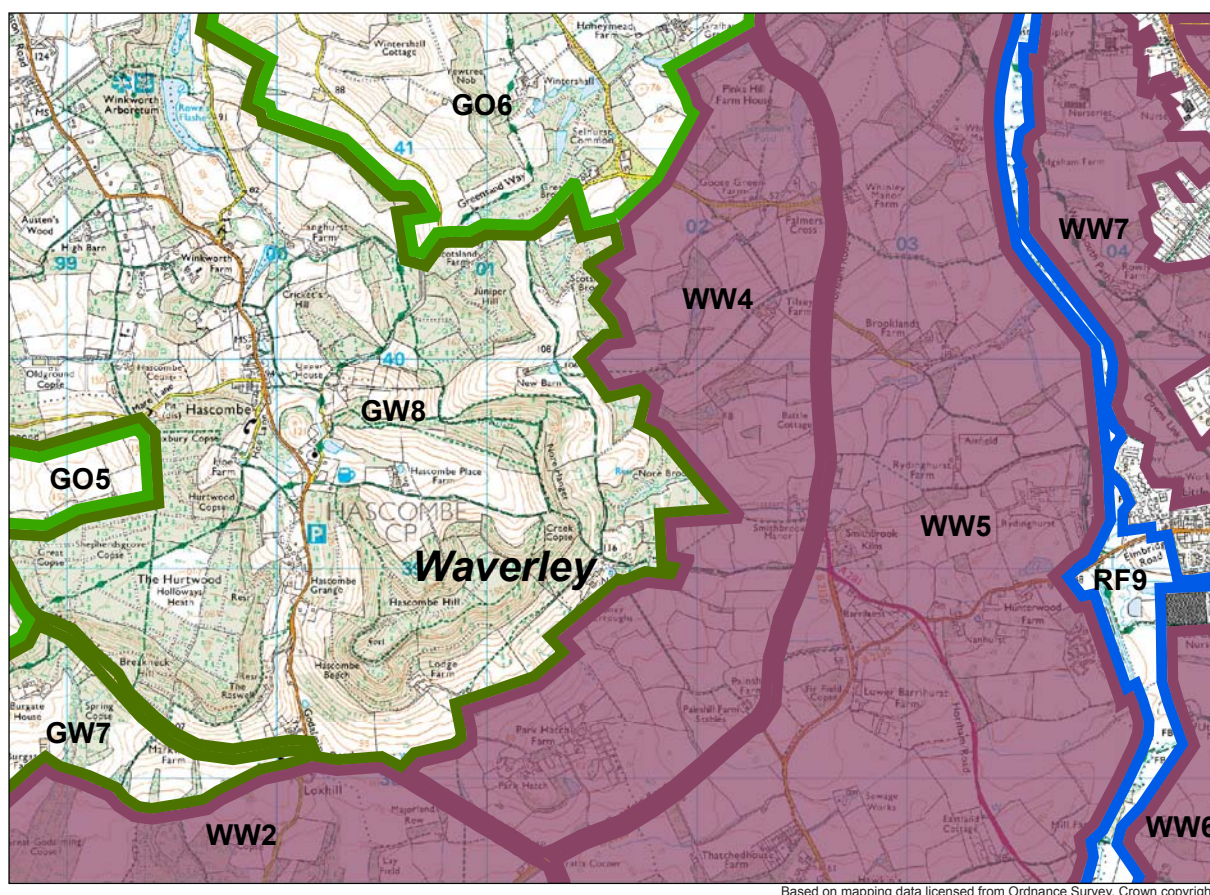
The Tugley to Sidney Wood Wooded Low Weald is a relatively large character area, at the south of the county. It is defined by underlying geology, woodland cover, and the southern County boundary. The boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is outside the Surrey Hills AONB, but adjoins the AONB along the character area's western edge.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, gently undulating landform, with occasional local valley features, and winding water courses, including part of the Wey and Arun canal.
- At least 50% of the character area is covered by ancient woodland. The extensive continuous tracts of woodland contrast to the surrounding low weald character areas where woodland blocks are more dispersed. Woodland includes semi-natural broadleaved woodland, as well as coniferous plantations with mixed and broadleaved stands. There are occasional wooded gills and Hangers, most notably to the west of the character area, including Watlands Ghyll and Fisherlane Hanger.
- Between woodland blocks there are arable fields and smaller areas of pasture, often bounded by hedges and tree belts.
- The enclosed nature of the character area limits long distance views.



- Large areas have limited road access, with occasional rural lanes and tracks, and an extensive public rights of way network. Recreational routes include the Wey South Path Recreational Path and a short length of the Sussex Border Path Recreational Path. Large areas of woodland are Open Access Land.
- The character area includes occasional dwellings along roads, and scattered farmsteads.
- Burningfold Manor, in the centre of the character area, and Old Orchard located along Knightons Lane, are grade II listed buildings.
- Large areas of the character area are designated as Sites of Special Scientific Interest and Sites of Nature Conservation Importance, for their valuable woodland.
- A rural, tranquil landscape, with large areas of limited disturbance from settlement and roads, and a sense of remoteness and intimacy particularly within the extensive woodland.



## WW4: PINKS HILL TO PARK HATCH WOODED LOW WEALD

### Location and Boundaries

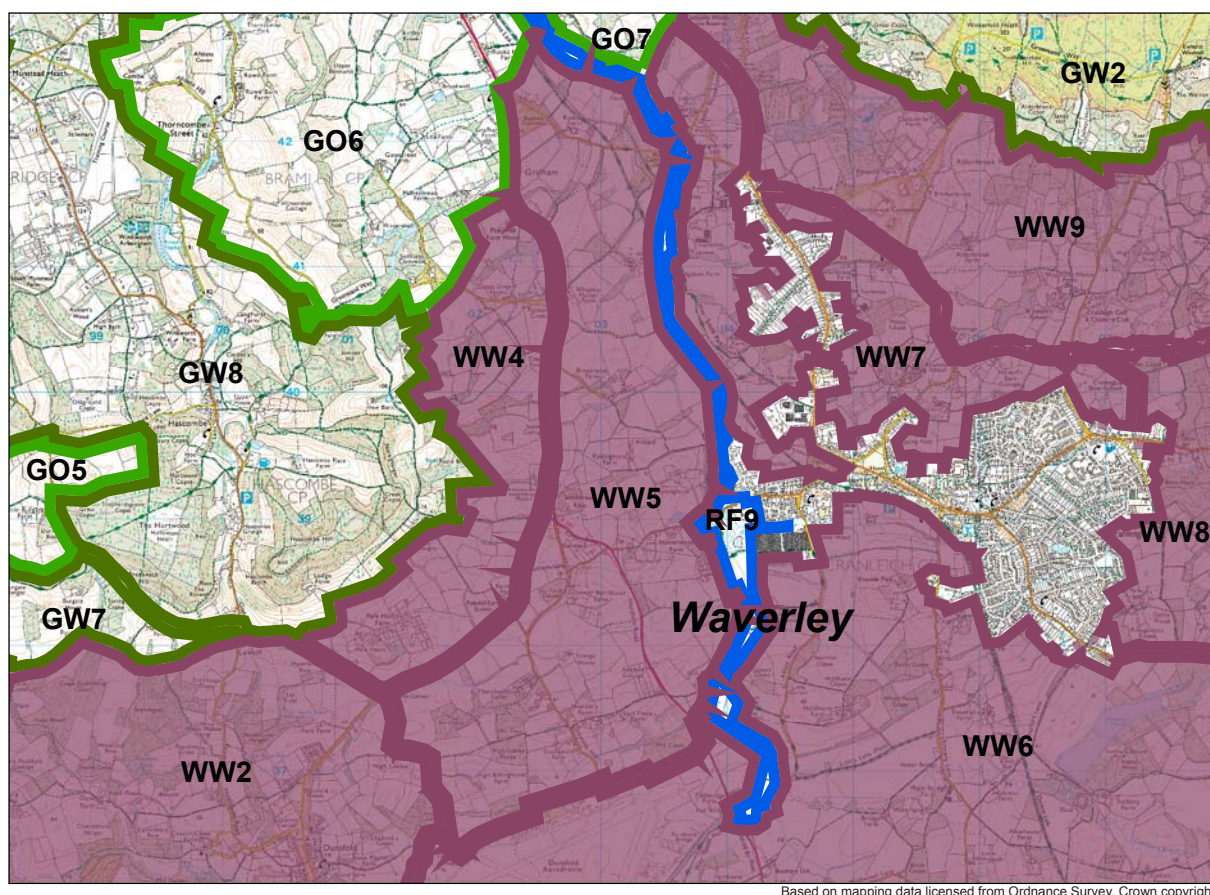
Pinks Hill to Park Hatch Low Weald is a linear character area, running broadly north-south to the east of Cranleigh. The area is defined by underlying geology and topography, with its boundaries following woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is entirely within the Surrey Hills AONB.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Elevated and undulating landform, rising to meet the wooded greensand hills to the west. The northern part of the character area includes watercourses which cut across the character area, forming local valley features.
- The character area consists of a mosaic of medium scale pastoral fields, arable fields, occasional smaller pastoral fields and small areas of woodland, particularly along watercourses to the north. There are small copses, tree belts and large individual mature trees, such as around the remnant parkland at Park Hatch to the south of the character area. Hedgerows line field boundaries towards the north of the character area, but become less frequent to the south. East facing slopes provide views over the low weald to the south, although woodland and tree cover helps enclose the character area and limit long distance views in some areas, principally to the north.
- The character area is largely unsettled, with occasional farmsteads and large houses.
- Roads runs along the eastern boundary and a lane cuts across the northern part of the character area, but elsewhere there is limited access for vehicles.

- Public rights of way cut across the width of the character area from the foot of the greensand hills to the Dunsfold and Horsham Roads, providing a moderate degree of public access.
- The character area contains a number of strips of registered common land, including Goose Green and Palmers Green within the northern part of the character area, and the northern end of Dunsfold Common along the south-eastern boundary.
- Rural, relatively tranquil landscape, with a sense of remoteness and intimacy due to limited influence from roads and settlement.





Based on mapping data licensed from Ordnance Survey, Crown copyright.

## WW5: GRAFHAM TO DUNSFOLD WOODED LOW WEALD

### Location and Boundaries

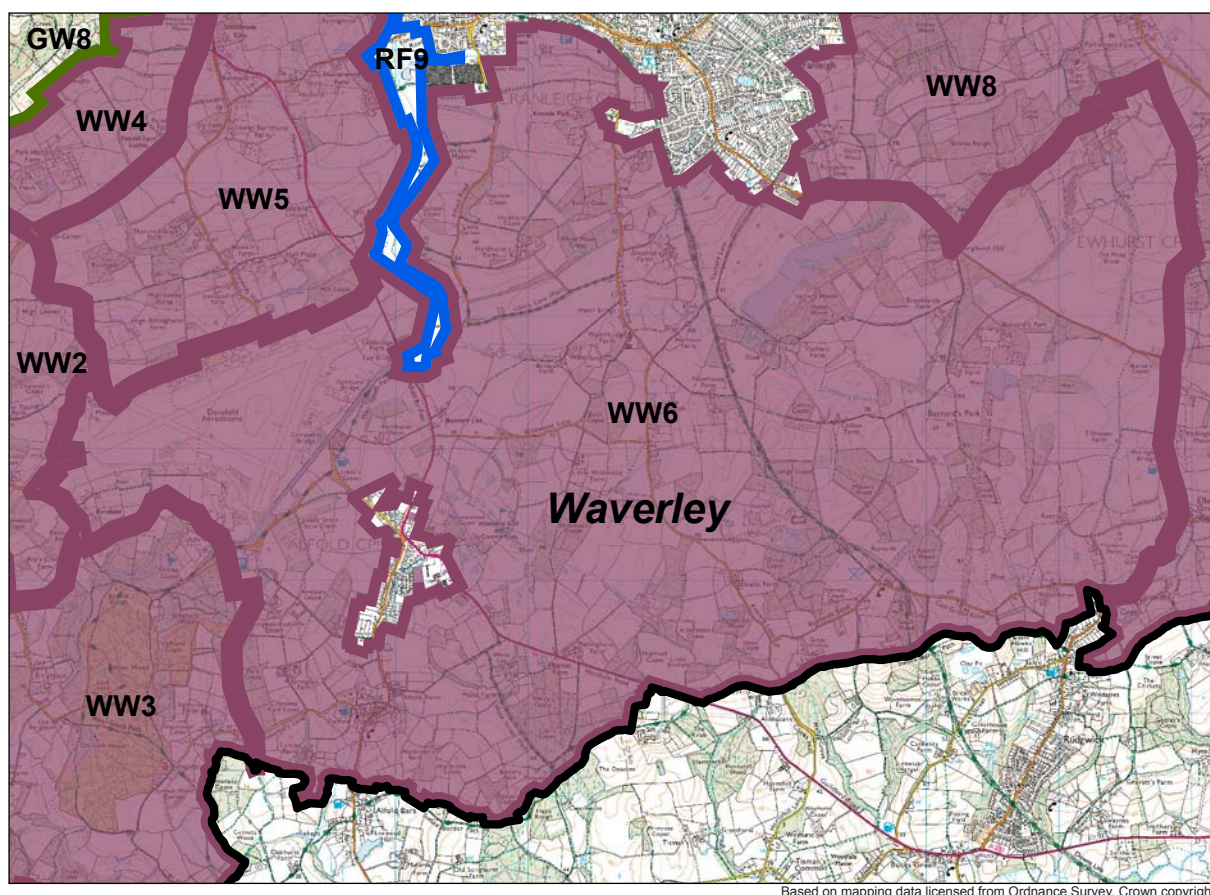
The Grafham to Dunsfold Wooded Low Weald Character Area is located to the west of Cranleigh. It is defined by underlying geology, topography, woodland cover, and the edge of the River Wey floodplain and Arun Canal. The boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is outside the Surrey Hills AONB, but adjoins it along the character area's western boundary.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, gently undulating landform. Generally sloping to the east, to meet the River Wey and Arun Canal.
- The character area consists of medium scale arable fields and smaller areas of pasture, the majority of the fields are bounded by hedges and tree belts, along with dispersed blocks of mostly broadleaved woodland, which includes some areas of ancient woodland within the northern part of the character area.
- There are views towards the wooded greensand hills to the west and the river floodplain to the east, often framed by tree cover.
- Main roads cross the area, including the A281 which runs roughly north-south along the western boundary of the character area, before crossing through the central southern portion of the character area. Access otherwise follows narrow rural tracks. There is a good network of public rights of way including the Downs Link Recreational Path.



- The character area has no significant areas of settlement, but there are small groups of dwellings and scattered farmsteads, located mainly in the southern half of the character area. .
- The character area includes some small areas of registered common land to the north, including Rushett and Run Commons. Grafham House and its former stabling and coach house are grade II listed buildings.
- A fairly limited amount of woodland is designated as Sites of Nature Conservation Importance.
- A rural tranquil landscape, due to woodland and limited impact from settlement and roads.



## WW6: Dunsfold to Pollingfold Wooded Low Weald

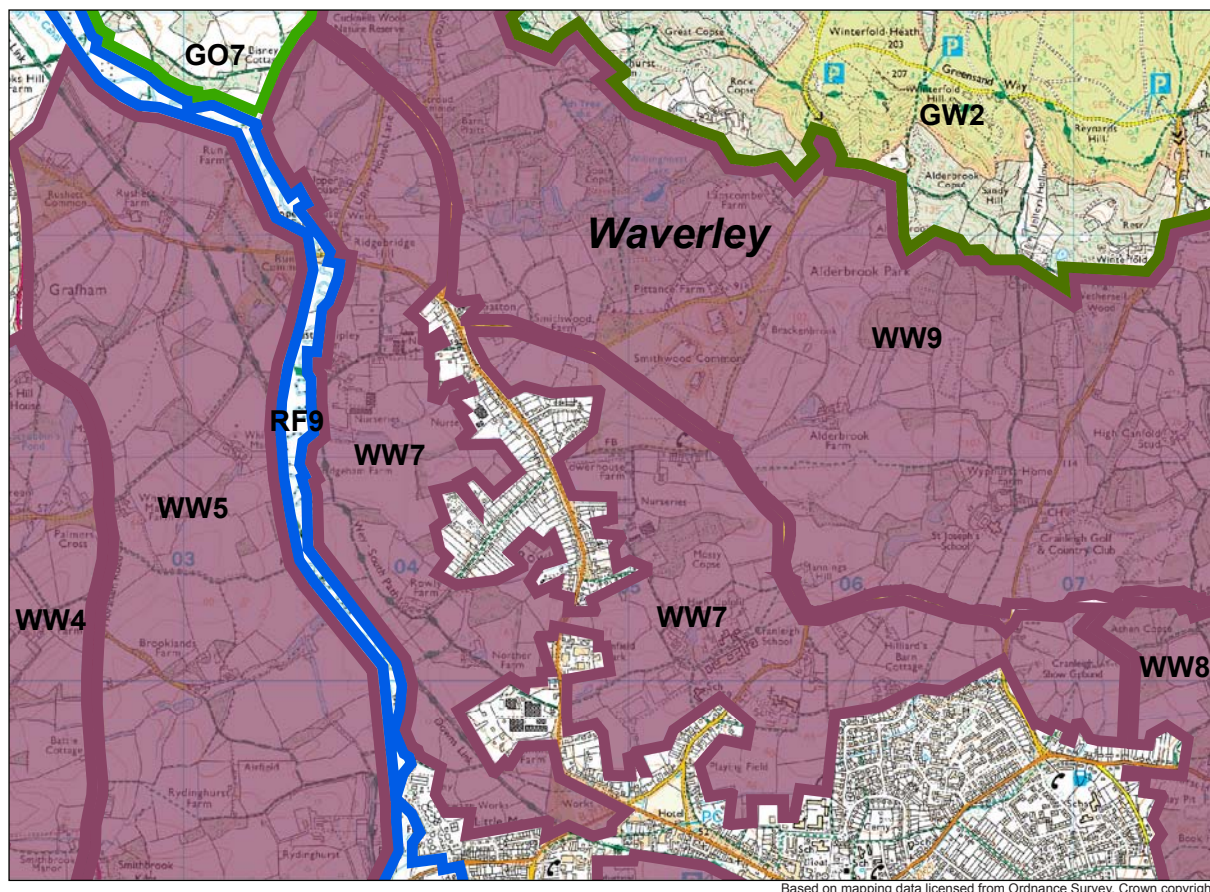
### Location and Boundaries

The Dunsfold to Pollingfold Wooded Low Weald is a large Character Area, to the south of Cranleigh. It is defined by woodland cover, the edge of the Cranleigh and the Wey and Arun Canal River Floodplain, and the county boundary. The boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. Character area is outside the Surrey Hills AONB.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, with a flat or gently undulating landform. There is little discernible topography across the central parts of the character area, but topography becomes more complex and rise to the foot of the high weald, to the south. To the north there are isolated high points west of Cranleigh at Knowle Park.
- The character area consists of a patchwork of arable and pastoral fields, woodland blocks and hedges/tree belts. The proportion of fairly open, larger scale farmland is higher than adjacent character areas. Approximately half the woodland is semi-natural ancient woodland.
- The character area contains a number of lakes and minor watercourse, and there is some remnant park land including around Baynard's Park. Dunsfold airfield occupies the western end of the character area.
- There are some long distance views through gaps in vegetation, such as across farmland within the eastern end of the character area.

- The A281 crosses the character area, connecting with more minor roads, however some areas have limited road access and rely on tracks and the public footpath/bridleway network which includes the Wey South Path and Downs Link Recreational Paths.
- The character area borders the southern edge of Cranleigh, and includes the villages of Alfold and Alfold Crossways. Elsewhere, settlement is limited, consisting of scattered farmsteads and individual dwellings.
- The character area includes some, mainly linear, areas of registered common land, including Tinknersheath, Laker's Green, and land at Loxwood Road.
- The character area also includes Alfold Conservation Area, a Grade II listed barn at Baynards Park, and occasional scheduled monuments including a medieval moated site to the south of Cranleigh.
- A number of areas, including semi-natural woodland are designated as Sites of Nature Conservation Importance, such as Massers Wood, Eastgate Wood, and Vachery Pond and woodland complex.
- A rural tranquil landscape, due to limited influence from settlement and road, and woodland blocks.



## WW7: ROWLY WOODED LOW WEALD

### Location and Boundaries

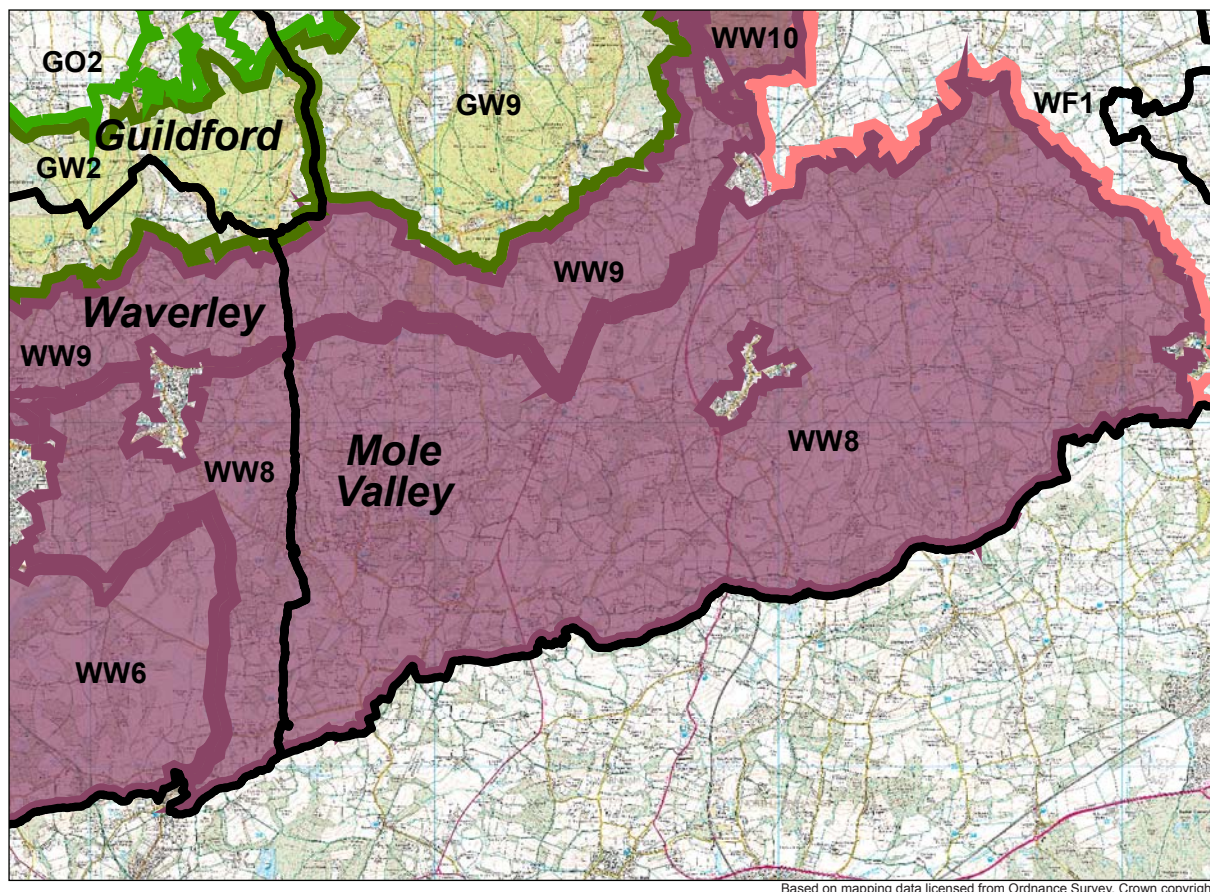
The Rowly Wooded Low Weald is a small character area, to the north of Cranleigh. It is defined by underlying geology, topography, woodland cover, the settlement edges of Cranleigh and the Wey and Arun Canal River Floodplain. The boundary follows settlement edges, and other easily recognisable features such as roads and field boundaries. This character area is outside the Surrey Hills AONB, but adjoins it along the character areas north-eastern edge.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Relatively low lying, generally south-west facing slopes, falling from high ground to the north-east towards the Wey River Floodplain and Arun Canal along the western boundary of the character area.
- The character area consists largely of small-medium scale pastoral fields with occasional arable fields. There are intact hedgerow boundaries, tree belts, and limited areas of woodland which include small amounts of ancient woodland.
- There are views towards more elevated wooded weald to the north-east, and from the western part of the character area there are views of the adjacent river floodplain.
- A main road runs through the centre of the character area, and there are more minor roads. Public rights of way cross the areas, including the Wey South Path, and Downs Link Recreational Paths.
- The character area encircles the village of Rowly, abuts the northern edge of Cranleigh, and includes a number of scattered properties, schools, including Cranleigh School, farmsteads, large houses, nurseries, and a show ground.



- Areas of registered common land, include parts of Smithwood Common, Cranleigh Common, as well as some narrow strips of land north of Rowly. The character area is also the setting to the Grade II listed Hollyhock Farmhouse, located to the north of Cranleigh Common.
- The area provides a relatively rural setting to Rowly above the Wey and Arun Canal River Floodplain, but the influence from settlement, roads and general development reduces the sense of tranquillity and remoteness.



Based on mapping data licensed from Ordnance Survey, Crown copyright.

## WW8: CRANLEIGH TO CHARLWOOD WOODED LOW WEALD

### Location and Boundaries

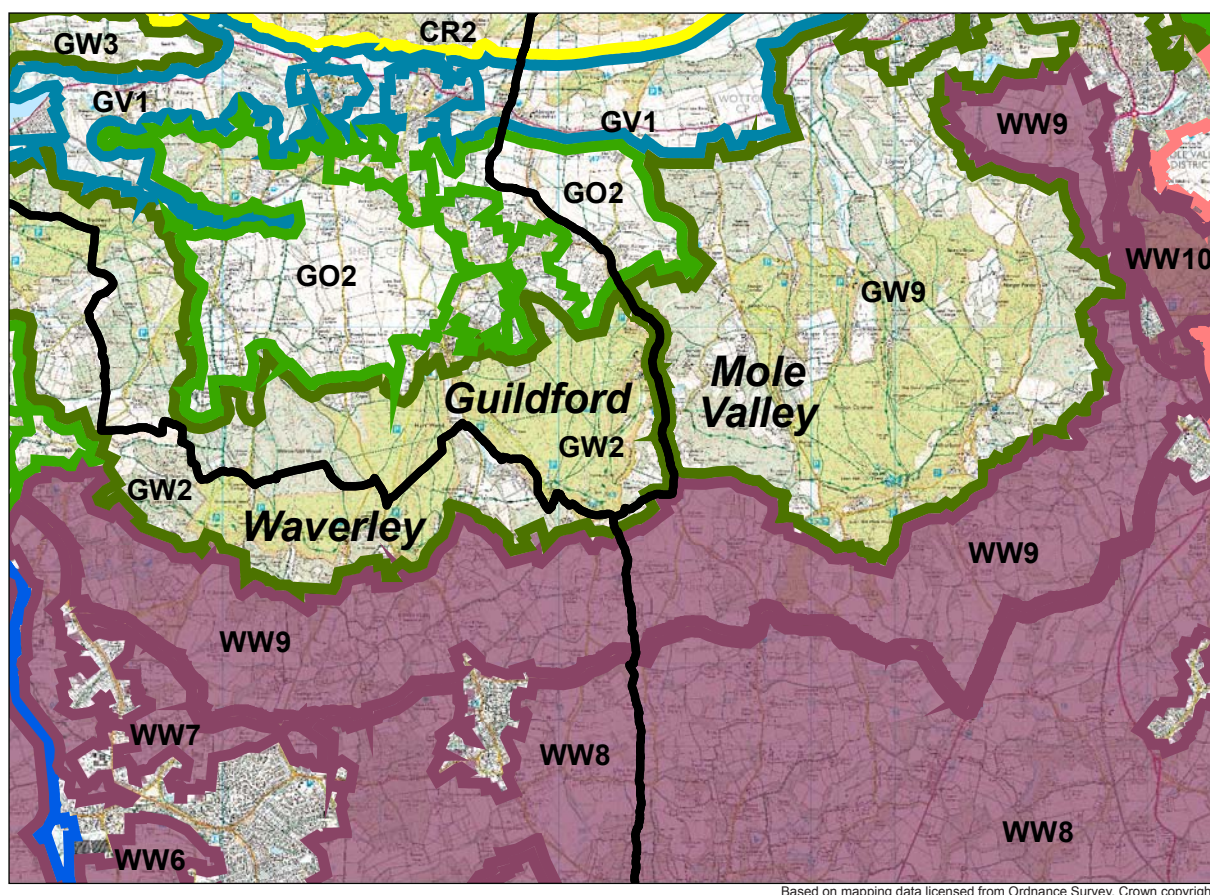
The Cranleigh to Charlwood Wooded Low Weald is a large character area, stretching east from Cranleigh, along the southern edge of the county. It is defined by underlying geology, land use, woodland cover, and the county boundary. The eastern boundary marks a gradual transition to the less wooded, larger scale low weald farmland to the east. The boundary follows woodland edges, settlement edge, and other easily recognisable features such as roads and field boundaries. The character area is outside the Surrey Hills AONB, but abuts it along the character area's northern edge.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology. Paludina limestone outcrops.
- Relatively low lying, undulating landform, rising to meet slightly more elevated weald to the north, elsewhere the landform rises to localised high points.
- Weald clay overlies Paludina limestone between Charlwood and Ockley, and creates a ridgeline along the southern boundary with West Sussex. Rising towards West Sussex it forms a watershed between tributaries of the Arun to the west flowing south in to West Sussex and the Mole flowing north across Surrey.
- The character area consists of small scale pastoral and arable fields, largely enclosed by intact hedgerows and tree belts. Field sizes become larger towards the southeast corner of the character area. The concentration of woodland varies, however increases generally within the central and western parts of the character area, particularly between Cranleigh and Ewhurst, where it constitutes the dominant land cover.

- Woodland is prominently broadleaved, including semi-natural Beech and Oak, but conifer plantations are also present.
- Watercourses such as Cobbler's Brook, North River and Beam Brook, wind their way through the character area, generally flowing northwards. Some watercourses are steep sided and wooded gills, such as Holmswood, Beggars, Oldhouse, Welland, Mosshouse and Taylor's Gills. Large ponds, including those formed from occasional clay pits, are scattered across the character area. Vann Lake is a large secluded lake enclosed by woodland in the centre of the character area.
- Woodland and tree cover encloses the character area and limits long distance views, although views of higher wooded weald and greensand hills to the north is possible between gaps in tree cover, from elevated positions mostly within the northern part of the character area.
- The character area surrounds Ewhurst and Capel, and abuts Cranleigh to the west and Charlwood to the east. The character area contains the small villages of Forest Green, Ockley, Walliswood, Okewood Hill, and Ellen's Green, Beare Green, and Newdigate. Elsewhere, there are scattered farmsteads and small groups of dwellings.
- A network of rural lanes cross the character area, however a few areas have limited road access and rely on tracks and an extensive network of public rights of way. Open Access Land is very limited across the majority of the character area, with the main exception being Edolphs Copse, Hammond's Copse and parts of Glover's Wood, all three located at the eastern edge of the character area.
- The Leatherhead to Horsham railway line cross through the character area, with Ockley railway station positioned towards the middle of the character area.
- Registered common land within the character area mainly consists of narrow strips along roads, such as Ewhurst Green, land of the Manors of Wotton, Abinger, Paddington Dean and Paddington Pembroke, and Clarks Green. The character area includes the Conservation Areas of Ewhurst Green, Forest Green, Okewoodhill, Ockley and Newdigate, and adjoins those of Capel and Charlwood.
- A number of farm houses and agricultural buildings, including barns, within the character area, are grade II listed buildings. A Medieval moated site north of Oakdale Farm, and another at Cudworth Manor, are scheduled monuments.
- A number of areas are designated as Sites of Nature Conservation Importance across the character area, including areas of semi-natural woodland, along with a few Sites of Special Scientific Interest. Those at Glovers Wood and Vann Lake and Ockley Woods are notable for their steep sided wooded gill valleys where streams have cut through the clay and in to the underlying ridge of Paludina limestone. The combination of clay and limestone makes the biodiversity of these areas extremely diverse.
- A rural, tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover.





## WW9: SHAMLEY GREEN TO HOLMWOOD WOODED LOW WEALD

### Location and Boundaries

The Shamley Green to Holmwood Wooded Low Weald is a linear character area, north of Cranleigh, defined by underlying geology, topography and woodland cover. The character area boundary follows woodland edges, and other easily recognisable features such as roads and field boundaries. The character area is entirely within the Surrey Hills AONB.

### Key Characteristics

- Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Elevated and undulating landform, rising from the low lying weald to meet the wooded greensand hills to the north and west.
- The character area consists of a mosaic of pastoral fields, large arable fields and woodland blocks. There are small copses, tree belts, gill woodland, and large individual mature trees. Hedgerows line many field boundaries as well as the road network.
- South facing slopes provide views over the lower weald to the south, although woodland and tree cover helps enclose the character area and limit long distance views in some areas.
- There are no significant areas of settlement, within the character area. Dorking adjoins it to the north. The smaller settlements of Holmwood and Ewhurst just touch on the character area to the east and south. There is however a fairly even distribution of scattered farmsteads, large houses and small groups of dwellings across the character area.
- The majority of road access within the character area consists of rural lanes cutting across from the wider low weald to the south into the greensand hills to the north. There is an extensive network of public rights of way throughout the character area.



- The character area contains a few areas of registered common land, most notably Smithwood Common and Stroud Common. Northern parts of the Ewhurst and Forest Green Conservation Areas are including at the southern edge of the character area.
- A number of areas, particularly to the west, are designated as Sites of Nature Conservation Importance, including semi-improved neutral to acid grassland, and semi-natural woodland.
- Rural, tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover and limited influence from roads and settlement.

## LANDSCAPE TYPE WW: WOODED LOW WEALD EVALUATION AND GUIDANCE

### EVALUATION

#### Key Positive Landscape Attributes

- Generally intimate, mostly small scale, peaceful, pastoral and secluded landscape.
- Extensive dense blocks of woodland, extensively so in Tugley to Sydney Wood (Area WW3).
- Undulating convoluted landform.
- Steep sided wooded valleys or gills.
- Thick intact hedgerows with hedge trees.
- Significant areas of ancient woodland.
- Wooded ridgelines and hill tops.
- Rising to the north to form setting to wooded greensand hills, particularly Shamley Green to Holmwood Wooded Low Weald (Area WW9).
- Pattern of historic rural settlement and scattered farmsteads.
- Network of narrow winding rural lanes, often hedge lined.
- Occasional views though breaks in vegetation or from local high points and settlements.

#### Forces for Change/Sensitivities/Pressures

##### Past Change

- Intensification of farming resulting in loss of woodland and hedgerows, particularly in Dunsfold to Pollingfold Wooded Low Weald (Area WW6).
- Decline in quality of hedgerows and hedgerow trees, and shaws and copses.
- Decline in species rich coppice and gill woodland, and increase in conifer plantations, particularly in character areas within the centre of the Landscape Type
- Spread of low density urban fringe and suburban development lessening sense of remoteness and tranquillity.
- Large scale development including a number of brickworks which are either in operation or have been developed for housing once worked out.
- Pressure on rural lanes from vehicular use.
- Fragmentation of land through increased number of horse paddocks and manège with attendant field shelters and post and rail fences.
- Some additional rural light pollution from the conversion of farm buildings.

##### *Future potential forces for change*

- Further loss/decline of hedgerows and hedgerow trees, and species rich coppice, gill woodland and shaws.
- Potential for increased intensification of agriculture.
- Pressure for expansion of settlements and other development, including brickworks.
- Restoration of worked out brickworks.
- Increasing traffic on the rural tracks and roads leading to urbanisation through kerbing, lighting and signage.
- Further increase in number of horse paddocks across the landscape.
- A24 and A29 road corridors.
- Conversions of agricultural buildings.
- New farm buildings and activities from farm diversification.
- Gatwick and associated development including noise and light intrusion.

## **GUIDANCE**

### **Landscape Strategy**

The landscape strategy for the Wooded Low Weald is to conserve its areas of intimate, peaceful landscape, primary through protection of its woodland, hedgerows and hedgerow trees, along with limiting the spread of settlements and other development. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland.

### **Landscape Guidelines**

#### ***Land Management***

- Protection and management of ancient woodlands and wooded gills. This character area type coincides with Surrey's Low Weald biodiversity opportunity area.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage understanding of the historic dimension and underlying archaeology of the landscape. Conserve historic elements of the landscape.
- Encourage sustainable and multi-purpose woodlands, sensitive management of plantations, and the use of locally appropriate species.
- Management of plantations for wildlife.
- Encourage consistent management and restocking of hedgerows.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as manège that would affect the rural character of the area.
- Sensitive restoration of landscape following quarrying for brickworks.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain areas of unsettled wooded skyline.

#### ***Built Development***

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern and character of existing settlements, resisting further spread of low density dwellings and road infrastructure.
- Conserve and enhance the landscape setting to villages and edge of settlement.
- Conserve areas of undisturbed wooded skyline.
- Any new development should maintain the enclosure of the wooded setting and character of the surrounding landscape.
- Built form should be contained within a wooded or treed setting.
- Encourage use of traditional building materials and signage. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).
- Ensure farmstead or other agricultural conversions are sensitive to surrounding landscape, with careful consideration given to design, including new domestic curtilages, materials and boundary treatments.
- Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Design of lighting schemes to respect rural location, biodiversity and dark skies area.