

Waverley Borough Council

Landscape Study – Part 2: Haslemere & Godalming



August 2014

AMEC Environment & Infrastructure UK Limited

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Waverley Borough Council

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1. Introduction and Context

Waverley Borough Council (WBC) is currently developing a new Local Plan. AMEC has been commissioned to undertake a landscape sensitivity and capacity study which will inform this plan.

The study has been commissioned by WBC with the aim of assessing the ability of the landscape to accommodate future residential development in areas of the Borough. The study provides evidence to inform the Local Plan.

Paragraph 113 of the Government's National Planning Policy Framework (2012) states that Local planning authorities should set criteria based policies against which proposals for development on or affecting landscape areas will be judged; also that distinctions should be made between the hierarchy of international, national and locally designated sites so that that protection should be commensurate with their status.

Paragraph 115 also notes that "great weight" should be given to national designations such as Areas of Outstanding Natural Beauty and their conservation. These will form part of the planning context for the study.

This work is undertaken as part of a wider review of planning designations including the Green Belt Review study¹, currently being undertaken by AMEC for WBC. The study informs WBC about the potential scale and location of future residential development and related infrastructure, to meet future housing needs of the Borough.

A key objective of the study is to evaluate the capacity of the landscapes around the identified towns and villages to accept change, basing this on the value of these landscapes and their sensitivity. The study took place in February, March 2014 and May 2014, and comprised desktop studies and site survey work. 1:25,000 mapping and aerial photographs were used as part of the desktop study.

The remainder of this report outlines the study scope and methodology. This is followed by report chapters setting out the findings of the study for each of the study areas identified by WBC.

¹ Waverley Green Belt Review (AMEC, August 2014)

2. Scope and Methodology

2.1 Scope of the Review

WBC identified the following towns and villages for review:

- Cranleigh;
- Farnham;
- Haslemere and Hindhead;
- Godalming;
- Bramley;
- Elstead;
- Milford;
- Witley;
- Chiddingfold.

AMEC were asked in Part 2 of the project to consider Haslemere and Hindhead, Godalming, Bramley, Elstead, Milford, Witley, and Chiddingfold and their settlement edges.

2.2 Methodology

The methodology for this study is based on ‘Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, published by the Countryside Agency and Scottish Natural Heritage in 2002.² This document gives guidance on the structure and approach to this type of task and defines key areas to consider such as sensitivity and capacity.

The guidance in GLVIA Edition 3 (Landscape Institute and IEMA) was also part of the reference material for the report.

In summary, the evaluation of the fringe land around the settlements identifies pertinent designations, the sensitivity of the landscape, its overall value and associated key elements.

For each area a summary evaluation is provided in tabular form, addressing the following:

- **Landscape Qualities:** the number and type of positive landscape features;

² <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/lcn/resources/lcaresources/tp6summary.aspx>

- **Contribution to settlement setting:** the extent of distinctive backdrops to a setting, linkages, presence and extent of views to and from the area;
- **Visual Character :** the prominence of the area due to topography and its level of visibility from the surrounding area;
- **Landscape sensitivity:** established by reference to the above attributes and which, using professional judgment is then assessed using the following criteria:
 - *High Sensitivity* – the area is unlikely to be able to accommodate the particular type of change without extensive degradation of character and value. Mitigation is unlikely to be able to address potential landscape issues;
 - *Moderate Sensitivity* – the area may be to accommodate the development change, with some degradation of the character, but mitigation options would be required;
 - *Low Sensitivity* – the area should be able to accommodate development change with limited or no degradation of character. Landscape mitigation should be able to address potential landscape issues.
- **Landscape Value:** taking into account national designations, local designations and other factors such as contribution to quality of life. Quality of life is defined as “*the general well being of a person, measured in health and happiness*”³ The positive experience of the external landscape can contribute to this.

Consideration of the above factors has enabled conclusions to be drawn regarding landscape capacity and to what degree the landscape has capacity to accept change due to development. The areas associated with low value and low sensitivity generally demonstrate greater capacity to accept change. Areas with a higher sensitivity and landscape qualities will generally offer greater constraints to development, although this may not be the case and this conclusion should not be automatic, but derived from the interaction between sensitivity, type and amount of change and the perception of the value of the landscape.⁴

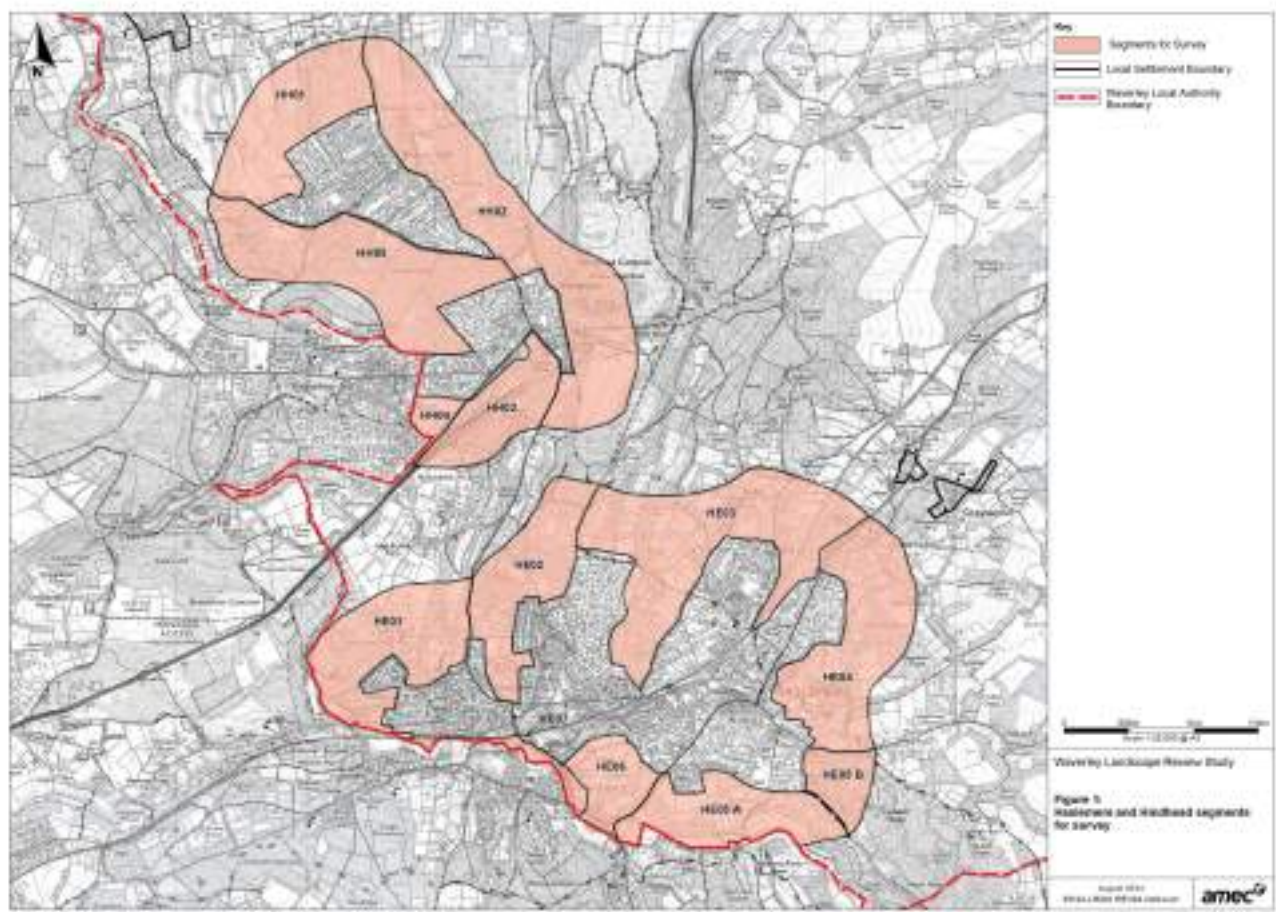
³ Collins Dictionary online

⁴ <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/lcn/resources/lcaresources/tp6summary.aspx>

3. Assessment of Locations – Haslemere and Hindhead

This section looks into the detailed segments around Haslemere and Hindhead. Figure 3.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/ or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 3.1 **Segments around Hindhead and Haslemere**



This figure is also reproduced at A3, drawing 35124/LR201 Rev 04 in Appendix A

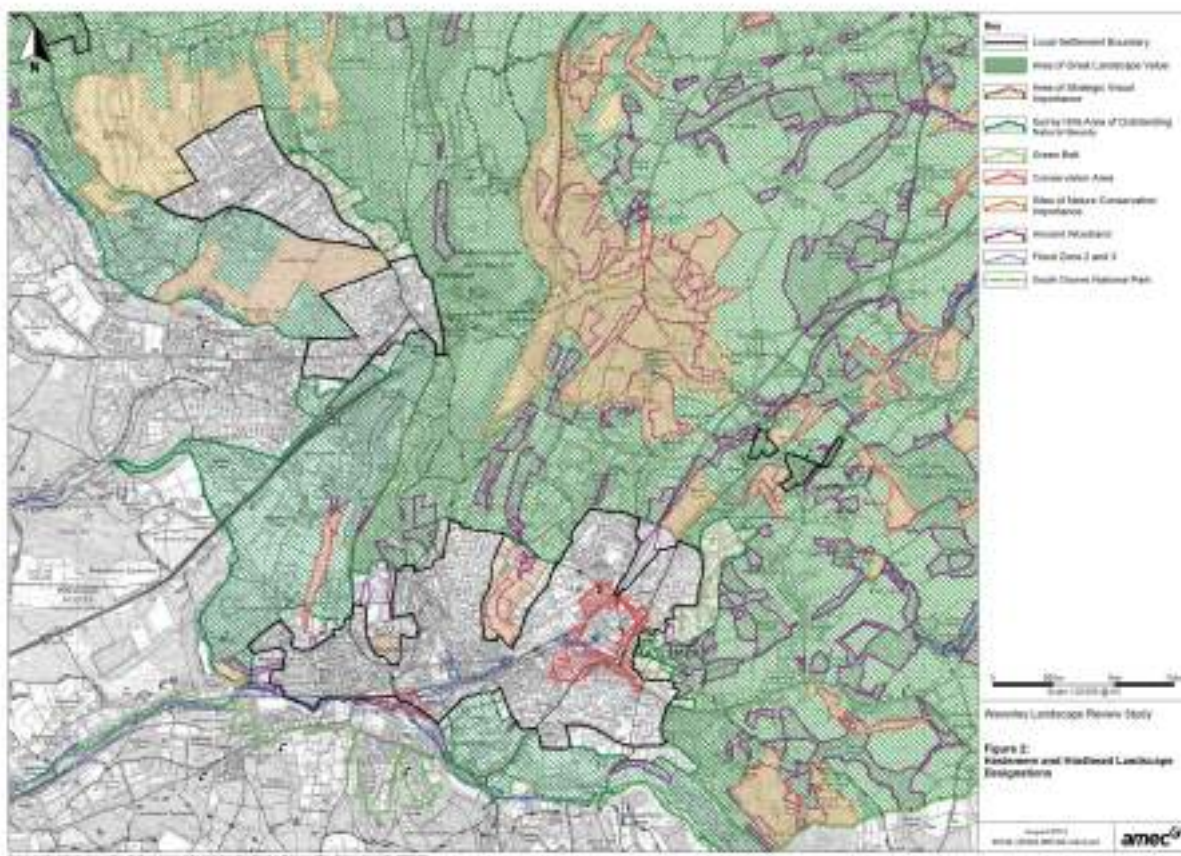
3.1 Planning Context – Haslemere and Hindhead

The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the villages are within the Surrey Hills AONB.

These designations are indicated in Figure 3.2.

Figure 3.2 Landscape Designations



This figure is also reproduced at A3 on drawing 35124/LR202 Rev 02 in Appendix A.

3.2 Segment HE01

Segment HE01 is to the west of Haslemere. In the east part is Woolmer Hill School and grounds, and across the road to the west is the heavily wooded area of Woolmer Hill which is a steeply sided small hill. To the south of the segment is a railway line and beyond this are some residencies and woodland. The small road running north/ south through the segment has a small stream running alongside to the east and the land in this part is damp.

Figure 3.3 Segment HE01

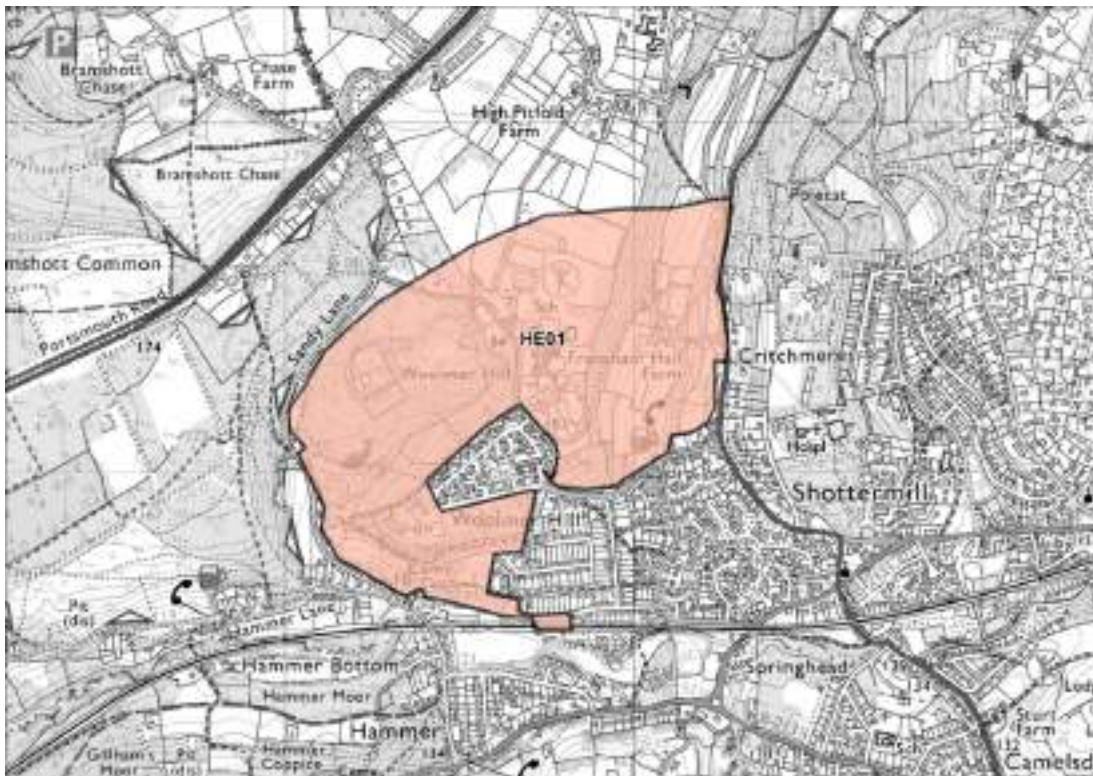


Table 3.1 summarises the findings of the evaluation for Haslemere, Segment HE01.

Table 3.1 Haslemere: Summary of Evaluation HE01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HE01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X			X			X		X			X	

3.2.1 Analysis of Capacity HE01

- Within the segment in the eastern section is a wooded valley, with the school and its grounds to the west of this. These grounds are more open in nature, otherwise the area is wooded and enclosed;
- To the west is Woolmer Hill, a steeply sided hill covered in mature mixed woodland;
- In the southern part of the segment there is a small valley housing the road next to a small stream and damp pasture. A public footpath runs alongside the road and leads into the wooded area to the north, and branches off to the existing housing on the western side of Haslemere;
- Although there are roads and footpaths in the area it has an enclosed feel, and historically has been used as a MOD training area.
- Much of the area is within the Surrey Hills AONB, and ;
- Development in this area is more likely to have a more negative impact on the landscape, due to a combination of topography, existing land use and the condition of the land.

3.3 Segment HE02

Segment HE02 is to the west and north-west of the town and covers a series of north/ south wooded valleys, which incorporate roads, including the Hindhead Road and local roads, and low density housing.

Figure 3.4 Segment HE02

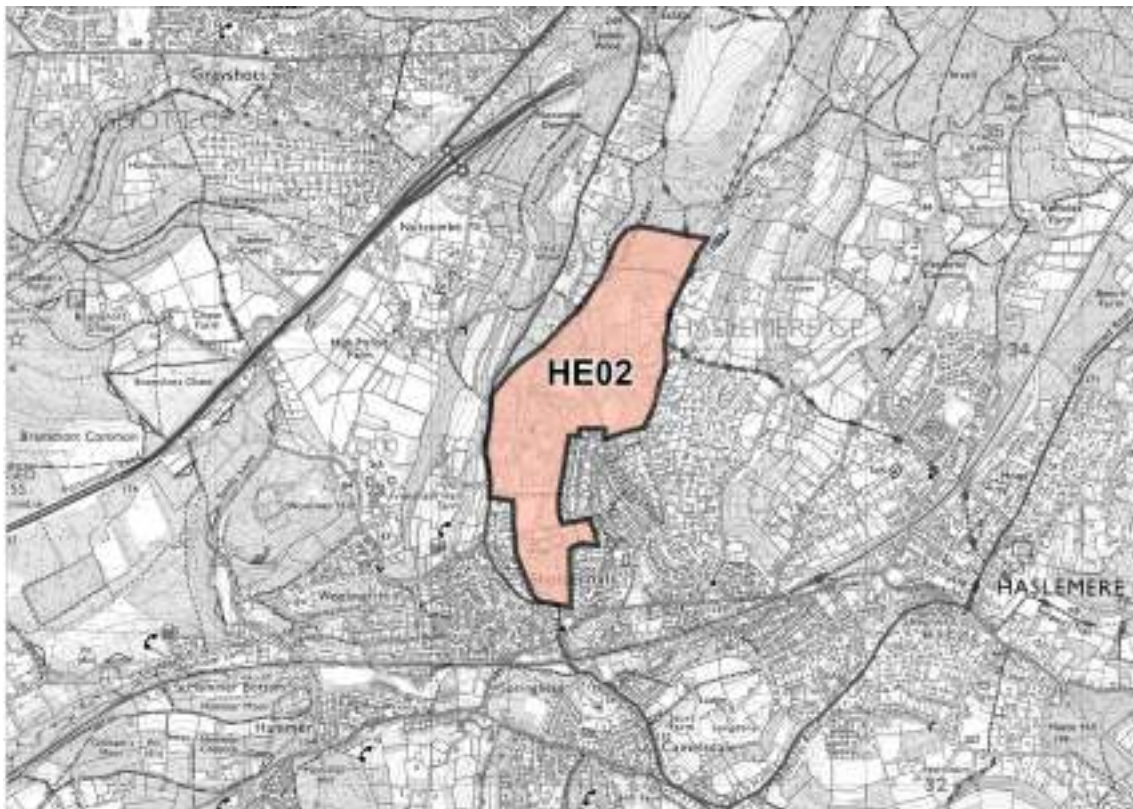


Table 3.2 Haslemere: Summary of Evaluation HE02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HE02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X				X			X		X			X	

3.3.1 Analysis of Capacity HE02

- This is a heavily wooded area with small lanes running along the valleys;
- There are large houses with spacious plot sizes;
- The area is partly covered by a Area of Strategic Visual Importance at Shottermill, and in the northern section Surrey Hills AONB and AGLV;
- The area has low visibility due to topography and the heavily wooded valleys and;
- In view of the topography, landscape designations and existing uses, the potential for additional development would be very limited.

3.4 Segment HE03

This is to the north of the town comprising valleys which are strongly orientated north/south, housing, minor roads and the railway line to London. The valleys are relatively steep and wooded. There is some low density housing next to the town and some scattered development.

Figure 3.5 Segment HE03

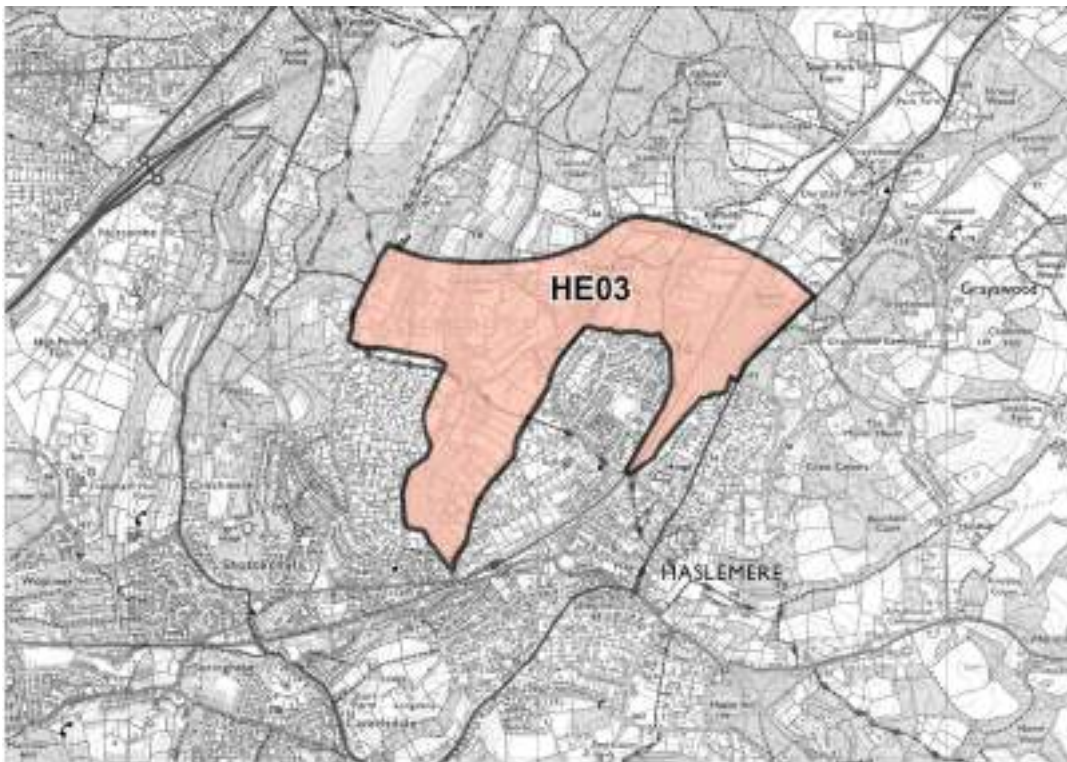


Table 3.3 HE03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HE03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	yes		X				X		X				X		X			X	

3.4.1 Analysis of Capacity HE03

- In the north east of the segment is the A286 Grayswood Road and to the west of this, within a heavily wooded valley is the railway line;
- To the west of the rail line are some scattered properties within a heavily wooded setting, and along Bunch Lane there are large properties set in mostly screened, large plots of land;
- In the southern part of Bunch Lane there is woodland on the eastern side, and further up the segment on its west side there is the railway line. Intervisibility is low in the segment due to topography and tree screening;
- The northern part of the segment is within the AONB, AGLV and most of the southern part is within the ASVI;
- There is a public footpath at Weydown Common, linking in to the woods to the north; and,
- Capacity is limited for development due to the topography and existing land use. There could be potential in the more open field area at the middle part of Bunch Lane, to the west of the lane. This is within the ASVI, but is screened by woodland, and to the west is housing and to the east of the lane is housing. These are houses in large plots with tree and shrub planting as screening. Although rural in nature, this area to the north of Haslemere incorporates low density housing. In landscape terms there may be some limited potential, subject to how this would fit with the existing character and grain of development.

3.5 Segment HE04

HE04 is to the east of Haslemere, to the east of the A286, a broader valley, with land sloping from north to south-east, with a small stream in the valley base, rising again towards the south and the Petworth Road.

Figure 3.6 Segment HE04

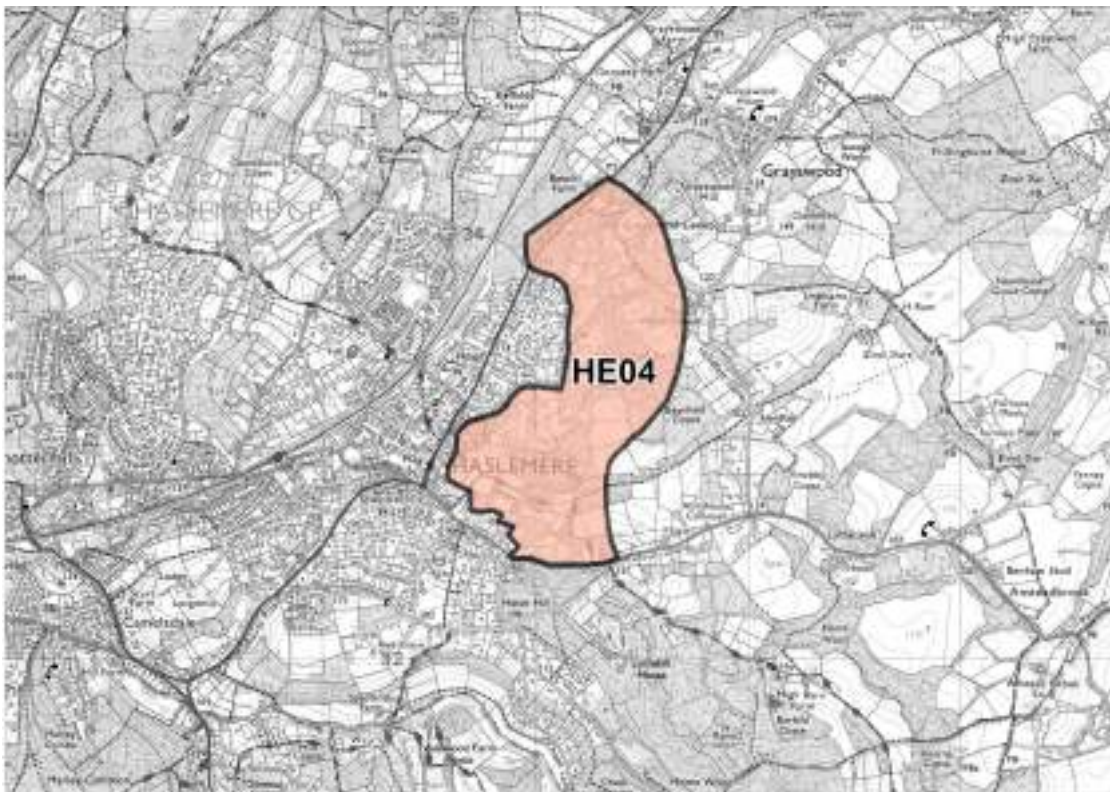


Table 34 HE04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HE04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X		X				X				X		X			X	

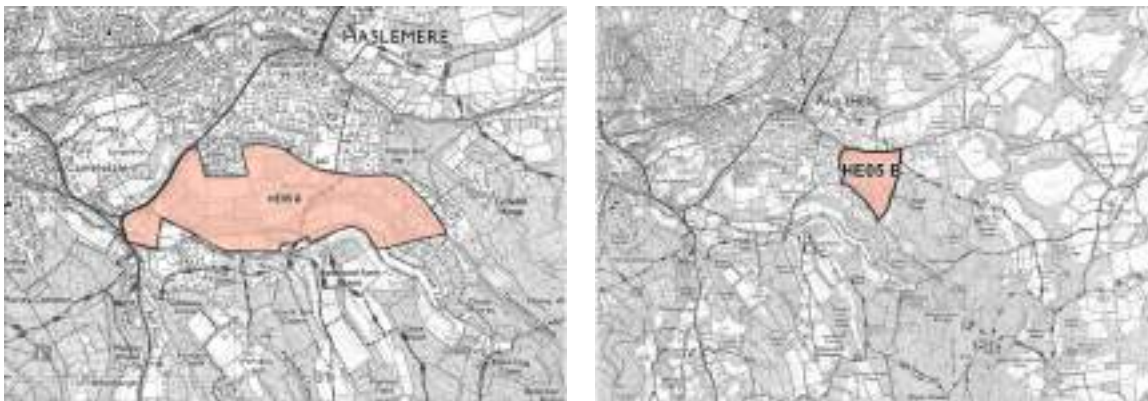
3.5.1 Analysis of Capacity HE04

- In the north of the segment the landscape is heavily wooded with housing nestling within it;
- In the southern part, the land slopes from north to south-east, with a small stream in the valley and is close to the centre of the town. There is access to the long distance footpath called the Serpent trail, passing along the valley to the south east.
- In this small area there are open fields grazed by cattle and managed by the National Trust. There are also allotments and some housing along the lane used for the footpath;
- With the area being behind the commercial properties of the town, there is limited visibility into the fields and allotments;
- The valley provides an attractive pastoral setting for the town;
- The eastern and southern part of the segment is within the Surrey Hills AONB and the AGLV, with areas of ancient woodland; and,
- Development in this area is more likely to have a negative impact on the landscape due to the existing land use and topography. The landscape also has a role in providing a setting for the town adjacent to the conservation area.

3.6 Segment HE05

HE05 is to the south/ south-east of the town and illustrates a mixed character. There is a wooded hill to the east. Scotland Lane to the west is a residential street with large properties, and to the south there is a small valley.

Figure 3.7 Segment HE05



The segment is divided into areas A and B to reflect the change of landscape character from a wooded hill in the east to the valley in the south.

Table 35 HE05

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
		Many	Some	Few	Important	Med	Limited	Visual Prominence			Intervisibility								
HE05								High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X			X			X				X		X			X	
B	Yes		X				X			X			X		X			X	

3.6.1 Analysis of Capacity HE05 – A

- This area accommodates a number of houses along Scotland Lane, most are in large plots including the listed building of Red Court, and includes a Police Dog training centre;

- South of Scotland Lane the valley slopes face south and are a mix of fields and mixed woodland. To the east some of the fields have been planted with grapevines;
- A green byway runs south quite steeply from the lane to Stedlands Farm;
- To the western end of the area is the A286, dropped down at a lower level, and there isn't visibility into the segment from the road in the northern part, and limited in the southern part, with agricultural fields next to the road;
- The segment is within the AONB and/or AGLV, and some Green Belt planning legislation.; and,
- Development in this segment is likely to have a negative impact on the landscape due to the topography and access to the area.

3.6.2 Analysis of Capacity HE05 – B

- This part of the segment is a heavily wooded hill dissected by lanes, and is adjacent to the the Lythehill Park buildings;
- The segment is within the AONB, AGLV; and
- Due to existing land use, steep topography and access routes development in this area would be likely to have a negative impact on the landscape character.

3.7 Segment HE06

This is to the south of Haslemere, comprising a small hill covered by fields and woodland, bounded by the busy A286 and A287 roads

Figure 3.8 Segment HE06

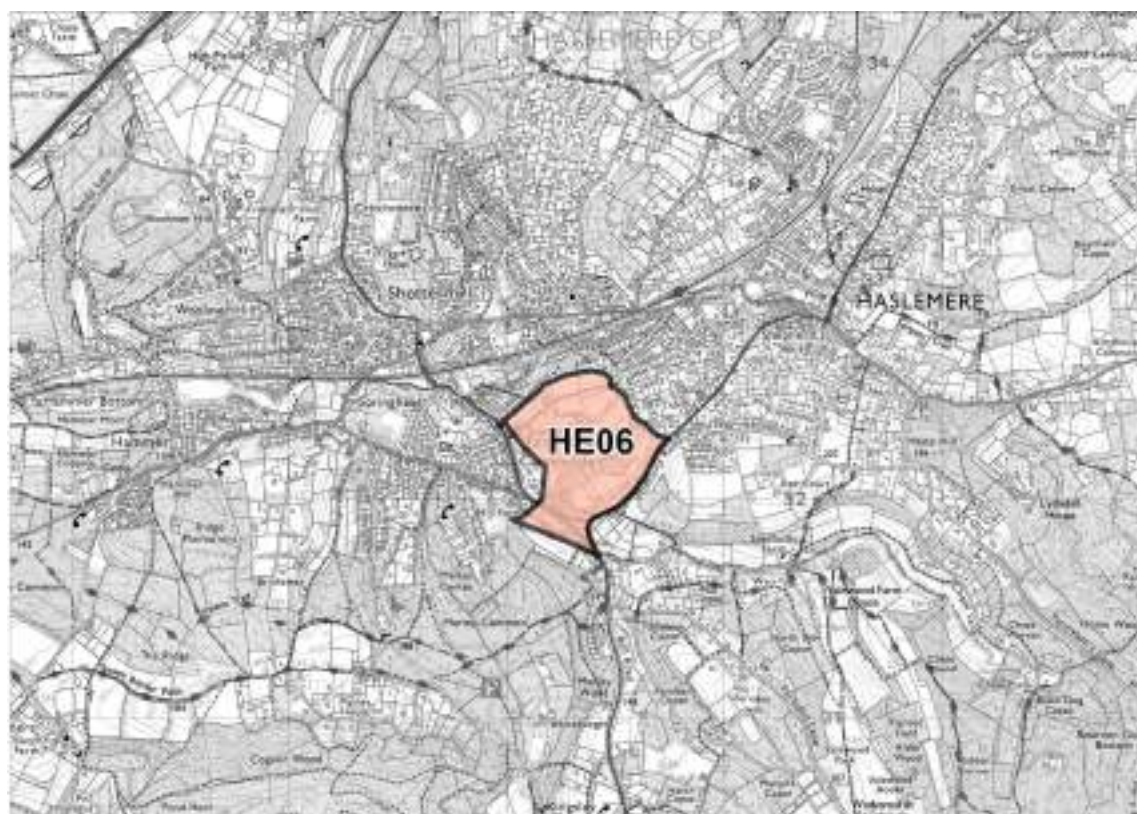


Table 3.6 HE06

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HEO 6		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X				X			X		X			X	

3.7.1 Analysis of Capacity HE06

- This is a small hill, which on its southern edge is bounded by the A287 with a retaining wall, which allows the hill to be hidden from the main road;
- There is a footpath running west to east across the northern part of the hill, one field width between this and the houses on Sun Brow. The north-east field being higher has limited distant views out to the south-west, with less visibility as the land drops to the south-west;
- To the south of the footpath the land rises up with a strong screen of planting, and has very limited visibility;
- The land in the south-east part of the segment has very little visibility due the topography and the A286 being lower relatively to this section;
- The segment is, for the most part within the AONB and AGLV , and;
- There could be potential for development capacity in the fields to the north of the footpath due to visibility and landscape character adjacent to the existing houses. Any development would be visually associated with the existing houses, and would have limited impact on more distant views. With the tree screening and topography, views in to the area from the north-east would be none or very limited. The remainder of the segment to the south of the footpath is visually more detached from the settlement and development would be more likely to have a negative impact on the landscape.

3.8 Segment HE07

This is to the south-west of the town, and comprises mainly residential areas bisected by the B2131 with some open space. Only a very thin sliver of land is in Waverley.

Figure 3.9 Segment HE07

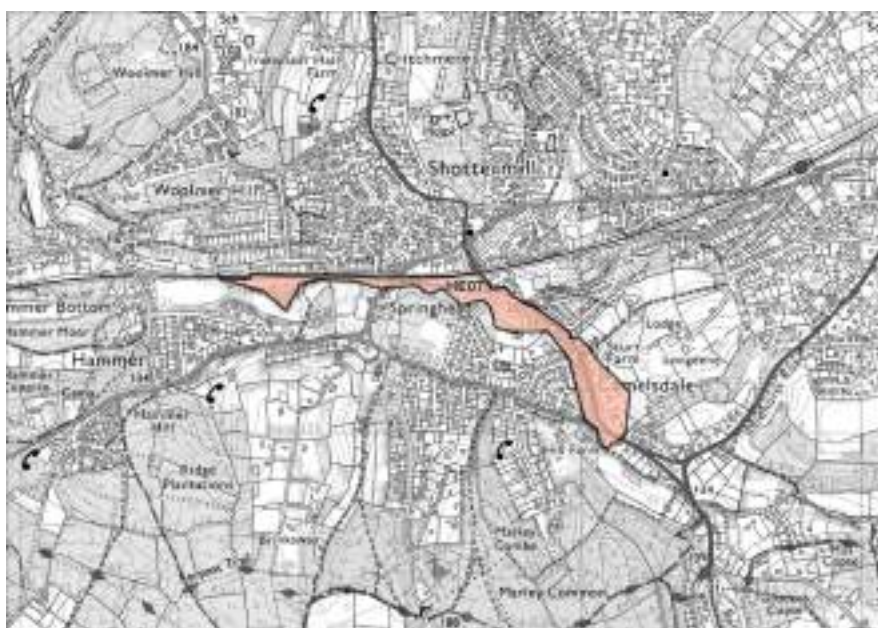


Table 3.7 HE07

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HE07		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X			X			X			X			X	

3.8.1 Analysis of Capacity HE07

- The part of the segment that is within the Waverley boundary is a very small sliver to the north of the boundary line, with the railway forming the northern boundary, and the A287 round to the east part of the segment.
- In the north-west part there is a sewage treatment works;
- Towards the east there is a wooded section, leading to allotments next to the A287; and
- With the current land uses, small quantity of land and limited access in this segment, there is unlikely to be capacity in this area.

3.9 Segment HH01

Segment HH01 is to the north of Hindhead, formed from a series of valleys between the A287 and Tilford Road and heavily wooded.

Figure 3.10 Segment HH01

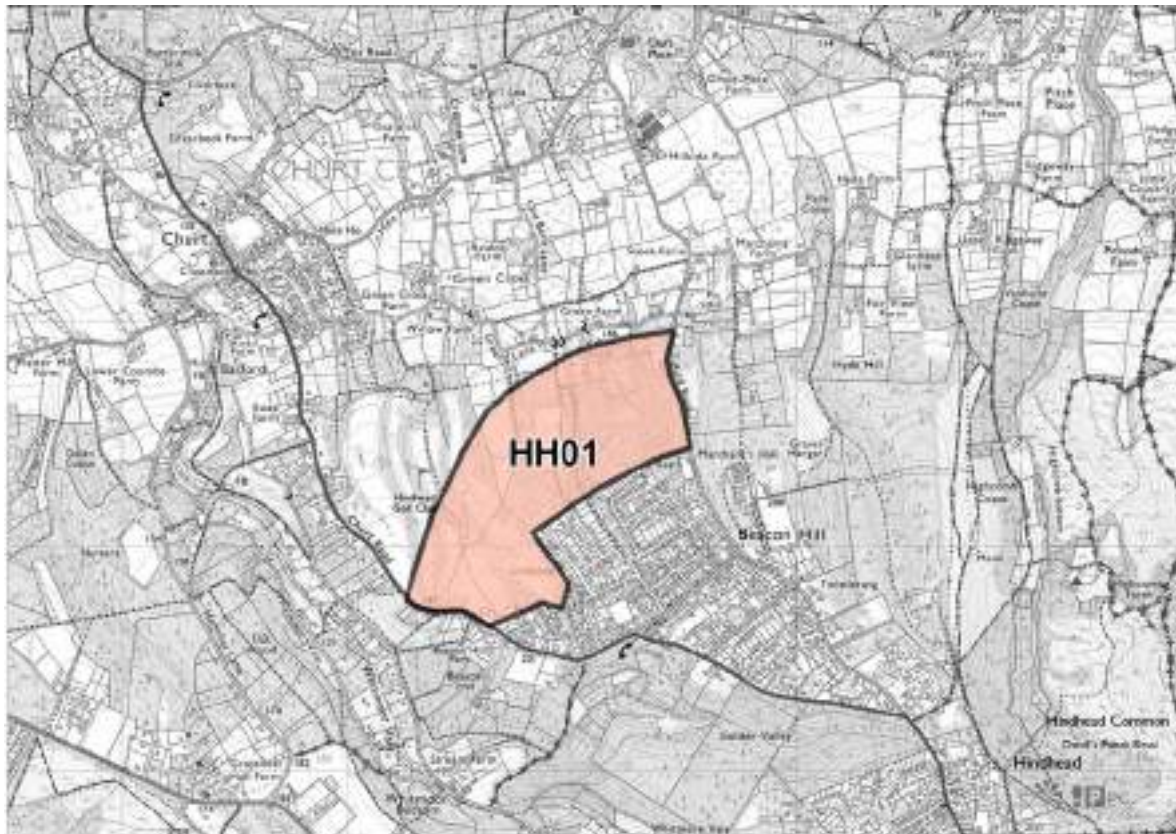


Table 3.8 Hindhead: Summary of Evaluation HH01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HH01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X			X			X		X			X	

3.9.1 Analysis of Capacity HH01

- This is a heavily wooded area bisected by steep valleys, with a low intervisibility;
- There are several footpaths running through the area;
- The area is within the Surrey Hills AONB and AGLV and part of it is a site of Nature Conservation Importance, and;
- Due to the topography, designations and land use, development in this area is likely to have an adverse impact on landscape character.

3.10 Segment HH02

Segment HH02 is to the east of Hindhead with a mix of land use including residential, woodland and leisure. The western boundary is formed of the Tilford Road, which then becomes the A287 to Haslemere.

Figure 3.11 Segment HH02

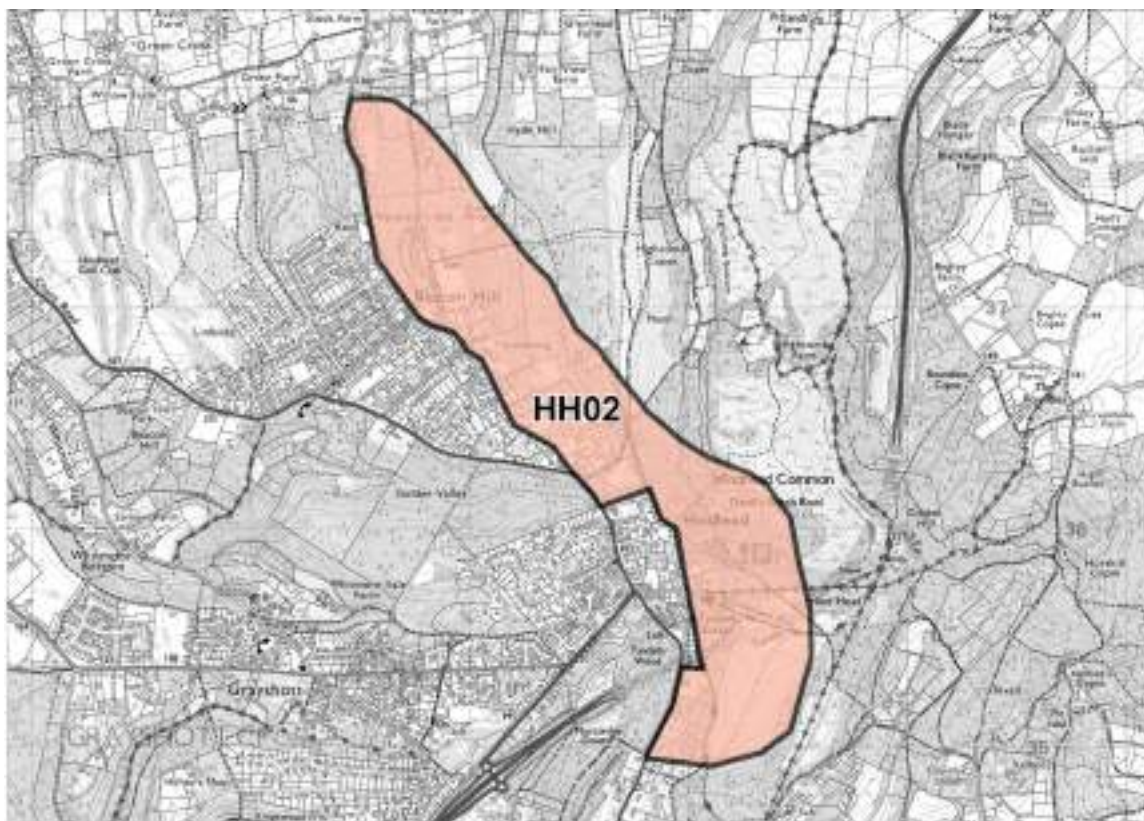


Table 3.9 Hindhead: Summary of Evaluation HH02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HH02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes	X				X		X	X			X		X			X		

3.10.1 Analysis of Capacity HH02

- Along Tilford Road, through to the southern part of Hindhead Road there is existing housing. In the northern part of the segment the houses are larger in spacious plots, with several being re-developed currently. These have views across the valley to the east, whereas the view from the road is limited;
- A key feature in the segment is the National Trust car park, cafe and shop at Hindhead Common. This is at the start of walks in the area and has a viewing point for the Devils Punchbowl which is a changed landscape following the tunnelling of the A3;
- There are a number of footpaths running across the segment including part of the Greensand Way;
- The visibility generally from the road and Hindhead is low due to the tree screen and topography, but at the viewing point the wider landscape is revealed;
- The segment is mainly within the Surrey Hills AONB with the remainder being in the AGLV. Much of it is also Green Belt, and there are some smaller areas of ancient woodland; and
- Due to the landscape designations, its land use and setting, any capacity for new development in this segment is likely to be very limited.

3.11 Segment HH03

This is to the south of Hindhead, with the A3 running through the northern part of the segment.

Figure 3.12 Segment HH03

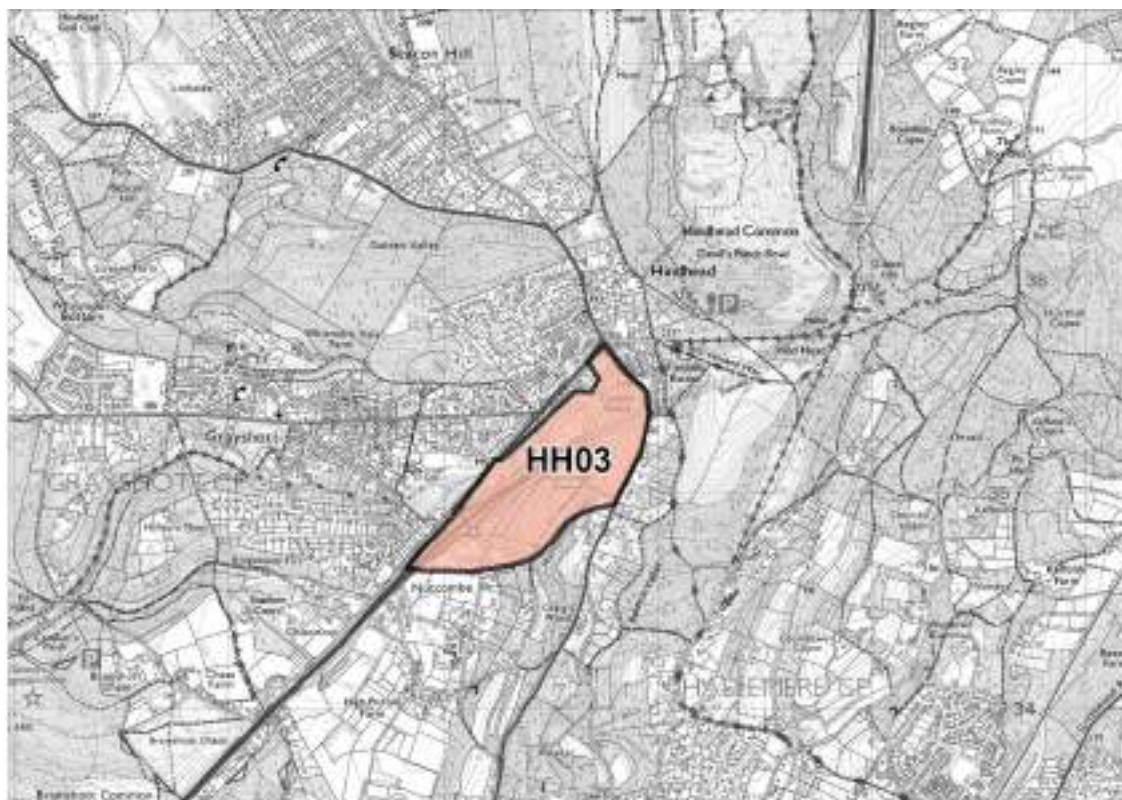


Table 3.10 HH03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HH03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X		X			X			X			X	

3.11.1 Analysis of Capacity HH03

- This segment includes the revised route of the A3 and the section as it goes into the Hindhead Tunnel;
- There is some settlement in the southern part of the segment, otherwise the land use is road corridor and mixed woodland;
- There is a public footpath and a bridleway within the segment;
- Intervisibility is low due to the topography and tree screen;
- The segment is mainly within the Surrey Hills AONB with a small part only being within the AGLV. There are some smaller areas of ancient woodland; and
- Due to the land use and designations in this segment, capacity in this segment is likely to be very limited

3.12 Segment HH04

HH04 is to the south of Hindhead, and is comprised of mainly residential properties, and a school.

Figure 3.13 Segment HH04



Table 3.11 HH04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HH04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X		X			X			X			X	

3.12.1 Analysis of Capacity HH04

- This small area is mainly residential with some open land associated with the school to the north of the A3;
- The main views of the area will be from the access roads running through it;

- The part of the segment that falls within a landscape planning designation is the open land to the north of the A3 and next to the school, which is part of the Surrey Hills AONB and partly AGLV; and
- Due to the land uses and designations in this segment the capacity for development is likely to be very limited.

3.13 Segment HH05

HH05 is to the north west of Hindhead, comprising a wooded valley, with a few scattered properties and bounded by the A287 to the north.

Figure 3.14 Segment HH05

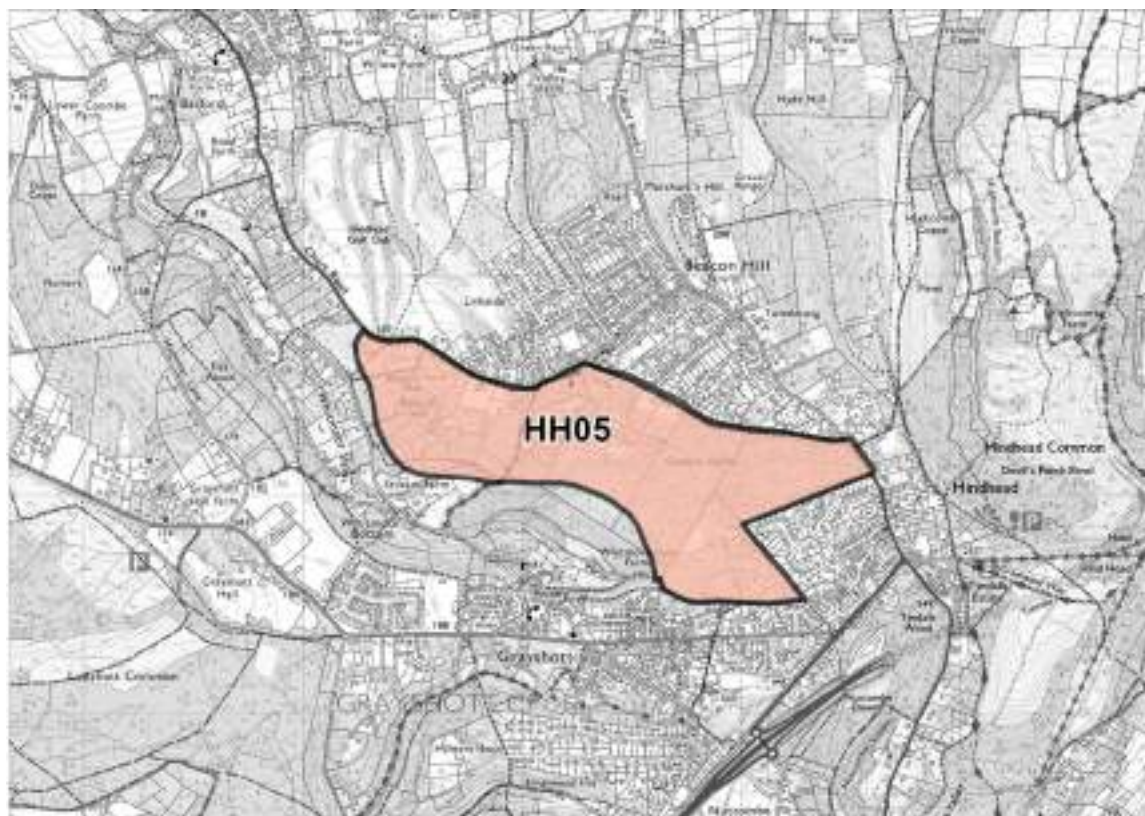


Table 3.12 HH05

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
HH05		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X			X			X		X			X	

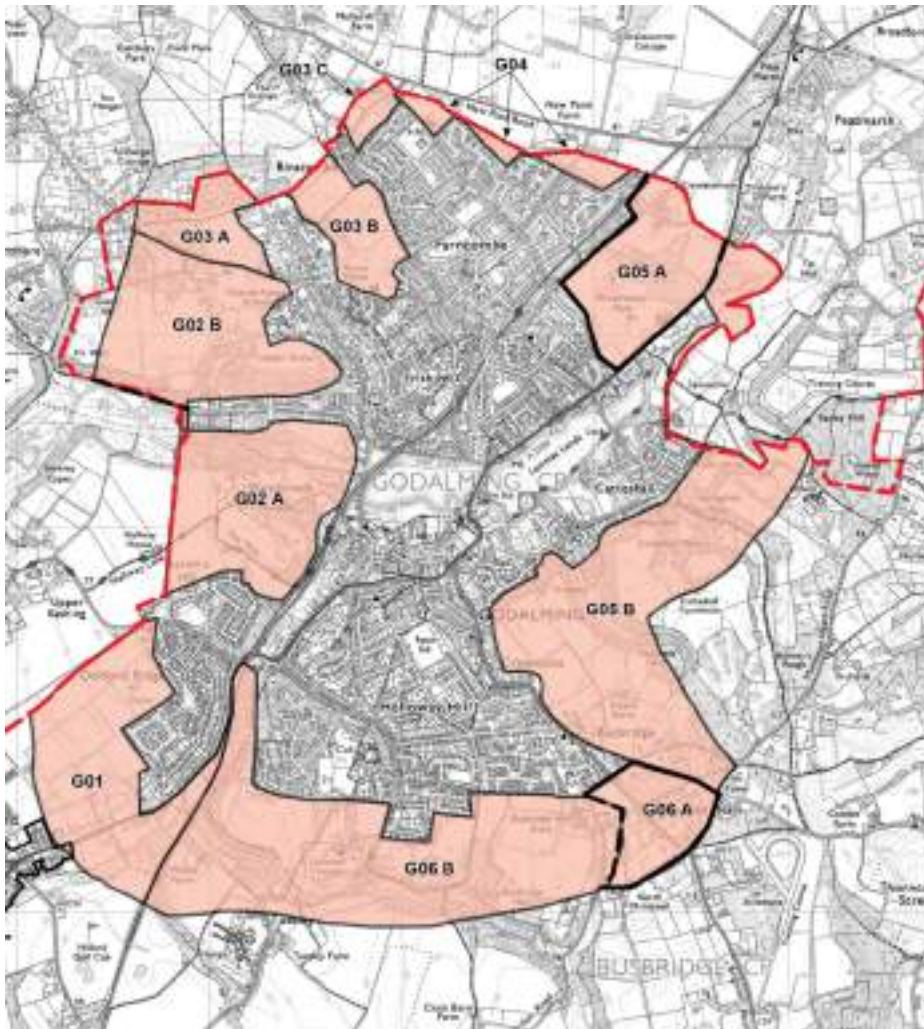
3.13.1 Analysis of Capacity HH05

- This is a heavily wooded area comprising mixed woodland, in a steep sided valley;
- The A287 runs to the north of the segment, but due to the heavily wooded nature of the segment views are not possible into the segment;
- There are some informal paths through the area;
- The segment is within the Surrey Hills AONB, an area of Nature Conservation Importance and incorporates a small area of ancient woodland; and
- Due to topography and landscape designation, capacity for development in this area would be very limited.

4. Assessment of Locations – Godalming

This section looks into the detailed segments around Godalming. Figure 4.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/ or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 4.1 Segments around Godalming



This figure is also reproduced at A3, drawing 35124/LR203 Rev 04 in Appendix A

4.1 Planning Context – Godalming

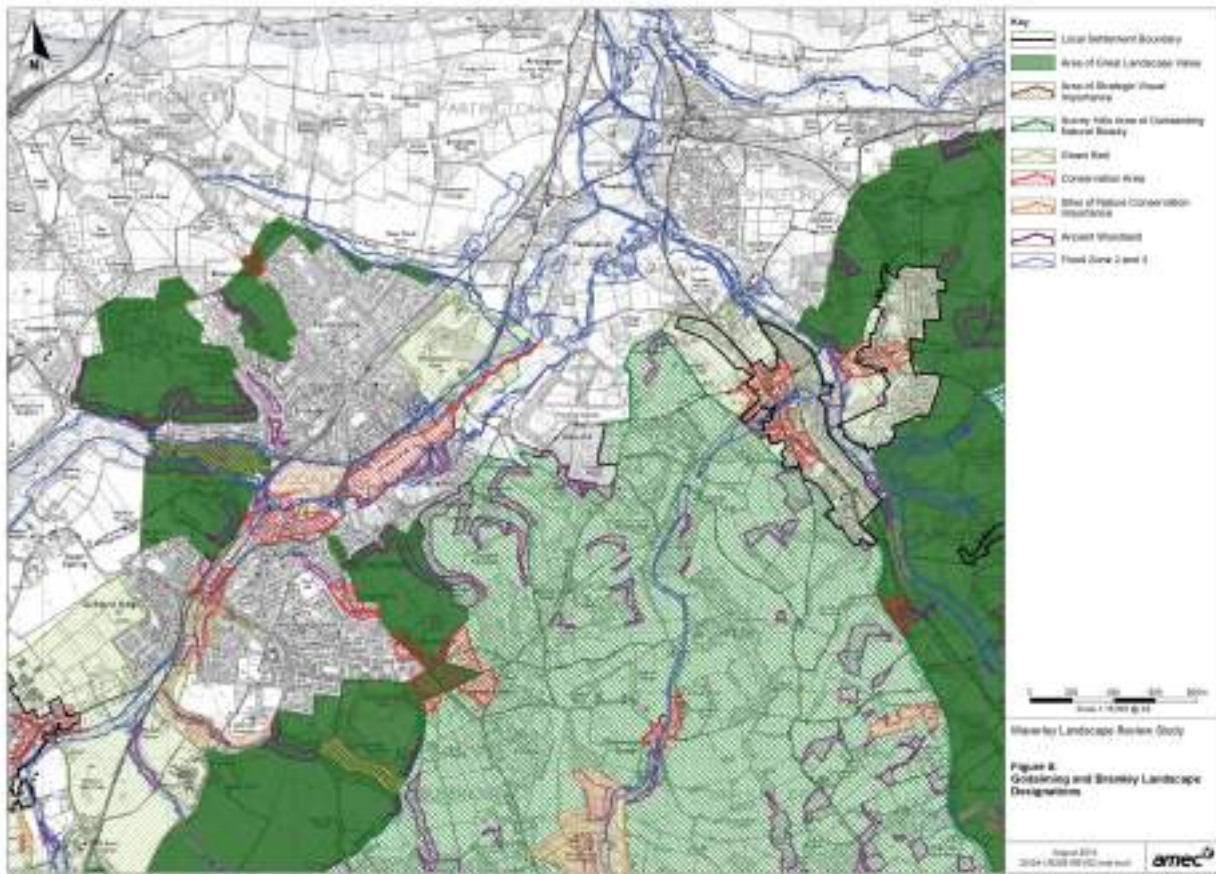
The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is to the south eastern boundary of the town.

Area of Great Landscape Value (AGLV) – this is to the southern and western boundaries of the town. This has a greater influence on the southern fringe area of Holloway and the Busbridge area. The Godalming Hillside policy area applies to south of A3100.

These designations are indicated in Figure 4.2.

Figure 4.2 Landscape Designations



This figure is also reproduced at A3 on drawing 35124/LR205 Rev 02 in Appendix A.

4.2 Segment G01

Segment G01 is to the west of the town, in the open agricultural space between Godalming and Milford.

Figure 4.3 Segment G01

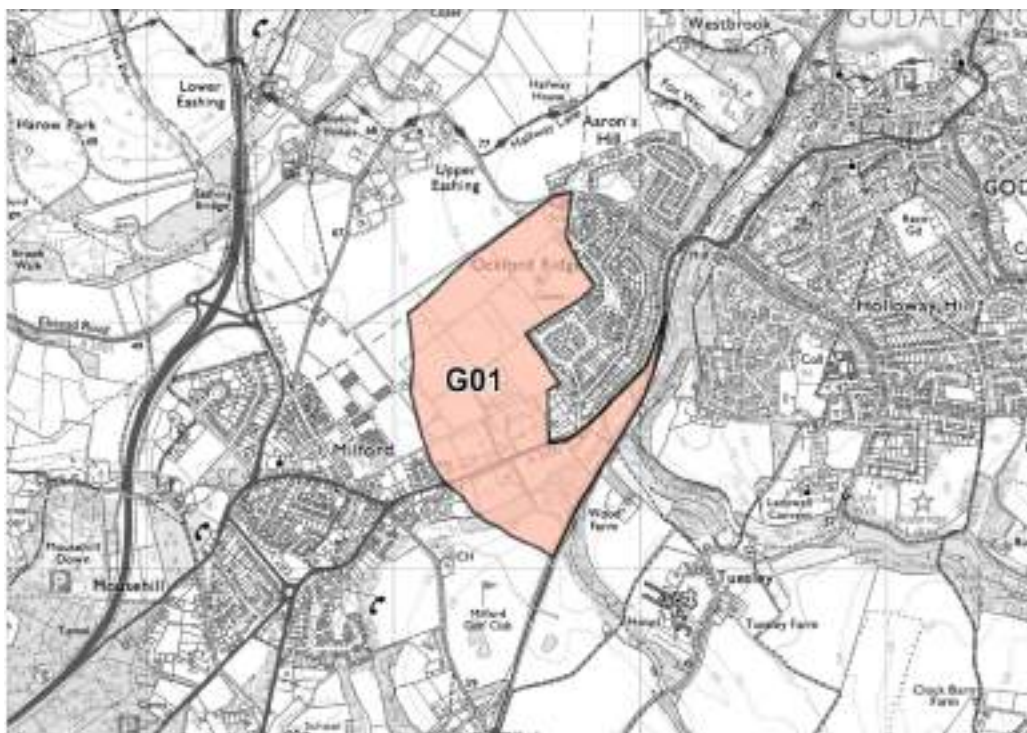


Table 4.1 Godalming: Summary of Evaluation G01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X			X			X			X			X	

4.2.1 Analysis of Capacity G01

- The main land use in this area is agricultural with larger scale arable fields and nursery glass houses and a garden centre on the A3100. The western edge is formed by a mature tree line;
- There are no public rights of way in the segment and the eastern boundary is formed of mainly post war residential estates;
- The fields are generally bounded by edge field vegetation, and in places trees of varying maturity;
- There is some visibility into the open areas from the main A3100 road into Milford and the minor road Chapel Lane that runs to the north of Milford. There is some intermittent visibility to the north-west boundary from Eashing Lane, mainly where it swings around to the north of the segment;
- There is a small part of the Godalming Hillside in the eastern part, Green Belt planning legislation covers north of Miltons Crescent, Godalming and the Cemetery. The AGLV is 0.5km to the north east; and
- In landscape terms there could be potential for development close to Miltons Crescent on the arable field, as there is lower intervisibility in this area, and would be associated with the existing housing. However, it is in the Green Belt and provides part of the buffer between Godalming and Milford. The land to the south of the A3100, east of The Refectory Pub and to the north of the railway line has low intervisibility, and is adjacent to the residential areas of Godalming. Again, this could have some potential for development without compromising the landscape character. However, it is within the Green Belt and development in this location would be inconsistent with the findings of the Green Belt Review.

4.3 Segment G02

Segment G02 is to the west of the settlement and is a mix of agricultural, river valley, some residential with a public school and its grounds in the northern part.

Figure 4.4 Segment G02



The segment has been split into A and B which reflects the difference in the area south which is mainly agricultural with a river valley with steep sides in its northern part, and area B which has tree cover and the school and its grounds.

Table 4.2 Godalming: Summary of Evaluation G02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X			X				X			X		X			X	
B	Yes		X			X			X				X		X			X	

4.3.1 Analysis of Capacity G02 – A

- A large part of the segment is used as arable land with large fields and low level vegetation as division between them;

- The small lane – Halfway Lane that runs across the segment has a complementary healthcare clinic situated halfway down it, and the road itself is a dead end. It is also a bridleway;
- To the north of the segment is the River Wey, below a steep sided, wooded, north facing valley side;
- There is visibility into the segment from the lane running across it, but is limited by the wayside vegetation. Otherwise due to woodland there is limited visibility into the segment;
- The majority of the segment is covered by the AGLV and is within the Green Belt;
- The area provides a green buffer between Godalming and the A3, and keeps a rural character to the setting of the River Wey, part of the area is within the Godalming Hillsides locally designated area; and
- With the landscape character of the segment and the designations, development in most of this area is likely to have a negative impact on the landscape. However, on land adjacent to Aarons Hill, to the east of Halfway Lane there could be capacity for development..

4.3.2 Analysis Capacity G02 – B

- The segment mainly houses mixed woodland and the buildings and grounds of Charterhouse School;
- The ground rises quite steeply to the north of the river valley, then is a broad more gentle slope up to the school;
- The area rises quite steeply to the north of the river valley, then is a broad slope up to the school;
- The area is covered by the AGLV, Green Belt and ancient woodland; and
- Due to its current use, the setting for the school and the town, and its designations, development in the segment more likely to have a negative impact.

4.4 Segment G03

This is to the north west of Godalming, for ease of review split in three, as it wraps around the town, with Hurtmore Road and part of Charterhouse School to the south of the segment, dropping down to the B3000 at the northern boundary of the segment.

Figure 4.5 Segment G03



Table 4.3 G03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X						X			X			X			X	

4.4.1 Analysis of Capacity G03

- The western part of the segment (G03A) houses part of Charterhouse School, and other residential development, with Hurtmore Road heavily screened with vegetation;
- The land falls away to the north, towards the Avenue, a small residential lane;
- The landscape is agricultural, with small scale fields bounded by hedges and trees, and scattered housing.
- There is visibility into the fields from the B3000, otherwise there is limited intervisibility;
- Much of the segment is within the AGLV, all is within the Green Belt and Godalming Hillside; and
- There could be potential for development in a small field to the south of Binscombe Lane (north of Copse Side G03C), next to the existing houses, but otherwise in the remainder of the area, development would be likely to have a negative impact on the landscape and would not accord with the findings of the Green Belt Review.

4.1 Segment G04

G04 is to the north of Godalming/ Farncombe covering the north and a small amount of land to the south of the B3000/ New Pond Road, mainly used as farmland at the moment.

Figure 4.6 Segment G04



Table 4.4 G04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X			X				X		X			X	

4.1.1 Analysis of Capacity G04

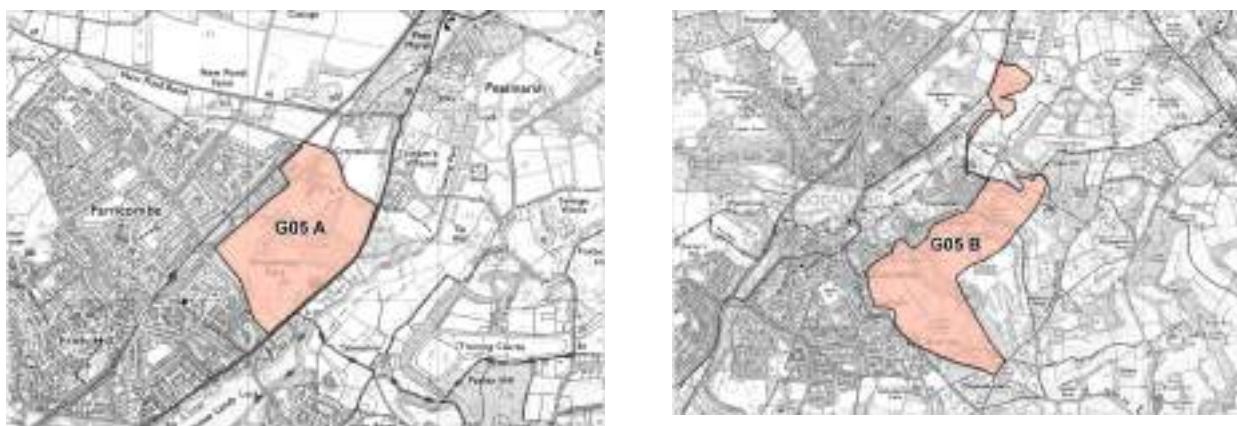
- This small strip of land north of the housing is composed of agricultural fields, leading out towards the busy B3000.

- There is visibility from the B3000 and side roads, and residential areas to the south;
- The segment is within the AGLV, and most is also within the Green Belt; and
- There is potential for development to the south of the B3000 in the small pockets indicated where there is adjacent existing housing development.

4.2 Segment G05

G05 is to the north east and east of the town, comprising schools and leisure to the north, scattered housing, the valley side for the River Wey and more rural landscapes to the south.

Figure 4.7 Segment G05



The segment is divided into areas A and B to reflect the change of landscape character from the school and leisure centre in the north and more rural character to the south.

Table 4.5 G05

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G05		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	No		X			X			X				X		X			X	
B	Yes		X		X					X			X	X			X		

4.2.1 Analysis of Capacity G05 – A

- The segment is to the north east of the town comprising mainly municipal functions such as a school and leisure facilities, with a crematorium to the north;
- There is a public right of way to the east of the school;
- There are views out to the hills of the AONB to the south-east;
- There are no landscape designations to the segment, but it is within the Green Belt; and
- Due to the current land uses of school, leisure and parkland, potential for development is likely to be very limited.

4.2.2 Analysis of Capacity G05 – B

- This area stretches from the lower river valley in the north, rising up steeply to the south, and a more rural character to the landscape;
- There is the B2130 that runs south through Busbridge, and a public footpath in the northern part of the segment;
- The general character of the segment south of the town is rural with fields and woodland;
- The segment comprises the AONB, AGLV, Green Belt, Godalming Hillsides and some ancient woodland; and
- Due to the steep topography to part of the segment, landscape designations and land use, the scope for development is very limited. It would also not accord with the findings of the Green Belt review.

4.3 Segment G06

This is to the south of the town, comprising a mainly rural character beyond the residential edge.

Figure 4.8 Segment G06



Table 4.6 G06

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
G05		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X				X		X				X	X				X	
B	Yes	X					X			X			X	X				X	

4.3.1 Analysis of Capacity G06 – A

- This segment comprises some open space, housing, the Brighton Road, and part of Munstead conservation area. There is some residential development, but this is mainly screened;
- This area of the segment is covered by Green Belt designation, partly by AONB, and by the AGLV; and

- This area is part of the containment of the southern approach to the town, with its woods and provides part of the wider setting for the renowned Munstead Wood garden. Due to the land uses and designations, development in this area would be likely to have a negative impact on the landscape.

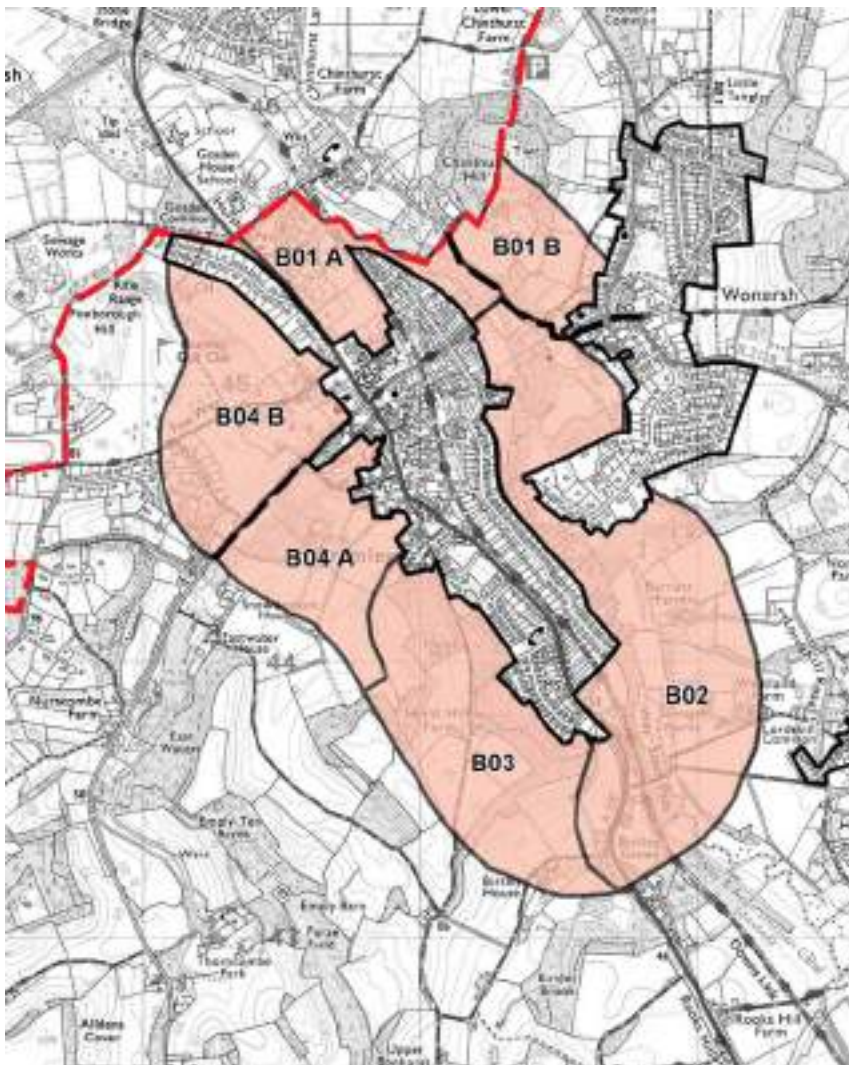
4.3.2 Analysis of Capacity G06 – B

- This a rural area to the south of the town and residential areas;
- The segment has a strong landscape character with a steep wooded valley leading to the Busbridge Lakes Historic Garden and lakes;
- There are several public rights of way through the woodland and a lane leading past Ladywell Convent;
- The segment is partly covered by the AGLV, Green Belt and some ancient woodland; and
- Development would be likely to have a negative impact on the landscape for most of the segment, due to the topography and designations.

5. Assessment of Locations – Bramley

This section looks into the detailed segments around Bramley village. Figure 5.1, below, indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 5.1 Segments around Bramley



This figure is also reproduced at A3, drawing 35124/LR203 Rev 04 in Appendix A

5.1 Planning Context – Bramley

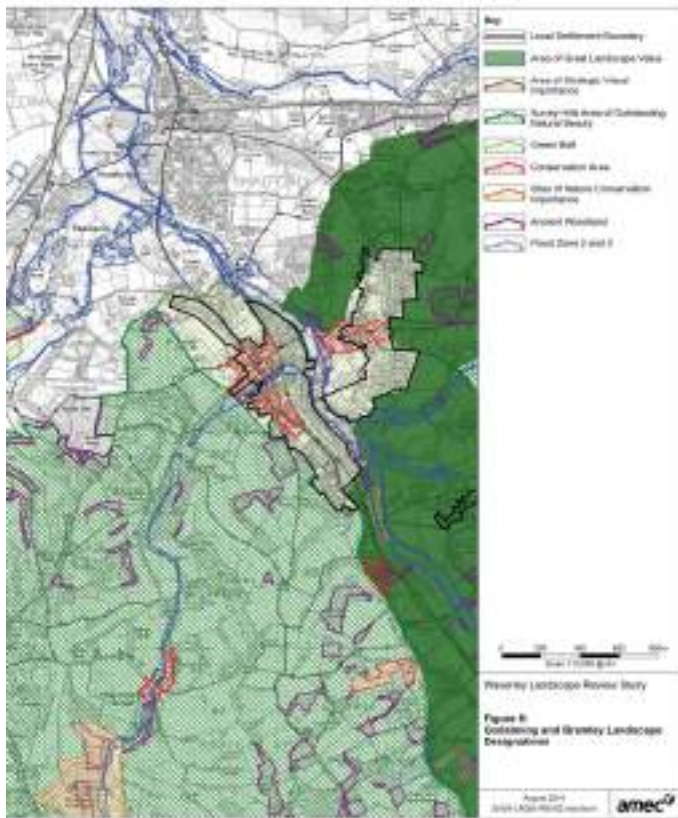
The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is to the west of the village. This potentially has an impact on open areas to the west of the village.

Area of Great Landscape Value (AGLV) – this is to the east and south-east of the village. This has a greater influence on the eastern fringe area of Bramley.

These designations are indicated in Figure 5.2.

Figure 5.2 Landscape Designations



This figure is also reproduced at A3 on drawing 35124/LR0x Rev 02 in Appendix A.

5.2 Segment B01

Segment B01 lies to the north of the village and covers an area of housing, a crossing over the River Wey and to the north east the steep south west slopes of Chinthurst Hill.

Figure 5.3 Segment B01



The area has been subdivided into four sub-areas 'A and B', due to the variety in local landscape character and how each sub area relates to the settlement and access in this area. Table 5.1 summarises the findings of the evaluation for Bramley, Segment B01.

Table 5.1 Bramley: Summary of Evaluation B01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
B01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X			X				X			X		X			X	
B	Yes		X			X			X				X	X			X		

5.2.1 Analysis of Capacity B01 – A

- This part of the segment is east of the A281, accessed by a small lane (Tannery Lane), with housing either side, and a small green next to the main road;
- The Downs Link Path crosses this part of the segment along the River Wey;
- There is visibility in from the A281, but this is limited, and further into the area of the segment intervisibility is very limited;
- This part of the segment is covered by Green Belt legislation, with the AGLV adjoining to the east, and the Surrey Hills AONB 0.5km to the west;
- This area has a heavily wooded valley side to the north of the Wey; and
- Development in this area would be likely to have a negative impact due to the land use, topography, and designations, and would not accord with the findings of the Green Belt Review.

5.2.2 Analysis of Capacity B01 – B

- This part of the segment is to the north-east of the village, with Chinthurst Lane as its southern boundary;
- Part of the segment covers Chinthurst Hill, a steeply sided hill with some woodland, and houses along Chinthurst Lane;
- There are a number of paths that cross the hillsides;
- Visibility is limited from the lane which is mostly tree lined, but intervisibility will increase up the hill;
- The hill is within the AGLV, is covered by Green Belt legislation and has some ancient woodland; and
- Capacity for development in this area is likely to be limited due to the strong feature of the hill, and the associated topography, plus its designations.

5.3 Segment B02

Segment B02 is to the east of the village, on the valley slopes of the Wey, to the south of the small village of Wonersh.

Figure 5.4 Segment B02

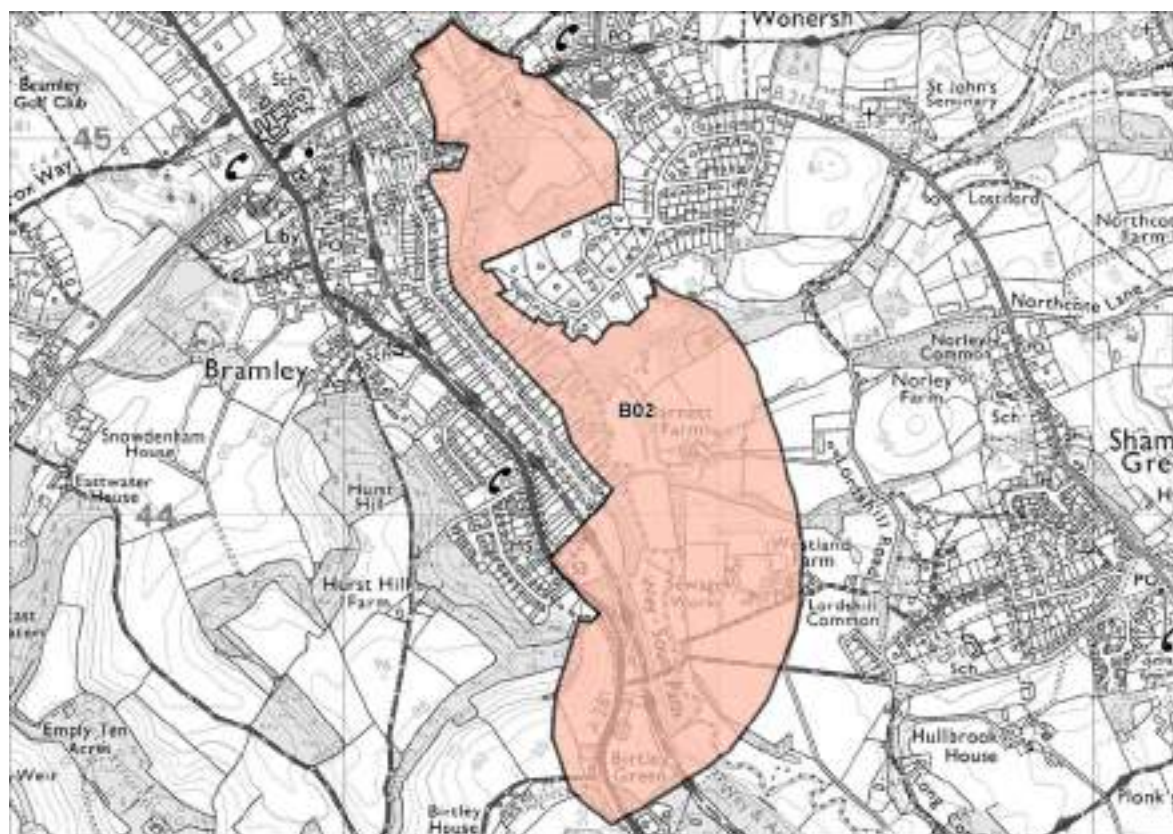


Table 5.2 Bramley: Summary of Evaluation B02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
B02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X				X			X		X			X	

5.3.1 Analysis of Capacity B02

- This segment is west and south of Womersley where a large part of the land use is an estate of large houses in large sized gardens, which adjoin the housing in Bramley. The land is more agricultural in the southern part of the segment with fields bounded by trees and hedges. The Wey runs in the southern part, along which is the Downs Link path;
- The southern part of the segment is covered by the AGLV with land to the west of Birtley Road being in the Surrey Hills AONB. The segment is also in the Green Belt;
- Intervisibility into the segment is limited due to a combination of tree screening, topography and the lack of access in the segment, with much of the area in private ownership; and
- Due to its character and designations, capacity for development in this area is likely to be limited.

5.4 Segment B03

This is to the south west of Bramley, including Hurst Hill and is mainly agricultural in character.

Figure 5.5 Segment B03

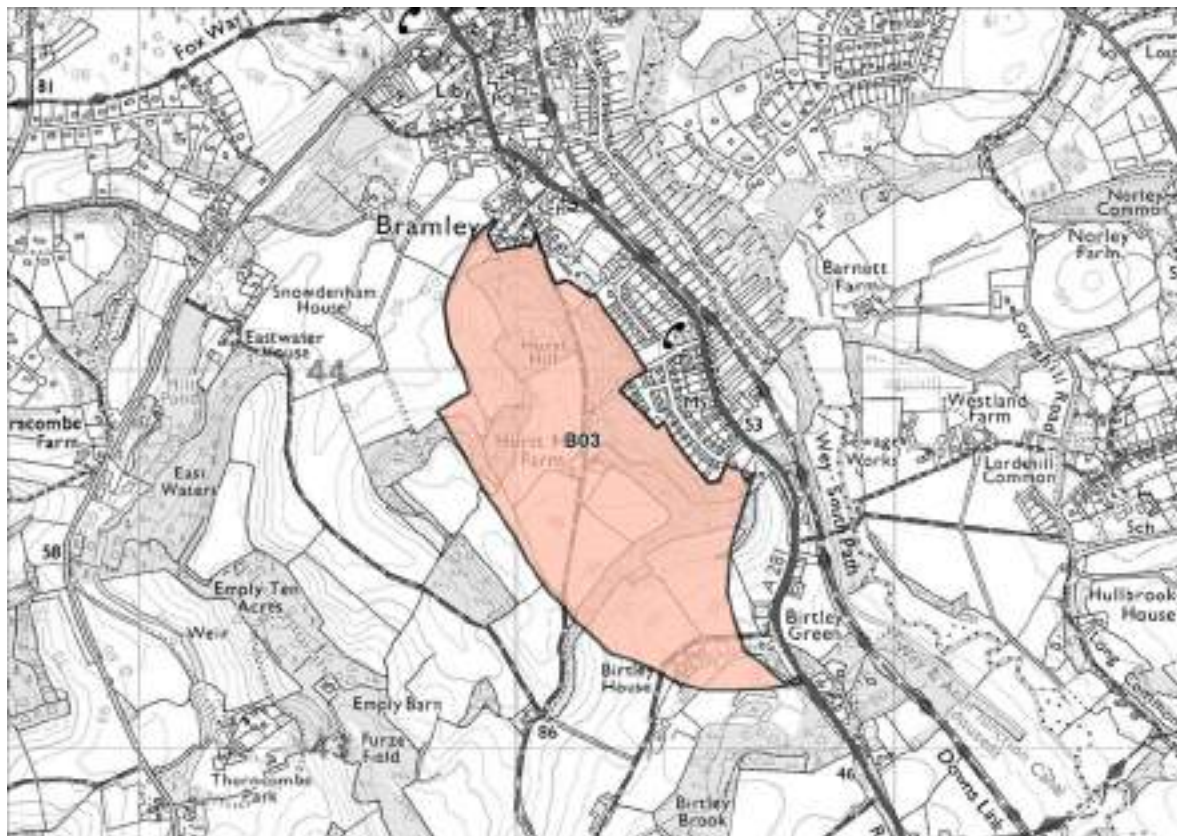


Table 5.3 B03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
B03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X		X				X	X				X	

5.4.1 Analysis of Capacity B03

- This segment is heavily wooded adjacent to the housing on the western edge of Bramley and is accessed by a bridlepath;
- The main settlement in this segment is Hurst Hill farm, and it is surrounded by horse grazed fields, and fields laid to grass;
- There are views out to the west and north west in the higher part of the segment, but otherwise intervisibility is low due to topography and screening;
- The segment is in the Surrey Hills AONB, AGLV and the Green Belt, and some of the woodland has ancient woodland status; and
- The character of the area, partly due to the topography and its rural nature means that development in this segment is likely to have a negative impact on the landscape.

5.5 Segment B04

B04 is to the west of the village, bisected by Snowdenham Lane. The segment is largely rural, but houses part of the golf course in the north, with some housing to the Horsham Road, and agricultural landscape to the south.

Figure 5.6 Segment B04



The segment has been split into A and B using the lane to divide the different characters found within it.

Table 5.4 B04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
B04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X			X			X				X		X			X	
B	Yes		X			X				X			X		X			X	

5.5.1 Analysis of Capacity B04 – A

- This is a rural landscape of fields with a mill pond in the north of the area, next to Mill Lane, a narrow access road leading off the high street in the village. There is scattered housing along the lane;
- Tree cover means this has low intervisibility, especially around the pond;
- The area is mainly within the Surrey Hills AONB and AGLV. It is also within the Green Belt; and,
- Topography and land use contribute to a landscape character that is unlikely to accept development without potentially having a negative impact on the landscape

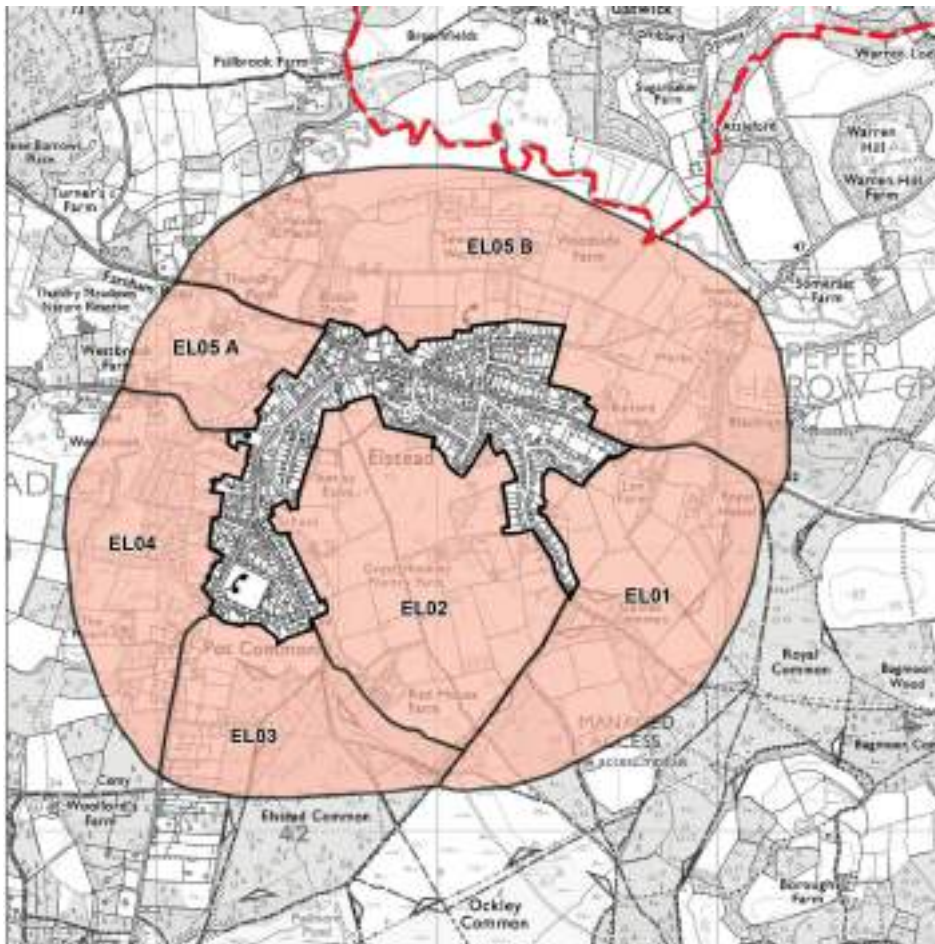
5.5.2 Analysis of Capacity B04 – B

- This has a mix of land use, encompassing part of the golf course, housing on Links Road, and a steep hillside to Snowdenham Lane;
- Part of the segment is in the Surrey Hills AGLV, and all is covered by Green Belt legislation;
- There is a footpath across the area, but otherwise the land is in private ownership;
- Due to the topography and screening, intervisibility is limited; and
- The existing land use, designations and topography means that capacity for new development is likely to be limited.

6. Assessment of Locations – Elstead

This section looks into the detailed segments around Elstead village. Figure 6.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 6.1 Segments around Elstead



This figure is also reproduced at A3, drawing 35124/LR206 Rev 04 in Appendix A

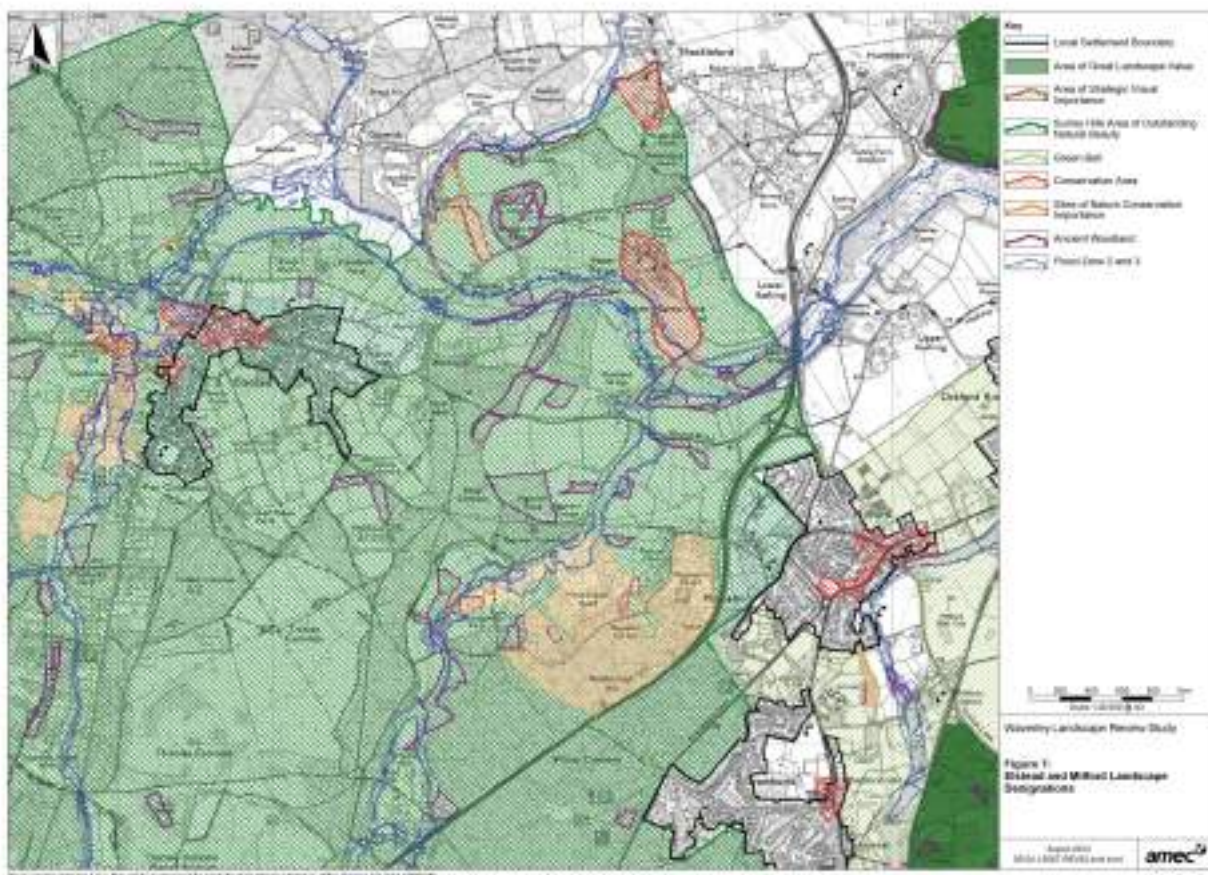
6.1 Planning Context – Elstead

The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB covers the whole village as does the AGLV

These designations are indicated in Figure 6.2.

Figure 6.2 Landscape Designations



This figure is also reproduced at A3 on drawing 35124/LR207 Rev 02 in Appendix A.

6.2 Segment EL01

Segment EL01 is to the east of the village, bordered by the B3001 to the north, with the majority of the land either farmland or wooded heath land.

Figure 6.3 Segment EL01

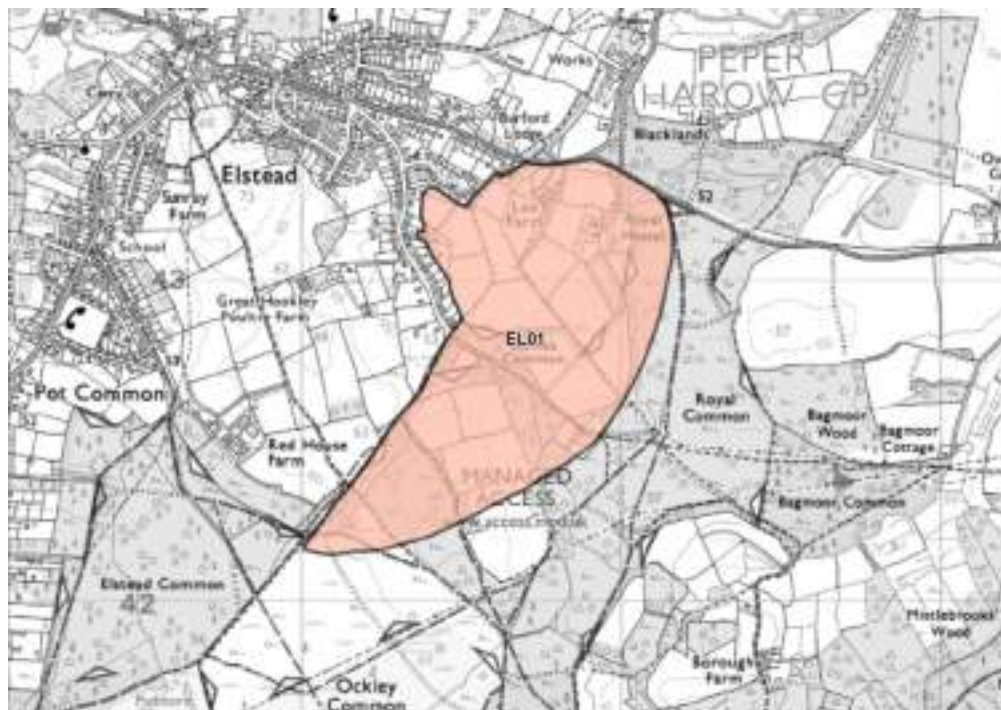


Table 6.1 Elstead: Summary of Evaluation EL01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
EL01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X			X			X	X				X	

6.2.1 Analysis of Capacity EL01

- South of the B3001 and accessed from it is a large area of wooded heathland, managed by the MOD who use it for training;
- To the south of Guinea Common are some open fields, ringed by woodland. This is accessed from Hookley Lane, a small residential lane;
- There are a number of paths and bridle paths across the segment;
- The heavily wooded nature of the landscape means intervisibility is low;
- The area is part of the Surrey Hills AONB, with some of the Guinea Common trees being designated as ancient woodland. The area is also within the Green Belt;
- A key part of the character of the landscape with its rural feel and its green setting for the village means the scope to accommodate development without having a negative impact on its character is very limited

6.3 Segment EL02

Segment EL02 is to the south of the village, ringed by the village and the wooded heath land, with an agricultural character to the landscape.

Figure 6.4 Segment EL02

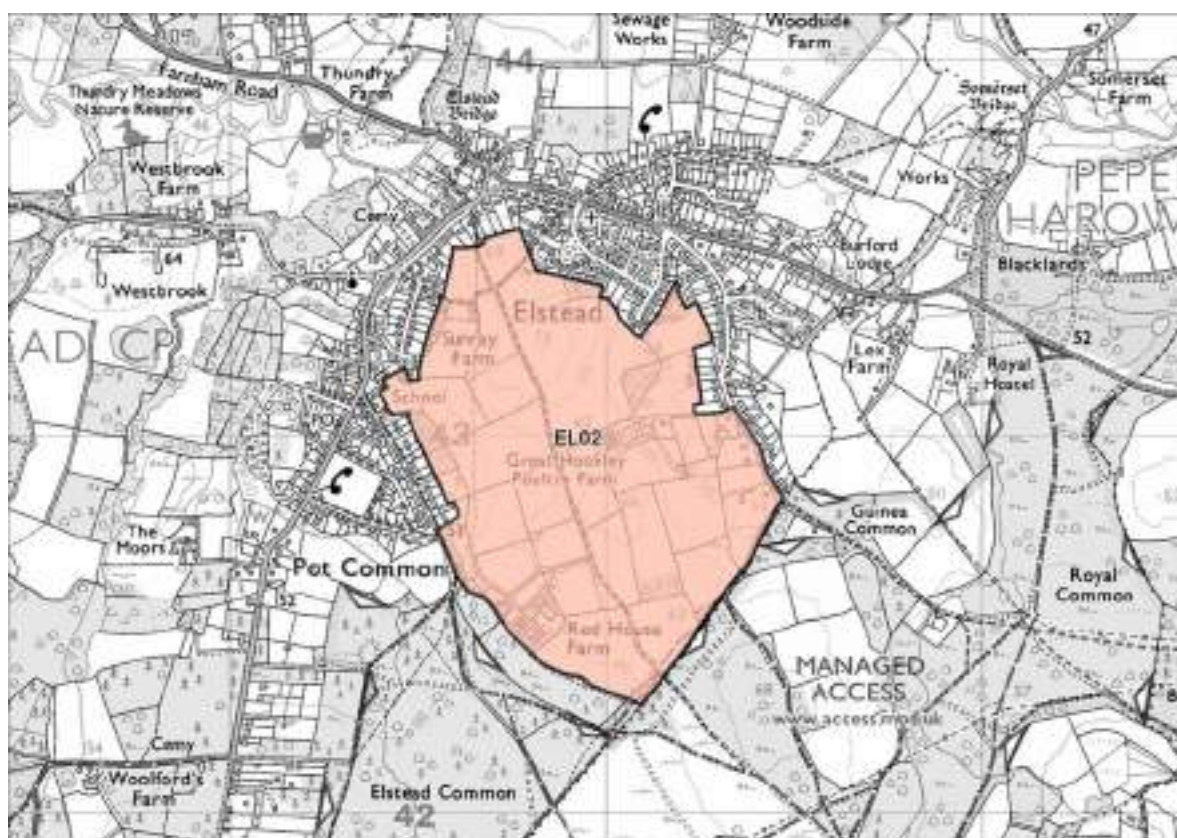


Table 6.2 Elstead: Summary of Evaluation EL02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
EL02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X			X				X		X			X	

6.3.1 Analysis of Capacity EL02

- This is comprised of agricultural fields, some horse grazed, some arable, with hedges and trees to their boundaries;
- On its southern boundary is a bridle path and beyond that the wooded heath land of segment EL01. There are other public footpaths across the segment, with a bridle path to its southern boundary off Red House Lane;
- The centre of the segment has a high point of over 70m, with slopes to the village and heath land, giving good visibility out to the west and south, but otherwise the segment has low intervisibility;
- The area is covered by the AONB and Green Belt legislation; and,
- The segment demonstrates its importance in keeping a green rural character to this side of the village in keeping with its rural nature, but there could be potential for some development close to the village in association with the existing housing.

6.4 Segment EL03

This is to the southern border of the village, comprising a mix of housing and heath land commo

Figure 6.5 Segment EL03

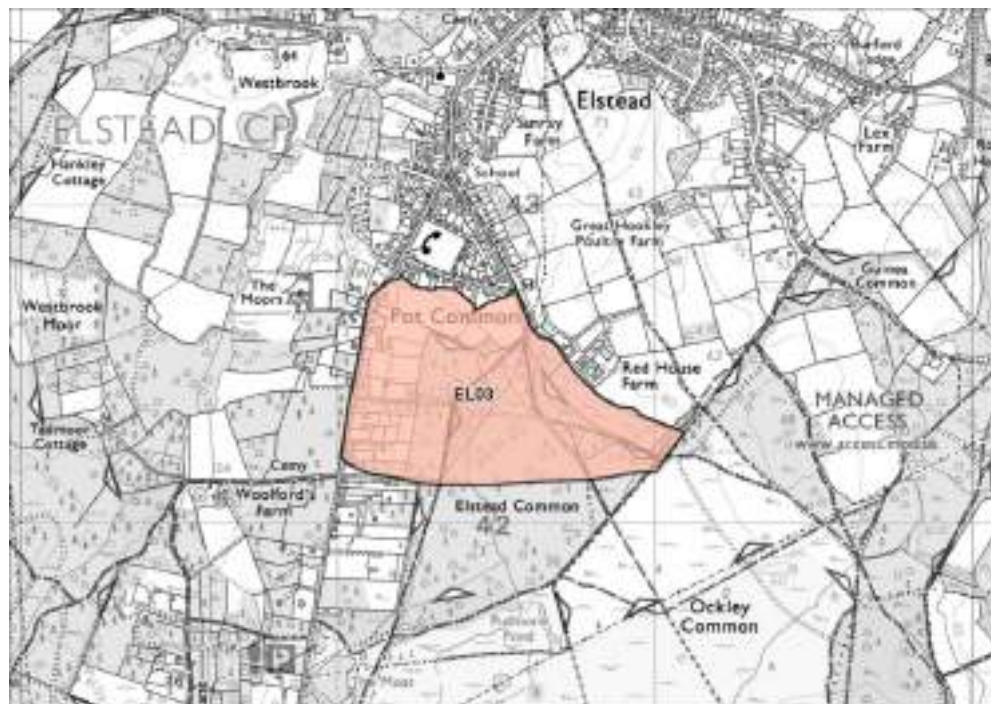


Table 6.3 EL03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
EL03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X			X				X		X			X	

6.4.1 Analysis of Capacity EL03

- This segment is bordered by the Thursley Road to the west and the Red House bridle path to the east;
- The road has some housing scattered along its length, but otherwise the segment is part of Elstead Common and heavily covered by trees and part of the MOD training area;
- There are some up housing scattered along its length, but otherwise the segment is part of Elstead Common and heavily covered by public paths across the segment;
- The AONB and Green Belt legislation cover this area;
- There is limited visibility into the area from Thursley Road, but otherwise intervisibility is low;
- In landscape terms there could be development opportunity for the odd plot development along Thursley Road within the segment. This could tie in visually with the other residential units, but a continuous line would not be appropriate to the local character as some gaps and views should be preserved. However, this would be within the Green Belt where other policy considerations apply. Development in the rest of the segment would be likely to have a negative impact on the landscape.

6.5 Segment EL04

EL04 is to the west of the village with a residential area to the eastern edge and Westbrook Hill to the north.

Figure 6.6 Segment EL04

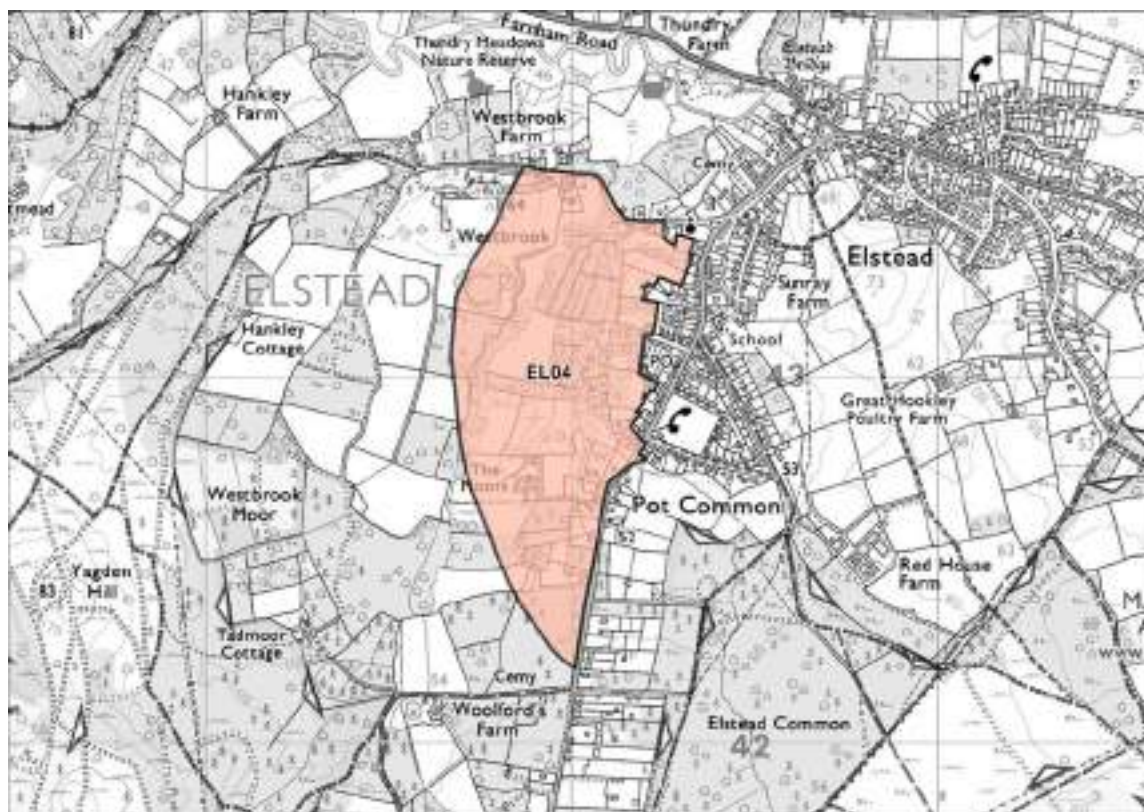


Table 6.4 EL04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
EL04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X				X			X		X			X	

6.5.1 Analysis of Capacity EL04

- The area has a rural character with fields bounded by trees and hedges;
- There is a small length of path in the southern section, but otherwise has limited access;
- Visibility is limited into the area with the tree screen, even from the lane in the north;
- The segment is covered by the AONB and Green Belt legislation, and;
- Due to its character and role in keeping the surrounding of the village as a rural character, development in this segment would be likely to have a negative impact on the landscape.

6.6 Segment EL05

EL05 is to the north part of the village, spanning each side of the B3001, the Farnham Road. The segment is wetter in nature in the west, and composed of fields towards the east.

Figure 6.7 Segment EL05



The segment is divided into areas A and B to reflect the change of landscape character from agricultural fields and edge development to the more riparian character in the west.

Table 6.5 EL05

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
EL05		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes	X				X			X			X		X			X		
B	Yes		X		X					X			X			X		X	

6.6.1 Analysis of Capacity EL05 – A

- This area includes the Mill Pub and its grounds next to the road, and the damp lower lying land as part of the river corridor;

- There are no public rights of way in the area, but access to the field can be had from the pub car park;
- There is visibility in from the road, where a tree screen frames the meadow close to the river, giving the landscape an attractive pastoral character;
- The AONB and Green Belt legislation covers the section of the segment, and there is a conservation area to the Mill and its surroundings; and,
- Considering the character of the area and its designations, development would be likely to have a negative impact on the landscape.

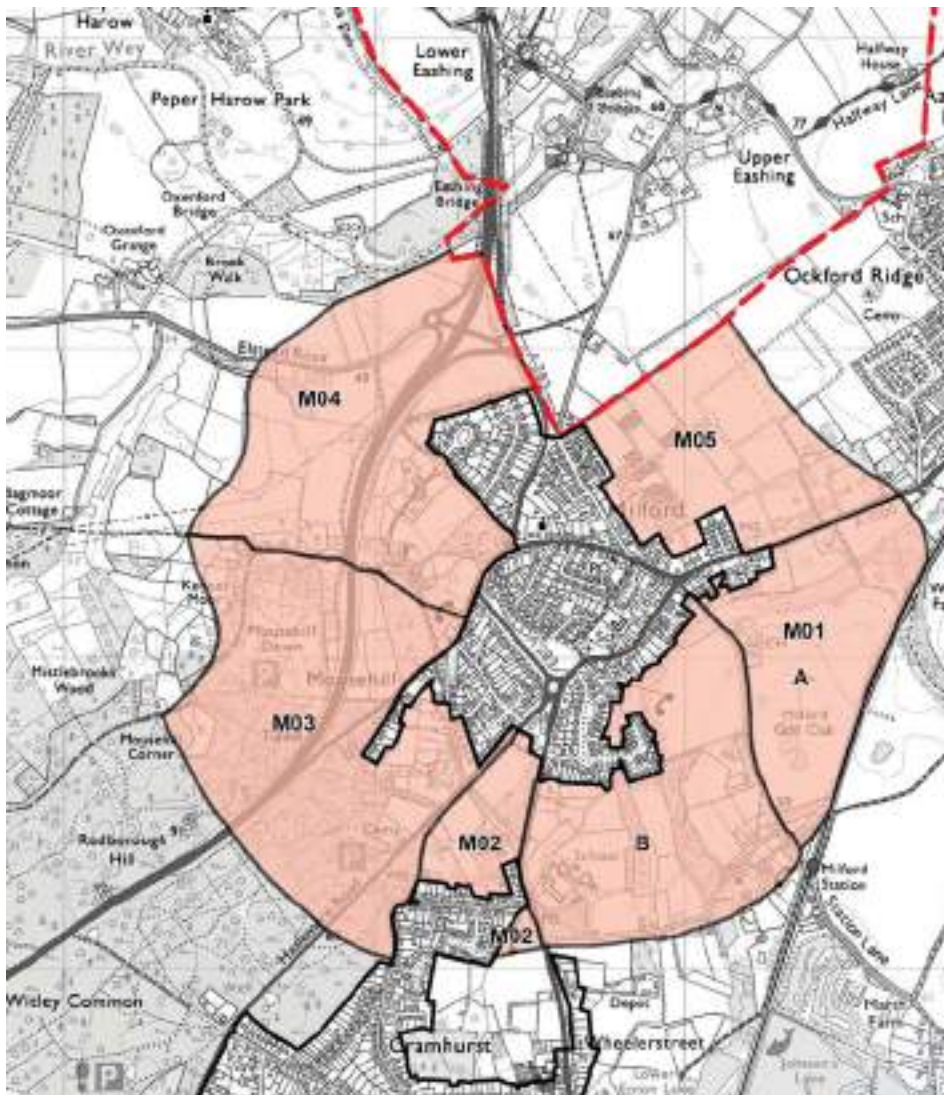
6.6.2 Analysis of Capacity EL05 – B

- This part of the segment has residential development to its southern boundary, and the River Wey to the west and north, and Shackleford Road to the east;
- There are public footpaths at each end of the area, but otherwise access is limited;
- The landscape is of an agricultural character with small fields bounded by vegetation;
- Visibility into the area is low, with some glimpses in from the lanes, but otherwise the intervisibility is low;
- The AONB, AGLV and Green Belt cover all the section of segment, and;
- There may be scope for some development north of the village if well related to the existing settlement. The disused works to the east on Shackleford Road could be redeveloped as a brownfield site, but otherwise development in this segment would potentially have a negative impact on the character of the setting of the village in the rural landscape.

7. Assessment of Locations – Milford

This section looks into the detailed segments around Milford village. Figure 7.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 7.1 Segments around Milford



This figure is also reproduced at A3, drawing 35124/LR206 Rev 04 in Appendix A

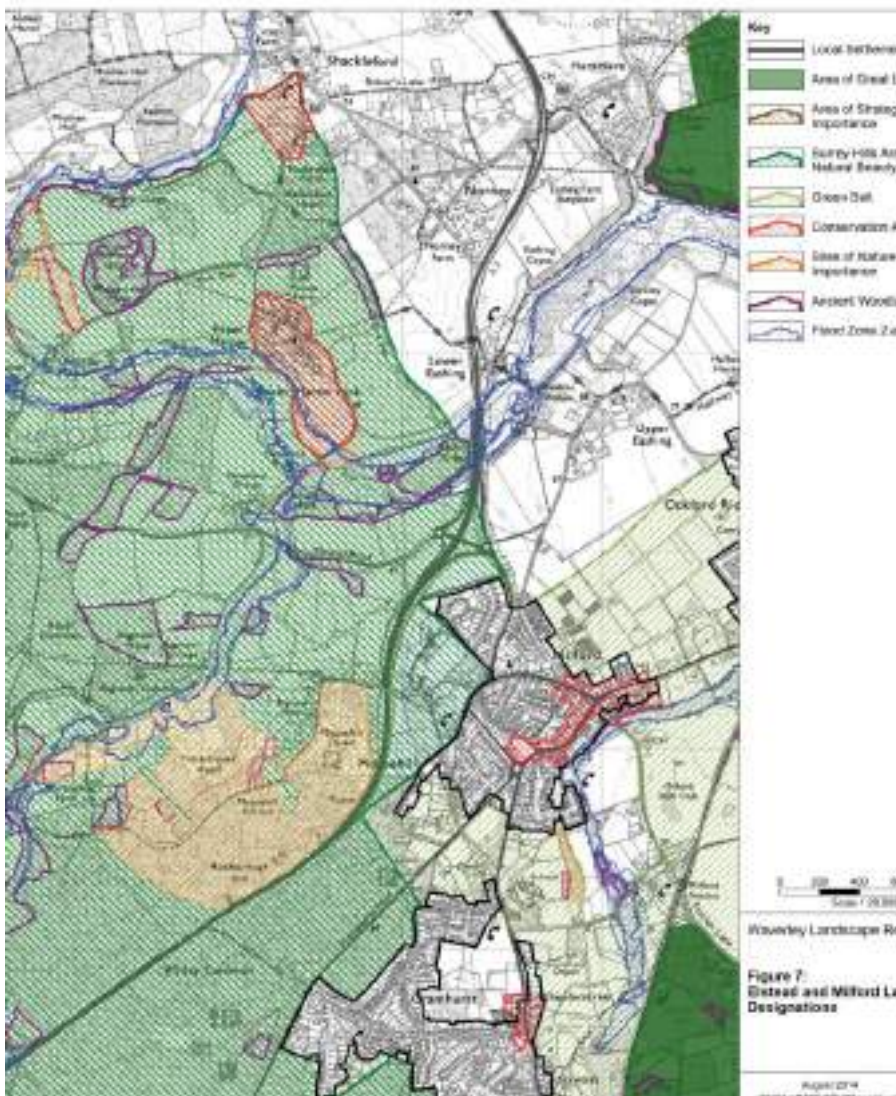
7.1 Planning Context – Milford

The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB and AGLV are on the western edge of the village.

These designations are indicated in Figure 7.2.

Figure 7.2 Landscape Designations



This figure is also reproduced at A3 on drawing 35124/LR0x Rev 03 in Appendix A.

7.2 Segment M01

Segment ML01 is to the south east of the village, to the south of the A3100, with the railway as its eastern boundary and the A283 to the western edge. The segment is a mix of agriculture, golf course and a school.

Figure 7.3 Segment M01



The area has been subdivided into two sub-areas A and B due to the variety in local landscape character and how each sub area relates to the settlement and access in this area. Table 7.1 summarises the findings of the evaluation for Milford, Segment M01.

Table 7.1 Milford: Summary of Evaluation M01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
M01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X			X			X			X			X			X	
B	No		X			X				X			X		X			X	

7.2.1 Analysis of Capacity M01 – A (see also G01)

- This part of the segment south of the A3100, has some agricultural fields , but is mainly formed of Milford Golf Club;
- The landscape forms part of the green ‘break’ between Godalming and Milford;
- There is some visibility in the area from the main road, but otherwise the lane leading to Milford Station is screened by vegetation;
- The segment incorporates part of the Godalming Hillsides, and Green Belt legislation covers part of this section of the segment; and,
- With the current land use and the importance of the green landscape to keep the settlements separate, development would be likely to have a negative impact on the landscape in this area.

7.2.2 Analysis of Capacity M01 – B

- This area comprises the golf club course in the northern section next to the residential areas, with fields to the south of this and north of Rake Lane. There is a school and its grounds in the western section;
- There are a small number of houses along Rake Lane, but they are well screened from the surrounding area;
- Visibility into the area is very limited with the tree screen, giving the area an enclosed feel to its character;
- There are no landscape designations in this area apart from an area of ancient woodland to the north of Rake Lane. and;
- The segment is within the Green Belt. There may be potential for some development to the north of the segment currently used as part of the golf course, where it relates more closely to the existing settlement area. Otherwise development could potentially have a negative impact and not be in keeping with the green character of this area and its role in bringing a natural edge to the village.

7.3 Segment M02

Segment M02 is to the south of the village, between the A283 and the Haslemere Road. In the southern part there is a residential area at Oxted Green, part of Witley and to the north the cricket club and its grounds.

Figure 7.4 Segment M02

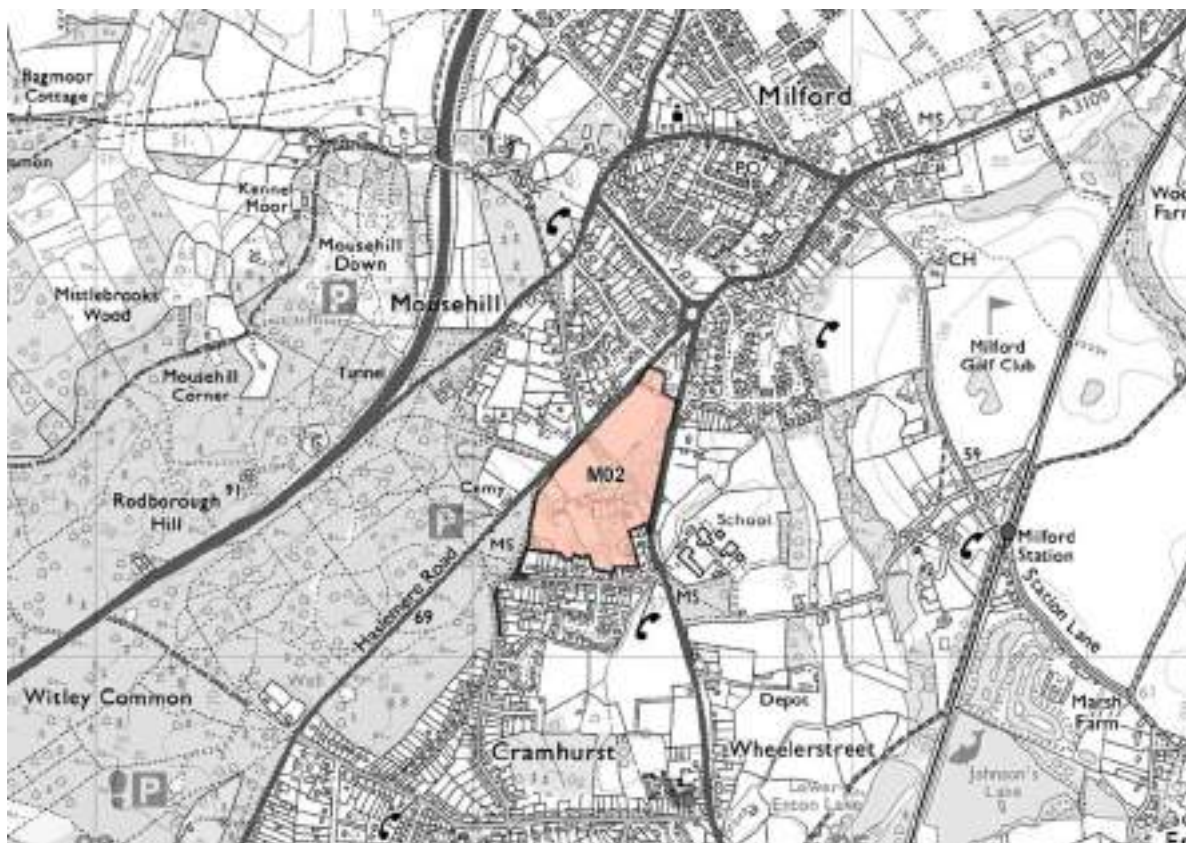


Table 7.2 Milford: Summary of Evaluation M02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
M02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	No		X			X			X				X		X			X	

7.3.1 Analysis of Capacity M02

- With residential development to the south, the main open space is to the north at the cricket ground and a field to the south of this;
- There are no landscape designations in this area but it is within the Green Belt;
- Part of the segment feels enclosed to the west of the A283, with tree planting before the more open character to the west and the cricket club and;
- The potential for development in this segment is considered to be very limited, apart from potentially a small wooded area to the north east of the cricket club, close to existing residential development. The remainder of this segment forms a visual break between Milford and Witley along the Haslemere Road; therefore, development could potentially have a negative impact on the landscape.

7.4 Segment M03

This is to the south west of the village and includes the A3 and A286 (Haslemere Road). The majority of the segment is heathland.

Figure 7.5 Segment M03

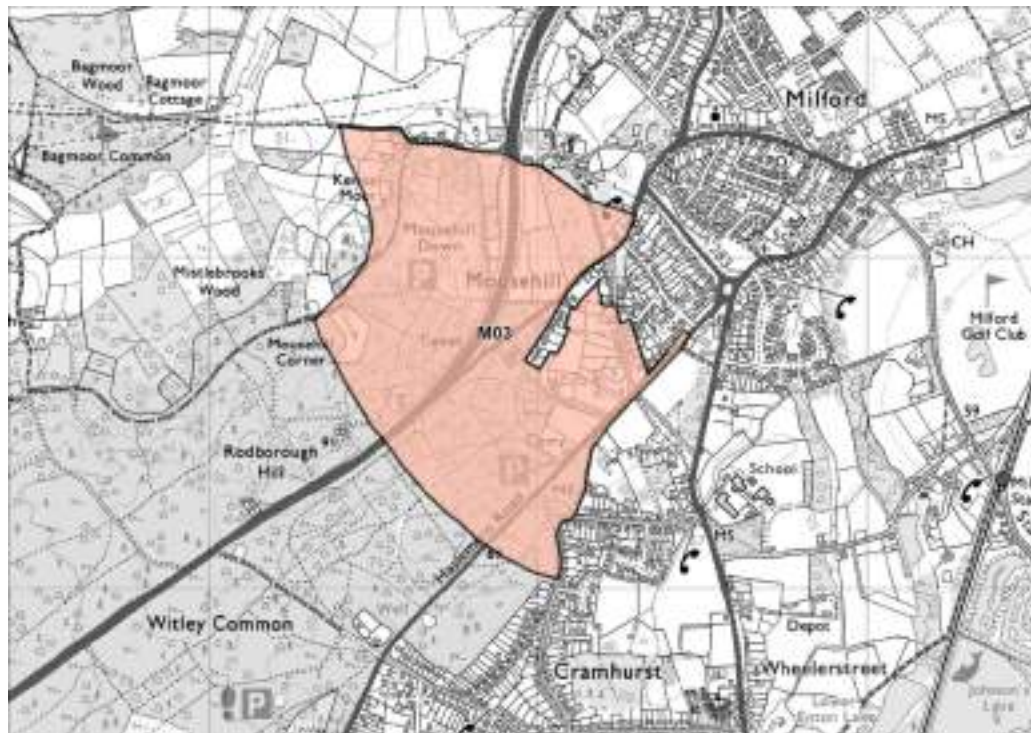


Table 7.3 M03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
M03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X		X				X		X			X	

7.4.1 Analysis of Capacity M03

- The majority of the segment is wooded heathland, with a small wood in the north eastern corner, and a field between the wood and the A3;
- The potential tranquillity of the landscape is spoilt by the dominance of the A3 trunk road which runs through the segment;
- Part of the segment is within the Surrey Hills AONB and AGLV and the whole segment is within the Green Belt; and,
- There may be some capacity for development between the A3 and old Portsmouth Road, with its low intervisibility. Development in the remainder of the area is more likely to have a negative impact on the landscape.

7.4.2 Segment M04

M04 is to the north west of the village, and houses the A3 and the junction for the A3 for Milford, set within fields.

Figure 7.6 Segment M04

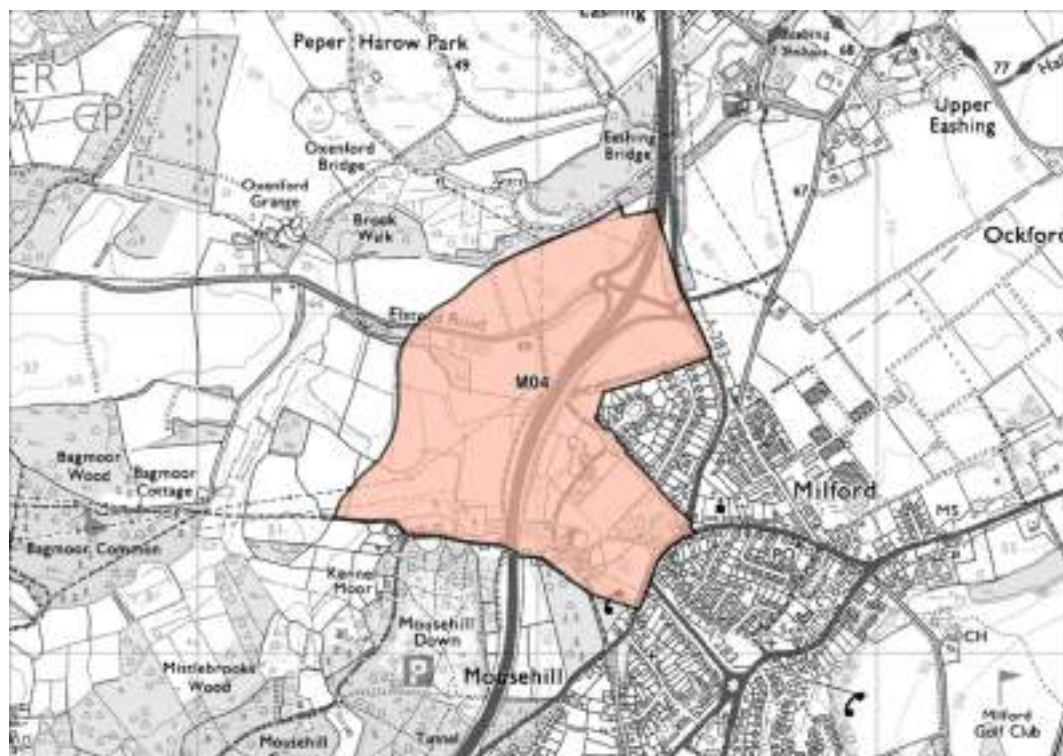


Table 7.4 M04

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
M04		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X			X				X			X		X			X	

7.4.3 Analysis of Capacity M04

- The segment is dominated by the A3 and the junction for the A3 for Milford, with fields surrounding it;
- It is within the AONB and Green Belt legislation applies to all of the segment; and
- There could be some potential for development in the area contained by the A3 and the existing settlement boundary. Beyond this, to the west of the A3, the segment is much more detached from the settlement and development would be likely to have a negative impact on the landscape.

7.5 Segment M05

M05 is to the north east of Milford, with the segment spanning between the A3 and A3100 used as agricultural land.

Figure 7.7 Segment M05



Table 7.5 M05

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
M05		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	No		X			X				X			X		X			X	

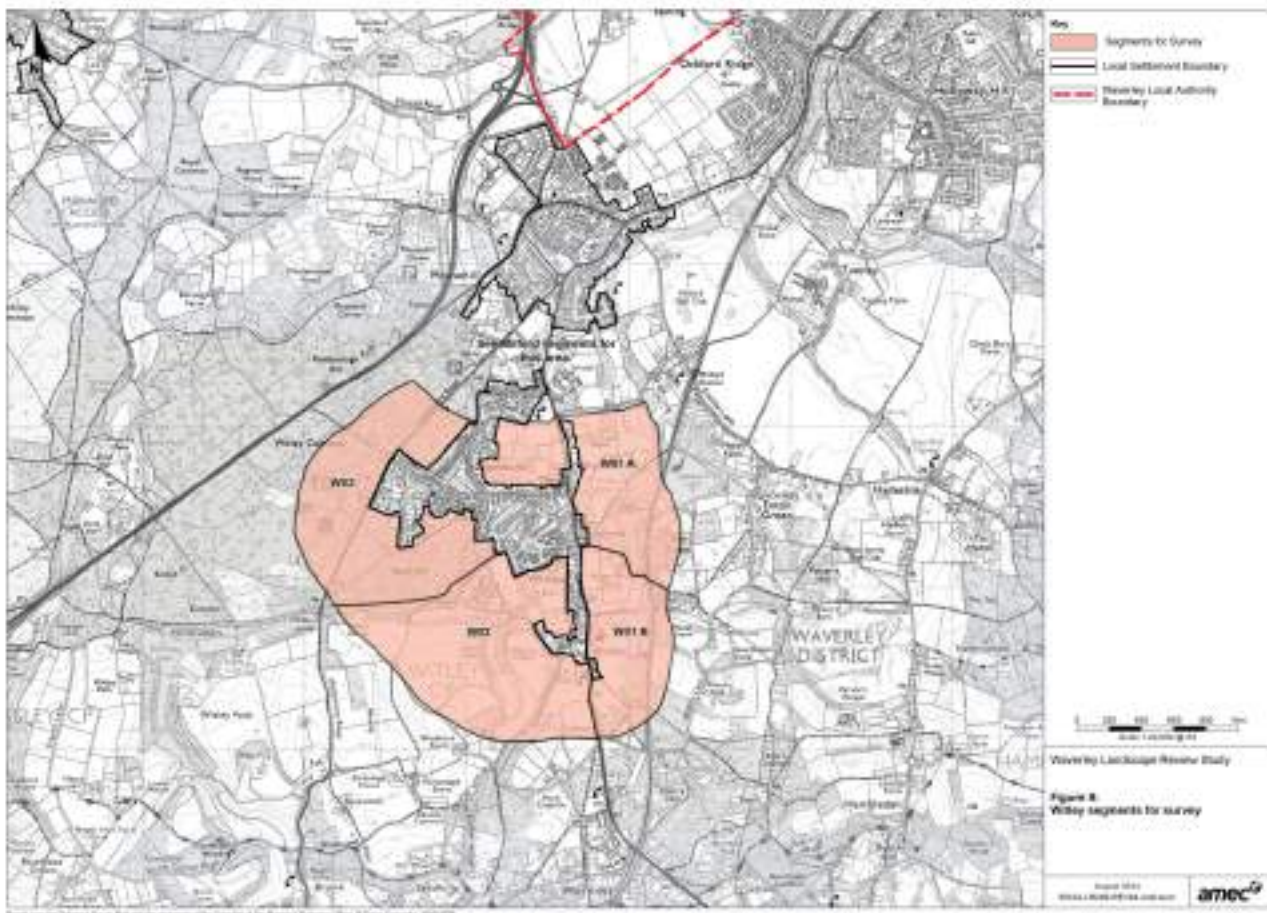
7.5.1 Analysis of Capacity M05

- This area is between Eashing Lane and the A3100. There is a garden centre on the main road and an entrance off Chapel Lane;
- The land is used for agriculture in addition to the garden centre;
- There are no public footpaths across the area;
- There are no landscape designations in the area, but part of it is covered by Green Belt legislation, and;
- So that the green space between Godalming and Milford is not compromised, capacity for development in this segment is likely to be very limited.

8. Assessment of Locations – Witley

This section looks into the detailed segments around Witley village. Figure 8.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/ or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 8.1 Segments around Witley



This figure is also reproduced at A3, drawing 35124/LR209 Rev 04 in Appendix A

8.1 Planning Context – Witley

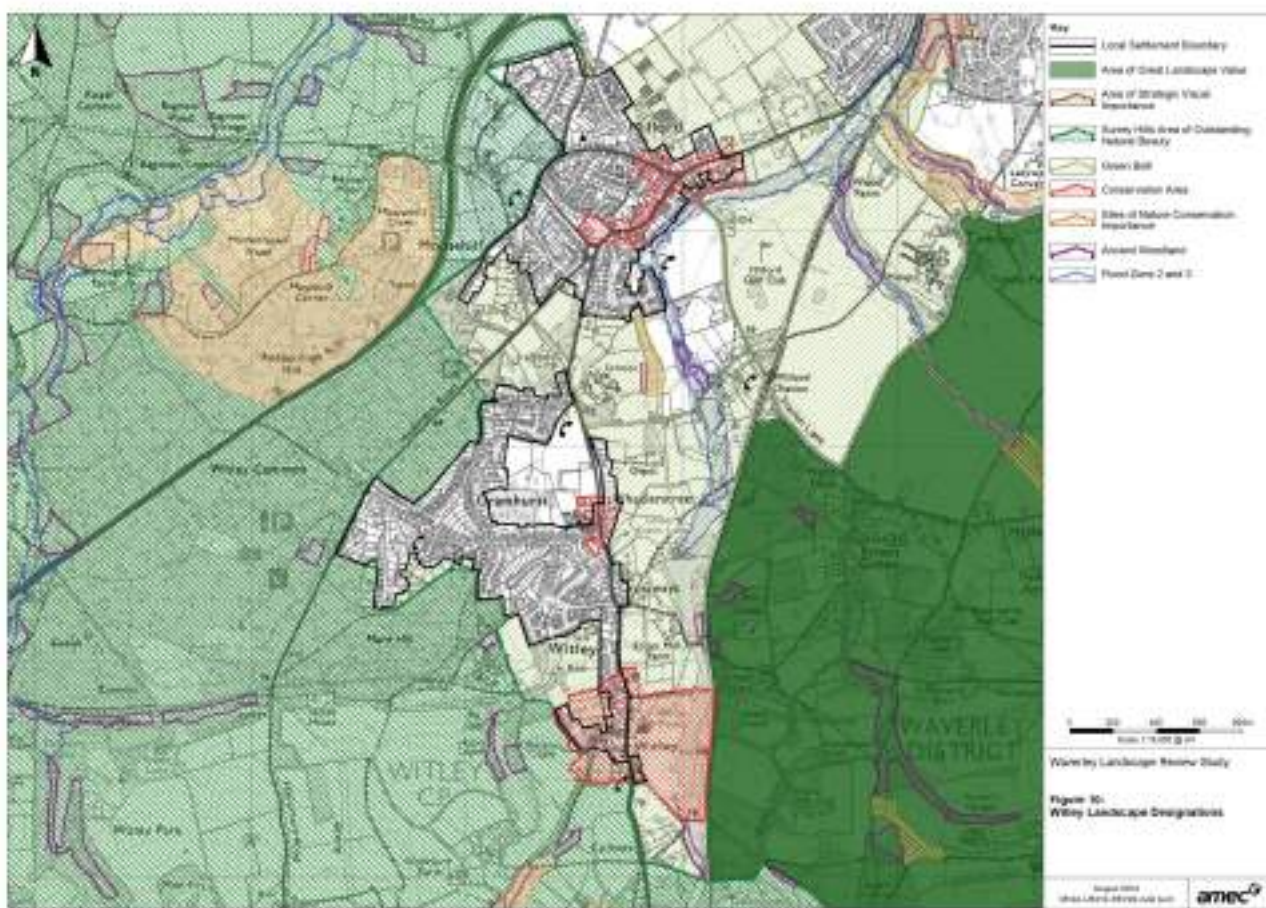
The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB and AGLV are to the west of the village.

Area of Great Landscape Value (AGLV) only – this is to the east of the village. The AGLV to the east is separate from the settlement boundary

These designations are indicated in Figure 8.2.

Figure 8.2 Landscape Designations



This figure is also reproduced at A on drawing 35124/LR210 Rev 02 in Appendix A

8.2 Segment W01

Segment W01 is mainly to the east of the village and includes the series of ponds and the railway line, with a small area west of the Petworth Road.

Figure 8.3 Segment W01



This segment has been split into A and B for ease of review.

Table 8.1 Witley: Summary of Evaluation W01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
W01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	yes	x					x			x			x	x			x		
B	yes	x					x			x			x	x			x		

8.2.1 Analysis of Capacity W01 – A (see also M01)

- This segment is a mix of agricultural fields, a series of ponds and the railway line to the east and north of the village and Petworth Road with Rake Lane to the north and Mill Lane in the south.
- To the west of Petworth Road, there are open fields with residential areas to the south, west and north;
- Visibility into the east of the segment is limited by topography, tree screening, public access and the railway. There is no or limited view out to the west and the AONB from the east part of the segment;
- The segment is partly within the AGLV, and is covered by Green Belt legislation and there is a conservation area to the centre of the village; and
- Due to land use, land condition and designations, development could have a negative effect on the landscape, but in the north west area, to the west of the Petworth Road there could be capacity for development with it tying in visually with existing properties.

8.2.2 Analysis of Capacity W01 – B (see also M01)

- This segment is a mix of agricultural fields, a series of ponds and the railway line with Mill Lane to the north and Culmer Lane in the south.
- Visibility into the segment is limited by topography, tree screening, public access and the railway. There is no or limited view out to the west and the AONB from the segment;
- The segment is partly within the AGLV, and is covered by Green Belt legislation and there is a conservation area to the centre of the village; and
- Due to land use, land condition and designations, development could have a negative effect on the landscape.

8.3 Segment W02

Segment W02 is to the south west of the village, and comprises agricultural fields and woodland with the land rising up to the south west.

Figure 8.4 Segment W02

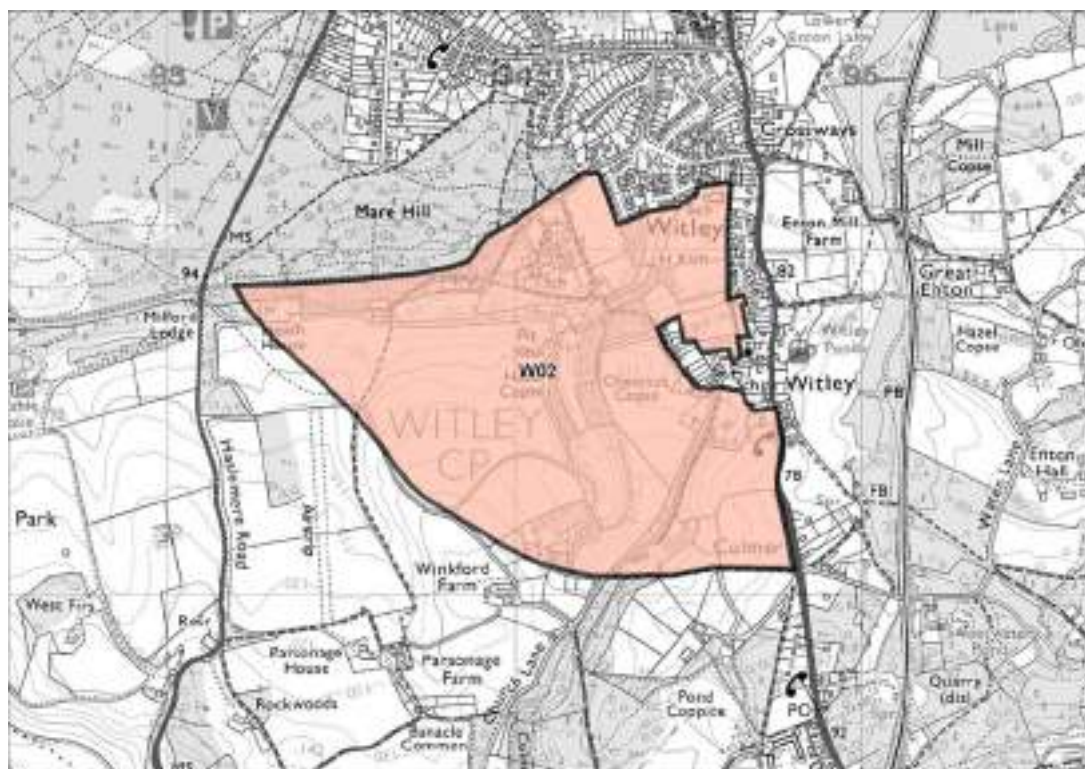


Table 8.2 Witley: Summary of Evaluation W02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
W02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X			X			X		X			X	

8.3.1 Analysis of Capacity W02

- The segment is wooded along the main lane which is Church Lane, with some fields and scattered houses;
- Views out from the segment are generally limited, with glimpsed views to the east and the AGLV and to the north at a few places along Church Lane;
- Most of the segment is within the AONB, AGLV and wholly within the Green Belt, with some Ancient Woodland and is partly within a conservation area; and
- Capacity to develop is considered to be very limited if the character of the current landscape as mainly green fields and woods is to be kept.

8.4 Segment W03

This is to the west of the village and is part of Witley Common.

Figure 8.5 Segment W03



Table 8.3 W03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
W03		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
	Yes		X				X		X				X	X			X		

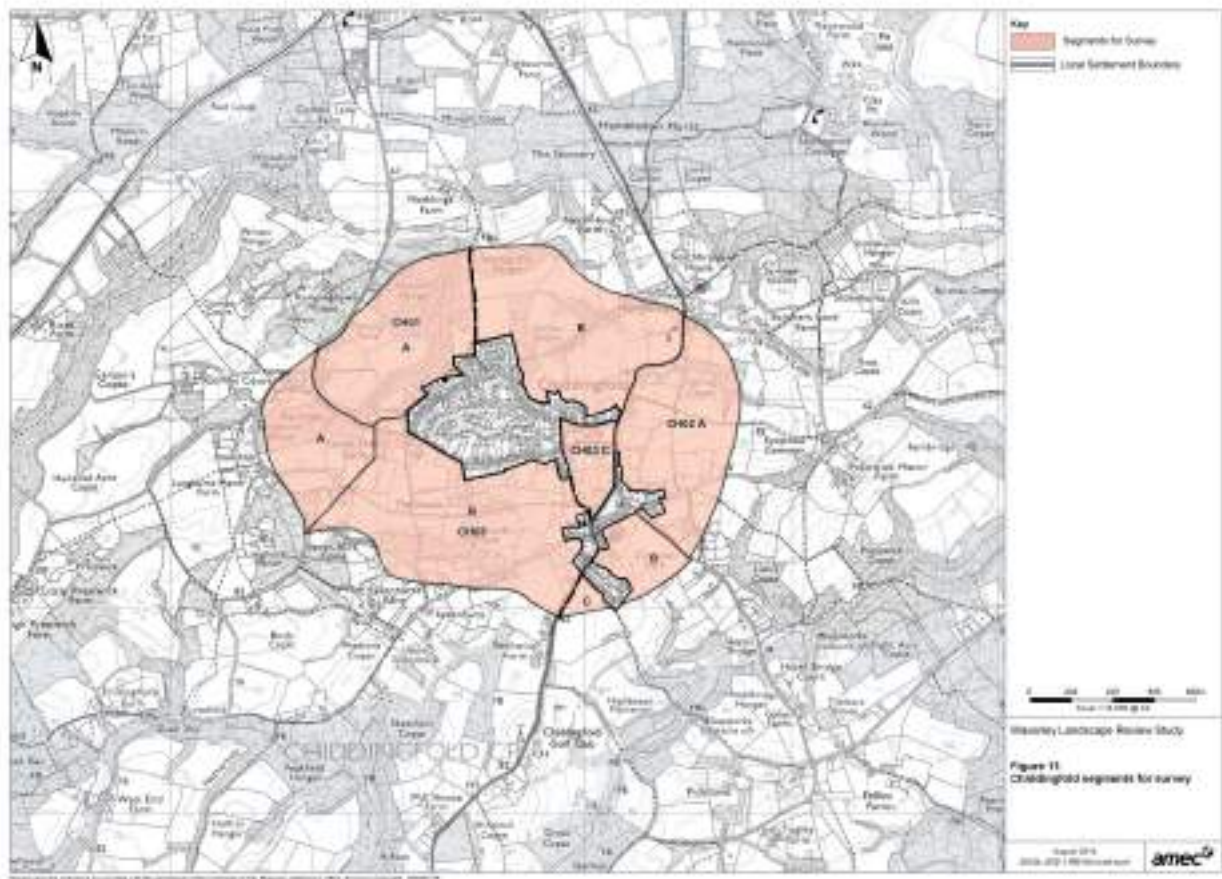
8.4.1 Analysis of Capacity W03

- The segment is comprised of Witley Common, a heathland landscape managed by the National Trust;
- It is within the AONB, AGLV and Green Belt, and
- Development of this area would be more likely to have a negative impact on the character of the landscape.

9. Assessment of Locations – Chiddingfold

This section looks into the detailed segments around Chiddingfold. Figure 9.1 indicates how they have been divided. In each case approximately a 0.5km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 9.1 Segments around Chiddingfold



This figure is also reproduced at A3, drawing 35124/LR211 Rev 04 in Appendix A

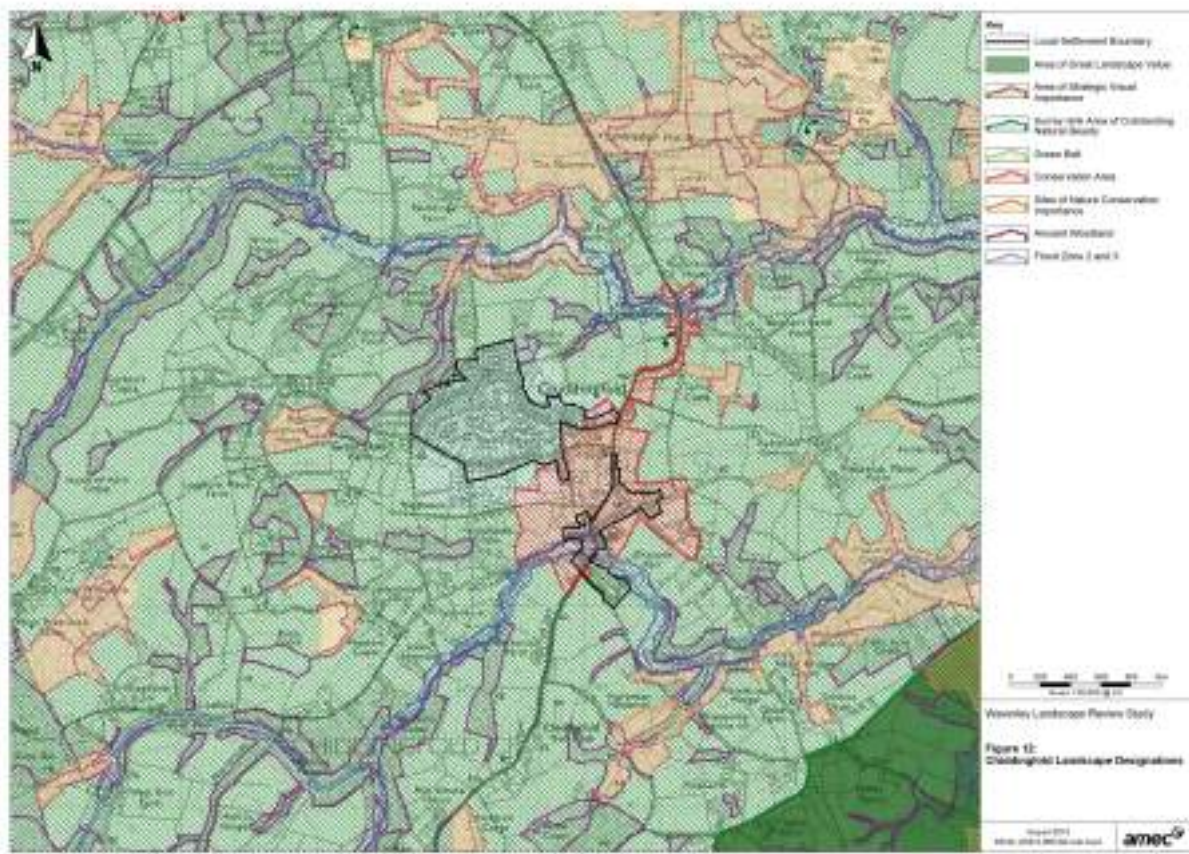
9.1 Planning Context – Chiddingfold

The key landscape designations that relate to the area are:

Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value– Chiddingfold is within the Surrey Hills AONB and AGLV and is covered by the Green Belt.

These designations are indicated in Figure 9.2.

Figure 9.2 Landscape Designations

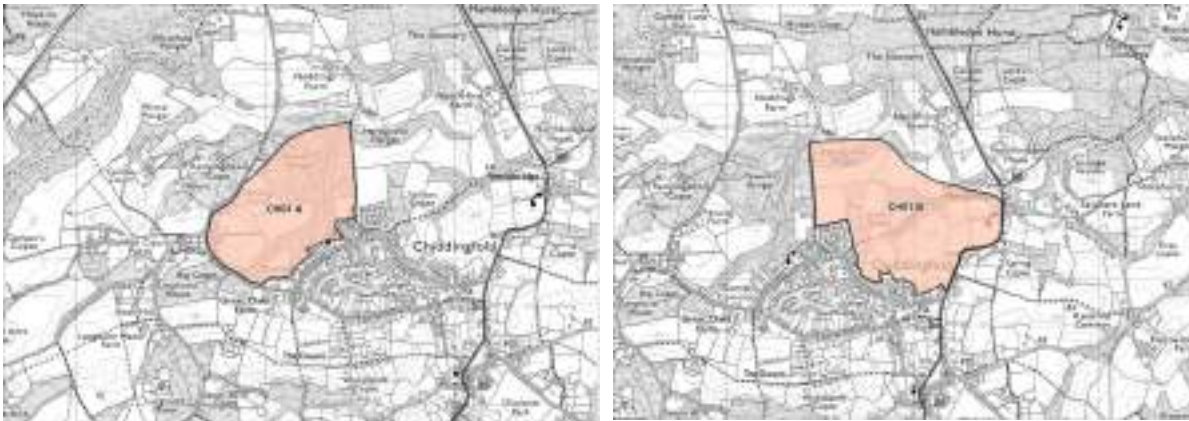


This figure is also reproduced at A3 on drawing 35124/LR210 Rev 02 in Appendix A.

9.2 Segment CH01

Segment CH01 is to the north of the village and comprises fields, woodlands, and open space, bounded by the Wormley Road to the west and the Petworth Road in the east.

Figure 9.3 Segment CH01



The segment has been split into A and B to reflect the natural division in the segment.

Table 9.1 Chiddingfold: Summary of Evaluation CH01

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
Ch01		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X				X		X				X		X			X	
B	Yes		X				X			X			X		X			X	

9.2.1 Analysis of Capacity CH01 – A

- This comprises fields and woodlands, and close to Chiddingfold common land used as open space;
- To the east the land drops away into a heavily wooded belt;
- There is limited visibility into the area;

- There are no public rights of way in this area;
- The segment is covered by the AONB, AGLV and Green Belt; and
- With the designations and visibility of the area, development would be likely to have a negative impact on the landscape.

9.2.2 Analysis of Capacity CH01 – B

- This comprises fields and woodlands, and in the central area rises to a small hill;
- There is limited visibility into the area further north, but views in from the Petworth Road close to the village ;
- The segment is covered by the AONB, AGLV and Green Belt;
- There is a foot path running across this area linking the Petworth Road to the northern part of the village and;
- There could be limited capacity to the north of the existing settlement boundary where development can be visually contained and intervisibility is low. In the northern part of the segment away from the settlement development would be more likely to have a negative impact on the landscape.

9.3 Segment CH02

Segment CH02 is to the east of the village, and comprises agricultural fields, woodland and some scattered housing.

Figure 9.4 Segment CH02

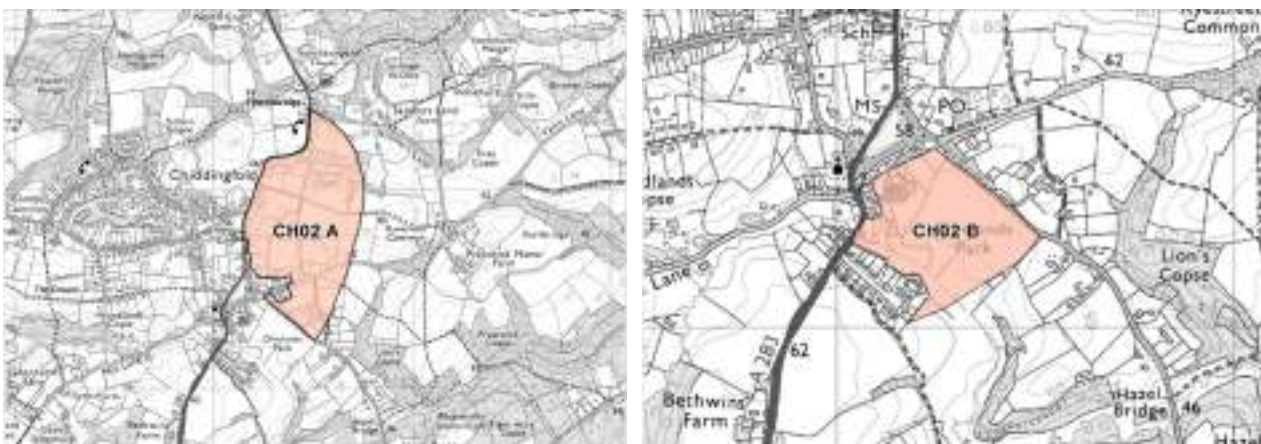


Table 9.2 Chiddingfold: Summary of Evaluation CH02

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
CH02		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X				X			X			X		X			X	
B	Yes	X					X		X			X		X			X		

9.3.1 Analysis of Capacity CH02 – A and B

- The segment is agricultural with fields bounded by trees and hedges;
- There are public footpaths across fields bounded by trees and hedges; of the allotments which is rough ground the segment;
- The segment is covered by the AONB, AGLV and Green Belt. It is also affected by two conservation areas;
- Pockford Road runs in the south of the segment and to the village green, and ;
- Development in this segment would be likely to have a negative impact on the landscape, due to the designations covering it and its character which provides a green setting for the village.

9.3.2 Segment CH03

This is to the south of the village and covers a mix of residential properties, agricultural fields, woodland, a stream and small lanes.

Figure 9.5 Segment CH03



The segment is split into A, B and C to break up the segment for comment.

Table 9.3 CH03

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
CHO 3		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	Yes		X				X			X			X		X			X	
B	Yes		X			X				X			X		X			X	
C	Yes		X			X		X				X		X			X		

9.3.3 Analysis of Capacity CH03 – A

- This is south of the Wormley Road accessed by a small lane and a footpath;
- There is quite a lot woodland cover and therefore this area feels enclosed and hidden;
- There are some isolated properties along the lane;
- The segment is covered by the AONB, AGLV, Green Belt; and
- Development in this area would be likely to have a negative effect on the landscape setting of the village and its green environs.

9.3.4 Analysis of Capacity CH03 – B

- This segment is either side of Mill Lane, south of the village, with the land sloping towards the stream, and comprises fields with hedges and trees, with some woodland blocks;
- The area comprises fields with hedges and trees, with some woodland blocks; its green environs provides a setting for the several footpaths across the area, but otherwise has quite a hidden character;
- The segment is covered by the AONB, AGLV, Green Belt; and,
- Generally there is unlikely to be capacity for development in this area, except for the fields to the east of the Ballsdown residential area, where at the appropriate scale some development could be woven within the field pattern.

9.3.5 Analysis of Capacity CH03 – C

- This area includes some existing residential areas and has the Petworth Road running adjacent to it;
- As this forms part of the setting for the village development could potentially have a negative impact on its character.

10. Conclusions

This report has considered the existing developed edges of Haslemere and Hindhead, Godalming, Bramley, Elstead, Milford, Witley and Chiddingfold, and following analysis of the settlement fringes has summarised each area based on its landscape sensitivity and capacity to accept future residential development. These are summarised within each section which describes the relevant segment and its sub areas. The summaries describe main considerations which include visibility, prominence, overall landscape character and its quality, land use and the proximity of national and local landscape designations to the area.

Discussions regarding mitigation were not part of the study, but would be a key part of any development and would require further detailed study.

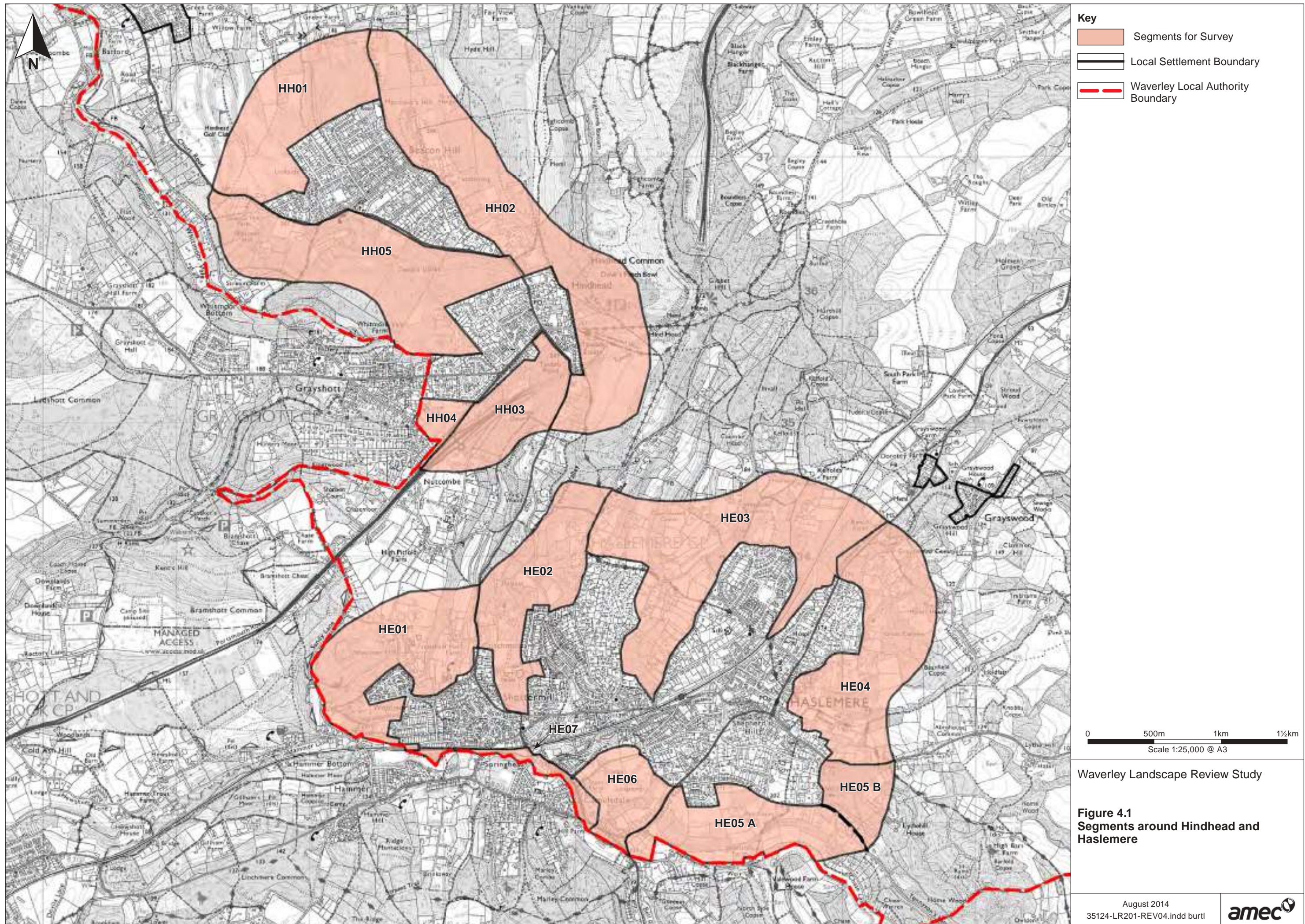
This study has indicated where development could be possible and there is capacity around the settlements for residential development as shown in the capacity conclusions. Any proposal for development of sites would need to be further investigated, for example regarding flooding and ground conditions and may be required to undertake an EIA as part of the planning process.

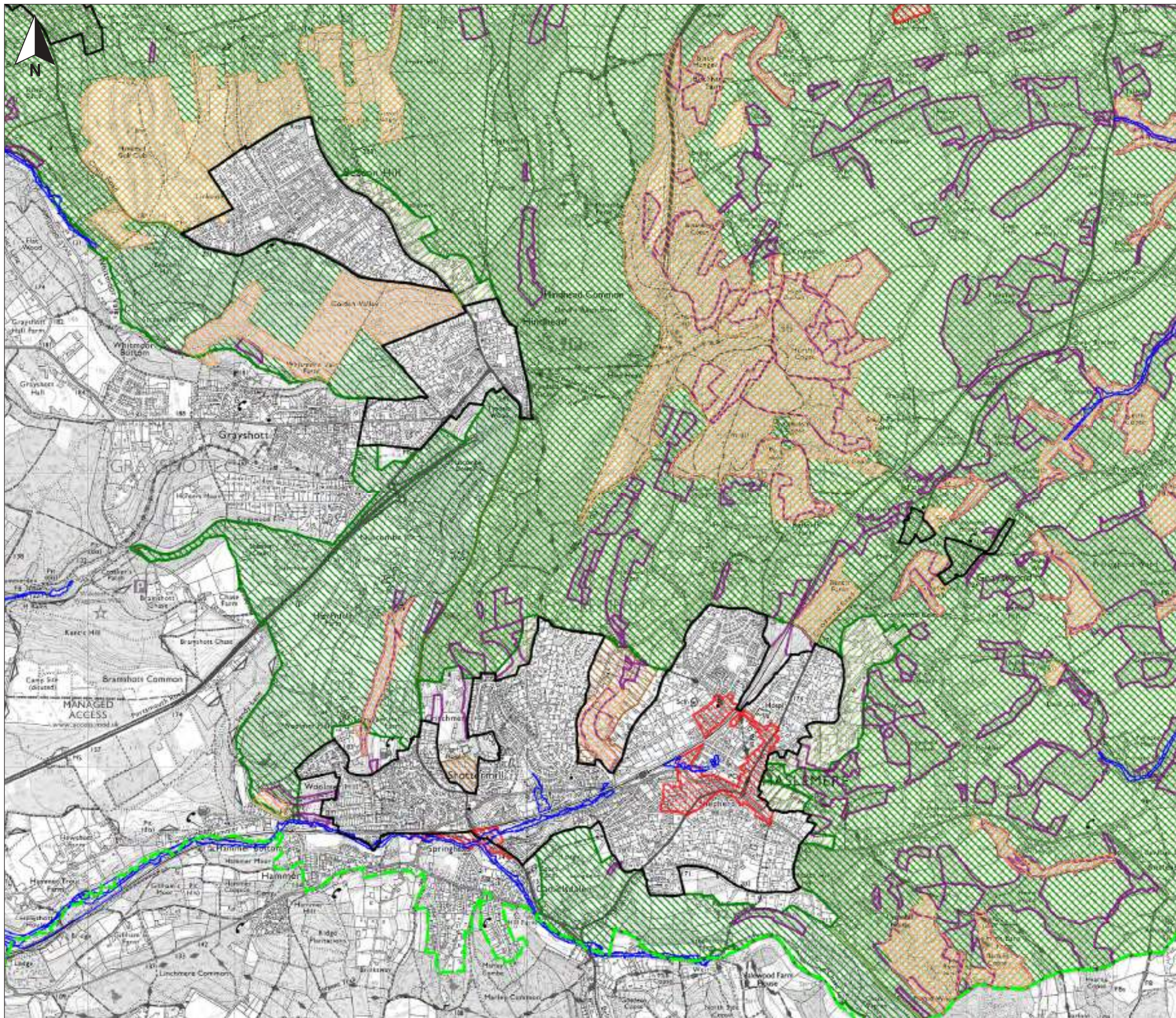
Appendix A

Figures

Appendix B

Site Photos



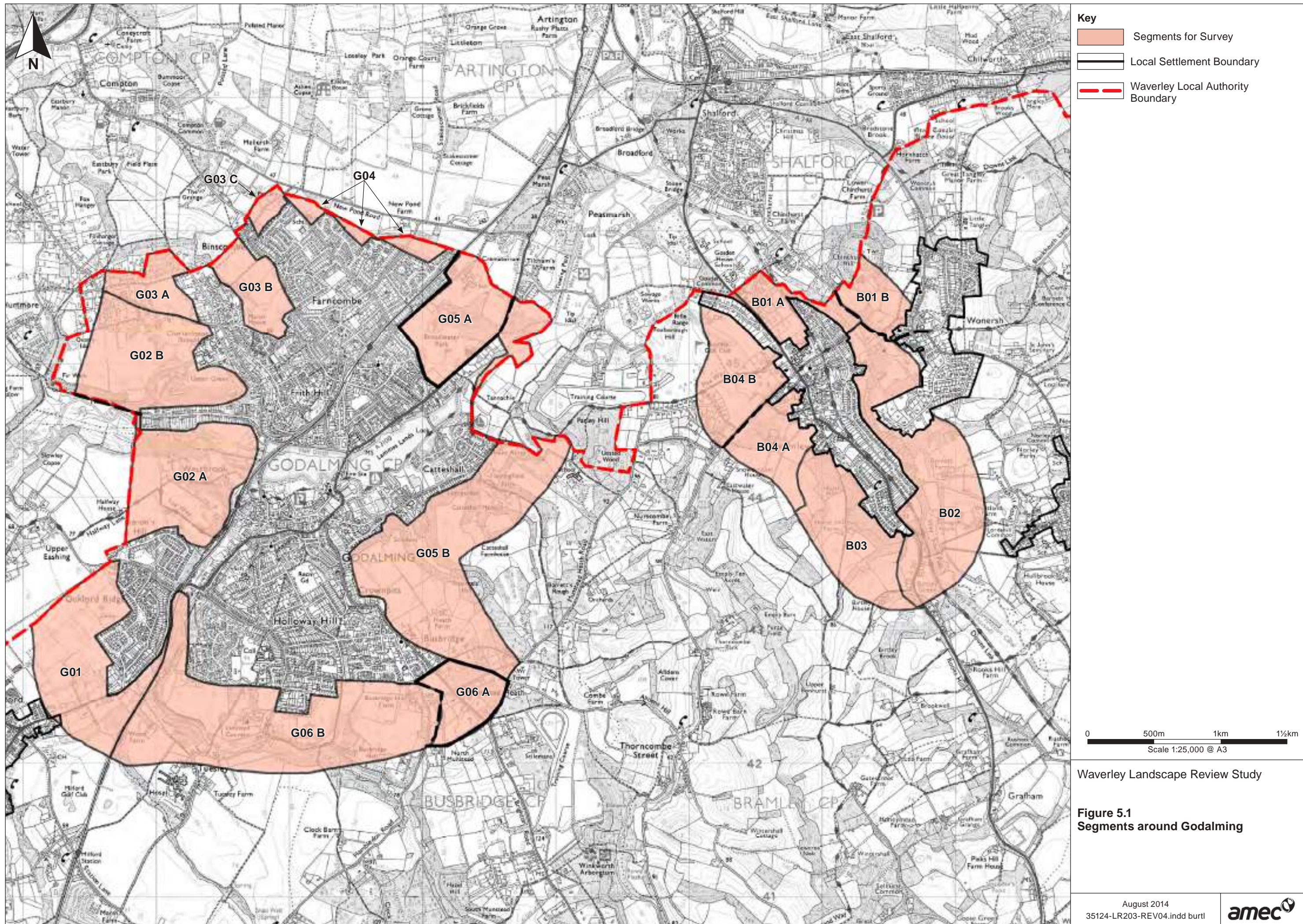


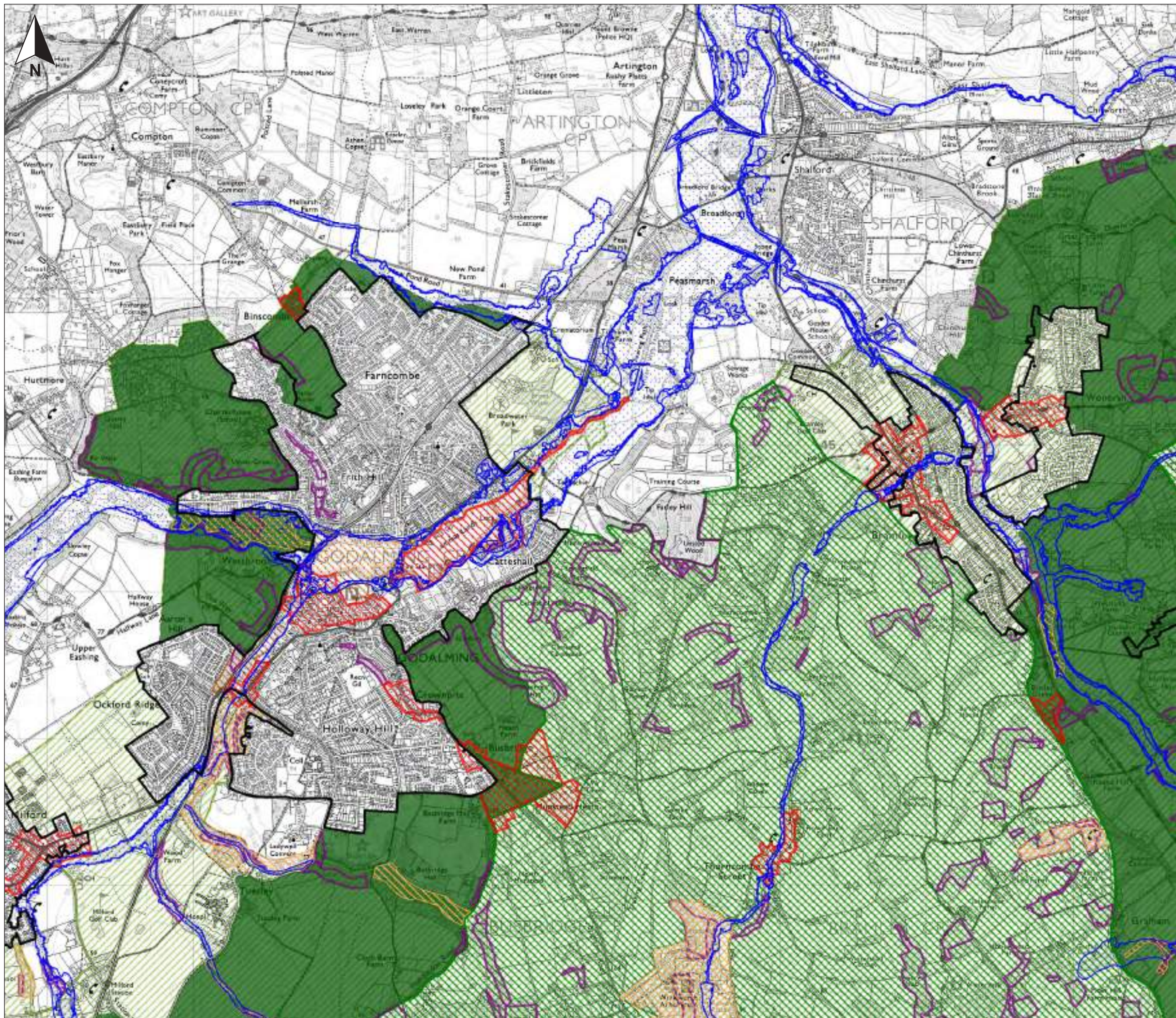
- Key**
- Local Settlement Boundary
 - Area of Great Landscape Value
 - Area of Strategic Visual Importance
 - Surrey Hills Area of Outstanding Natural Beauty
 - Green Belt
 - Conservation Area
 - Sites of Nature Conservation Importance
 - Ancient Woodland
 - Flood Zone 2 and 3
 - South Downs National Park

0 500m 1km 1½km
Scale 1:25,000 @ A3

Waverley Landscape Review Study

Figure 4.2
Haslemere and Hindhead Landscape Designations



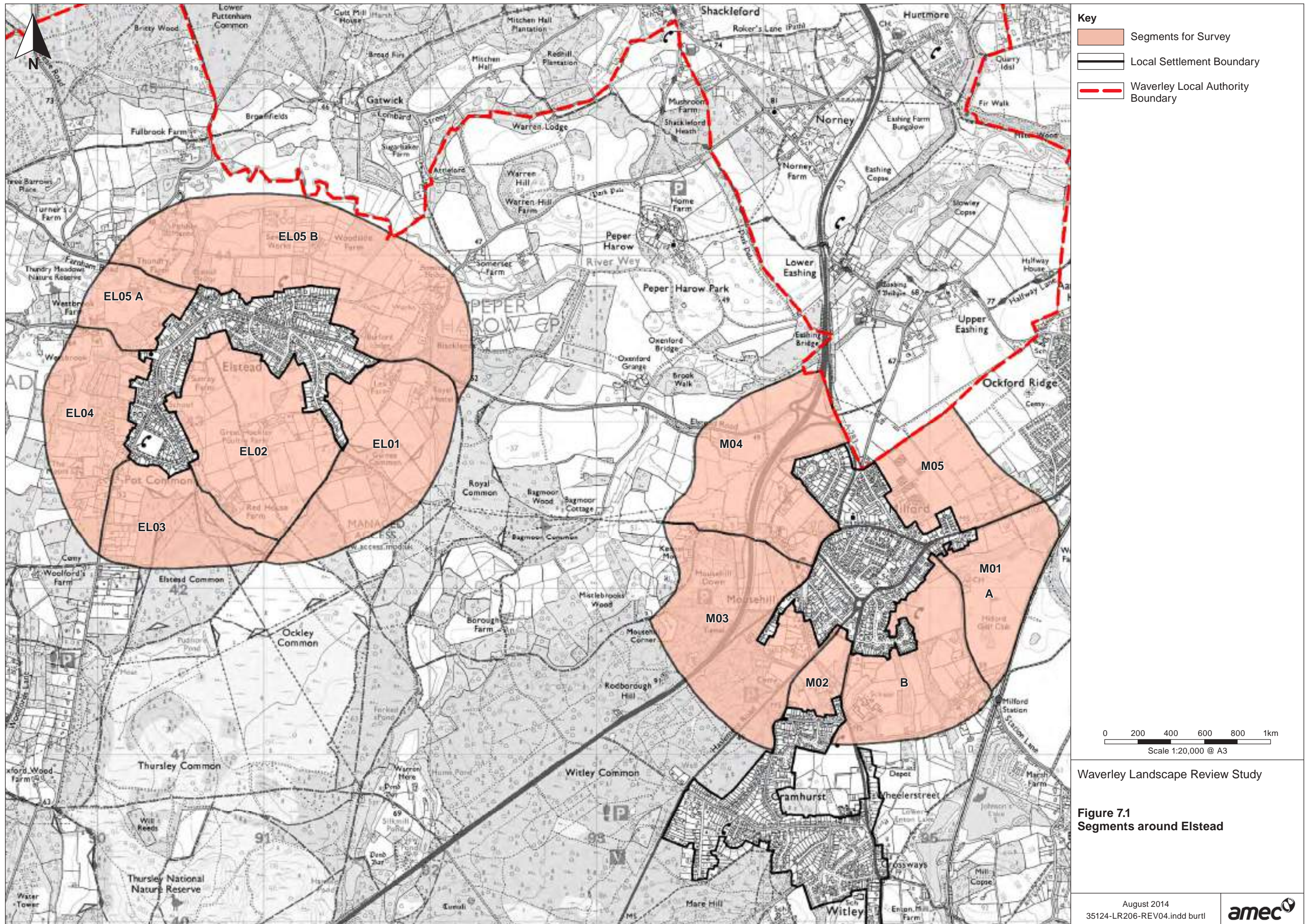


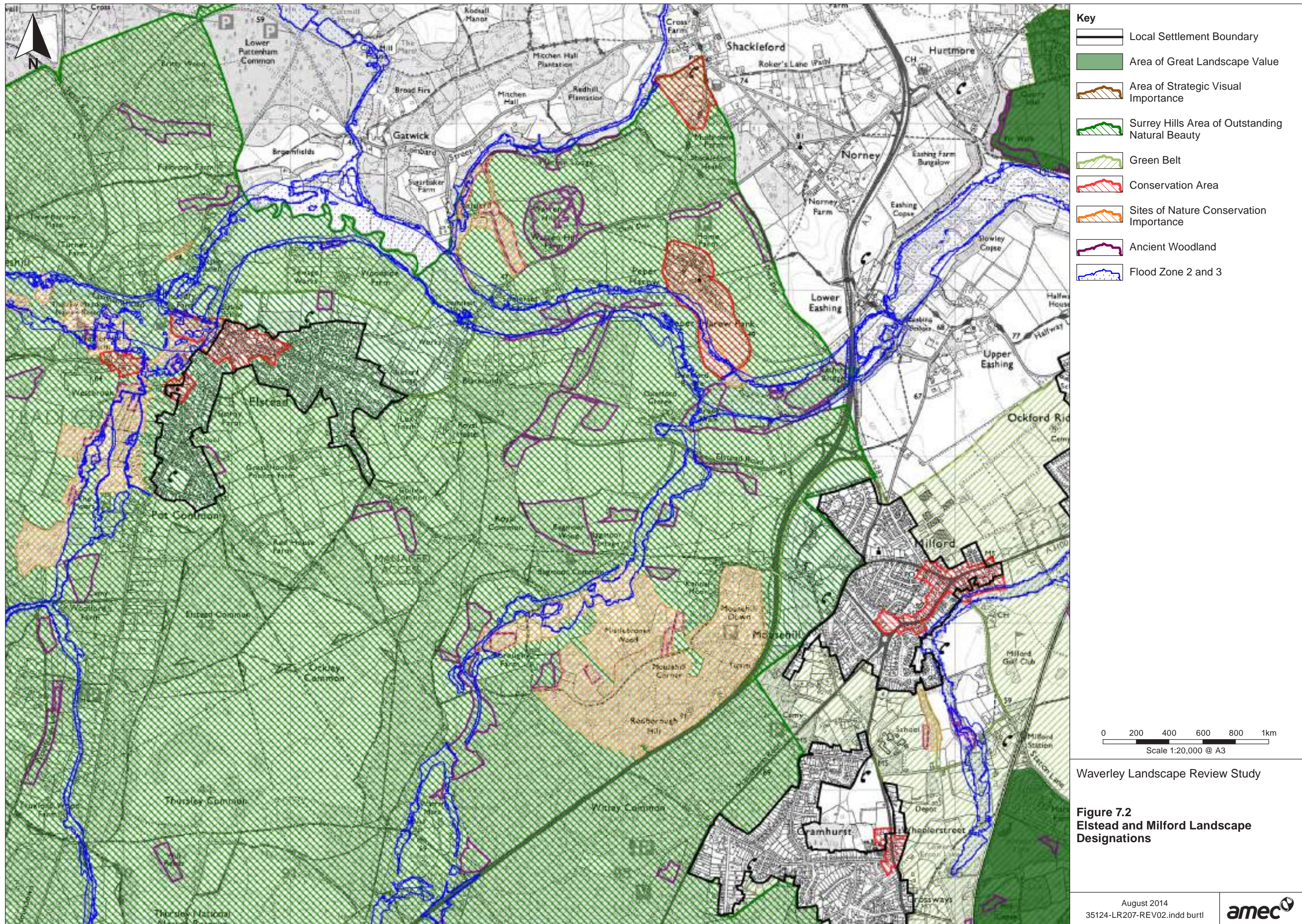
- Key**
- Local Settlement Boundary
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 - Conservation Area
 - Sites of Nature Conservation Importance
 - Ancient Woodland
 - Flood Zone 2 and 3

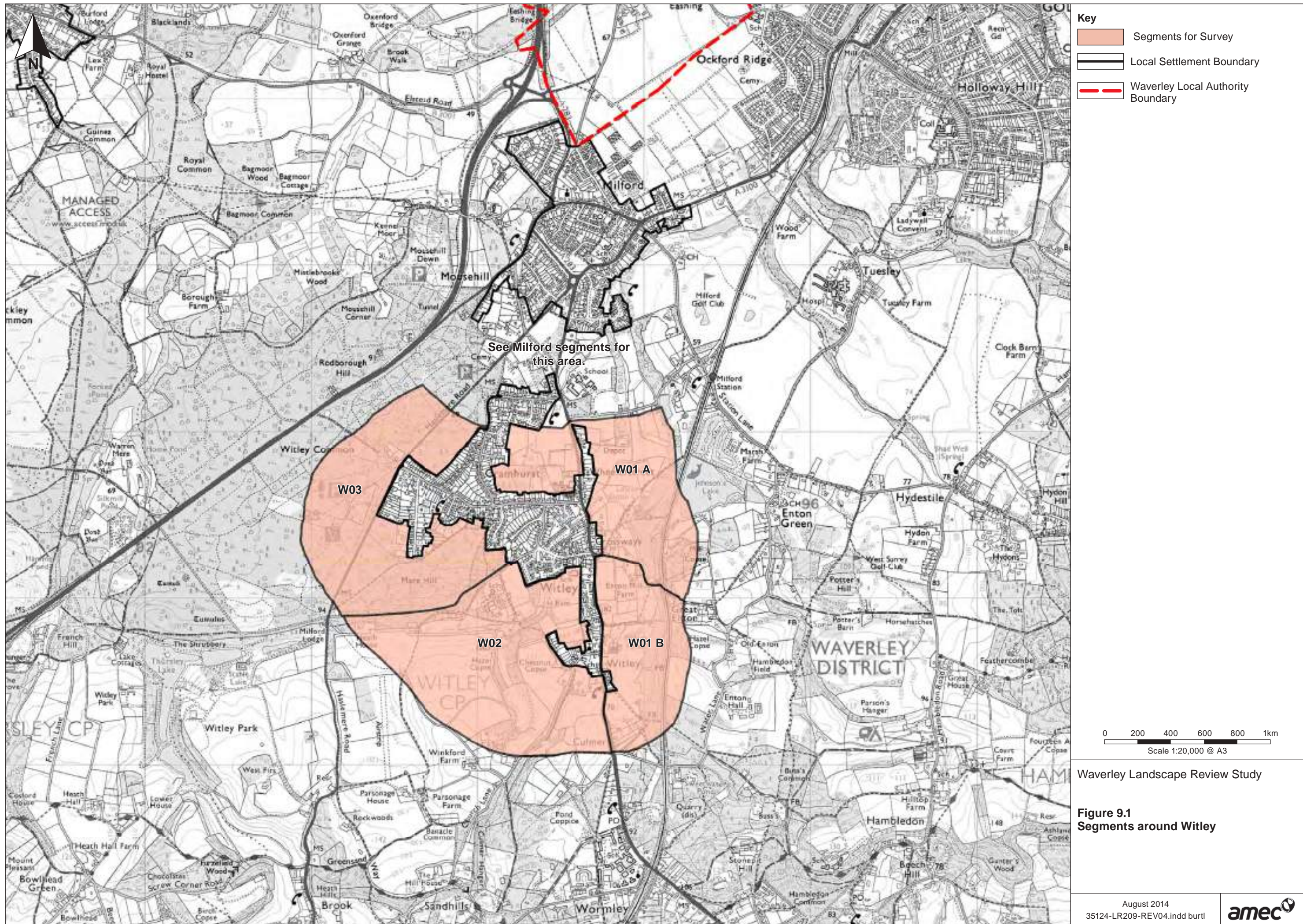
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Scale 1:15,000 @ A3

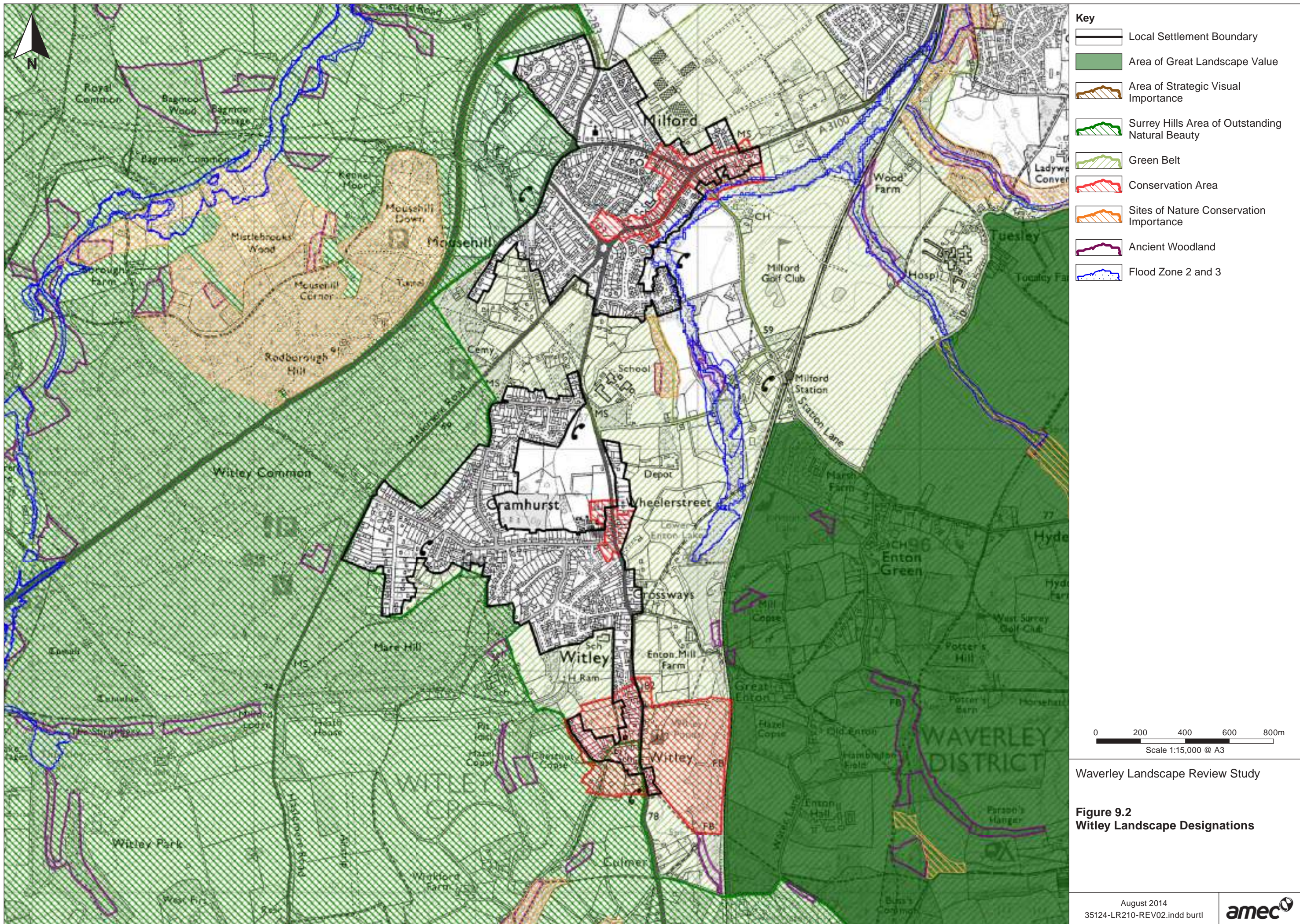
Waverley Landscape Review Study

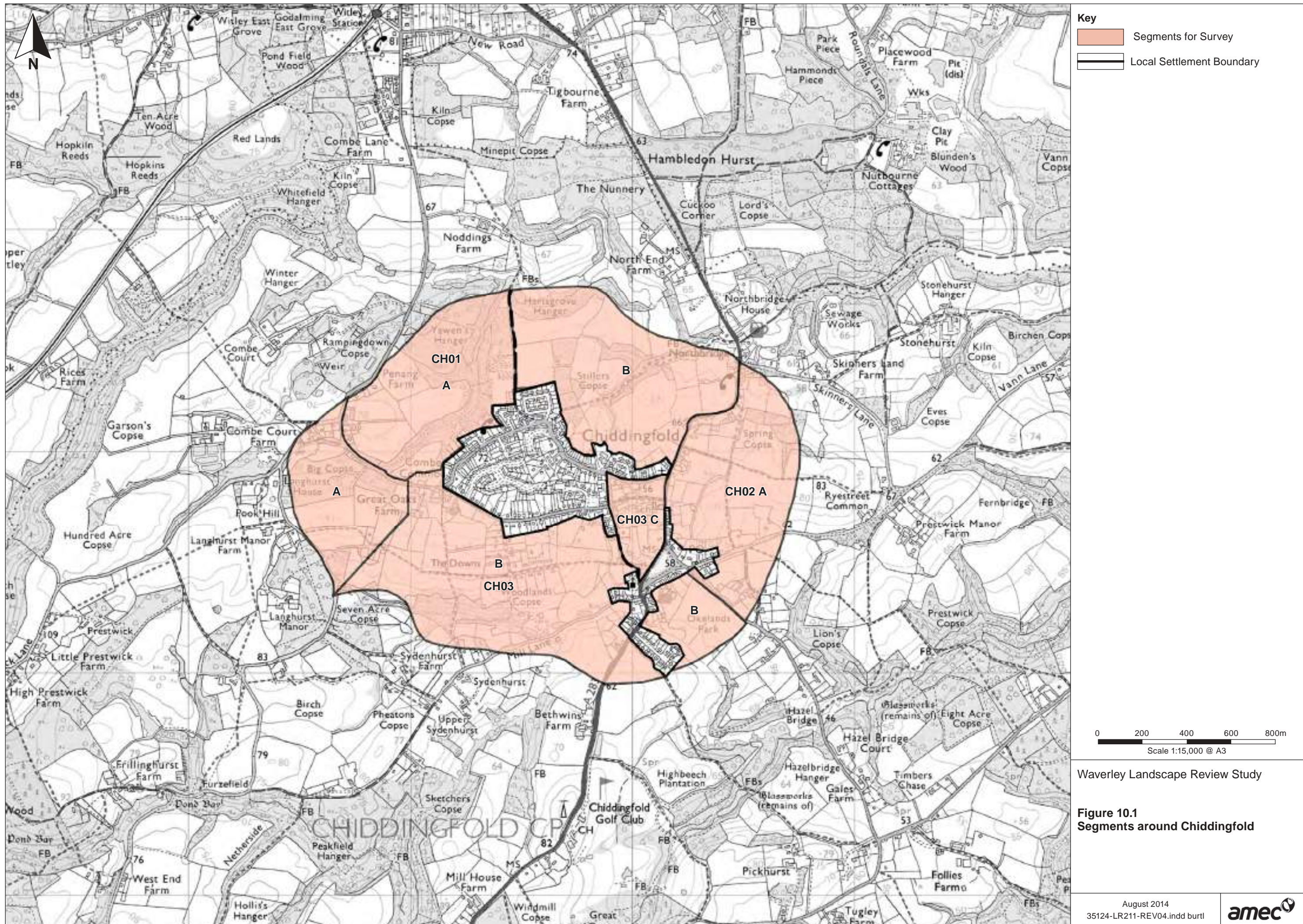
Figure 5.2
Godalming and Bramley Landscape Designations

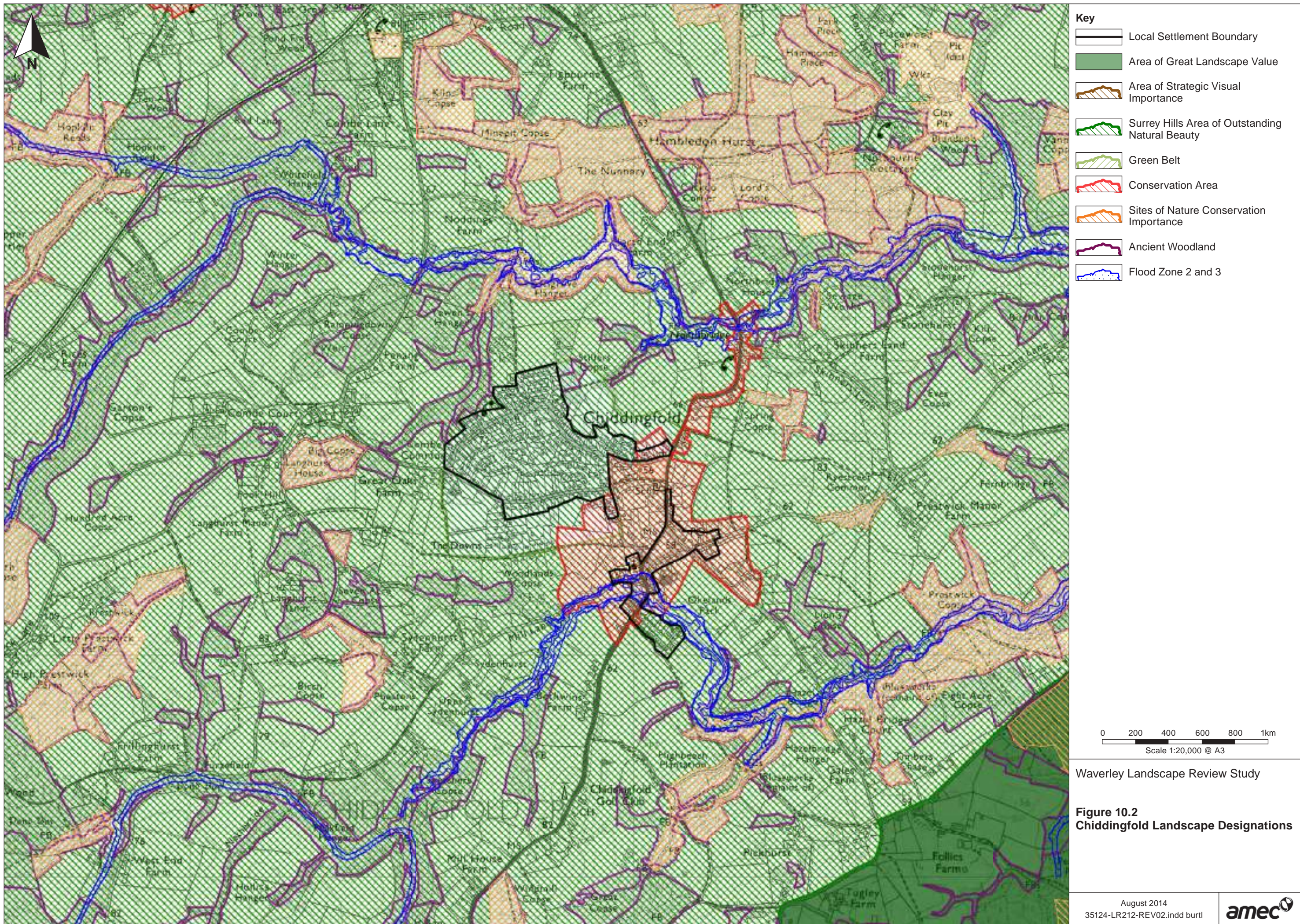












Photographs - Haselmere Segment HE01

Sandy Lane



Woolmer Hill Woodland



Photographs - Haselmere Segment HE03

Bunch Lane



Heavily Wooded Area



Photographs - Haselmere Segment HE03

Open field to the South of Bunch Lane



Properties in Large plots



Photographs - Haselmere Segment HE03

Typical view into wooded area in the North of the segment



Photographs - Haselmere Segment HE05 A

Grapevines



Heavily Screened by byway



Photographs - Haselmere Segment HE05 A

Open field on the valley side



Photographs - Haselmere Segment HE05 B

Heavily Wooded Area



Lanes heavily screened



Photographs - Haselmere Segment HE07

Play area in valley



Valley in North West



Photographs - Haselmere Segment HE07

Open space next to the road South of Mill Pub



Photographs - Hindhead Segment HH02

Footpath behind housing on Tilford Road



Hindhead Common path



Photographs - Hindhead Segment HE07

Hindhead Common looking North East



Photographs - Godalming Segment G01

Fields to the south of the A3100 looking East from the Refrectory Pub



Land to the North of Miltons Crescent looking North West



Photographs - Godalming Segment G01

Looking north to the plant nursery and fields north of the A3100



View south from the north section of Eashing Lane looking south west



Photographs - Godalming Segment G02 A

View along River Wey looking East



View along River Wey valley



Photographs - Godalming Segment G02 A

Fields between Halfway Lane and Aron's Hill



View north across fields to the north of Halfway Lane



Photographs - Godalming Segment G03

Field to the South East of Binscombe Lane



Land to the North of Brinscombe Lane



Photographs - Godalming Segment G03

Looking North along the Avenue



Photographs - Godalming Segment G04

Looking West across farmland North of B3000 New Pond Road



Photographs - Godalming Segment G05 A

Land North of Summers Road looking towards the railway line



Photographs - Godalming Segment G05 B

River Wey Navig bridge



View along Munstead Heath Road looking North



Photographs - Godalming Segment G06 A

View into field North of North Munstead Lane



Photographs - Godalming Segment G03

View across fields from public footpath off Home Farm Road looking East



Views across farmland South of Lady Well Farm



Photographs - Godalming Segment G05 B

Woodland close to Busbridge Lakes



Woodland near Ladywell on Tuesley Lane



Photographs - Bramley Segment B01 B

Looking North towards Chinthurst Hill



View South East along Chinthurst Lane



Photographs - Bramley Segment B01 B

Woodland along Chinthurst Lane



Photographs - Bramley Segment B02

View West down Norley Lane towards segment B02



Wey South Path



Photographs - Bramley Segment B02

Looking West over fields from Lordshill Road



Wey South Path looking East



Photographs - Bramley Segment B03

Field to the West of the public footpath and bridleway looking West and Northwest



Field to the South of Hurst Hill Farm looking West



Photographs - Bramley Segment B03

View South up public footpath leading to Hurst Hill Farm



Photographs - Bramley Segment B04 B

View south from Foxborough Hill Road



Photographs - Elstead Segment E01

Guinea Common off Hookley Lane



Royal Common footpath



Photographs - Elstead Segment E01

Royal Common



Woodland along bridlepath



Photographs - Elstead Segment E01

Woodland



Photographs - Elstead Segment E02

Field to the North of the bridlepath from Hookley Lane



Grazed field to the South of Elstead



Photographs - Elstead Segment E02

Fields to the North of bridlepath from Lane



Fields to the South of Elstead centre looking South and South West



Photographs - Elstead Segment E04 B

Looking South across fields from Westbrook Hill



Looking South from Westbrook Hill



Photographs - Elstead Segment E05

Site awaiting redevelopment along Shackleford Road



Site to the East of Shackleford Road waiting redevelopment



Photographs - Elstead Segment E05

View East from the Shackleford Road across the fields



View over farmland looking Southeast towards Elstead



Photographs - Milford Segment M01 A

Fields to the South of the A3100 looking East from the Refectory Pub



Photographs - Milford Segment M01 B

View looking North West across grazing field from Rake Lane



Photographs - Milford Segment M02

Cricket Ground looking South West



Photographs - Milford Segment M02

Field to the South of Milford Heath Road



Photographs - Milford Segment M03

Looking towards the nurseries, East from Eashing Lane



Heathland to the South of Milford



Photographs - Milford Segment M04

Field to the East of the A3 and the Milford junction with the A3 off the A283



Field to the North of Elstead Road



Photographs - Milford Segment M04

Field to the South of the B3001 Elstead Road looking South West



Field to the South of the B3001 Elstead Road looking East



Photographs - Milford Segment M05 A

Views across the fields from Eashing Lane looking North



Photographs - Milford Segment M05 B

Looking North to the plant nursery and fields North of the A3100



Photographs - Milford Segment M05 B

Looking towards the nurseries, East from Eashing Lane



Nurseries off Chapel Lane looking North East



Photographs - Witley Segment W01

Looking East towards the railway from Water Lane Looking East towards the railway from Water Lane



Photographs - Witley Segment W01

Land adjacent to the recycling plant and close to A283



Land between the recycling site and A283 looking West



Photographs - Witley Segment W02

Looking East from Church Lane



Looking North from Church Lane



Photographs - Witley Segment W03

Witley Common



Photographs - Chiddingfold Segment CH01A

Combe Common



Photographs - Chiddingfold Segment CH01 A

Allotments



Land to South of allotments



Photographs - Chiddingfold Segment CH01 A

View from Combe Lane looking East



Woodland North and East of Common



Photographs - Chiddingfold Segment CH02

View from AA283 looking West



Photographs - Chiddingfold Segment CH01 B

View across fields looking North West from A283



Photographs - Chiddingfold Segment CH02

Agricultural land North of Pockfold Road



View across agricultural field looking North West from Pockfold Road



Photographs - Chiddingfold Segment CH03 A

Woodland along Pook Hill



Photographs - Chiddingfold Segment CH03 B

Care Home site now unused



Field to the South of Mill Lane



Photographs - Chiddingfold Segment CH03 B

Land North of Mill Lane



Photographs - Chiddingfold Segment CH03 C

View looking North into Segment CH03 C from golf club entrance

