

Elmbridge Borough Council
Elmbridge Borough Landscape Sensitivity Study:
Final Report | January 2019

Elmbridge Borough Landscape Sensitivity Study

Final Report





ARUP

Ove Arup & Partners Ltd

13 Fitzroy Street, London, W1T 4BQ, United Kingdom

www.arup.com

Document Verification

| | | | | | |
|----------------|----------|---|--|---|---|
| Job title | | Landscape Sensitivity and Strategic Views Study | | | Job number 263905-00 |
| Document title | | Elmbridge Borough Landscape Sensitivity Study: Final Report | | | File reference |
| Document ref | | | | | |
| Revision | Date | Filename | Elmbridge Borough Landscape Sensitivity Study-Final Report | | |
| Final | 30/01/19 | Description | Draft issue | | |
| | | | Prepared by | Checked by | Approved by |
| | | Name | Christopher Wright | Andrew Tempany | Tom Armour |
| | | Signature | |  |  |

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 263905-00



Contents

| | Page |
|---|------------|
| 1.0 Introduction | 1 |
| 2.0 Landscape Assessment Methodology | 5 |
| 3.0 Landscape Sensitivity Study Summary Findings | 17 |
| 4.0 Landscape Sensitivity Study Analysis and Recommendations | 25 |
| 5.0 Appendices | 177 |

1.0

Introduction

Scope and purpose of the Landscape Sensitivity Study

Ove Arup and Partners Limited (Arup) was commissioned by Elmbridge Borough Council in August 2018 to undertake a Landscape Sensitivity Study to inform growth options and the spatial planning evidence for Elmbridge Borough's emerging Local Plan. The study also provides greater detail to support the strategic landscape information contained in the Surrey Landscape Character Assessment, 2015¹. This report outlines the methodology and findings for the study and is structured as follows:

- Methodology and landscape classification
- Summary findings
- Landscape assessment and recommendations

Supporting information is contained in the Appendix.

This study follows a Green Belt Boundary Review undertaken by Arup in 2016 and a further assessment of sub-divisions undertaken in 2018. The relevant aspects of these studies have been used to inform the Landscape Sensitivity Study, although the purpose of this study is quite different, focusing on character rather than strategic planning functions.

What does the Landscape Sensitivity Study contain and how should it be used?

The Landscape Sensitivity Study, assesses the extent to which the character and quality of the landscape in the Borough is sensitive to change from the introduction of a development scenario, in this case large scale residential and mixed-use development.

The Landscape Sensitivity Study will be used to inform planning policy decisions and articulate policies in the new Local Plan. It is also intended to fulfil a strategic role in development management and should be used in conjunction with the 2015 Landscape Character Assessment and the Green Belt Boundary Review. It is therefore also part of the iterative development of the Local Plan evidence base.

The Landscape Sensitivity Study is a Borough wide assessment and has been undertaken at a scale of 1:25,000. It is appropriate for decision making at this scale. Finer grain analysis will be needed for site specific matters. The study considers landscape sensitivity in regard to a specific development scenario, in this case large scale residential and mixed-use development and is therefore only appropriate when considering development of this kind. The study does not provide recommendations as to whether development would be acceptable in landscape terms.

1. Hankinson Duckett Associates, 2015, *Surrey Landscape Character Assessment: Elmbridge Borough*

The elements of landscape

Landscape is defined by the European Landscape Convention (ELC)² as:

“An area, as perceived by people, whose character is the result of action and interaction of natural and/or human factors”.

As such, landscape character is made up of physical and cultural/social elements and the way we perceive these, or how they combine to create our experience of the landscape. The key elements of landscape are shown on **Figure 1**. In the context of the ELC, ‘all landscapes matter’ e.g. they are all of value to someone, irrespective of designation or perceived quality.

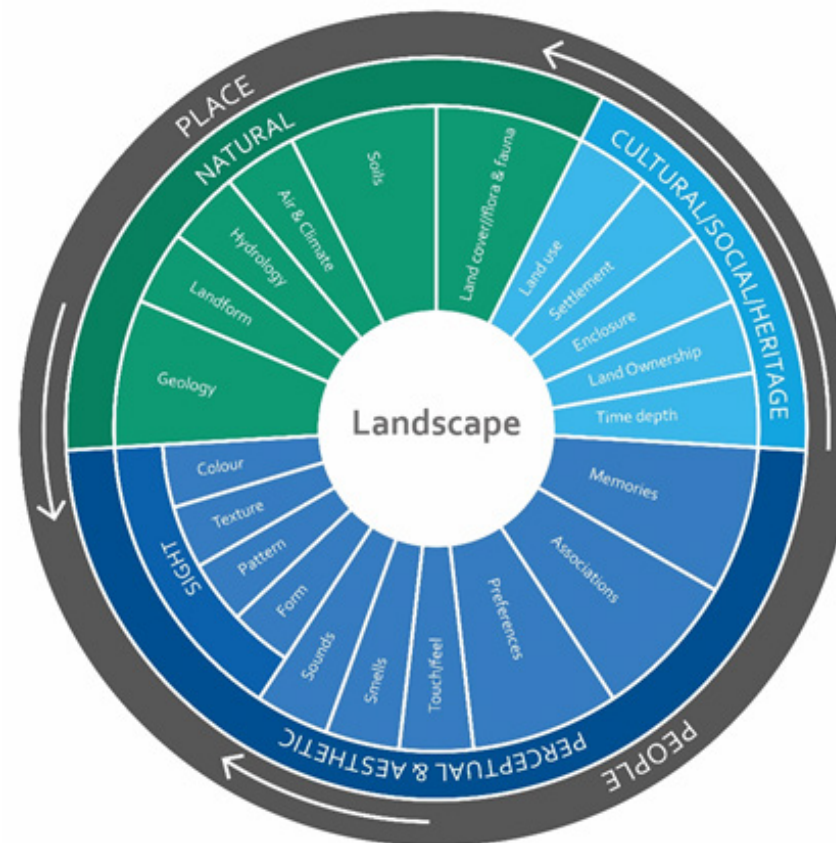


Figure 1: The elements of landscape character (Arup, adapted from Natural England³)

2. Council of Europe, 2000, *European Landscape Convention, European Treaty Series, No. 176*

3. Tudor, C, Natural England, 2014, *An Approach to Landscape Character Assessment, NE579* (As amended, 2018)

The landscape of Elmbridge Borough

In the Borough the main areas of settlement and associated settlement fringes are characterised by modern edge developments and uses such as paddocks and horticulture. Beyond these the rural landscapes of the Borough display a wide variety of landscape elements, assets and features. These areas also show considerable variation in landscape qualities, landscape experience, value and sensitivity to change. The areas on which the study focuses are shown in **Figure 2**.

The landscape of the Borough has largely evolved from a network of historic parklands and landed estates and their planned farmland settings. These range from medieval and later deer parks/historic hunting estates and associated game covert woodlands and heaths/commons, to nationally significant picturesque designed landscapes such as Painshill, to minor and often fragmented parklands which are in a number of instances overlaid with later 20th century suburbia and associated recreational development such as golf courses. The landscape is cut by a number of rivers such as the Wey and the Mole which follow a meandering course through the lowland floodplains and thread through areas of settlement, draining to the River Thames which marks the northern Borough boundary. Associated significant riverside sites such as Hampton Court and Bushy Park form part of the landscape setting (outside the Borough) at this point. In some instances, the rivers have been notably altered to create historically significant sites such as the Scheduled Monument at Brooklands, the world's first purpose built automobile race-course (1907), constructed in the Wey Valley and now overlaid in part by later World War II aerodrome and industrial development.

This varied landscape pattern has shaped not only the local landscape classification developed for this study, but also the development of locally specific landscape assessment criteria (**Section 2.0**) to understand the ways in which different landscape elements are of value and sensitive to change in the context of the residential and

mixed-use development anticipated in the Borough during the current Local Plan period.

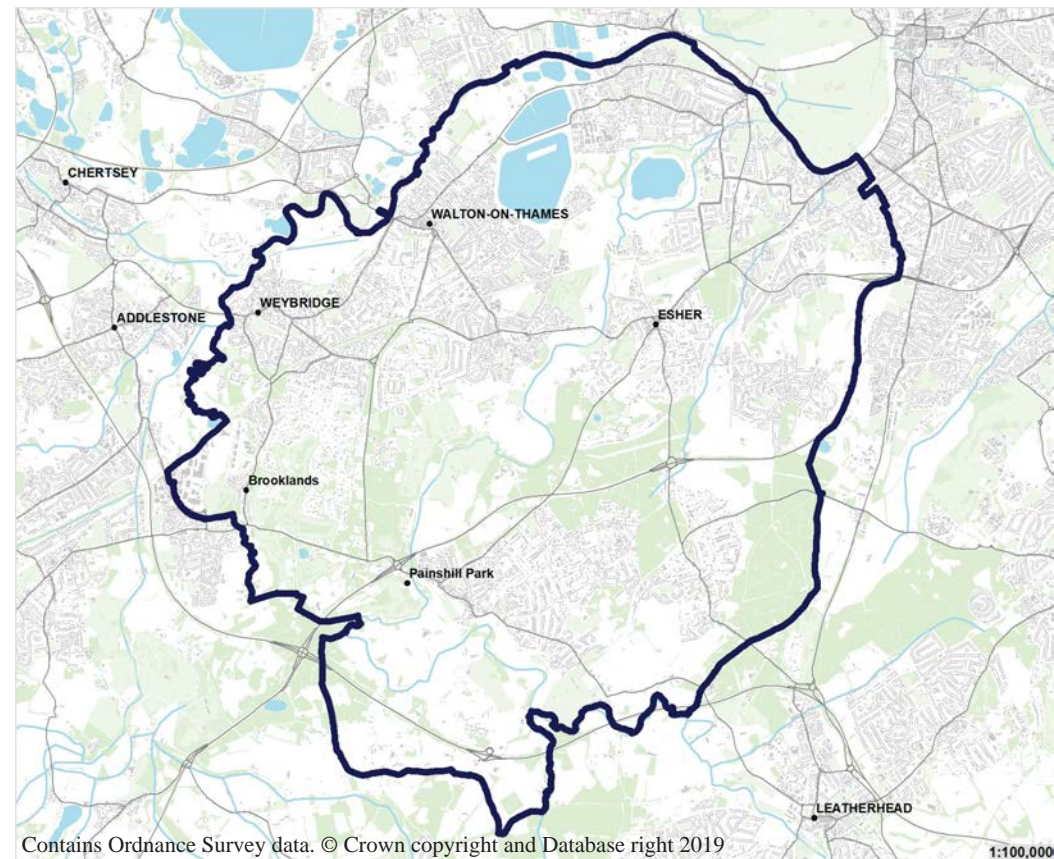


Figure 2: Study area - Elmbridge Borough

ARUP



2.0 Landscape Assessment Methodology

Introduction

This chapter sets out the methodology and assessment criteria developed for the landscape sensitivity assessment. The assessment covers all of the landscape across the borough of Elmbridge (i.e. that outside of the principal settlements).

The methodology was developed in line with industry standard landscape guidance contained in Natural England's *An Approach to Landscape Character Assessment*⁴ and the Landscape Institute and IEMA publication, *Guidelines for Landscape and Visual Impact Assessment, Third Edition* or 'GLVIA3'⁵. Account has also been taken of advice in earlier landscape methodologies, specifically *Topic Paper 6*, produced by the former Countryside Agency and Scottish Natural Heritage⁶ and also the emerging guidance produced by Natural Resources Wales⁷. At the time of writing, the Landscape Institute had set up a working group to draft a new approach to assessing landscape sensitivity, anticipated to be released for consultation later in 2019.

The methodology was shared with adjacent local authorities as part of Duty to Co-Operate requirements, and was developed in collaboration with them.

Assessment Approach and Definition of Landscape Units

The landscape sensitivity assessment utilised a combination of desktop study and field survey to make informed judgements. The desktop study was based on the 2015 Surrey Landscape Character Assessment (LCA) and included other sources such as the Green Belt Boundary Review (GBBR) and relevant GIS and map data as appropriate. Account was also taken of Natural England's National Character Areas (NCA), where relevant.

GIS data used for the project included:

- OS map data
- Aerial photography
- Landscape designations (where relevant)
- Hydrology data
- Ecology designations (Ramsar, Natura 2000 sites, SSSI, NNR) and habitat data
- Heritage designations (both statutory and local including Conservation Areas and Historic Parks)
- Historic Landscape Characterisation (HLC) data
- Emerging Local Plan and Core Strategy datasets
- Relevant open space datasets (from OSRA)

The data gathered during the desktop survey was reviewed in parallel to the LCA and the Sub-Areas identified within the GBBR, to define an appropriate set of Landscape Units for analysis. The size of the Landscape Units was defined to be proportionate to the study in terms of scale and detail, and to appropriately capture any local variations in landscape sensitivity. The landscape units have been defined at a scale of 1:25,000 and are appropriate for use in decision making at that scale.

Table 1 identifies the landscape types and landscape character areas within Elmbridge Borough and how these relate to the individual Landscape Units used in the sensitivity study (shown at **Map 2**).

4. Tudor, C, Natural England, 2014, *Op Cit*

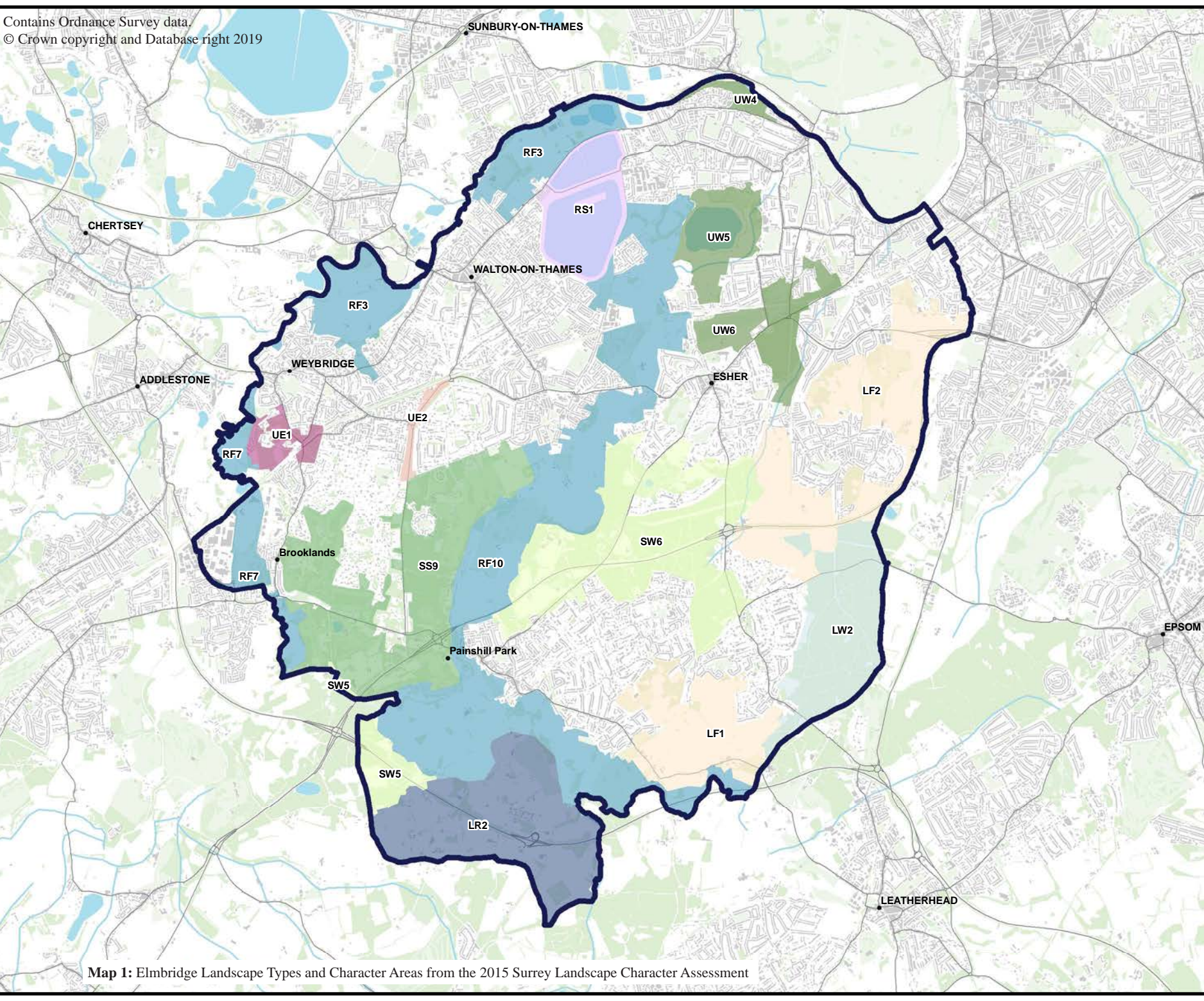
5. Landscape Institute and Institute of Environmental Management and Assessment, 2013, *Guidelines for Landscape and Visual Impact Assessment, Third Edition*

6. The former Countryside Agency and Scottish Natural Heritage, 2003, *Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*

7. Natural Resources Wales, *Landscape Sensitivity and Capacity in relation to on-shore wind and solar photo-voltaic developments: An assessment approach for Wales*

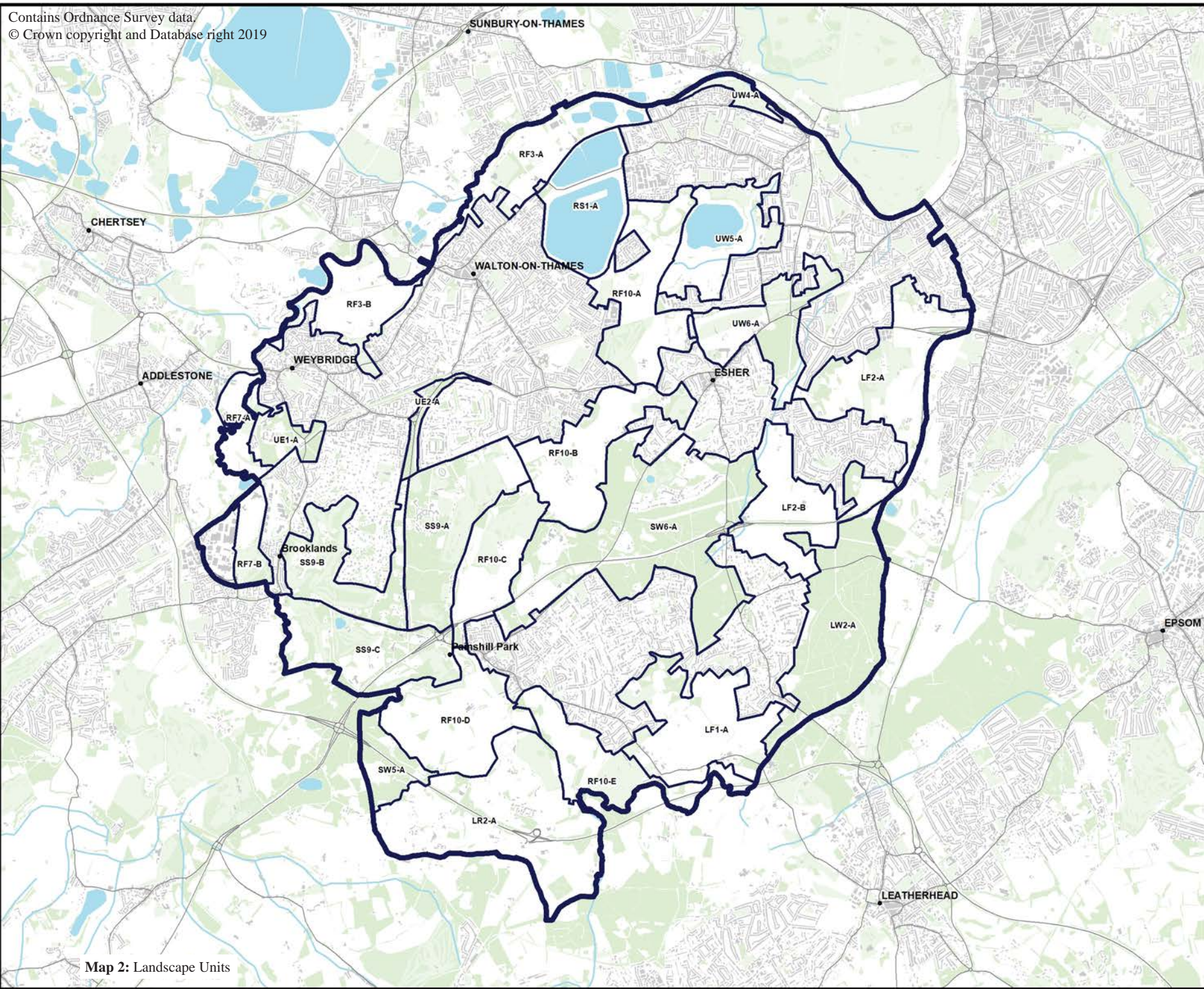
| Landscape Character Type | Landscape Character Area | Landscape Unit |
|--|--|----------------|
| LF Rolling Clay Farmland | LF1 - Knowle Hill to Leatherhead Rolling Clay Farmland | LF1-A |
| | LF2 - Claygate Rolling Clay Farmland | LF2-A |
| | | LF2-B |
| LR Wooded Rolling Claylands | LR2 - Ockham and Clandon Wooded Rolling Claylands | LR2-A |
| LW Clay Woodland | LW2 - Prince Coverts to Leatherhead Common Clay Woodland | LW2-A |
| RF River Floodplain | RF3 - Thames River Floodplain | RF3-A |
| | | RF3-B |
| | RF7 - Lower Wey River Floodplain | RF7-A |
| | | RF7-B |
| | RF10 - Lower Mole River Floodplain | RF10-A |
| | | RF10-B |
| | | RF10-C |
| | | RF10-D |
| | | RF10-E |
| RS Reservoirs | RS1 - Thames Valley Reservoirs | RS1-A |
| SS Settled and Wooded Sandy Farmland | SS9 - Weybridge South Settled and Wooded Sandy Farmland | SS9-A |
| | | SS9-B |
| | | SS9-C |
| SW Sandy Woodland | SW5 - Wisley Sandy Woodland | SW5-A |
| | SW6 - Fairmile to Esher Sandy Woodland | SW6-A |
| UE Distinct Areas on the Edge of Urban Areas | UE1 - Heathside | UE1-A |
| | UE2 - Walton Common | UE2-A |
| UW Significant Greenspaces Within Urban Areas | UW4 – Hurst Park | UW4-A |
| | UW5 – Island Barn Reservoir and River Ember | UW5-A |
| | UW6 – Lower Green to Weston Green and Littleworth Common | UW6-A |

Table 1: Landscape classification



- 2015 Surrey Landscape Character Assessment**
- Elmbridge Borough Boundary
 - Clay Woodland
 - LW2 - Prince Coverts to Leatherhead Common
 - Distinct Areas on the Edge of Urban Areas
 - UE1 - Heathside
 - UE2 - Walton Common
 - Reservoirs
 - RS1 - Thames Valley
 - River Floodplain
 - RF3 - Thames
 - RF7 - Lower Wey
 - RF10 - Lower Mole
 - Rolling Clay Farmland
 - LF1 - Knowle Hill to Leatherhead
 - LF2 - Claygate
 - Sandy Woodland
 - SW5 - Wisley
 - SW6 - Fairmile to Esher
 - Settled and Wooded Sandy Farmland
 - SS9 - Weybridge
 - Significant Greenspaces within Urban Areas
 - UW4 - Hurst Park
 - UW5 - Island Barn Reservoir and River Ember
 - UW6 - Lower Green to Weston Green
 - Wooded Rolling Clayland
 - LR2 - Ockham and Clandon

Map 1: Elmbridge Landscape Types and Character Areas from the 2015 Surrey Landscape Character Assessment



Map 2: Landscape Units

The analysis – a two-step process

The key steps in understanding the sensitivity of the landscape to change in the context of large scale residential and mixed-use development are shown in **Figure 3** and explained in the following pages.

For the purposes of this study landscape sensitivity is defined as a function of the value of the landscape combined with the susceptibility or vulnerability of that landscape and its elements to specific changes resulting from a given development scenario. The assessment criteria developed in **Table 4** are appropriate for use in relation to large scale residential and mixed-use development.

It should be noted that professional judgement is used in the application of the criteria in relation to landscape value, susceptibility and sensitivity, as different combinations of the relevant attributes may apply in each case. Judgements have focused on matters most important to character.

Step 1 – Assess landscape value and landscape susceptibility

Make judgements for each Landscape Unit with regard to defined criteria for:

- The value attached to the landscape
- The susceptibility of the landscape to change brought by large scale residential and mixed-use development

Step 2 – Combine the judgements to assess landscape sensitivity

Combine the judgements on landscape value and susceptibility to assess overall sensitivity of each Landscape Unit to the change in question. Where variations in landscape sensitivity occurred across or within Landscape Units these have been noted in the assessment.

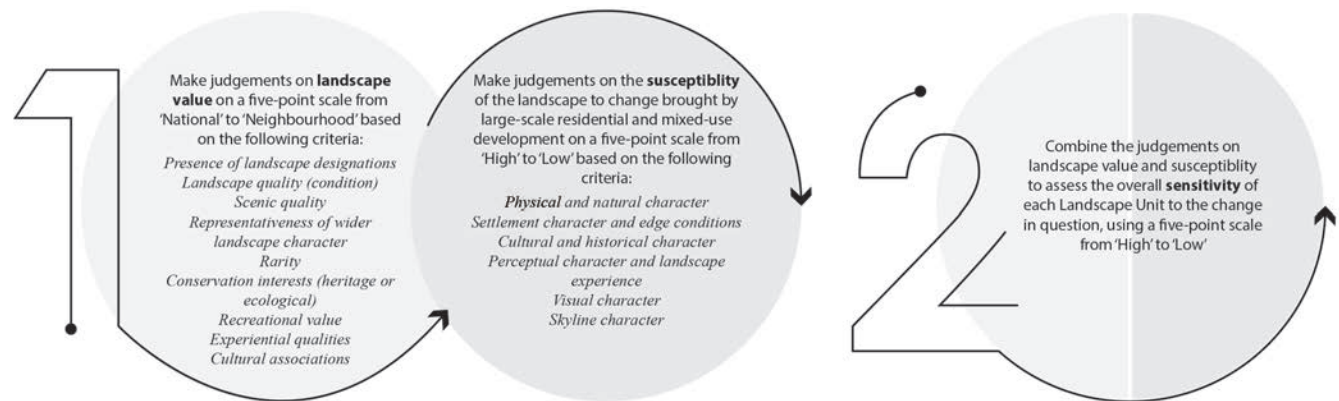


Figure 3: Overview of methodology for landscape sensitivity study

Table 2 provides a brief overview of the tasks undertaken for each landscape unit throughout the assessment.

| Task | | Sub-tasks |
|--------|-------------------------------------|--|
| Task 1 | Desk Study | Compile and review LCA, relevant policy documents and GIS data |
| Task 2 | Define Landscape Units | Form appropriate landscape sub-divisions for assessment, informed by LCA and GBBR sub-areas |
| Task 3 | Field Survey | Undertake field survey of each Landscape Unit (piloting an agreed area at the outset) |
| Task 4 | Value and Susceptibility Assessment | Assessment of the value and susceptibility of each Landscape Unit in relation to the defined assessment criteria (having piloted the methodology in an area agreed with EBC) |
| Task 5 | Landscape Sensitivity Assessment | Combine judgements on value and susceptibility to form overall judgement on landscape sensitivity in regard to development scenarios |
| Task 6 | Assessment Report and Summary | Report on sensitivity judgements for each Landscape Unit, setting out landscape guidance and recommendations, and making reference to potential mitigation opportunities. |

Table 2: Assessment tasks

Assessment Criteria

The assessment criteria for steps 1 and 2 above are explained in more detail below.

Landscape Value

Landscape value refers to the relative value that is attached to different landscapes by society, whether this be the landscape as a whole or individual elements, features and aesthetic and perceptual qualities which contribute to the character of the landscape. The range of factors identified below (drawn from GLVIA3) can help in the identification of valued landscapes:

- Landscape quality (condition)
- Scenic quality
- Representativeness of wider landscape character
- Rarity
- Conservation interests (heritage or ecological)
- Recreational value
- Experiential qualities, and
- Cultural associations (such as links to events, writers, poets, artists etc).

Landscape value has been assessed on a five-point scale from national to local/neighbourhood level, based on the above attributes. Value thresholds are defined in **Table 3**.

*A five-point scale has been provided for consistency and to align with the scales for landscape susceptibility and landscape sensitivity. However, given the landscape character and context of the Landscape Units in Elmbridge Borough, in reality the uppermost and lowest ratings are rarely used.

National*

May contain nationally rare landscape types or elements or unique/archetypal/notably intact examples or conservation interests (heritage/ecological) designated/recognised at the national level. May be strongly representative of archetypal landscape type. May be recognised for its scenic quality or recreational resource at the national level through designation. May have featured in or inspired artistic or literary works of national importance.

County

May contain regionally rare or important landscape types or elements, or notable examples. May also contain notable examples of important landscape types at the county level or be broadly representative of this. May include assets designated as an asset of county level importance, e.g. locally listed landscapes on the county register or may be recognised for its recreational quality/importance e.g. Regional Park or Country Park. May have featured in artistic/literary works of regional/sub-regional importance.

Borough

May contain notable concentration of locally rare landscape types/examples of borough importance, or have moderate degree of representativeness of wider landscape character. May include assets of local importance, e.g. locally listed landscapes on the county register or part of their setting, or locally designated nature conservation interests. May have featured in artistic or written works of borough level importance.

Community

May contain moderate/partial concentration of locally rare landscape types/elements, or have relatively low degree of representation of wider landscape character. May include assets of community importance or of importance to the clusters of settlements within the Borough or which contribute to character and/or landscape elements valued at the wider community level.

Neighbourhood*

Where the criteria defined for the above thresholds are largely absent.

Table 3: Landscape value threshold definitions

Landscape Susceptibility

Landscape susceptibility is the ability of a landscape to accommodate the development type without undue negative change to its character.

Susceptibility of each Landscape Unit has been assessed using a 5-point scale with reference to the criteria set out in **Table 4**. The intermediate classifications (medium-high and low-medium) have only been used in the instances where a Landscape Unit does not neatly fit within the high, medium or low susceptibility categories.

It should be noted that the criteria do not ‘cancel each other out’ and that professional judgement is used to determine the relative importance of the criteria in each case.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|---|----------------------------|--|
| Physical and Natural Character <i>(Presence of natural and semi-natural features important to landscape character / landform / Shape and scale / complexity and pattern / condition and intactness of the landscape and its features)</i> Landscapes with a high degree of landform intricacy and / or intimate spatial scale and complex / intact landscape pattern would typically have a higher susceptibility to change resulting from residential and mixed-use development than would landscapes defined by simple landforms and expansive, simple landscape patterns. Potential data sources to use: OS mapping, aerial photography, LCA information, field survey, habitat data, ancient woodland inventory data | | | | |
| Simple landform and expansive, simple landscape patterns with minimal landscape features important to landscape character | | Some degree of landform intricacy / complexity and presence of landscape features that contribute to, but are not fundamental to landscape character | | High degree of landform intricacy / intimate spatial scale and complex, intact landscape features and pattern |
| Settlement Character and edge conditions <i>(Form and character of settlement edge / Scenic qualities and contribution of landscape to settlement setting / perceived contribution of landscape to settlement gaps)</i> Landscapes which form a buffer between settlements, or which form a positive settlement gateway, or which display a range of high quality landscape features in proximity to the settlement edge or well-integrated, defined and defensible settlement edges would have a higher susceptibility to change than landscapes which do not form a strong element of the setting / detract from settlement setting. This would also consider condition / management, or exposed / eroded settlement edges which may offer considerable mitigation potential through well-designed new development. Potential data sources to use: OS mapping, aerial photography, field survey, relevant Conservation Area appraisals | | | | |
| Landscape does not form a strong element of setting / detracts from settlement setting / contributes poorly to settlement gap / settlement edge is poorly defined and may present mitigation potential | | Landscape contributes towards settlement setting to some degree / displays some high-quality landscape features in proximity to settlement / contributes to settlement gap / somewhat defined and defensible edge | | Landscape forms a strong buffer between settlements / positive gateway / display a range of high quality landscape features in proximity to settlement / well integrated and defined settlement edge that is robust and defensible |
| Cultural and Historic Character <i>(Land use / field boundaries and enclosure pattern / evidence of historic continuity within landscape / presence of heritage assets important to landscape character)</i> Landscapes with a strong sense of historic continuity (e.g. presence of recognisable historic features such as ridge and furrow / fossilised field systems / holloways and green lanes and / or sense of historic landscape planning and management, for example parklands / estates) would have a higher susceptibility to change resulting from residential and mixed-use development than would landscapes with less obvious cultural pattern / where this has been eroded. This is due to the potential for adverse effect on landscape value, legibility and the significance which may be ascribed to such features through designation. Potential data sources to use: Historic Landscape Characterisation (HLC), heritage designations and supporting citations, LCA information, field survey | | | | |
| Little sense of historic continuity / enclosure pattern has been heavily eroded / few historic features important to the character of the area | | Some sense of historic continuity / field boundaries remain intact in places throughout the landscape | | Very strong sense of historic continuity (e.g. clear presence of recognisable historic features) / historic field boundaries remain intact |

Table 4: Susceptibility matrix

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|---|---------------------------|--|----------------------------|---|
| Perceptual Character and landscape experience (<i>Perceived naturalness and level of human intervention / perceived rurality and remoteness / level of tranquillity</i>) Landscapes with a strong sense of tranquillity and / or remoteness and characterised by few intrusive / overtly modern human or development influences would have a higher susceptibility than would landscapes where tranquillity is weak or eroded, or where there are many intrusive development influences. Potential data sources to use: OS mapping, LCA information, CPRE Tranquillity mapping, field survey | | | | |
| Development and urban influences are intrusive and erode the sense of rurality and tranquillity within the landscape | | Signs of human intervention are perceived within the landscape but with some sense of rurality. | | Sense of tranquillity or remoteness with minimal indication of perceived human intervention |
| Visual Character (<i>Views / landmarks / intervisibility / number of receptors viewing the landscape</i>) Very open and exposed landscapes with a high degree of 'intervisibility' would have a higher susceptibility to change in visual terms than would landscapes with a strong sense of enclosure (whether this is provided by intervening vegetation, topography or settlement). Potential data sources to use: OS mapping/contour data, field survey | | | | |
| Strong sense of enclosure with views highly screened, no visible landmarks or significant views, landscape is not a feature in local views, low numbers of people viewing the landscape | | Some degree of visual openness, filtered views through the landscape, locally important views or landmarks, medium numbers of people viewing the landscape | | High degree of visual openness affording unfiltered views through the landscape, the landscape is important in wider views, contains nationally important landmarks, high numbers of people viewing the landscape |
| Skyline Character (<i>Character of skyline observed from the landscape</i>) 'Natural' or undeveloped skylines would be more susceptible to change resulting from residential and mixed-use development than would those already characterised by development, as would very open and / or dramatic skylines characterised by prominent topographic / landscape features, the scale and dominance of which could be adversely affected by development. Potential data sources to use: Field survey | | | | |
| Skyline character heavily influenced by development | | Skylines possessing a balance between natural features and development | | Natural, dramatic or undeveloped skylines characterised by prominent topography / landscape features |

Landscape Sensitivity

Landscape sensitivity has been assessed for each Landscape Unit based on a combination of the landscape value and susceptibility in each case. For this study, landscape sensitivity has been assessed using a five-point scale, as shown in **Table 5**. Where variations in landscape sensitivity occurred across or within Landscape Units these have been noted in the assessment (with accompanying map annotations to indicate their spatial extent. They have also been cross referenced to specific green belt parcels as appropriate).

| |
|---|
| High The landscape is highly sensitive to change arising from residential/ mixed-use development. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape. |
| Moderate-High The landscape has a moderate-high sensitivity to change arising from residential and mixed-use development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape. |
| Moderate The landscape has a moderate sensitivity to change arising from residential and mixed-use development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape. |
| Moderate-Low The landscape has a moderate-low sensitivity to change arising from residential and mixed-use development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration. |
| Low The landscape has a low sensitivity to change arising from residential and mixed-use development. Change can potentially be more easily accommodated or there may be considerable opportunities to integrate such developments within the landscape, to positively create new character, or restore/ enhance the landscape. Sensitive design is still needed to accommodate change. |

Table 5: Landscape sensitivity matrix

ARUP



3.0

Landscape Sensitivity Study Summary Findings

Much of the landscape of Elmbridge Borough that has been assessed within the landscape sensitivity study is formed by the greenbelt surrounding the principal settlements and as such remains relatively undeveloped. This is also partly reflected in comparatively few of the Landscape Units having lower sensitivity ratings in regard to large scale residential and mixed-use development and a relatively high proportion of Landscape Units with higher sensitivity ratings. Account should also be taken of the scale at which the study has been undertaken. A similar assessment at a smaller scale could yield an alternative set of findings and indeed variations in overall sensitivity have been noted within the individual landscape units. As such, it is important that this study is considered in a strategic or Borough wide context and the findings are a starting point for more detailed or site specific analysis and do not provide a recommendation as to whether development would be acceptable in landscape terms.

The study indicates that those Landscape Units with High or Moderate-High sensitivity tended to also have a higher landscape value rating, whether by virtue of the presence of national or international designations such as SSSI or RAMSAR status or due to their historic significance; such as at Painshill Park or Brooklands Motor Racing Circuit. Other areas of higher sensitivity include those Landscape Units which offer significant

and valued recreation opportunities such as Prince's Coverts or Esher Common.

Landscape Units with lower sensitivity to large scale residential and mixed-use development were found to be those where urban influence from surrounding settlements had encroached to a greater degree upon the landscape, whether by virtue of less well defined settlement edges or by urban fringe development and land use. These lower sensitivity landscapes also tended to show erosion in terms of landscape pattern and/or associated presence of large-scale landscape change e.g. infrastructure. Large areas towards the southern and eastern boundaries of the borough tended towards having moderate sensitivity to development, where there is a balance between development, modern agricultural practices and intact rural landscape characteristics.

Table 6 provides a summary of the landscape sensitivity for each landscape unit to large scale residential and mixed use development. The table reports on the overall sensitivity for the majority of the area. Variations in landscape sensitivity within the area are noted in detail in the individual assessments for each landscape unit at **section 4.0**.

| Landscape Unit | Landscape Character Area | Landscape Unit Description | Commentary on Key Landscape Sensitivities | Landscape Value | Landscape Susceptibility | Landscape Sensitivity |
|----------------|--|---|---|-----------------|--------------------------|-----------------------|
| LF1-A | Knowle Hill to Leatherhead Rolling Clay Farmland | The Landscape Unit covers an area of parkland, farmland, woodland and recreational land use to the south of Cobham and Oxshott. The M25 passes to the south of the Landscape Unit and the New Guildford Line passes through the north. | The northern part of the Landscape Unit around Knowle Hill Park is most sensitive to development due to the greater sense of historic continuity within the parkland, where there are belts of ancient woodland and BAP Priority Habitat present. The landscape within this area has a relatively high susceptibility to change resulting from residential and mixed-use development, due to the range of landscape features and undulating topographic character. The southern parts of the Landscape Unit are of lower sensitivity due to the lower level of historic value and time depth. | Borough | Medium-High | Moderate-High |
| LF2-A | Claygate Rolling Clay Farmland | The Landscape Unit covers an area of countryside surrounding the northern and eastern edge of Claygate, separating Claygate from Hinchley Wood to the north and Chessington to the south. Surbiton Golf Course falls within the landscape unit and the A309 passes through the northern extents, with the A3 forming the eastern boundary. | The western part of the landscape unit has a higher sensitivity to development where the landform rises towards Hinchley Wood and there is a greater level of intervisibility with the wider landscape. Areas around the settlement edges of Claygate and Long Ditton have lower sensitivity where there is less intervisibility and the landscape displays a more urban fringe character due to its use for paddocks, allotments and agriculture. This has eroded landscape pattern in places. | Borough | Medium | Moderate |
| LF2-B | Claygate Rolling Clay Farmland | The Landscape Unit covers an area of relatively open and rural farmland of comparatively small scale with distinctive field trees marking past and present hedgerow alignments. The unit surrounds the western and southern edge of Claygate, separating Claygate from Esher to the west and Oxshott to the south. The A3 and the New Guildford Line pass through the area. | The Landscape Unit has a relatively high sensitivity to development due to the undulating, rural character of the landscape and the scenic quality it imparts to the settlement edges of Claygate and Oxshott. Variations in sensitivity occur in the northern and eastern parts of the Landscape Unit, where the landscape is less visible and exhibits fewer rural characteristics and qualities. | Borough | Medium-High | Moderate-High |
| LR2-A | Ockham and Clandon Wooded Rolling Claylands | The Landscape Unit covers an area of farmland, woodland, parkland and a number of small settlements to the south of Cobham, along with the wooded commons at Ockham and Wisley. The M25 and the New Guildford Line pass through the area. | Much of the Landscape Unit has a relatively high sensitivity to development due to the historic value associated with the designed landscape of Cobham Park and around the village of Downside (common land and surviving small-scale co-axial fields). The irregular and small scale of fields and landscape features present throughout much of the area would be susceptible to change from large-scale residential development as this would be at odds with the scale of the settlement in the landscape unit. The landscape to the south of the M25 would be less sensitive to development due to the modern field pattern and greater presence of the M25 which erodes the rural qualities present throughout the north of the Landscape Unit. | Borough | Medium-High | Moderate-High |
| LW2-A | Prince Coverts to Leatherhead Common Clay Woodland | The Landscape Unit covers an area of woodland to the east of Oxshott with areas of ancient woodland and conifer and broadleaved plantation woodland on the footprints of historic game coverts. A small number of minor roads and lanes pass through the Landscape Unit. | Much of the Landscape Unit is sensitive to change due to its distinctive physical and natural characteristics as a significant area of woodland, with large areas of ancient woodland and associated priority habitat. The landscape also has value as a recreational resource used by the wider district. Some small fields towards the edge of Oxshott are of lower sensitivity as they display fewer of the characteristics of the wider Landscape Unit. | County | High | High |

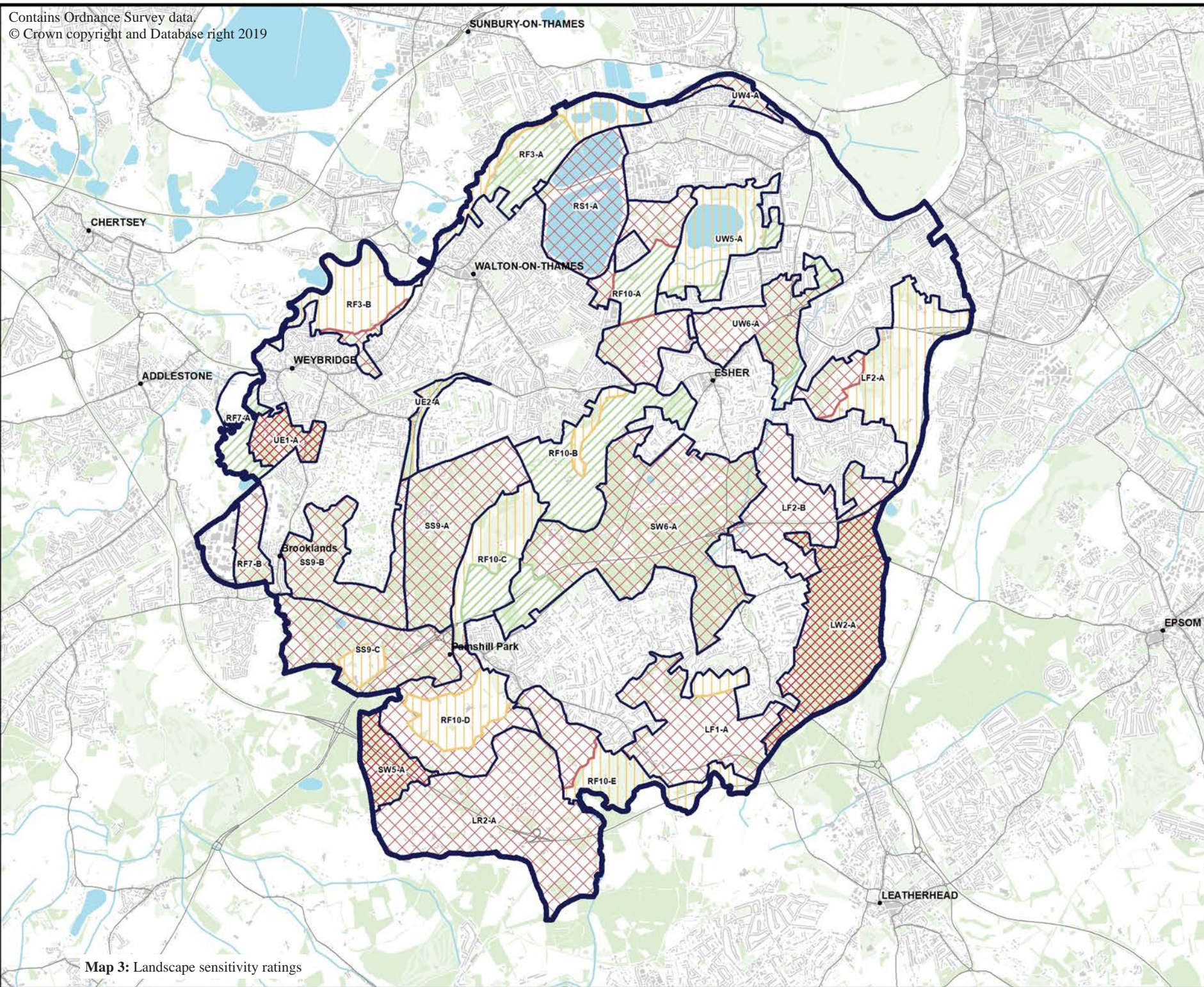
Table 6: Landscape sensitivity study - summary of findings

| Landscape Unit | Landscape Character Area | Landscape Unit Description | Commentary on Key Landscape Sensitivities | Landscape Value | Landscape Susceptibility | Landscape Sensitivity |
|----------------|-----------------------------|--|---|-----------------|--------------------------|-----------------------|
| RF10-A | Lower Mole River Floodplain | The Landscape Unit covers an area of flat low-lying valley farmland and recreational land uses along the River Mole to the south of Molesey and north-east of Esher. The River Mole runs along the eastern boundary of the Landscape Unit, following a meandering course through the valley floor and the South Western Main Line passes east-west through the centre of the Landscape Unit. Various historic sites are evident in the valley floor and at the edge of the landscape unit, notably Wayneffete's Tower (located at the edge of the unit and of the defined settlement boundary and forming part of the historic site of Esher Palace) and associated medieval fishponds, plus moated sites. | The Landscape Unit has a higher sensitivity in the north where the landscape rises to a high point with greater levels of intervisibility with adjacent areas. There is also ecological and recreational value associated with the landscape, recognised by its designation as Molesey Heath Local Nature Reserve. The centre of the Landscape Unit is generally less sensitive due to it displaying less diversity in landscape features and its poorer condition. However, the historic features such as Wayneffete's Tower, the relics of Esher Palace and associated landscape features locally elevate landscape sensitivity, as does the role of the local landscape in forming the setting to such features. | Borough | Medium-High | Moderate-High |
| RF10-B | Lower Mole River Floodplain | The Landscape Unit covers an area of flat low-lying farmland and recreational land use (Hersham Riverside Park) along the River Mole between Hersham and Esher. The River Mole runs north to south through the Landscape Unit, following a gently meandering course through the valley floor. | The Landscape Unit has a relatively low sensitivity to development due to the regular and modern landscape pattern and relatively low diversity of landscape features. The landscape along the River Mole to the west of the area displays more diversity in its physical and natural character and is more susceptible to change for these reasons, which would result in a higher sensitivity in this area. | Borough | Medium | Moderate-Low |
| RF10-C | Lower Mole River Floodplain | The Landscape Unit covers an area of flat low-lying farmland to the north of Cobham and includes the New Burhill Golf Course. The River Mole runs along the western edge of the Landscape Unit and the A3 forms the southern boundary. | The Landscape Unit has a lower sensitivity to development in the south where the landscape pattern is more regular and defined by modern agricultural practices (eroded field boundaries). The northern parts of the Landscape Unit have a higher sensitivity where there is greater level of recreational value in the form of New Burhill Golf Course and the landscape displays a greater diversity in physical and natural character, particularly along the River Mole where Wood-Pasture and Parkland BAP Priority Habitat is evident. | Borough | Medium | Moderate |
| RF10-D | Lower Mole River Floodplain | The Landscape Unit covers an area of flat, low-lying farmland along the River Mole to the south-east of Cobham and including the edge of the Registered Historic Landscape of Painshill Park (Largely within Landscape Unit SS9-C). The River Mole largely surrounds the Landscape Unit and forms the northern, western and southern boundaries. | Parts of the Landscape Unit are moderately sensitive to development due primarily to its flat and open physical character and its intervisibility with the wider landscape, plus its role in forming part of the setting to the Grade I Registered Park and Garden at Painshill Park. Landscape sensitivity is lower in the north-eastern extents of the landscape unit, closer to the settlement edge of Cobham where development is encroaching into this area, edges are less well-defined and more urban fringe influences are apparent. | Borough | Medium | Moderate |

| Landscape Unit | Landscape Character Area | Landscape Unit Description | Commentary on Key Landscape Sensitivities | Landscape Value | Landscape Susceptibility | Landscape Sensitivity |
|----------------|-----------------------------|---|--|-----------------|--------------------------|-----------------------|
| RF10-E | Lower Mole River Floodplain | The Landscape Unit covers an area of flat, low-lying farmland, parkland at Cobham Park and recreational land uses along the River Mole to the south of Cobham. The River Mole passes through the area and forms the southern boundary to the Landscape Unit. The New Guildford Line passes north-south through the centre. | The Landscape Unit has a higher sensitivity to development in the north-western parts which display a range of landscape elements including belts of woodland, mature field trees, riparian vegetation along the River Mole and historic value in the context of the parkland at Cobham Park. These elements play an important role in the setting of the adjacent settlement edge. The landscape is of lower sensitivity in the south-east of the Landscape Unit where there is an absence of these characteristics, with the landscape instead defined by more modern development associated with Chelsea Football Club Training Ground. | Borough | Medium | Moderate |
| RF3-A | Thames River Floodplain | The Landscape Unit covers an area of nature reserves, reservoirs and a water treatment works, plus farmland and recreational land uses along the River Thames to the west of Molesey and north of Walton on Thames. The River Thames forms the north-western boundary and the A3050 the south-eastern boundary of the Landscape Unit. | The Landscape Unit is less sensitive to development due to the relatively high degree of urbanising influences in the landscape due to current land uses such as utilities/water treatment works, paddocks and allotments which detract from rural qualities. | Borough | Low-Medium | Moderate-Low |
| RF3-B | Thames River Floodplain | The Landscape Unit covers an area of reservoirs, water treatment works, farmland and cricket pitches along the River Thames to the north of Weybridge. The River Thames forms the boundary to the north and the settlement edge of Weybridge and Oatlands Park forms the boundary to the south of the Landscape Unit. | The Landscape Unit is of intermediate sensitivity to development as the landscape is relatively enclosed and displays an urban fringe character in places resulting from the presence of paddocks, cricket pitches and industry in the form of utility companies (Desborough Island Water Treatment Works). | Borough | Medium | Moderate |
| RF7-A | Lower Wey River Floodplain | The Landscape Unit covers an area of flat, low lying floodplain and meadow along the River Wey to the south of Weybridge. The River Wey runs along the western edge of the area and the Waterloo to Reading Line passes north-south through the Landscape Unit. | The Landscape Unit does not have a high sensitivity to development in overall terms as there is little evidence of high value attached to the landscape, other than local recreational value demonstrated by the presence of a small number of sports fields in the north of the area. Some higher quality landscape features, such as mature field trees and blocks of woodland, impart a sense of rurality in the south and would result in a locally higher sensitivity to development in this area. | Borough | Medium | Moderate-Low |
| RF7-B | Lower Wey River Floodplain | The Landscape Unit covers an area of flat, low lying floodplain along the River Wey to the west of St George's Hill. The landscape unit includes part of the historic and nationally significant Brooklands Motor Racing Circuit (the world's first purpose-built motor racing circuit), for which the River Wey was diverted and straightened in this area early in the 20th century. The South Western Main Line passes to the north of the Landscape Unit. | The Landscape Unit has a higher sensitivity to development in areas to the south where the substantial remnants of Brooklands Motor Racing Circuit are designated as a scheduled monument on the Sites and Monuments Record or SMR. The remains also have considerable cultural, social and associational value. Views to adjacent industrial buildings and settlement edges along with busy roads passing through the Landscape Unit detract from sense of rurality, resulting in the landscape in some areas being less susceptible to development. | National | Medium | Moderate-High |

| Landscape Unit | Landscape Character Area | Landscape Unit Description | Commentary on Key Landscape Sensitivities | Landscape Value | Landscape Susceptibility | Landscape Sensitivity |
|----------------|---|---|---|-----------------|--------------------------|-----------------------|
| RS1-A | Thames Valley Reservoirs | The Landscape Unit covers an area of raised reservoirs either side of the B369, between West Molesey and Walton-on-Thames. | The Landscape Unit is sensitive by virtue of the ecological value attached to parts of the reservoir and wetlands - recognised through designation as a Ramsar Site and SSSI. A small area of woodland and scrub to the west of the Landscape Unit is less sensitive due to its poor condition and urban fringe qualities already imparted upon the landscape resulting from its proximity to existing settlement and the A3050. | National | Medium | Moderate-High |
| SS9-A | Weybridge South Settled and Wooded Sandy Farmland | The Landscape Unit covers an area of farmland, woodland, recreational and horticultural land use and gated settlement to the south of Hersham, plus the convent of Notre Dame at Burwood House. Whiteley Village (a private, wooded settlement with formal octagonal layout) is located in the western parts of the Landscape Unit. A network of minor roads passes through the area. | The Landscape Unit is less sensitive to development in the north-eastern parts where landscape condition has been eroded by urban fringe uses such as plant nurseries and paddocks, and there is little intervisibility with the wider landscape. The heavily wooded landscape to the south is however susceptible to change as a result of the alteration in physical and natural character that would occur from development, however Whiteley Village is an example of low density wooded settlement which has a limited impact on wider character. | Borough | Medium-High | Moderate-High |
| SS9-B | Weybridge South Settled and Wooded Sandy Farmland | The Landscape Unit encompasses St Georges Hill, including St Georges Hill Golf Club and associated gated, low density settlement set in woodland, south of Weybridge. The A245 forms the southern boundary to the Landscape Unit. | The Landscape Unit is sensitive to development as its existing character, formed by continuous belts of woodland is very susceptible to the type of development in question, which differs from that present within the Landscape Unit (consisting of large detached mansion houses set in woodland). | Borough | Medium-High | Moderate-High |
| SS9-C | Weybridge South Settled and Wooded Sandy Farmland | The Landscape Unit covers an area of farmland, paddocks, designed parkland and golf course (Silvermere Golf and Leisure) set in dense, mature woodland to the east of Byfleet. The A245 passes to the north and the A3 passes through the eastern part of the Landscape Unit. | The Landscape Unit has a lower sensitivity to development in the south where recent human interventions and urban fringe uses such as pylons and paddocks have locally eroded the character of the area, and continuous woodland belts limit intervisibility. However, the landscape in the east has a far higher sensitivity due to the considerable historic value attached to the designed landscape of Painshill Park, an 18th Century landscape garden of considerable significance as an example of the Arcadian landscape tradition which was prevalent at the time. Painshill is included on the Register of Historic Parks and Gardens at Grade I and this considerably elevates the value and landscape sensitivity of this area. | National | Medium-High | Moderate-High |
| SW5-A | Wisley Sandy Woodland | The Landscape Unit covers an area of mature plantation woodland and heathland to the south-east of Byfleet. The A3 passes to the west while the M25 passes east-west through the centre of the Landscape Unit. | The Landscape Unit is sensitive to development in part due to the value attached to it through designation as a Natura 2000 site (Special Protection Area or SPA) and as a SSSI. Sensitivity of the landscape is reinforced by prominent landform and by the degree of intervisibility with the wider landscape at points. | National | Medium-High | High |

| Landscape Unit | Landscape Character Area | Landscape Unit Description | Commentary on Key Landscape Sensitivities | Landscape Value | Landscape Susceptibility | Landscape Sensitivity |
|----------------|--|--|---|-----------------|--------------------------|-----------------------|
| SW6-A | Fairmile to Esher Sandy Woodland | The Landscape Unit is made up of a collection of commons and covers an area of woodland and heathland between Esher and Fairmile. The A3 passes east-west through the centre of the Landscape Unit. | The Landscape Unit is sensitive to the development type in question due to the high value attached to the landscape, indicated by its designation as a SSSI, and its natural character resulting from wooded common land that covers large parts of the Landscape Unit. However, landscape sensitivity is lower in the south east of the Landscape Unit, where the simpler, flat, enclosed, farmland landscape indicates a lower susceptibility to change arising from residential and mixed-use development. | County | Medium-High | Moderate-High |
| UE1-A | Heathside | The Landscape Unit covers an area of densely wooded heathland to the south-west of Weybridge. The South Western Main Line passes to the south-east of the Landscape Unit. | The Landscape Unit is sensitive to development due to its densely wooded physical and natural character and the role this plays in the character of the settlement setting to Weybridge. The landscape also has recreational value, recognised by its designation as Registered Common Land. | Borough | High | High |
| UE2-A | Walton Common | The Landscape Unit covers an area of woodland forming a narrow strip separating Weybridge and Hersham. The B365 and the A317 pass north-south through the centre of the Landscape Unit. | The Landscape Unit is sensitive to development because of the local value attached to the landscape due to the informal recreational opportunities it offers to the immediate local community. The Landscape Unit also plays a role in the perception of separation between the adjacent settlement edges and this would be susceptible to change arising from development. | Borough | Medium | Moderate |
| UW4-A | Hurst Park | The Landscape Unit covers an area of parkland within the urban area to the north of East Molesey. The River Thames and Thames Path form the northern boundary of the Landscape Unit and the A3050 passes to the south. | The Landscape Unit is sensitive to development primarily due to the recreational value associated with the Thames Path passing along the northern edge of the area. The landscape also displays several landscape features susceptible to development such as areas of meadow and copses of trees. Views towards the opposite bank of the River Thames, associated large stucco riverside villas and listed historic buildings such as Garrick's Temple to Shakespeare and St Mary's Parish Church are also important characteristics susceptible to change, as are filtered views to the Registered Park and Garden at Bushy Park to the north-east. | County | Medium-High | Moderate-High |
| UW5-A | Island Barn Reservoir and River Ember | The Landscape Unit covers an area of reservoir, the Esher Sewage Treatment Works, farmland and recreational land uses (Neilson Recreation Ground) to the south of East Molesey. The River Ember forms the northern boundary of the Landscape Unit and the A3050 passes to the south. | The Landscape Unit has a degree of recreational value although the landscape to the south of the River Ember is less sensitive to development due to the visually contained, enclosed nature of this area and the presence of existing sewage works, which detract from the condition of the landscape in places. | Borough | Medium | Moderate |
| UW6-A | Lower Green to Weston Green and Littleworth Common | The Landscape Unit covers an area of wooded common, recreational land uses and the Sandown Park Race Course, within the urban area to the north-east of Esher. The South Western Main Line and A307 pass east-west and the A309 north-south through the Landscape Unit. | The Landscape Unit is less sensitive to development in the west where the landscape is less distinct, displays fewer characteristics representative of wider landscape character and is in poorer condition. Of higher sensitivity is the landscape of Littleworth Common which is registered common land consisting of wood-pasture, parkland and deciduous woodland, and which plays an important role in the setting of surrounding settlement edges. | Borough | Medium-High | Moderate-High |



Scale at A4: 1:75,000



ARUP

Date: 22/01/19

Map 3: Landscape sensitivity ratings

ARTIP

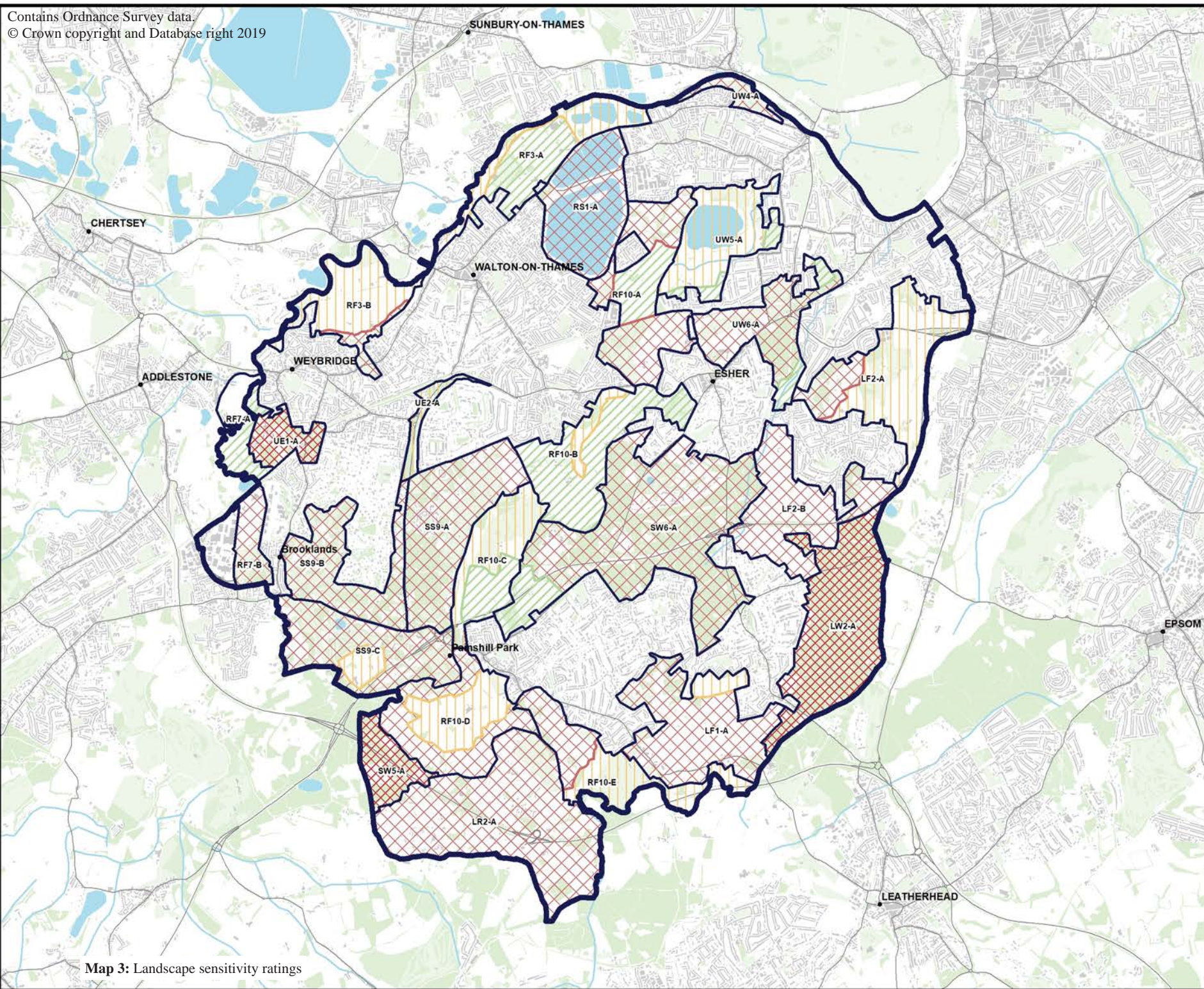


4.0 Landscape Sensitivity Study Analysis and Recommendations

This section sets out the judgements and detailed justifications for value, susceptibility and sensitivity of the landscape on a site-by-site basis for each of the Landscape Units, ordered by landscape character classification as shown in **Table 7**.

| Landscape Unit | Landscape Value | Landscape Susceptibility | Landscape Sensitivity | Page No. |
|----------------|-----------------|--------------------------|-----------------------|----------|
| LF1-A | Borough | Medium-High | Moderate-High | 27 |
| LF2-A | Borough | Medium | Moderate | 33 |
| LF2-B | Borough | Medium-High | Moderate-High | 39 |
| LR2-A | Borough | Medium-High | Moderate-High | 45 |
| LW2-A | County | High | High | 51 |
| RF3-A | Borough | Low-Medium | Moderate-Low | 57 |
| RF3-B | Borough | Medium | Moderate | 63 |
| RF7-A | Borough | Medium | Moderate-Low | 69 |
| RF7-B | National | Medium | Moderate-High | 75 |
| RF10-A | Borough | Medium-High | Moderate-High | 81 |
| RF10-B | Borough | Medium | Moderate-Low | 87 |
| RF10-C | Borough | Medium | Moderate | 93 |
| RF10-D | Borough | Medium | Moderate | 99 |
| RF10-E | Borough | Medium | Moderate | 105 |
| RS1-A | National | Medium | Moderate-High | 111 |
| SS9-A | Borough | Medium-High | Moderate-High | 117 |
| SS9-B | Borough | Medium-High | Moderate-High | 123 |
| SS9-C | National | Medium-High | Moderate-High | 129 |
| SW5-A | Borough | Medium-High | High | 135 |
| SW6-A | County | Medium-High | Moderate-High | 141 |
| UE1-A | Borough | High | High | 147 |
| UE2-A | Borough | Medium | Moderate | 153 |
| UW4-A | County | Medium-High | Moderate-High | 159 |
| UW5-A | Borough | Medium | Moderate | 165 |
| UW6-A | Borough | Medium-High | Moderate-High | 171 |

Table 7: Landscape Unit sensitivity ratings



Scale at A4: 1:75,000



ARUP

Date: 22/01/19

Map 3: Landscape sensitivity ratings

Landscape Unit LF1-A

The Landscape Unit falls within the Knowle Hill to Leatherhead Rolling Clay Farmland Landscape Character Area and covers 309ha of parkland, farmland, woodland and recreational land use to the south of Cobham and Oxshott. The M25 passes to the south of the Landscape Unit and the New Guildford Line passes through the north. The boundary of the Landscape Unit encompasses the GBBR Local Areas 10 and 14 and encompasses Recommended Sub Areas 7, 8 and 9.

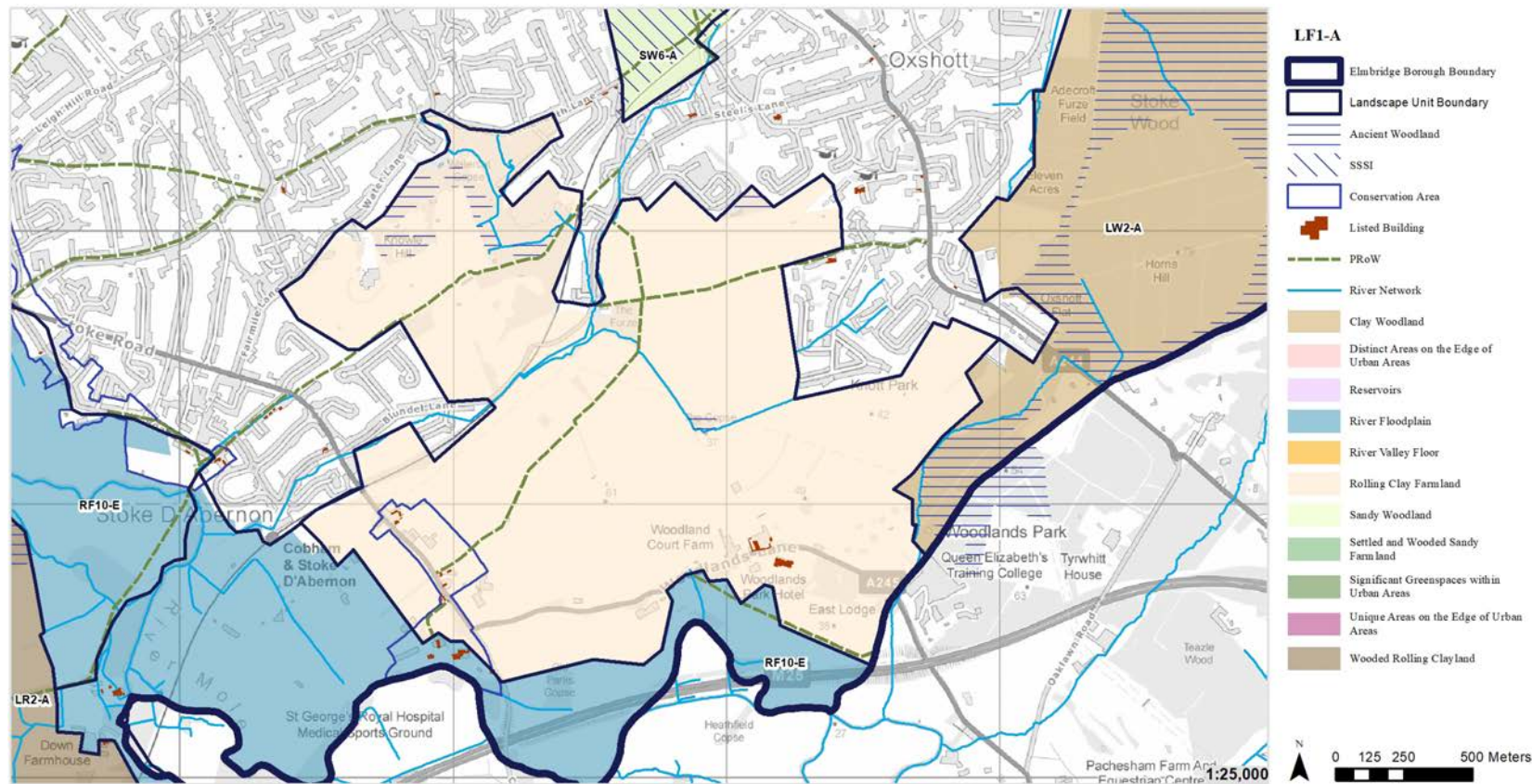


Figure 4: Location plan for Landscape Unit LF1-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of LF1-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Knowle Hill to Leatherhead Rolling Clay Farmland Character Area, of which LF1-A is a broadly typical representation.

- Undulating clayland rising to a high point of 61m AOB in the south-west from the River Mole to the south.
- The Landscape Unit is defined by woodland and settlement to the north, the Mole river floodplain to the south and south-west and Leatherhead to the south-east. The northern part of the character area is surrounded by the towns of Cobham, Fairmile and Oxshott.
- The Landscape Unit consists mainly of arable and pasture fields, with smaller paddocks associated with farm estates.
- Occasional blocks of woodland, some of which are recorded as ancient woodland, particularly in the northern part of the Landscape Unit. There is a network of hedgerows along field boundaries and roads, including mature hedgerow trees in places.
- Tree cover and gently undulating topography limit distant views, contributing to a sense of enclosure. Views of adjacent settlement are predominantly limited by vegetation, although elevated areas allow views across the immediate landscape.
- Public footpaths within the northern, western and southern parts of the Landscape Unit, link surrounding Built-Up Areas to wider countryside.
- The A245 cuts through the southern part of the Landscape Unit. The Waterloo to Guildford via Cobham railway line passes through the northern part of the Landscape Unit.

- Although the Landscape Unit is surrounded by built form to the north, settlement throughout is limited to a few individual dwellings, farmsteads, and building complexes.
- Wooded Fairmile Park, located in the northernmost corner of the Landscape Unit, is designated as Common Land. The western part of the character area contains much of Stoke D'Abernon Conservation Area. The eastern edge of the Landscape Unit adjoins the Ashted and Epsom Biodiversity Opportunity Area, and Woodlands Park, which is designated as a Site of Nature Conservation Interest.
- The Landscape Unit is a pleasant rural farmland landscape, despite adjoining Built-Up Areas to the north. Tranquillity and remoteness in the south of the Landscape Unit is reduced by proximity to the M25.

dispersed residential dwellings

- The Stoke D'Abernon Conservation Area is valued for its historic importance, containing Grade I listed Saxon remains, along with its peaceful setting on the banks of the River Mole.
- The rural character and scenic quality of the landscape resulting from the undulating landform, generally intact condition of mature field and hedgerow trees, and presence of grazing livestock.
- Recreational value of the public rights of way which provide access from settlements to open spaces, woodland and areas of historic value.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Areas of peaceful rural farmland
 - Network of hedgerows, hedgerow trees and field trees
 - Woodland blocks and meadow pasture of high biodiversity value
 - Seasonally wet soils fed by small brooks and watercourses
 - Limited settlement of scattered farmsteads and

Assessment of Landscape Susceptibility

Table 8 describes the assessment of landscape susceptibility for LF1-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its physical and natural character by virtue of the following: This is an intact landscape displaying a relatively high degree of intricacy in the form of undulations rising to high points at 60m AOD to both north and south of the New Guildford Line. Knowle Hill Park and Littleheath Common in the north have more irregular and intimate shape and scale, consisting of area of ancient woodland, grassland and some wood-pasture and parkland BAP habitat (photo 1). The landscape in the south is predominantly medium to large scale, regular farmland divided by mature tree lined hedgerows. Some recreational fields fall in the north-east of the Landscape Unit along the settlement edge of Oxshott. | | | | |
| | | | Medium-High Susceptibility | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its settlement character and edge conditions due to the following: The Landscape Unit is largely unsettled other than a small cluster of buildings within the Stoke D'Abernon Conservation Area in the south-west and the modern business premises set within Knowle Hill Park. The mature landscape in the north of the landscape unit contributes to the setting of settlement edges of Stoke D'Abernon surrounding Knowle Hill Park (photo 2). Landscape to the south of the New Guildford Line plays an important role in separating the wider areas of Fairmile, Oxshott and Stoke D'Abernon from the M25, making this landscape vulnerable to change. | | | | |
| | | | Medium-High Susceptibility | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its cultural and historic character by virtue of the following: Historic attachment to the Landscape Unit is confined to the Stoke D'Abernon Conservation Area and a small number of Grade II and II* listed buildings in the south-west. The mature landscape features of Knowle Hill Park and Little Heath Common along with the largely intact field boundaries in the south contribute to a sense of historic continuity, increasing vulnerability to change in this regard. | | | | |
| | | Medium Susceptibility | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of perceptual character and landscape experience due to the following: The parkland qualities of the landscape in the north (Knowle Hill Park), such as mature woodland and individual trees set amongst undulating grassland, impart a sense of rurality within the landscape. The absence of busy roads (with the exception of the M25 to the south) also gives rise to a sense of tranquillity. The rolling, large scale fields and hedgerow-lined farmland landscape to the south also gives rise to a rural feel although the nearby M25 has a greater aural presence and reduces susceptibility in this regard. | | | | |
| | | | Medium-High Susceptibility | |
| Visual Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of visual character due to the following: The landscape surrounding Knowle Hill Park in the north of the Landscape Unit affords a relatively high degree of enclosure by virtue of the greater extent of woodland cover which obscures views of surrounding settlement (photo 3). The landscape in the south is more open and affords longer distance views over adjacent fields, however topography tends to limit views of the wider landscape, reducing overall susceptibility. | | | | |
| | | | Medium-High Susceptibility | |
| Skyline Character - The Landscape Unit is assessed as having High Susceptibility to change in terms of skyline character as a result of the following: Skylines throughout the Landscape Unit are predominantly natural in appearance and formed by woodland on ridgelines and would therefore be vulnerable to change from residential and mixed-use development (photo 4). | | | | |
| | | | | High Susceptibility |

Table 8: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“Knowle Hill Park and Littleheath Common in the north have more irregular and intimate shape and scale, consisting of area of ancient woodland, grassland and some wood-pasture and parkland BAP habitat”

Photo 2



“The mature landscape in the north of the landscape unit contributes to the setting of settlement edges of Stoke D’Abernon surrounding Knowle Hill Park”

Photo 3



“The landscape surrounding Knowle Hill Park in the north of the Landscape Unit affords a relatively high degree of enclosure by virtue of the greater extent of woodland cover which obscures views of surrounding settlement”

Photo 4



“Skylines throughout the Landscape Unit are predominantly natural in appearance and formed by woodland on ridgelines and would therefore be vulnerable to change from residential and mixed-use development”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value in light of the following:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including the Stoke D'Abernon Conservation Area, extensive areas of ancient woodland and proximity to Sites of Nature Conservation Interest and Biodiversity Opportunity Areas within adjacent Landscape Units, plus parkland and wood-pasture.
- The recreational value attached to the Landscape Unit, serving the wider communities in Elmbridge, demonstrated by the connected public right of way network that provides access to open countryside and valued areas of ancient woodland, and common land at Fairmile Park (also of historic value).

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 8** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium-High** to change arising from residential and mixed-use development.

This judgement has been reached in light of the intricate character of landform and the role this has in regard to visual openness of the landscape, particularly in the south where the landscape forms part of wider views and where change could have a wider impact. The intact condition and rural qualities of the landscape are also vulnerable to change.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's intact rural qualities, the open visual character of the landscape to the south and the recreational and natural value of the landscape in the north. A high degree of care would be needed in considering the location, design and siting of change within the landscape.

A variation in landscape sensitivity is apparent in the fields along the southern edge of Oxshott where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development. This is due to the lower value attached to the landscape and existing influence of modern development in this area. There could be an opportunity to enhance the recreational value attached to this landscape and the strength of the settlement edge in this area.

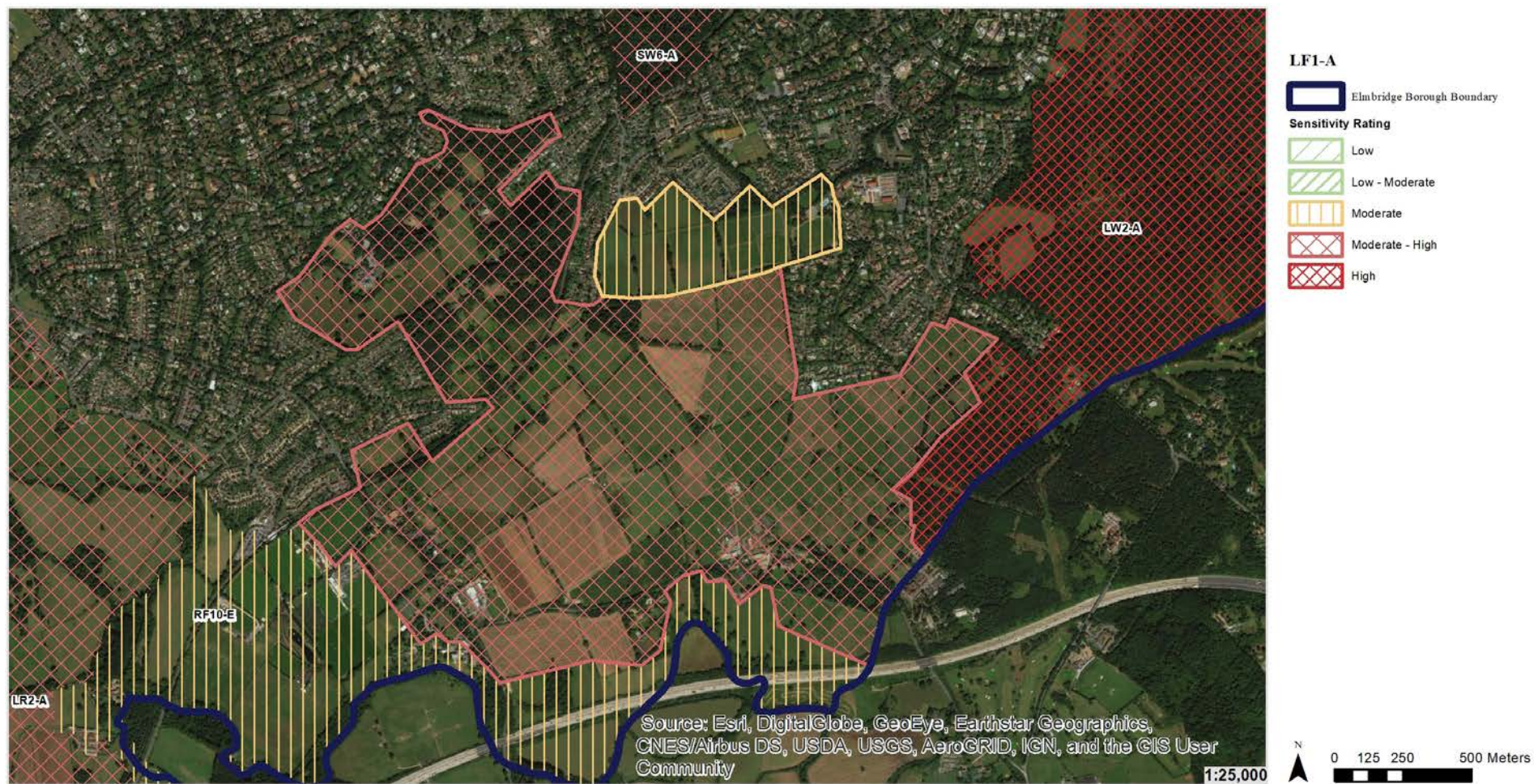


Figure 5: Landscape sensitivity rating for LF1-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit LF2-A

The Landscape Unit falls within the Claygate Rolling Clay Farmlands Landscape Character Area and covers 305ha of countryside surrounding the northern and eastern edge of Claygate, separating Claygate from Hinchley Wood to the north and Chessington to the south. The A309 passes through the northern part of the Landscape Unit and the A3 forms the eastern boundary. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 34 and 58 and encompasses Recommended Sub Areas 19, 23, 25, 26, 27, 28 32, 33 and 34.

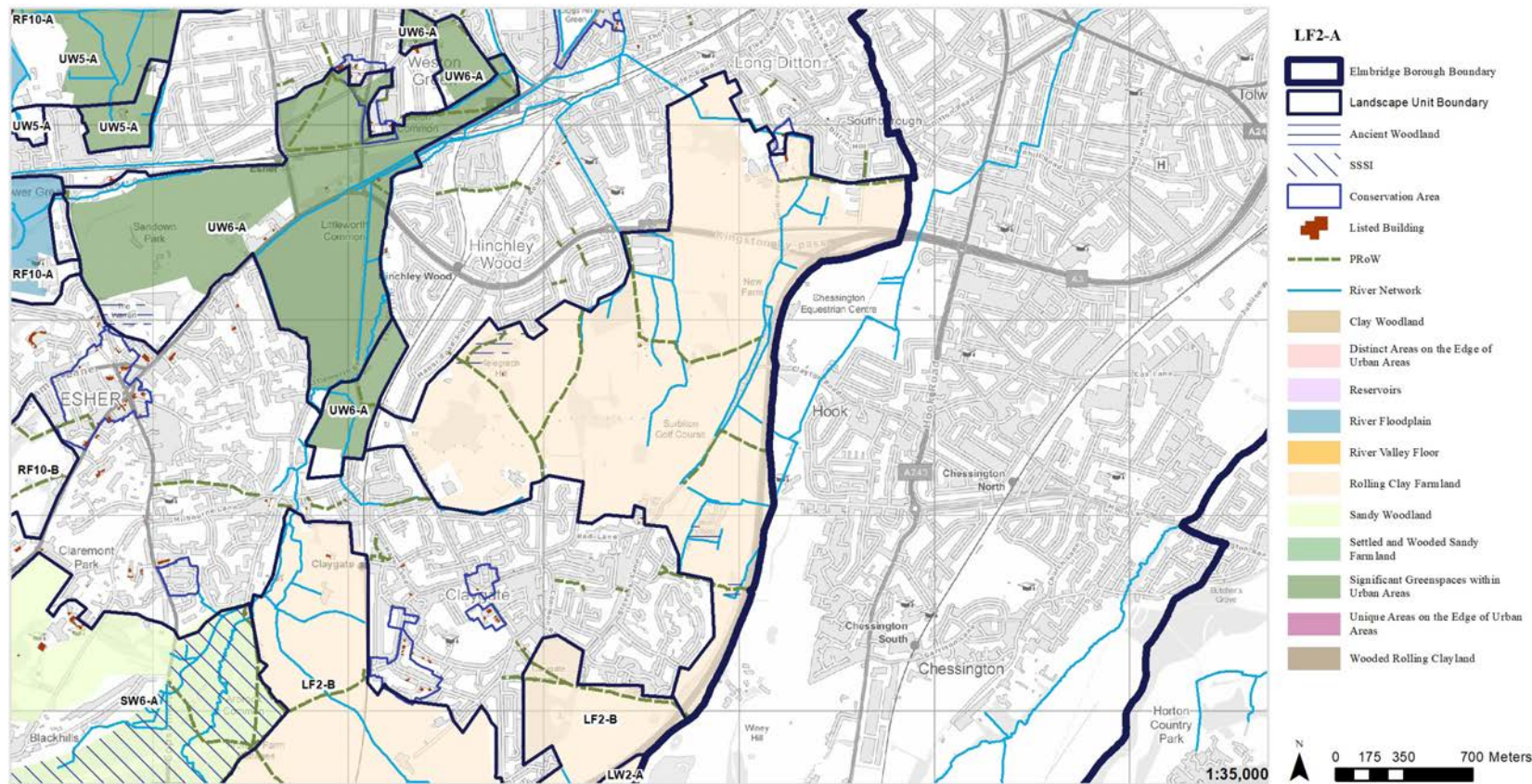


Figure 6: Location plan for Landscape Unit LF2-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of LF2-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Claygate Rolling Clay Farmlands Character Area, of which LF2-A is a broadly typical representation.

- Gently undulating clayland, rising to high points of approximately 55m AOD in the centre of the area.
- The majority of the Landscape Unit consists of small to medium scale pasture and arable fields, along with recreational uses such as Surbiton Golf Club. Blocks of woodland are present, with more extensive tree cover to the north-west. Areas of ancient woodland are located within the north-western and southern parts of the Landscape Unit.
- Hedgerows of varying quality (a mix of well-maintained and some less so) line field boundaries, although there are gaps in the hedge network.
- There are views across areas of larger, open fields, but tree cover and surrounding built form limits distant views generally, contributing to a sense of enclosure. Glimpses of nearby settlement and roads are experienced at points.
- A moderate number of public rights of way intersect the Landscape Unit, connecting the surrounding settlement to open countryside.
- Designated interests are represented by Long Ditton Conservation Area adjoining the northern boundary of the Landscape Unit, and Telegraph Hill, Hinchley Wood, which is designated as a Site of Nature Conservation Importance.
- The A3 road adjoins the eastern boundary of the Landscape Unit, and the Kingston Bypass (A309) cuts across the northern part of the area. Elsewhere there are relatively few roads.

- Settlement within the Landscape Unit is limited to the occasional farmstead and agricultural buildings, along with recreational uses.
- Limited settlement and the predominantly agricultural land uses impart a rural feel. The surrounding settlement and proximity to roads locally diminishes the overall sense of remoteness and tranquillity.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Areas of peaceful rural farmland
 - Network of hedgerows, hedgerow trees and field trees
 - Woodland blocks of high biodiversity value
 - Meadow pasture of high biodiversity value
 - Seasonally wet soils fed by small brooks and watercourses
 - Limited settlement of scattered farmsteads
- Long Ditton Conservation Area is valued for its historic importance, containing a number of Grade II listed buildings.
- Stokes Field is valued local green space, providing the surrounding urban areas with access to open space. It is also of ecological value for its mixture of woodland and remnant meadows, represented in its designation as a Local Nature Reserve.

- The predominantly rural character and scenic quality of the landscape resulting from the gently undulating topography, generally intact condition of mature field and hedgerow trees and presence of grazing livestock.
- Recreational value of the public rights of way which provide access from settlements to local green spaces, including woodlands and areas of historic or ecological value. There are also sports grounds and the Surbiton Golf Course, contributing to the recreational offer.

Assessment of Landscape Susceptibility

Table 9 describes the assessment of landscape susceptibility for LF2-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|---|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its physical and natural character due to the following: The Landscape Unit displays a moderate degree of complexity in the form of undulating landform, rising to Telegraph Hill in the west (photo 1). The landscape consists of somewhat irregular, medium-scale fields, paddocks, nurseries, tree belts and small blocks of woodland (a small extent is ancient woodland) and Surbiton Golf Course. Stokes Field Local Nature Reserve lies in the north and Hinchley Wood in the south includes a Site of Nature Conservation Importance. Both areas would be vulnerable to change. The landscape condition is generally intact although gaps in the hedgerow network reduce susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its settlement character and edge conditions as a result of the following: The Landscape Unit plays an important role in perceptual separation of the surrounding settlements of Claygate, Hinchley Wood and Long Ditton and forms a buffer between the settlements and the A3 and A309. Settlement within the character area is limited to the occasional farmstead and associated complexes of agricultural buildings. The landscape surrounding Claygate contributes to the rural setting of the settlement edge (photo 2). The landscape to the south of Long Ditton contributes to the provision of recreational open space in proximity to the settlement and as such would be vulnerable, in this regard, to change arising from potential development. | | | | |
| | | | Medium-High Susceptibility | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its cultural and historic character in light of the following: Ancient woodland atop Telegraph Hill locally imparts a sense of historic continuity, as do remnant irregular field boundaries. Long Ditton Conservation Area is located in the north of the Landscape Unit and the landscape plays an important role in the setting of the Grade II listed St Mary's Church. Elsewhere, there is limited historical association attached to the landscape and field boundaries have been lost to Surbiton Golf Course and the A3 and A309, reducing susceptibility in Cultural and Historic Character terms overall. | | | | |
| | Low-Medium Susceptibility | | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: Undulating topography, woodland blocks and limited development in the south-east of the Landscape Unit impart a sense of rurality and tranquillity within this area. The landscape between the A309 and Long Ditton in the north feels less remote and tranquil due to the prevailing urban fringe land use, for recreation and plant nurseries, along with the aural and visual impact of the A309 and A3. | | | | |
| | | Medium Susceptibility | | |
| Visual Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of visual character by virtue of the following: A relatively high degree of intervisibility across larger, open fields, but tree cover formed by blocks of woodland or field boundaries generally obscures distant views (photo 3). Glimpses of nearby settlement and busy roads are mostly filtered by vegetation. Strategic View 6 'Winey Hill from Telegraph Hill Hinchley Wood' is observed from the west of the Landscape Unit and takes in the Key Landmark of Ruxley Tower. | | | | |
| | | | Medium-High Susceptibility | |
| Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character by virtue of the following: Skylines within the Landscape Unit are mostly undeveloped and wooded in character apart from when looking south-east from Telegraph Hill, where the landmark Ruxley Tower is a prominent feature visible on the skyline (photo 4). The wooded, rising landform of Telegraph Hill in the west of the Landscape Unit is a feature of skylines observed from the wider landscape and would be vulnerable to change from residential and mixed-use development. | | | | |
| | | | Medium-High Susceptibility | |

Table 9: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays a moderate degree of complexity in the form of undulating landform, rising to Telegraph Hill in the west”

Photo 2



“The landscape surrounding Claygate contributes to the rural setting of the settlement edge”

Photo 3



“There is a moderate degree of intervisibility across larger, open fields but tree cover formed by blocks of woodland or field boundaries generally obscures distant views”

Photo 4



“Skylines within the Landscape Unit are mostly undeveloped and wooded in character apart from when looking south-east from Telegraph Hill, where the landmark Ruxley Tower is a prominent feature visible on the skyline”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including the Long Ditton Conservation Area, Telegraph Hill, Hinchley Wood Site of Nature Conservation Importance, and ancient woodland.
- The recreational value attached to the Landscape Unit, serving the wider communities in Elmbridge. This is demonstrated by the connected public right of way network that provides surrounding settlements with access to open countryside, ancient woodland and areas of historical and ecological value.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 9** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium** to residential and mixed-use development.

This judgement has been reached due to the landscape's undulating physical character and relatively high degree of openness, which would be vulnerable to change from residential and mixed-use development. Natural characteristics such as ancient woodland, Local Nature Reserves and Sites of Nature Conservation Importance elevate landscape susceptibility around Long Ditton and Telegraph Hill.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate** overall sensitivity to change arising from residential and mixed-use development, by virtue of the local and borough level value recognised through designations such as LNR and SNCI.

Areas to the west on Telegraph Hill have a **Moderate-High** landscape sensitivity, due to conservation interests and landscape pattern.



Figure 7: Landscape sensitivity rating for LF2-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit LF2-B

The Landscape Unit falls within the Claygate Rolling Clay Farmlands Landscape Character Area and covers 252ha of relatively open and rural farmland surrounding the western and southern edge of Claygate, separating Claygate from Esher to the west and Oxshott to the south. The A3 and New Guildford Line pass through the area. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 29, 31, 32 and 33 and encompasses Recommended Sub Areas 15, 16, 17, 18 and 24.

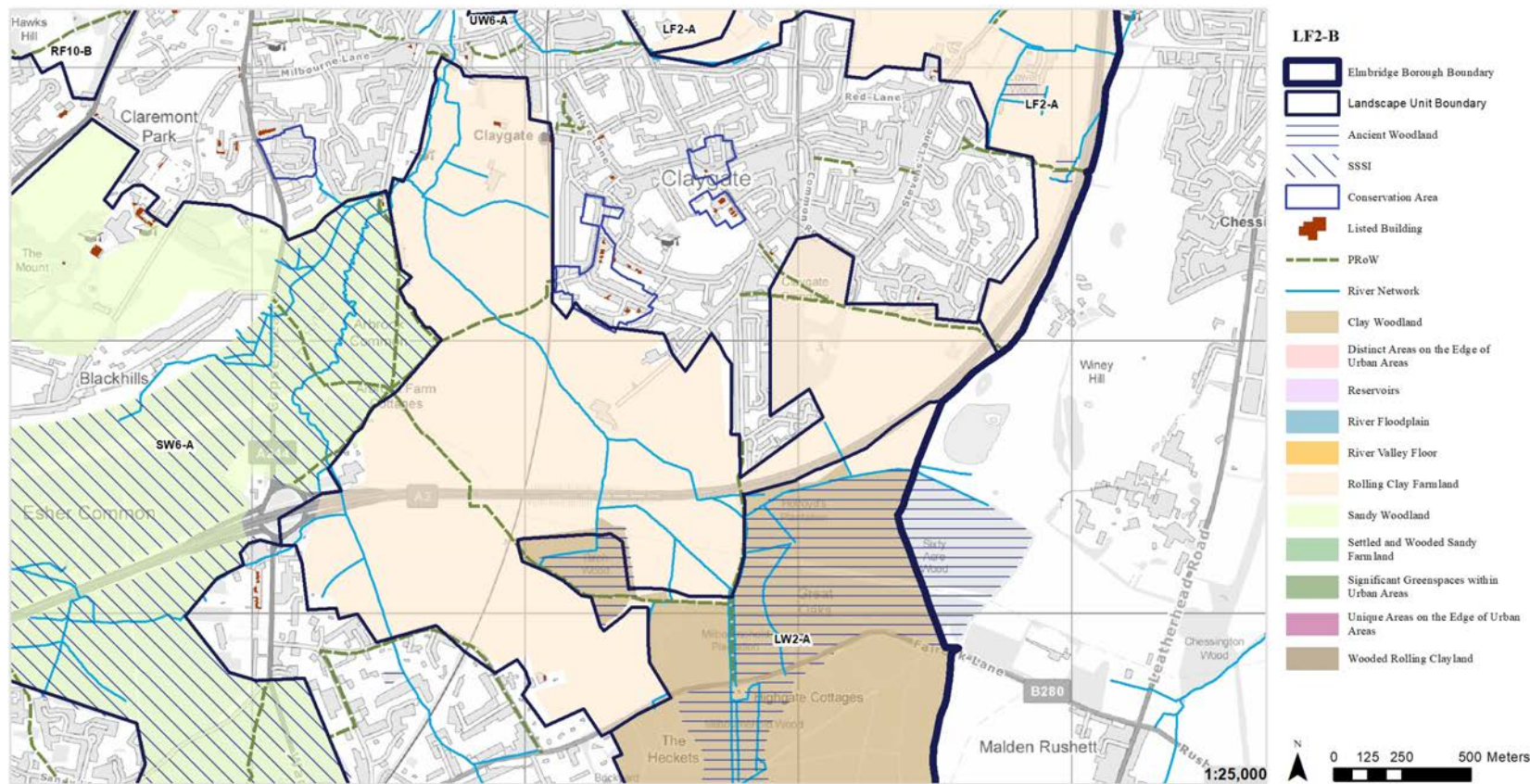


Figure 8: Location plan for Landscape Unit LF2-B

Contains Ordnance Survey data.
 © Crown copyright and Database right 2019

Key Characteristics of LF2-B

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Claygate Rolling Clay Farmlands character area, of which LF2-B is a typical representation.

- Undulating clayland, rising to high points of approximately 40m AOD in both the northern and southern extremities of the area.
- The majority of the Landscape Unit consists of small to medium scale pasture and arable fields and paddocks.
- Hedgerows of varying quality line field boundaries, although there are gaps in the hedge network. To the south are a number of mature trees, such as large oaks, within fields and on boundaries.
- There are views across areas of larger, more open fields, but tree cover limits distant views generally. Glimpses of nearby settlement and roads can be experienced, but these are mostly filtered by vegetation.
- A moderate number of public rights of way intersect the Landscape Unit, with three crossing the A3 to connect the landscapes to the north and south.
- Designated interests are represented by Claygate Common (Registered Common Land and also a Local Nature Reserve) and Claygate Foley Estate Conservation Area, adjacent to the Landscape Unit.
- The A3 road runs from east to west through the middle of the Landscape Unit. Elsewhere there are relatively few roads. The Waterloo to Guildford via Cobham railway line crosses broadly north-south through the middle of the Landscape Unit.
- The Landscape Unit physically and visually

separates Claygate from Oxshott to the south and settlement within the Landscape Unit is limited to the occasional farmstead and associated complexes of agricultural buildings.

- Limited settlement and the agricultural land use give the area a rural feel, particularly to the south. However, the A3, adjoining roads, and surrounding Built Up Areas, reduce the sense of remoteness and tranquillity locally.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Areas of peaceful rural farmland
 - Network of hedgerows, hedgerow trees and field trees
 - Woodland blocks of high biodiversity value
 - Meadow pasture of high biodiversity value
 - Seasonally wet soils fed by small brooks and watercourses
 - Limited settlement of scattered farmsteads
- Claygate Common is valued for its ecological importance for its oak, hornbeam and beech woodland, reflected in its designation as a Local Nature Reserve and identification as a Biodiversity Opportunity Area. It is also designated as Registered Common Land and is of recreational value for the local community of Claygate.

- The rural character and scenic quality of the landscape resulting from the undulating topography, generally intact condition of mature field and hedgerow trees and presence of grazing livestock.
- Recreational value of the public rights of way which provide access from settlements to local open spaces including woodlands. There are also some sports pitches located in the north of the Landscape Unit.
- "Horse of the South", a large sculpture of a horse's head by artist Nic Fiddian-Green, is located on the crest of a hill in the south of the Landscape Unit and is a prominent feature in views from the A3 and the wider landscape.

Assessment of Landscape Susceptibility

Table 10 describes the assessment of landscape susceptibility for LF2-B.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|---|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its physical and natural character as a result of the following: The landscape displays some degree of complexity in the form of gently undulating landform with small to medium scale arable and grazing pastures, some of which are irregular in shape (Photo 1). Natural features within the Landscape Unit consist predominantly of hedgerow field boundaries and mature trees scattered throughout fields and hedgerows, both of which are important to landscape character. However, hedgerows are broken in places, reducing the susceptibility rating. Other natural features include deciduous woodland associated with Claygate Common and aligning the embankments of the A3. | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of its settlement character and edge conditions due to the following: The Landscape Unit forms an area of open countryside almost completely surrounding Claygate and is an important aspect of how the settlement feels and functions as a separate village (Photo 2). In part this is by virtue of the landscape's rural character resulting from large numbers of mature trees and historic field boundaries, with limited urban influence. The Landscape Unit is therefore important in maintaining the perceived separation between neighbouring settlements of Claygate, Esher and Oxshott by virtue of these rural qualities. However, more recent development in the north slightly erodes the regularity of the settlement edge in this area. A further characteristic increasing susceptibility is the position of Claygate along a ridge, the character of which would be likely to change if the settlement was to expand. | | | | |
| | | | Medium-High Susceptibility | |
| Cultural and Historic Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its cultural and historic character in light of the following: Large numbers of mature trees, historic field boundaries and older lanes and footpaths impart a sense of historic continuity within the landscape. However, boundary loss in the southern parts reduces susceptibility. Some remnant historic parkland is present in fields to the east of the Landscape Unit, the quality of these features has been eroded as a result of the construction of the A3 and 20th century land management such as horsiculture. Keeper's Cottage located on Claygate Common is a Grade II listed building and a locally listed farmstead, Loseberry House, is located in the north of the Landscape Unit. | | | | |
| | | Medium Susceptibility | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: The physical and natural characteristics of the landscape as described above impart a sense of rurality, and contribute to the perceptual character in parts. This is a somewhat natural landscape resulting from sparsely distributed development e.g. scattered farmsteads. However, views towards pylons and the noise from the A3 locally impact upon perceived tranquillity, reducing susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |
| Visual Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of visual character due to the following: There is some degree of visual openness experienced within the Landscape Unit however views are often filtered and mostly contained as a result of the A3 on embankment, undulating landform and surrounding woodland limiting distant views of the wider landscape. Views from the edge of Claygate out onto the open countryside and distant woodland are identified as an attractive part of the settlement's character (Photo 3) within the Design and Character Supplementary Planning Document (2012) and contribute to the sense of rurality experienced at the settlement edges. The potential for development to interrupt the character of these views heightens the level of susceptibility to change. Locally important views to the key landmark of Ruxley Towers can also be observed within the Landscape Unit. However, the local nature of views and receptors and the fact the landscape forms only a small part of views from the wider landscape, lower susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of skyline character by virtue of the following: Skylines are predominantly natural in appearance, despite the localised presence of pylons, and are characterised by woodland at the edges of the Landscape Unit (Photo 4). Development on higher points of the Landscape Unit would likely impact upon the character of the skyline as viewed from the wider landscape, which is characterised by mature woodland along the edges of Claygate, Esher and Oxshott. | | | | |
| | | | Medium-High Susceptibility | |

Table 10: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“gently undulating, small to medium scale arable and grazing pastures some of which are irregular in shape”

Photo 2



“The Landscape Unit forms part of an area of open countryside almost completely surrounding Claygate and is an important aspect of how the settlement feels and functions as a separate village”

Photo 3



“Views from the edge of Claygate out onto the open countryside and distant woodland are identified as an attractive part of the settlement’s character and contribute to the sense of rurality experienced at the settlement edges”

Photo 4



“Skylines observed from within the Landscape Unit are predominantly natural in appearance, despite the localised presence of large pylons, and are characterised by woodland at the edges of the Landscape Unit”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value by virtue of the following:

- The generally intact condition of the landscape
- The rural qualities of large parts of the Landscape Unit resulting from the maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of some locally and statutorily important conservation designations including proximity to ancient woodland within adjacent Landscape Units.
- The recreational value attached to the Landscape Unit, serving the wider communities in Elmbridge, demonstrated by the connected public right of way network that provides access to open countryside and valued areas of ancient woodland, LNR and common land at Claygate Common (also of historic value).
- Recent cultural associations of the landscape in the south of the Landscape Unit e.g. the 'Horse of the South' sculpture.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 10** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium-High** to residential and mixed-use development. This is as a result of the important role the landscape plays in the setting of Claygate and the separation between adjacent settlements of Esher and Oxshott that would be likely to be altered as a result of development. Furthermore, greater emphasis has been placed on the medium-high susceptibility rating of the Landscape Unit's physical and natural characteristics along with the predominantly wooded skyline as these are important characteristics of the Landscape Unit as a whole.

Overall Landscape Sensitivity

The overall assessment of landscape sensitivity is a combined judgement considering landscape value and susceptibility. The Landscape Unit is assessed as having a **Moderate-High** sensitivity to change arising from mixed use or large scale residential development, as a result of the likely changes to overall character that could occur from even small amounts of development along the peripheries of the existing settlements.

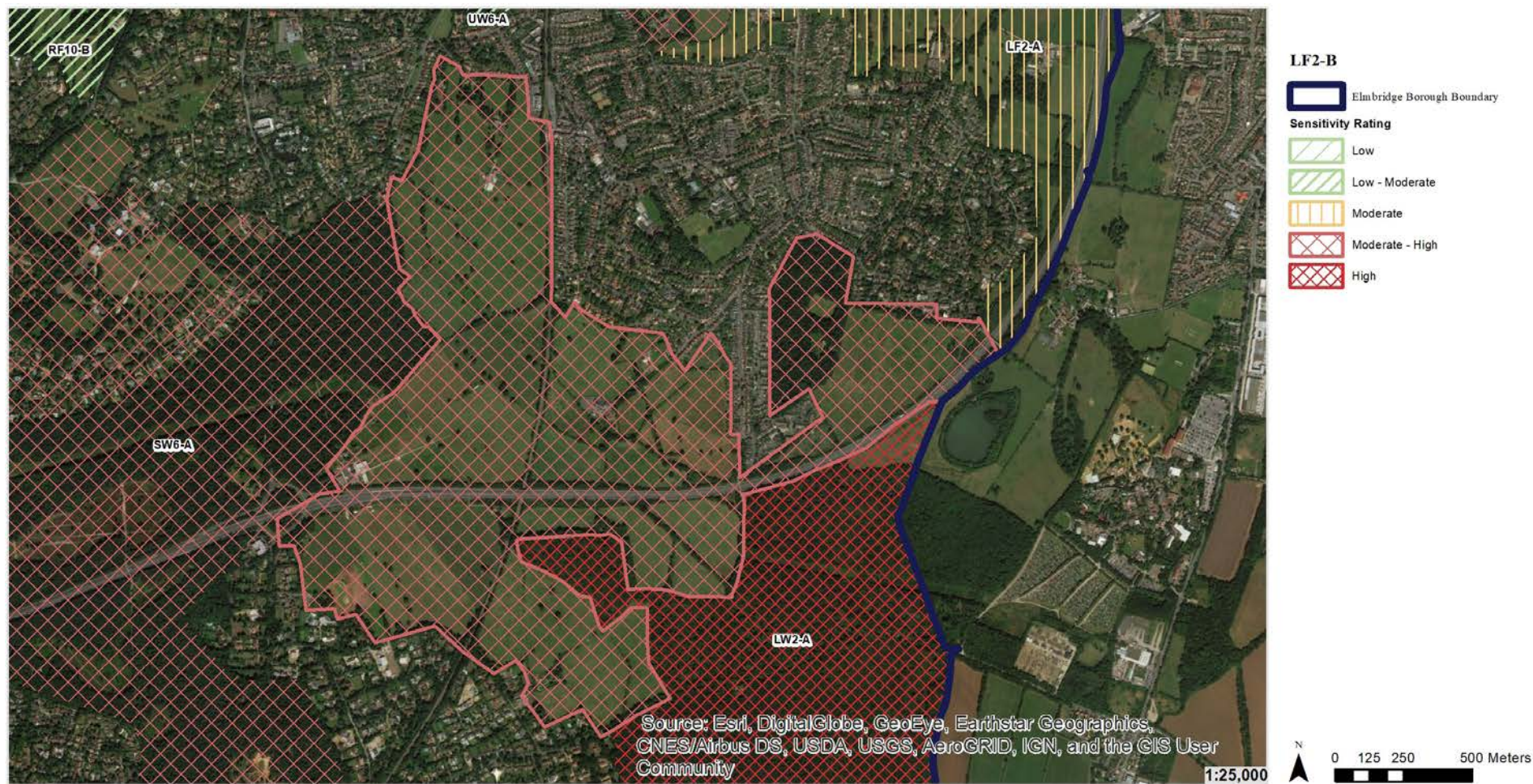


Figure 9: Landscape sensitivity rating for LF2-B

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit LR2-A

The Landscape Unit falls within the Ockham and Clandon Wooded Rolling Claylands Landscape Character Area and covers 514ha of farmland, woodland, parkland and small settlements to the south of Cobham e.g. Downside, along with the wooded commons at Ockham and Wisley. The M25 and New Guildford Line pass through the area. The boundary of the Landscape Unit encompasses the majority of the GBBR Local Areas 1, 2, 4 and 5.

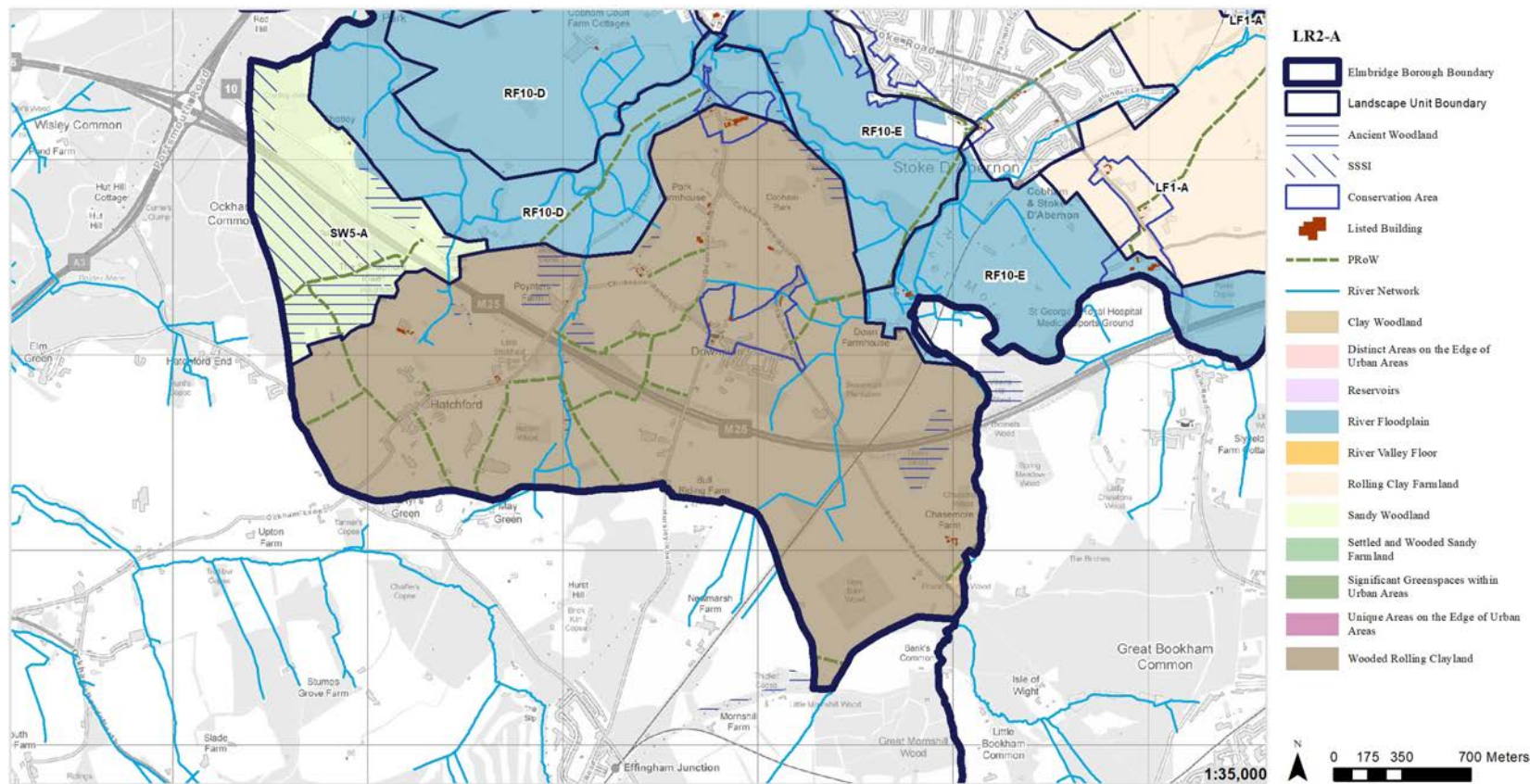


Figure 10: Location plan for Landscape Unit LR2-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of LR2-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Ockham and Clandon Wooded Rolling Claylands character area, and have been amended to reflect the character of the Landscape Unit. The northern part of LR2-A is generally a typical representation of the wider character area, whereas the southern part of the Landscape Unit reflects fewer of these characteristics.

- Gently sloping lowland, reaching low points of approximately 20m AOD in the northernmost parts.
- The Landscape Unit supports a range of land uses, including pasture and arable farmland, woodland, and parkland. Settlement within the Landscape Unit is confined to small villages, the occasional hamlet and dispersed agricultural and estate uses, contributing to a rural character. The M25 reduces the sense of remoteness and tranquillity locally.
- Medium to large scale pastoral and arable fields are bounded by hedgerows or fences. Hedgerows are generally intact, however there are gaps in places.
- Parkland is prominent throughout the Landscape Unit, with Cobham Park (the setting to the Grade II listed mansion by EM Barry) adjoining the northern boundary, and Hatchford Park and the Clandon to Bookham Parkland to the south of the M25. This parkland setting predominantly comprises open grassland, mature parkland trees (often oaks), woodland plantations, and in some cases lakes and views to grand houses.
- Shaws are a common feature, particularly adjoining the M25 and smaller roads to the north, accompanied by dispersed patches of ancient woodland to the north, east and west.

- Horse paddocks serve to fragment the field pattern by subdividing the large fields with fences and associated buildings. The overall sense of scale and rurality of the Landscape Unit is however maintained due to the presence of parklands and areas of wooded common.
- Network of small streams, ponds and ditches.
- The Landscape Unit is intersected by a stretch of the M25 motorway and associated large motorway service area (Cobham Services). The London-Portsmouth main railway line passes through the eastern part of the Landscape Unit, and narrow roads enclosed by hedgerows are widespread.
- A varied palette of building materials includes brick, timber frame, flint and weatherboard with tile and some thatch roofs.
- Designated interests are represented by the Downside Village and Cobham Plough Corner Conservation Areas, and the Clandon to Bookham Parkland (Biodiversity Opportunity Area) to the south of the M25.
- A fragmented area, enriched by parklands and woodland. Although there are views across larger, more open fields, rural views are often obscured by tree cover and dispersed built form.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:

- Peaceful rural character.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks of high biodiversity value.
- Commons functioning as a rural setting to roadside development.
- Historic parklands and designed views.
- Historic villages and farmsteads.
- Sparse settlement pattern of scattered farmsteads.
- Cobham Park is valued for the historic importance attached to the landscape, reflected in its designation as Site of Nature Conservation Importance, as referenced in the Surrey LCA.
- The Clandon to Bookham Parkland is valued for its former estate parklands and commons, ancient woodland, and biodiversity importance, reflected in its designation as a Biodiversity Opportunity Area.
- The rural character and scenic quality of the landscape resulting from the gently undulating topography, and generally intact condition of mature field and hedgerow trees, and presence of grazing livestock.
- Recreational value of the public rights of way, which provide access from settlements to open countryside and woodland, and re-connect land either side of the M25. Informal footpaths through some areas of woodland, and areas of play, provide recreational value for the local community of Cobham and dispersed rural dwellings.

Assessment of Landscape Susceptibility

Table 11 describes the assessment of landscape susceptibility for LR2-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| <p>Physical and Natural Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of its physical and natural character due to the following:</p> <p>The landscape displays a relatively high degree of complexity to the south-west of the M25 where field patterns are smaller and more irregular often bound by mature tree-lined hedgerows, and surrounding Cobham Park in the north where the landscape consists of open grassland and mature parkland trees with landform gently rising to an area of replanted ancient woodland (photo 1). The fields in the centre of the Landscape Unit display a lower degree of complexity. Landform is relatively flat and consists of regular, medium-to-large scale farmland. Landscape features are generally intact with well-maintained field and roadside hedgerows and managed parkland although some isolated areas immediately south of the M25 appear to be in poorer condition due to urban fringe uses including paddocks and solar farms.</p> | | | | |
| | | | Medium-High Susceptibility | |
| <p>Settlement Character and Edge Conditions - The Landscape Unit is assessed as having High Susceptibility to change in terms of its settlement character and edge conditions as a result of :</p> <p>Settlement within the Landscape Unit includes individual farmsteads and the small rural village of Downside, a settlement strongly influenced by the surrounding rural landscape and its large triangular Green (historic common), the open quality of which is important to the character of the village (photo 2). The maturity and intact condition of the landscape contributes to the scenic qualities of Downside and forms a positive gateway along footpaths and roads entering the village.</p> | | | | |
| | | | | High Susceptibility |
| <p>Cultural and Historic Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of its cultural and historic character by virtue of the following:</p> <p>There is a strong sense of historic continuity in areas to the north and south of the Landscape Unit associated with the designed landscapes at Cobham Park and Hatchford Park (the setting to the grade II listed Jacobean revival house of the same name, now a school). Cobham Plough Corner Conservation Area in the north of the Landscape Unit is noted for its strong identifiable character and attractive rural setting. Downside Village Conservation Area located in the centre of the Landscape Unit is noted in the appraisal as being the only remaining rural village in Elmbridge and Downside Common and the open spaces surrounding the village are highlighted as being important in the rural setting of the conservation area. A relatively high number of locally listed and Grade II listed buildings are distributed throughout the Landscape Unit. Historic landscape fabric is locally eroded by the presence of the M25.</p> | | | | |
| | | | Medium-High Susceptibility | |
| <p>Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of perceptual character and landscape experience in light of the following:</p> <p>Historic parkland, mature landscape features and limited intrusiveness of human interventions contribute to a relatively high sense of rurality experienced throughout much of the Landscape Unit. However, the visual and aural effects of traffic along Downside Road and the M25 impact upon the sense of tranquillity, particularly in the south-east of the Landscape Unit where the M25 on embankment is highly visible. The smaller scale and more enclosed landscape in the south-west of the Landscape Unit results in a greater sense of tranquillity and remoteness as mature landscape features limit the visual and aural presence of roads and settlement in this area.</p> | | | | |
| | | Medium Susceptibility | | |
| <p>Visual Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of visual character by virtue of the following:</p> <p>A greater degree of visual openness persists in the landscape north of the M25 with some distant views across the wider landscapes to the west (photo 3) and east. The landscape to the south of the M25 is more enclosed and views across adjacent fields are filtered by mature tree-lined hedgerows and small areas of woodland. The open views across Downside Common are highlighted as important within the Design and Character Supplementary Planning Document (2012). Receptors in this landscape are predominantly road users, local residents and recreational users of PRow and visitors to Cobham Park.</p> | | | | |
| | | Medium Susceptibility | | |
| <p>Skyline Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of skyline character due to the following:</p> <p>Skylines within the Landscape Unit are predominantly natural in appearance consisting mainly of woodland, except for occasional buildings or pylons. In some instances, in the north and south of the Landscape Unit, skylines are formed by woodland on the crest of rising landform, which increases their prominence. This differs in the south-west where the M25 and Cobham Services form a larger proportion of the skyline in this area (photo 4). Woodland and mature tree-lined hedgerows on the sloping landform in the north-west of the Landscape Unit and woodland associated with Cobham Park in the north also form the skyline of the adjacent Landscape Units RF10-D and RF10-E respectively.</p> | | | | |
| | | | Medium-High Susceptibility | |

Table 11: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“in the north surrounding Cobham Park where the landscape consists of open grassland and mature parkland trees with the landform gently rising to an area of replanted ancient woodland”

Photo 2



“The landscape surrounding Claygate contributes to the rural setting of the settlement edge”

Photo 3



“There is a greater degree of visual openness in the landscape north of the M25 with some distant views across the wider landscape to the west”

Photo 4



“the M25 and Cobham Services form a larger proportion of the skyline in the south-west of the Landscape Unit”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the maturity of landscape features, and designed parklands and commons.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of statutory conservation designations notably the conservation area at Cobham Plough Corner and proximity to SSSI designations within the adjacent Landscape Unit.
- The recreational value attached to the Landscape Unit, demonstrated by the connected public right of way network that provides access to open countryside and valued conservation areas and areas of ancient woodland.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 11** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium-High** to residential and mixed-use development.

This judgement has been reached due to the relatively high degree of complexity present within the landscape and the historic character associated with the designed landscape of Cobham Park and around the village of Downside which contribute to the scenic qualities of surrounding settlement. The landscape to the south of the M25 is less susceptible to development due to the modern field pattern and the perception of the motorway which erodes the rural qualities to some degree.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility, the Landscape Unit is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development. This is due to the historic continuity associated with the parklands and commons albeit locally reduced by the M25 and associated infrastructure. A high degree of care would be needed in considering the location, design and siting of even small amounts of change within the landscape.

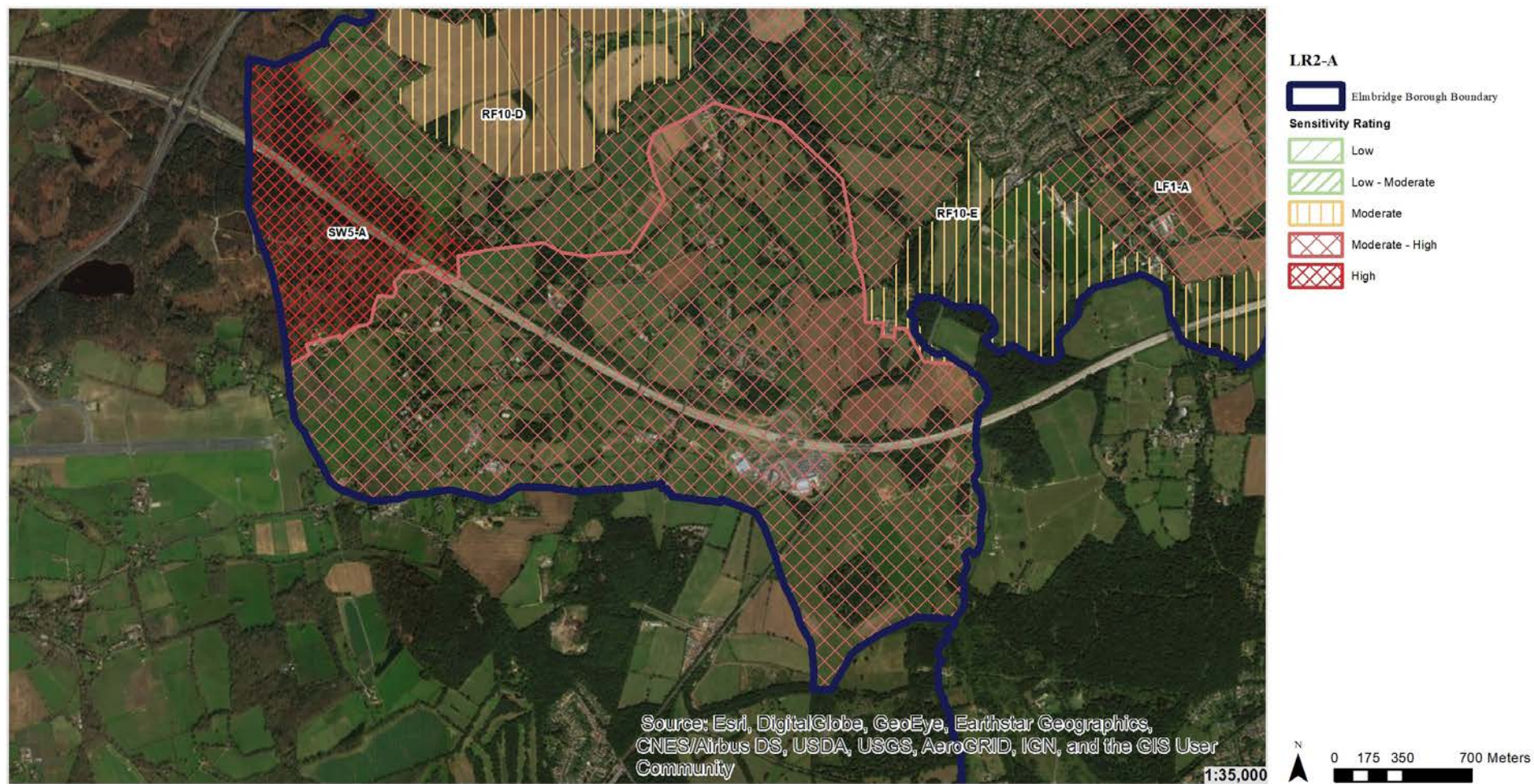


Figure 11: Landscape sensitivity rating for LR2-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit LW2-A

The Landscape Unit falls within the Prince Coverts to Leatherhead Common Clay Woodland Landscape Character Area and covers 358ha of woodland to the east of Oxshott with areas of ancient woodland and conifer and broadleaved plantation woodland on the footprints of historic game coverts. A small number of minor roads and lanes pass through the Landscape Unit. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 27 and 12 and encompasses Recommended Sub Areas 10 and 11.

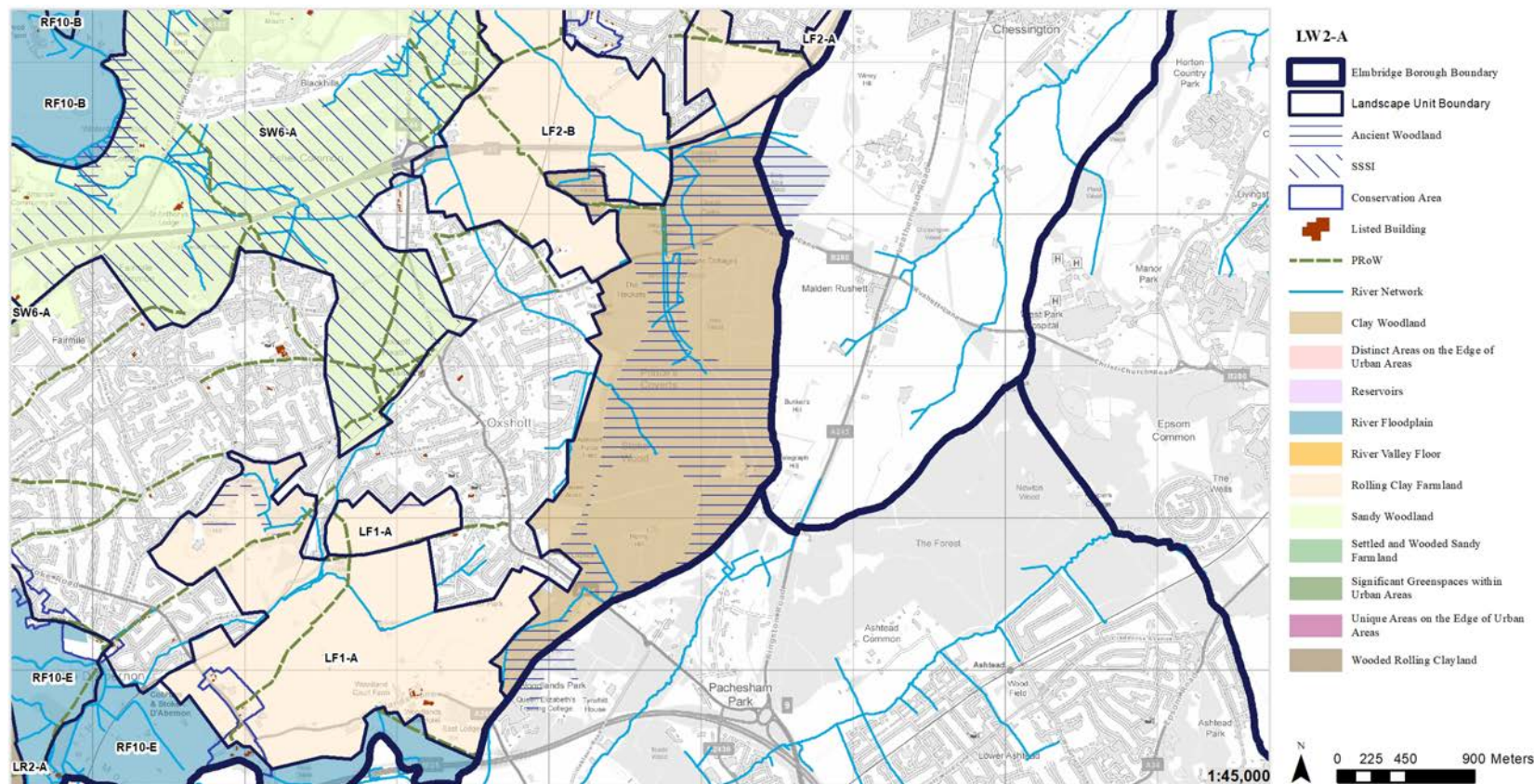


Figure 12: Location plan for Landscape Unit LW2-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of LW2-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Prince's Coverts to Leatherhead Common Clay Woodland, of which LW2-A is a typical representation.

- The majority of the character area faces north-west, rising to a high point of approximately 79m AOD at Horns Hill in the southern part of the Landscape Unit. The Landscape Unit is bounded by Oxshott to the west, Leatherhead to the south and the County boundary to the east.
- The majority of the Landscape Unit consists of an extensive tract of woodland known as Prince's Covert, large parts of which are ancient woodland, along with areas of conifer and broadleaf plantation.
- Tree cover contains wider views, contributing to a sense of enclosure, however there are impressive views along routes within the woodland.
- Prince's Coverts is owned and managed by the Crown Estates, with the majority of pedestrian and riding routes through the woodland open to the public by arrangement.
- There is limited road coverage throughout the Landscape Unit. The Leatherhead Road (A244) cuts across the southern part, whilst Fair Oak Lane crosses to the north. Access to large tracts of woodland is limited to low-key woodland tracks. There are a few public footpaths to the south, but only a small section of Public Right of Way adjoining the north-eastern boundary.
- There are a small number of low density dwellings, particularly adjoining Leatherhead Road. Prince's Coverts is devoid of settlement.
- Almost all of the Landscape Unit is designated as

a Site of Nature Conservation Importance for its largely ancient woodland. It is also designated as the Ashted and Epsom Woodland, Princes Coverts and Horton Country Park Biodiversity Opportunity Area.

- Some human influence is evident through woodland management, but the woodland generally provides a high degree of tranquillity and sense of remoteness.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Varied woodlands, including extensive tracts of ancient woods, distinctive old oaks, plantations and heathland, with high biodiversity and historic value.
 - High proportion of greenspace designated for nature conservation.
 - Peaceful, mostly secluded landscape with limited settlement.
 - Woodland roads forming corridor views overhung by trees.
 - Limited distant views, with immediate views framed by woodland.
- The Landscape Unit is valued for its high ecological value, notably ancient re-planted woodland within Prince's Coverts and Woodlands Park, along with ancient semi-natural woodland within Birchwood and Limekiln Wood. This value is reflected in the designation of the majority of the Landscape Unit as

a Site of Nature Conservation Importance, and as a Biodiversity Opportunity Area.

- The rural character and scenic quality of the landscape resulting from undulating topography and the intact condition of the extensive woodland.
- Recreational value of the informal footpaths and limited Public Rights of Way network to the north, providing access from settlements to valued ancient woodland, and linking to Common Land in surrounding Landscape Units.

Assessment of Landscape Susceptibility

Table 12 describes the assessment of landscape susceptibility for LW2-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a High Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit is formed of gently sloping land and consists of an extensive tract of woodland known as Prince's Covert, large parts of which are ancient woodland, along with areas of conifer and broadleaf plantation (photo 1). The majority of the character area is designated as BAP Habitat and as a Site of Nature Conservation Importance for its largely ancient woodland. The woodland is managed and intact. | | | | |
| | | | | High Susceptibility |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its settlement character and edge conditions due to the following: The settlement edge of Oxshott bounds the Landscape Unit's western edge, but the Landscape Unit itself is almost entirely unsettled. Prince's Coverts forms a strong buffer between Oxshott and busy roads and settlement to the west (photo 2). Prince's Coverts is owned and managed by the Crown Estates, but is open to the public, forming a large area for outdoor recreation for the wider borough. As such, it would be vulnerable to change. | | | | |
| | | | Medium-High Susceptibility | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its cultural and historic character as a result of the following: There is an absence of recognisable heritage assets, however, the maturity of woodland within the Landscape Unit imparts a strong sense of historic continuity and would be vulnerable to change. | | | | |
| | | | Medium-High Susceptibility | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a High Susceptibility to change in terms of perceptual character and landscape experience, by virtue of the following: Human influence is evident through woodland management, but the woodland provides a high degree of tranquillity and sense of remoteness. | | | | |
| | | | | High Susceptibility |
| Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character, by virtue of the following: The Landscape Unit is visually enclosed due to the large extent of tree cover which contains wider views (photo 3), which would suggest a lower susceptibility in this regard. However, there are impressive views along routes within the woodland and Prince's Coverts is important in wider views due to its heavily wooded character which can be seen from further afield. The Landscape Unit also partially falls within the viewshed of Strategic View 7 'Dorking Gap from Oxshott', further increasing susceptibility. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character by virtue of the following: Skylines within the Landscape Unit are heavily wooded in character with minimal signs of urban influence, and would therefore be vulnerable to change. | | | | |
| | | | Medium-High Susceptibility | |

Table 12: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit is formed of gently sloping land and consists of an extensive tract of woodland known as Prince’s Covert, large parts of which are ancient woodland, along with areas of conifer and broadleaf plantation”

Photo 2



“Prince’s Coverts forms a strong buffer between Oxshott and busy roads and settlement to the west”

Photo 3



“The Landscape Unit is visually enclosed due to the large extent of tree cover which contains wider views”

Evaluation of Landscape Value

The Landscape Unit is assessed as having *County* landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the extensive woodland and maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including extensive areas of ancient woodland and Sites of Nature Conservation Importance.
- The notable recreational value attached to the Landscape Unit, with informal and formal footpaths connecting the surrounding communities to valued areas of accessible ancient woodland of significant scale.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 12** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of *High* to residential and mixed-use development.

This judgement has been reached as a result of the distinctive woodland character associated with Prince's Coverts and the impact this has on the landscape's sense of tranquillity, along with the recreational land use attached to the landscape, which makes this a valuable resource for the surrounding communities.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a *High* overall sensitivity to change arising from residential and mixed-use development, by virtue of its distinctive physical and natural characteristics as a significant area of woodland, with large areas of ancient woodland and associated priority habitat. The landscape also has value as a recreational resource used by the wider district. A very high degree of care would be needed in considering the location, design and siting of any change within the landscape.

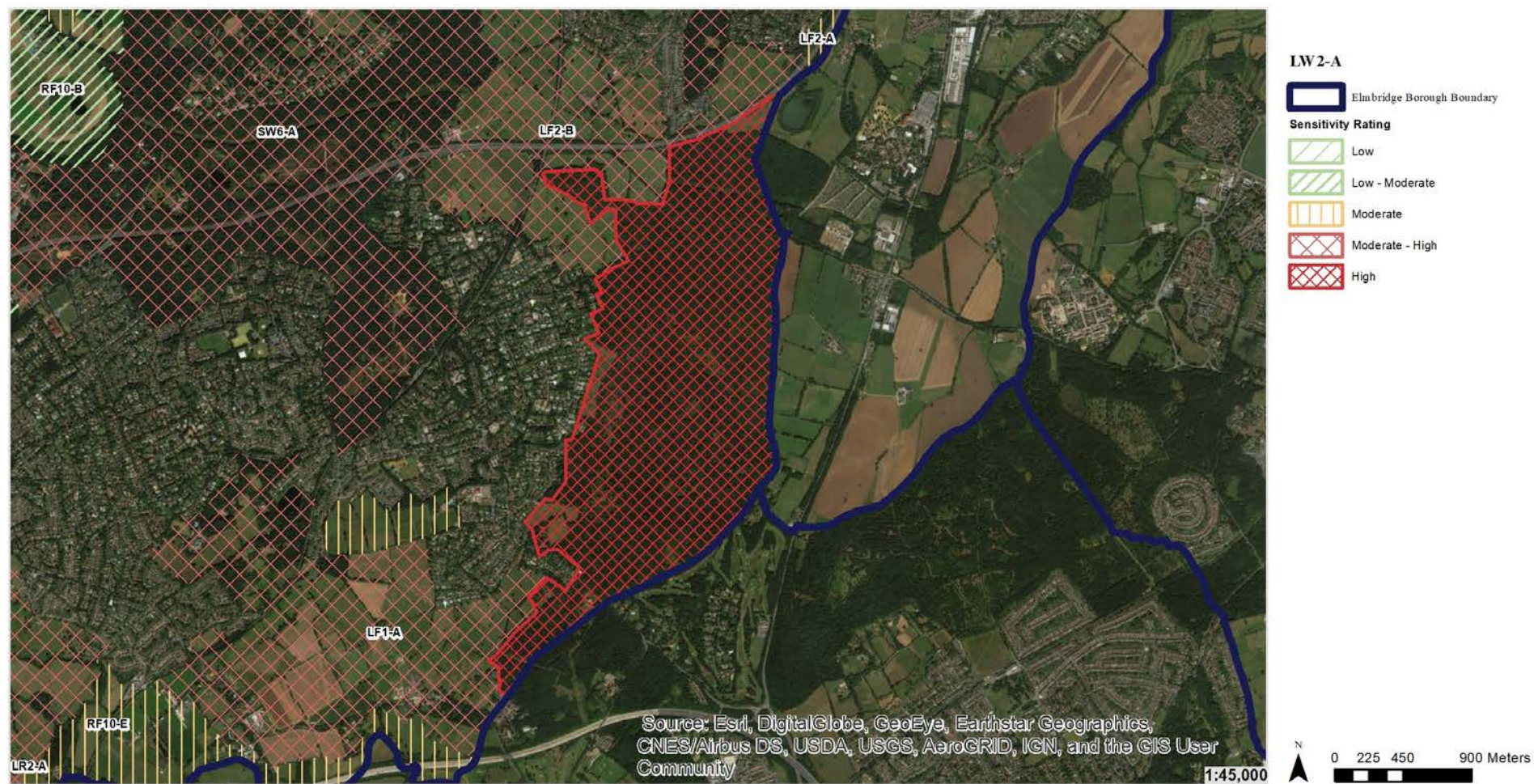


Figure 13: Landscape sensitivity rating for LW2-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF3-A

The Landscape Unit falls within the Thames River Floodplain Landscape Character Area and covers 229ha of nature reserves, reservoirs and a water treatment works, plus farmland and recreational land uses along the River Thames to the west of Molesey and north of Walton on Thames. The River Thames forms the north-western boundary and the A3050 the south-eastern boundary of the Landscape Unit. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 71, 75 and 76 and encompasses Recommended Sub Areas 45, 46, 47 and 48.

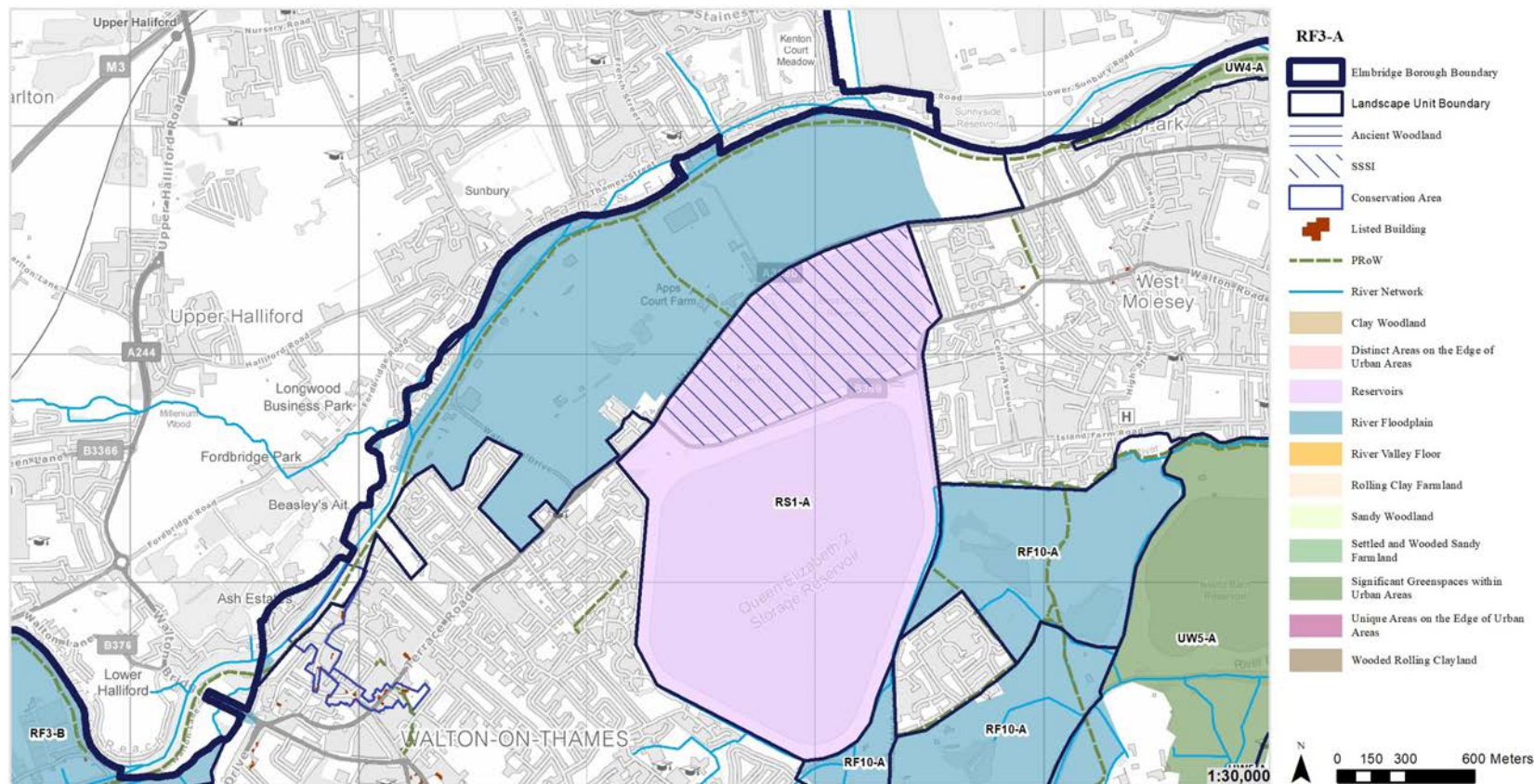


Figure 14: Location plan for Landscape Unit RF3-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of RF3-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Thames River Floodplain Farmlands character area, of which RF3-A is a typical representation.

- Flat, low lying, wide floodplain of the Thames valley, surrounded by Built-Up Areas.
- Significant parts of the character area are dominated by large lakes formed from gravel workings. Remaining land includes an irregular pattern of pasture, horse paddocks, occasional arable fields and horticulture, as well as light industry and recreational uses.
- The River Thames itself forms part of the character area. Small tree groups line the Thames in places, but tree cover across the character area in general is very limited.
- Sense of enclosure, with long distance views limited by the raised reservoirs, vegetation and built form.
- The Hurst Road (A3050) forms the main piece of transport infrastructure, and adjoins the southern boundary of the Landscape Unit.
- The Thames Path National Trail runs along or near the River Thames, and connects with several other public rights of way outside of the Landscape Unit, although there are some areas with limited formal public access.
- The Landscape Unit is lightly settled, with development mostly confined to dispersed dwellings, and a small hamlet on the southern boundary. However, the Landscape Unit also contains significant urbanising influences, including light industrial works and utilities buildings, mobile homes and marinas, and recreation complexes.
- There are numerous ecological designations across the Landscape Unit, with the majority of area covered by the Molesey and Hersham Biodiversity Opportunity Area. The Landscape Unit also contains the Molesey Reservoir to the east, and the River Thames to the north, which are both designated as Sites of Nature Conservation Importance for their wildfowl habitat and wet meadow. A small part of the Walton Riverside Conservation Area is located within the south-western part of the Landscape Unit. The River Thames is also designated as a Biodiversity Opportunity Area. The Knight and Bessborough Reservoir, designated as a SSSI for its alluvial grassland, adjoins the Landscape Unit along the southern boundary.
- There are a few areas isolated by lakes and waterways where there is a degree of remoteness, but most of the Landscape Unit has limited tranquillity due to internal and surrounding urban influences including development form, industrial uses and roads. The River Thames does however exert a strong influence on the character of the area, adding colour and interest to its immediate environs.
- Riparian vegetation and land use, such as waterside meadows, wet woodland (e.g. Alder), varied grassland and biodiversity interest.
- Intact pattern of ditches with ditch-line willows.
- Attractive islands, moorings and riverside settlement within the Thames River Floodplain.
- Provides amenity space and recreational opportunities for surrounding urban areas.
- The Molesey and Hersham Biodiversity Opportunity Area is valued for its ecological importance, notably for its standing open water, Reedbeds, Floodplain grazing-marsh, Acid grassland, and Hedgerows.
- Recreational value of the Local Green Space and sports complexes to the south-east of the Landscape Unit, providing opportunities for the communities of Walton-on-Thames and across Elmbridge. The Public Rights of Way also provide highly valued access along the River Thames, and links to the Knight and Bessborough Reservoir, designated as a SSSI.

Landscape Value Indicators

- The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:
 - The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Suburban character of The Thames and tributaries, with multiple channels and waterbodies.

Assessment of Landscape Susceptibility

Table 13 describes the assessment of landscape susceptibility for RF3-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its physical and natural character due to the following: A simple landscape with a limited degree of complexity, consisting of flat, low lying floodplain in the Thames valley floor, surrounded by built-up areas. The field pattern in the south is generally large and regular and includes pasture and horse paddocks, also being overlaid in places with sports pitches and light industry (photo 1). Two small lakes increase complexity and would be more vulnerable to change. The landscape in the north displays a greater degree of texture and variety in the form of Molesey Reservoir Nature Reserve and associated wetlands, also a Site of Nature Conservation Importance. Small tree groups line the Thames in places, but tree cover across the character area in general is very limited. | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its settlement character and edge conditions in light of the following: Settlement consists of a small hamlet along the A3050 in the south-east of the Landscape Unit. Apps Court Farm caravan park is located in open fields in the south of the Landscape Unit. Other development consists of Elmbridge Xcel Leisure Complex and industry associated with gas and water treatment works. The landscape surrounding these areas does not form a particularly strong element of the setting (photo 2) although the recreational provision of The Thames Path to the east and the relationship to the Thames increases susceptibility in this regard. | | | | |
| | Low-Medium Susceptibility | | | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its cultural and historic character by virtue of the following: Historic character has mostly been eroded by later land uses. The Molesey Reservoirs Local Nature Reserve is on the site of the former London Waterworks and Chelsea Waterworks Reservoirs. The historic Apps Court Farm (once a farm associated with the now lost Apps Court and park to the south) has now mostly been redeveloped as a caravan park and events site. However, The Thames Path National Trail passes along the western boundary which alludes to a degree of cultural attachment to the landscape and the Edwardian Weir Hotel is a notable feature of the waterfront in the west of the Landscape Unit, with the nearby Sunbury Lock having featured as a location in Jerome K Jerome's <i>Three Men in a Boat</i> in 1889. The maturity of tree groupings along the Thames imparts a sense of historic continuity within this area (photo 3). | | | | |
| | Low-Medium Susceptibility | | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: There are areas along The Thames Path and within the Molesey Reservoirs Nature Reserve where there is a degree of remoteness, but most of the character area has limited tranquillity due to internal and surrounding urbanising influences including built-up areas and roads. The River Thames exerts a strong influence on the character of the area, adding colour and interest to its immediate environs and locally increasing the sense of perceived rurality. | | | | |
| | Low-Medium Susceptibility | | | |
| Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character due to the following: The Landscape Unit is relatively open in larger fields to the south, however mature hedgerow and tree boundaries contain views of the wider landscape. Views of the River Thames are important to landscape character along the western boundary of the Landscape Unit. Otherwise, there are few important visual landmarks. Moderate numbers of receptors using the landscape for recreation increases susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character in light of the following: Tree canopies of woodland aligning The River Thames tends to form the skyline to the west, as such skylines here are predominantly natural in appearance (photo 4). Skylines to the south-east and north feature a greater degree of urban influence in the form of the settlement edge of Walton-on-Thames and industry associated with waterworks in the north of the Landscape Unit. As such these would be less vulnerable to change and reduce susceptibility in overall terms for this criterion. | | | | |
| | | Medium Susceptibility | | |

Table 13: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The field pattern in the south is generally large and regular and includes pasture, horse paddocks, sports pitches and light industry”

Photo 2



“Other development consists of Elmbridge Xcel Leisure Complex and industry associated with gas and water treatment works. The landscape surrounding these areas does not form a particularly strong element of the setting”

Photo 3



“The Thames Path National Trail passes along the western boundary which alludes to a degree of cultural attachment to the landscape. Maturity of tree groupings along the River Thames imparts a sense of historic continuity”

Photo 4



“Skylines to the south-east and north feature a greater degree of urban influence in the form of the settlement edge of Walton-on-Thames”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The varied condition of the landscape.
- The landscape characteristics associated with the River Thames and surrounding water bodies.
- The Landscape Unit's general representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including the Molesey and Hersham Biodiversity Opportunity Area, Molesey Reservoir to the east, Walton Riverside Conservation Area in the west, and proximity to the Knight and Bessborough Reservoir (SSSI) within the adjacent Landscape Unit to the south.
- Cultural and literary associations of parts of the waterfront with Jerome K Jerome's *Three Men in a Boat*.
- The recreational value attached to the Landscape Unit, serving the wider communities in Elmbridge, demonstrated by the Walton and Hersham Football Club, Walton Athletic Club, and the Elmbridge Xcel Leisure Complex. The limited Public Right of Way network provides access to the River Thames, and surrounding sites of ecological value.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 13** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Low-Medium** to residential and mixed-use development.

This judgement has been reached due to the limited degree of landscape complexity throughout much of the Landscape Unit and the influence modern infrastructure and industry has on the landscape's visual and perceptual character. However, localised areas along the River Thames and Molesey Reservoir Nature Reserve have a greater susceptibility by virtue of their greater degree of natural character and intactness.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-Low** overall sensitivity to change arising from residential and mixed-use development, by virtue of the absence of significant value in much of the Landscape Unit and the urbanising influences having eroded natural character. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

A variation in landscape sensitivity is apparent along the River Thames and within Molesey Reservoir Nature Reserve, where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development, due to the greater diversity of landscape texture, pattern and natural character.

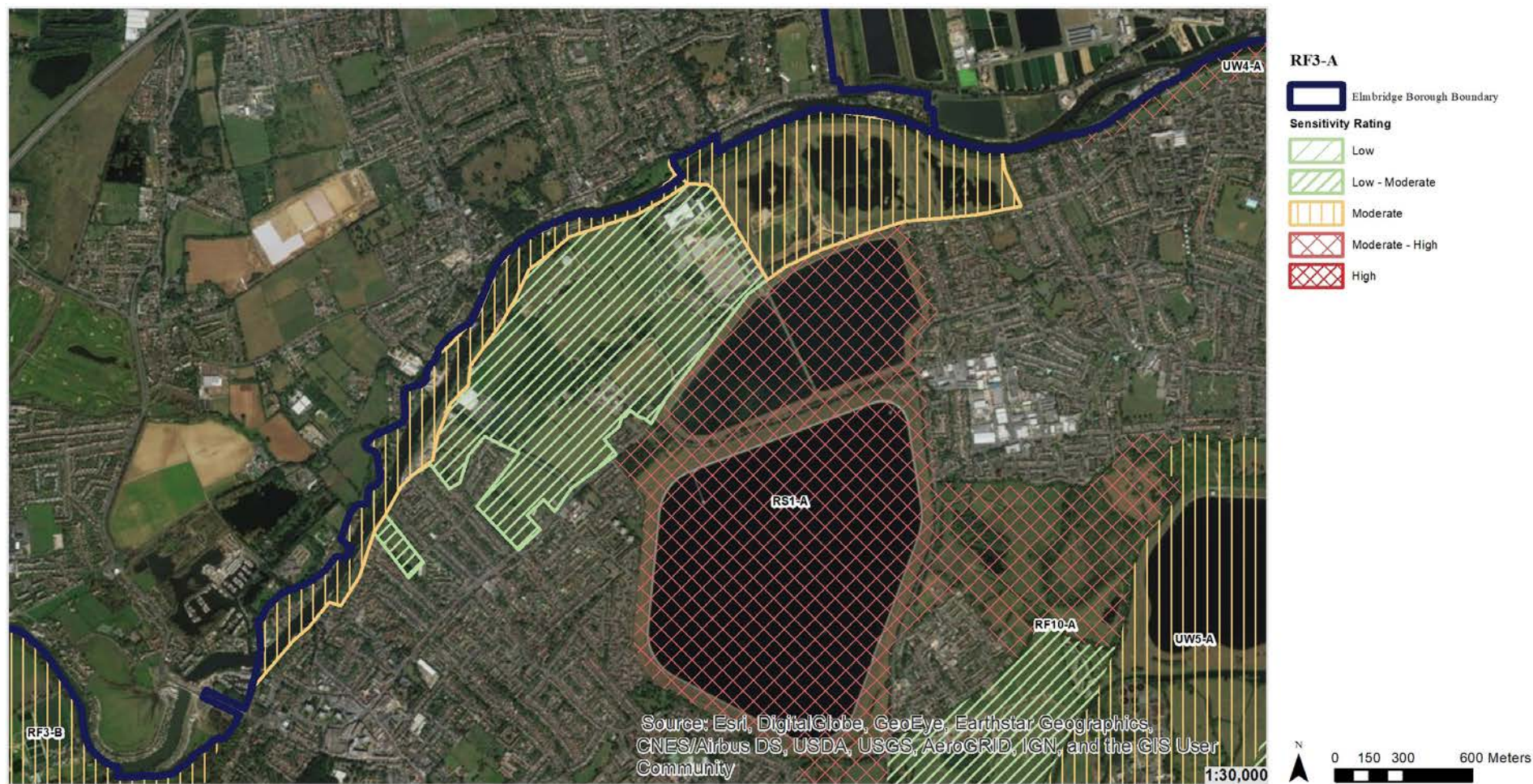


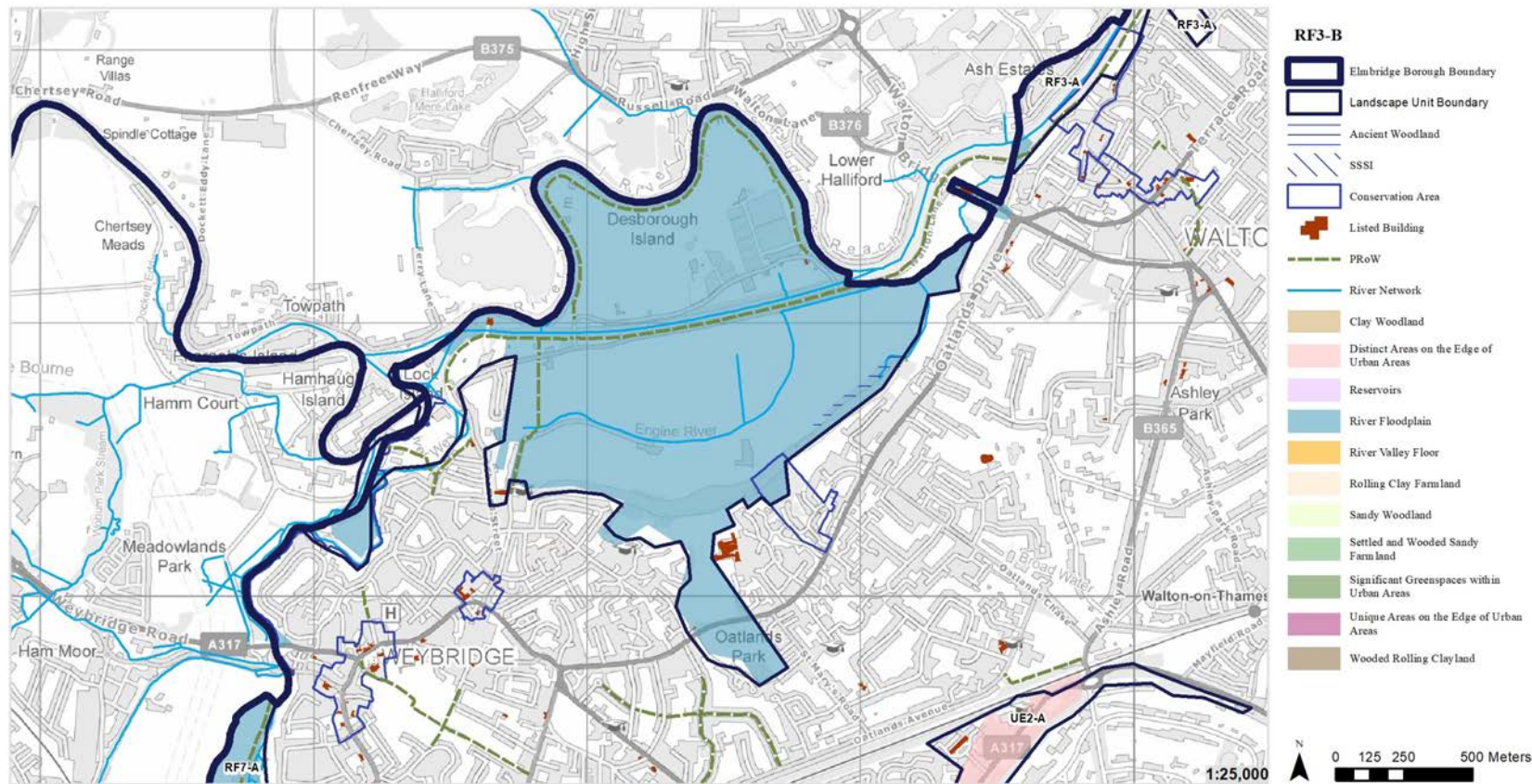
Figure 15: Landscape sensitivity rating for RF3-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF3-B

The Landscape Unit falls within the Thames River Floodplain Landscape Character Area and covers 178ha of reservoirs, water treatment works, farmland and cricket pitches along the River Thames to the north of Weybridge. The River Thames forms the boundary to the north and the settlement edge of Weybridge and Oatlands Park forms the boundary to the south of the Landscape Unit. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 50, 51, 53, 56, 64, 67 and 68.



Key Characteristics of RF3-B

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Thames River Floodplain character area, of which RF3-B is a broadly typical representation.

- Flat, low-lying, wide floodplain of the Thames Valley, surrounded by Built-Up Areas to the north and south.
- The Landscape Unit is formed of an irregular pattern of pasture, horse paddocks, occasional arable fields and horticulture, as well as light industry, and recreational uses such as cricket, rugby and football pitches. Small tree groups line the Thames in places, with varying tree cover across the Landscape Unit.
- Surrounding tree cover and built form contribute to a sense of enclosure, with limited links to the wider countryside.
- A network of minor roads intersect the Landscape Unit, linking to settlements beyond.
- The Thames Path National Trail runs along the River Thames, and connects with footpaths to the west of the Landscape Unit. An additional Public Right of Way runs parallel to the northern boundary.
- Built form within the Landscape Unit is limited to dispersed residential dwellings and commercial uses, along with light industrial works, utilities buildings, and buildings associated with recreational uses.
- Oatlands Park, a Grade II Registered Park and Garden is situated in the south of the Landscape Unit, overlooking the Thames floodplain. The historic park includes the 18th century lake or Broad Water which was designed to create an illusion of a much larger water area seen in the context of the River Thames.

- There are numerous conservation designations across the Landscape Unit. The Thorpe and Shepperton Biodiversity Opportunity Area covers the majority of the Landscape Unit, and a small part of the Weybridge, Templemere Conservation Area lies within the southern part of the Landscape Unit.
- A small area of ancient woodland adjoins the southern boundary of the Landscape Unit.
- Sites of Nature Conservation Importance cover Desborough Island in the north-west and the River Wey in the west of the Landscape Unit. The River Thames Site of Nature Conservation Importance dissects the centre of the Landscape Unit, and adjoins the northern boundary.
- The Wey Navigation Conservation Area and associated locks links with the Thames to the west.
- A few areas are isolated by lakes and waterways where there is a degree of remoteness, but much of the character area has limited tranquillity due to internal and surrounding urban influence including Built-Up Areas and roads. The River Thames does however exert a strong influence on the character of the area.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Peaceful, often secluded, pastoral landscapes, in contrast to the suburban and urban character of The Thames and its tributaries.

- Wide river valleys with meandering watercourses.
- Riparian vegetation, waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marshland of biodiversity interest.
- River Wey, River Wey Navigation, and multiple channels and waterbodies.
- Areas where an intact ditch pattern persists, with ditch-line willows.
- Historic pattern of development and infrastructure linked to the waterways, particularly the infrastructure of the Wey Navigation.
- Attractive islands, moorings and riverside settlement within the Thames River Floodplain area.
- Provides amenity space for urban areas and recreational opportunities for rural access through the river valleys.
- Oatlands Park is valued for its historic importance and views from the elevated terraces over the Broad Water and River Thames floodplain, reflected in its Grade II designation on the Register as a Park and Garden of Special Historic Interest.
- The Thorpe and Shepperton Biodiversity Opportunity Area is valued for its ecological interest, notably its landscape of farmland, open waters and historic floodplain meadows adjoining the River Thames.
- The rural character and scenic quality of some parts of the landscape resulting from the generally intact condition of mature field and hedgerow trees and presence of grazing livestock.
- Recreational value of the public rights of way which provide access to the River Thames and other Sites of Nature Conservation Importance, along with providing opportunities for sport and leisure for surrounding communities.

Assessment of Landscape Susceptibility

Table 14 describes the assessment of landscape susceptibility for RF3-B.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its physical and natural character due to the following: The Landscape Unit consists of an area of flat low-lying floodplain, some of which is designated as a Site of Nature Conservation Importance and Biodiversity Opportunity Area. The landscape displays a moderate degree of complexity in terms of landscape features; consisting of riverside meadows, regular medium scale arable and pastoral fields divided by tree lined hedgerows, woodland strips or 'shaws', a small area of ancient woodland in the south (photo 1), plus Broadwater Lake (part of the designed landscape of Oatlands Park) in the south and The River Thames in the north. | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its settlement character and edge conditions due to the following: Settlement within the Landscape Unit is confined primarily to individual farmsteads and development associated with Desborough Island Water Works in the north. Shaws of woodland aligning the River Thames along the northern boundary of the Landscape Unit contribute to the setting of residential properties on the opposite embankments. Woodland and Broadwater Lake create a positive setting to the settlement edge of Weybridge along the southern boundary (photo 2), increasing susceptibility in this regard. Susceptibility is also increased by the role of the Landscape Unit in the perceived gap between Weybridge and Shepperton. | | | | |
| | | Medium Susceptibility | | |
| Cultural and Historic Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of its cultural and historic character due to the following: There is a degree of historical association attached to the south of the Landscape Unit, in the form of Oatlands Park which is designated as a Park and Garden of Special Historic Interest at Grade II. Susceptibility in this regard is further increased by the presence of Strategic View 4 from the Grade II Listed Henry Holland mansion at Oatlands Park (a hotel since the 1850s) for which Oatlands Park forms the historic designed setting (the hotel is also recognised in the Local Plan as a Key Landmark). Oatlands Park is in part overlaid upon a Tudor Deer Park which was once part of the now lost Oatlands Palace to the west. The maturity of woodland in the south of the Landscape Unit, surrounding Broadwater Lake, as well as along the embankments of The River Thames reinforces the sense of historic continuity in these areas. The Thames Path passes through the centre of the Landscape Unit, further increasing landscape susceptibility. | | | | |
| | | | Medium-High Susceptibility | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of: Areas away from development and roads, particularly in the south and north-east experience a higher degree of tranquillity and rurality than that experienced around Desborough Island Water Works and Walton Lane, where tranquillity is locally impacted and an urban fringe character is prevalent (photo 3). | | | | |
| | | Medium Susceptibility | | |
| Visual Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of visual character by virtue of the following: Areas in the south of the Landscape Unit afford more enclosure than the landscape in the centre and north due to the greater extents of tree cover which limits views to the immediate foreground or across Broadwater Lake. Views in the central and northern extents are more open in character, although intervening tree-lined hedgerows filter views. Shaws of woodland aligning the River Thames, passing through the centre of the Landscape Unit, reduce intervisibility between the fields in the south and Desborough Island Water Works in the north. There are low levels of receptors, consisting primarily of road users and recreational users. The viewshed of Strategic View 4 (Broadwater Farm and Thames floodplain from the Terrace at the Oatlands Park Hotel) is observed looking north from the raised landform of Oatlands Park in the south of the Landscape Unit and is described as 'mostly rural', increasing susceptibility in this regard. | | | | |
| | | | Medium-High Susceptibility | |
| Skyline Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of skyline character due to the following: Skylines within the Landscape Unit are predominantly natural in appearance and are characterised by mature woodland and shrub planting. However, the settlement edge of Weybridge located on rising slopes to the south of the Landscape Unit is apparent on the skyline behind woodland in the foreground (photo 4), reducing susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |

Table 14: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit is an area of flat low-lying floodplain consisting of riverside meadows, regular medium scale arable and pastoral fields divided by tree lined hedgerows, shaws of woodland and a small area of ancient woodland”

Photo 2



“the woodland and Broadwater Lake contribute to the setting of the settlement edge of Weybridge along the southern boundary of the Landscape Unit”

Photo 3



“Desborough Island Water Works and Walton Lane locally impact tranquillity and impart an urban fringe character”

Photo 4



“the settlement edge of Weybridge located on rising slopes to the south of the Landscape Unit is apparent on the skyline behind woodland in the foreground”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of some parts of the Landscape Unit resulting from the maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character, as described in the key characteristics in the Surrey LCA.
- The presence of statutory conservation designations including Oatlands Park, designated as a Park and Garden of Historic Interest (which locally elevates value), the associated listed Oatlands Park Hotel, the Thorpe and Shepperton Biodiversity Opportunity Area and ancient woodland in the south of the Landscape Unit.
- The recreational value attached to the Landscape Unit, with sports and leisure facilities serving the wider communities in Elmbridge. The Public Right of Way network also provides surrounding settlements with access to the River Thames and areas of countryside.

Evaluation of Landscape Susceptibility

Taking into account the assessment of landscape susceptibility in **Table 14**, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium** to residential and mixed-use development.

This judgement has been reached due to the moderate degree of landscape complexity, the localised impact of development and the somewhat open views experienced throughout large parts of the Landscape Unit. It should be noted that the landscape around Broad Water Lake and Oatlands Park has a higher susceptibility to change by virtue of its historical associations, historic designed landscape features and the important role this landscape plays in the setting and buffering of the settlement edge of Weybridge.

Overall Landscape Sensitivity

The overall assessment of landscape sensitivity is a combined judgement considering landscape value and susceptibility. The Landscape Unit is assessed as having a **Moderate** sensitivity to change arising from residential and mixed-use development, due to the historic elements of the landscape balanced against surrounding development influences. Whilst the landscape may have some ability to absorb development, some alteration in character would result and considerable care should be taken in considering any potential future development.

A variation in landscape sensitivity is apparent in the south of the Landscape Unit, surrounding Broad Water Lake and Oatlands Park, where the landscape is assessed as having **Moderate-High** sensitivity to change arising from residential and mixed-use development. This is due primarily to the greater concentration of historic landscape features, particularly associated with Oatlands Park.



Figure 17: Landscape sensitivity rating for RF3-B

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF7-A

The Landscape Unit falls within the Lower Wey River Floodplain Landscape Character Area and covers 89ha of flat, low lying floodplain and meadow along the River Wey to the south of Weybridge. The River Wey runs along the western edge of the area and the Waterloo to Reading Line passes north-south through the Landscape Unit. The boundary of the Landscape Unit aligns closely with the GBBR Local Areas 35, 38 and 39.

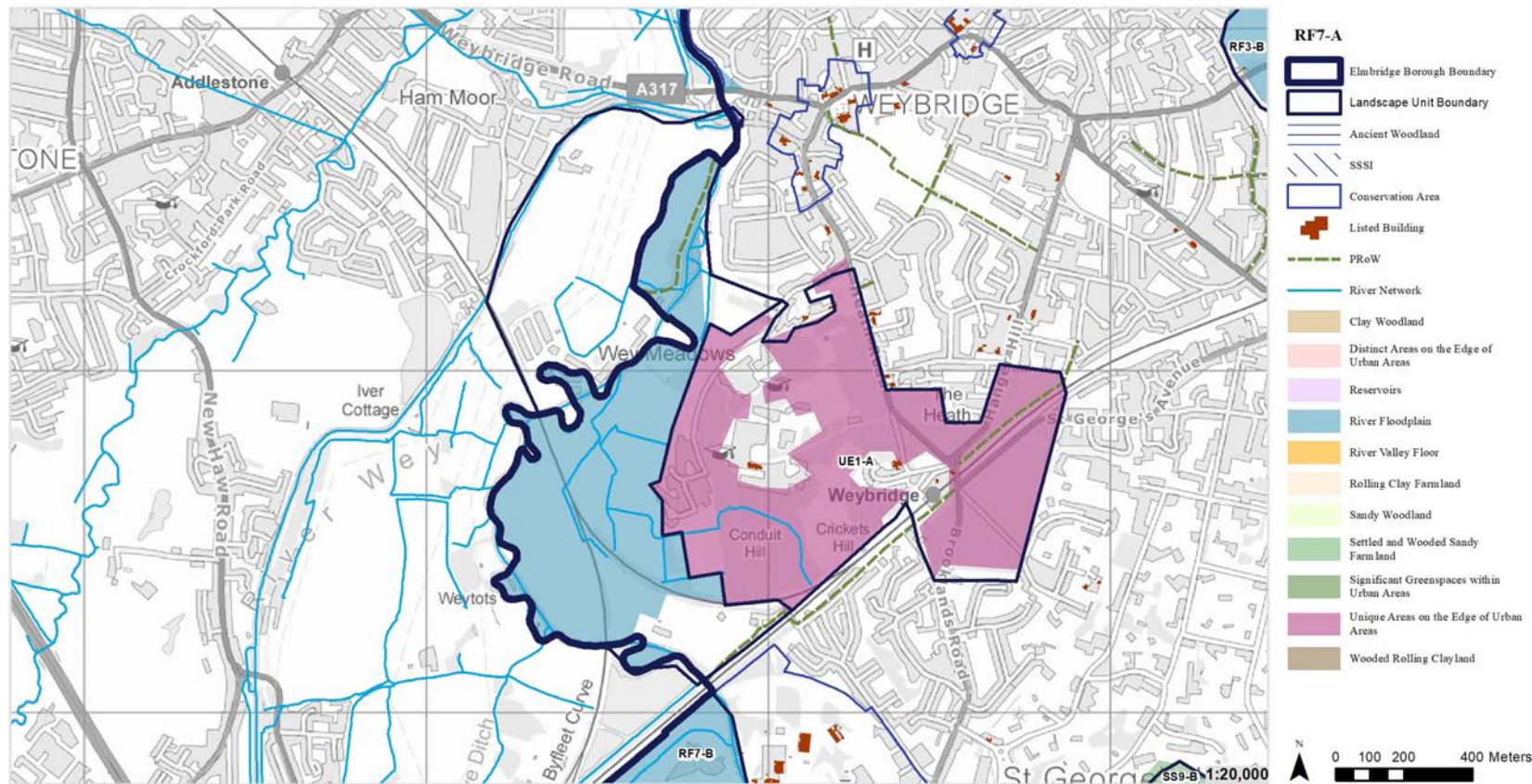


Figure 18: Location plan for Landscape Unit RF7-A

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of RF7-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Wey River Floodplain character area, of which RF7-A is predominantly a typical representation.

- Low-lying, gently sloping topography with the presence of the River Wey in multiple channels, streams and open water bodies, and the River Wey Navigation with its locks and towpath.
- A largely pastoral landscape, including meadows grazed by cattle, with irregular small to medium fields enclosed by ditches, trees or by rural fences. There are blocks and belts of alder woods along the river plus willows and pollards lining the ditches.
- Views at the southern and northern extremities of the Landscape Unit are enclosed by the adjoining Built-Up Areas, but within the central part of the Landscape Unit there are more distant views over the pastoral flood plain, except where the river is enclosed by riparian woodland. The surrounding tree cover and built form contribute to a sense of enclosure.
- Settlement within the Landscape Unit is limited to a hamlet, a few farmsteads, buildings associated with the river and the Wey Navigation, and occasional industrial and utilities buildings. There is also a mobile home settlement within the northern part of the area.
- The Waterloo to Reading railway line crosses the western part of the Landscape Unit. Elsewhere, rural roads and lanes connect to surrounding settlements, however there is little road access overall.
- The Landscape Unit is well served by Public Rights of Way, including the Wey Navigation Long Distance

Path adjoining the western boundary, and two other footpaths to the east and south.

- The northern part of the Landscape Unit contains a very small part of the Wey Navigation Conservation Area. The River Wey, designated as a Site of Nature Conservation Importance meanders throughout. The Landscape Unit is also within close proximity to the Brooklands Conservation Area (associated with the historic Motor Racing Circuit) to the south (within Landscape Unit RF7-B).
- This is a generally peaceful, pastoral landscape with a secluded, rural ambience with views across water meadows. Glimpses to surrounding settlements and industrial uses diminish the overall sense of remoteness.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Peaceful, often secluded, pastoral landscapes, along the meandering watercourse of the Wey.
 - Wide river valleys dissected by meandering rivers.
 - Riparian vegetation and land use, such as waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marshland.
 - River Wey, restored sections of the Wey, and multiple channels and waterbodies.
 - Intact pattern of ditches with ditch-line willows.

- Often grazed by cattle, particularly the Upper Wey River Floodplain.
- Largely unsettled, undisturbed ambience with woodland belts screening development on the edges.
- Provides rural access through the river valleys.
- The Wey Navigation Conservation Area is valued for the historic importance of its water meadow system, and as a well-used recreational resource.
- The rural character and scenic quality of the landscape resulting from the generally intact condition of mature field and hedgerow trees and presence of grazing livestock.
- Recreational value of the public rights of way which provide access from settlements to the River Wey and surrounding open countryside.

Assessment of Landscape Susceptibility

Table 15 describes the assessment of landscape susceptibility for RF7-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|---|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its physical and natural character as a result of the following: The Landscape Unit is formed by an area of flat low-lying floodplain along the River Wey and displays a moderate degree of complexity in the form of riparian woodland, grassland, a network of tree-lined ditches, playing fields, wooded railway embankments, sewage works set in woodland and the mature landscape setting of Weybridge Cemetery in the north (photo 1). Fields are large and irregular in shape and large scale and landscape condition is intact, elevating landscape susceptibility. | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its settlement character and edge conditions due to the following: The Landscape Unit is largely unsettled with the exception of a mobile home park. However, a small area of new development along the eastern boundary overlooks the landscape as the boundary is weakly defined. The Landscape Unit contributes somewhat to the rural qualities of the settlement setting of Weybridge and forms a buffer between the settlement edge and the Waterloo to Reading Line to the west and south, as a result of its large scale. | | | | |
| | | Medium Susceptibility | | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its cultural and historic character in light of the following: Mature riparian woodland and historic flood meadows along the River Wey imparts a sense of historic continuity within the Landscape Unit which would be vulnerable to change. Furthermore, Prehistoric, Saxon and Medieval occupation sites located in the southern parts of the Landscape Unit are designated as Sites of Archaeological Potential, increasing susceptibility in this regard. | | | | |
| | | Medium Susceptibility | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of perceptual character and landscape experience, by virtue of the following: This is a generally peaceful, pastoral landscape with a secluded, rural ambience although human influences and glimpses of surrounding built-up areas, and passing trains, temper the sense of remoteness (photo 2). | | | | |
| | | Medium Susceptibility | | |
| Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character by virtue of the following: Views within the north of the Landscape Unit are enclosed by the adjoining built-up areas (photo 3). Within the south of the Landscape Unit are longer views across the pastoral flood plain, although these are contained by woodland along the Waterloo to Reading Line and riparian woodland along the River Wey. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character in light of the following: Skylines to the south and west are mostly undeveloped and formed by woodland, however pylons break the wooded skyline and therefore reduce susceptibility in this regard. Skylines to the east are formed by woodland in the background and new development in the foreground, therefore would be less vulnerable to change, although susceptibility is medium-high for this criterion in overall terms. | | | | |
| | | | Medium-High Susceptibility | |

Table 15: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit is formed by an area of flat low-lying floodplain along the River Wey and displays a moderate degree of complexity in the form of riparian woodland, grassland, a network of tree-lined ditches, playing fields, wooded railway embankments, sewage works set in woodland and the mature landscape setting of Weybridge Cemetery in the north”

Photo 2



“This is a generally peaceful, pastoral landscape with a secluded, rural ambience although human influences and glimpses of surrounding built-up areas, and passing trains, temper the sense of remoteness”

Photo 3



“Views within the north of the Landscape Unit are enclosed by the adjoining built-up areas”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of parts of the Landscape Unit resulting from the maturity of landscape features and unique floodplain setting.
- The Landscape Unit's general representativeness of wider landscape character, as described in the key characteristics in the Surrey LCA.
- The limited presence of conservation designations including a small part of the Wey Navigation Conservation Area, the River Wey Site of Nature Conservation Importance and proximity to the Brooklands Conservation Area to the south.
- The recreational value attached to the Landscape Unit, notably the Public Rights of Way providing access to the River Wey and the wider countryside for surrounding communities.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 15** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium** to change arising from residential and mixed-use development.

This judgement has been reached as a result of the complexity of landscape features and their intact condition, which imparts a sense of rurality in places within the Landscape Unit. However, the existing influence of development in the form of the Waterloo to Reading Line, the sewage works and recent development reduce overall susceptibility of this landscape to change arising from residential and mixed-use development.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-Low** overall sensitivity to change arising from residential and mixed-use development, by virtue of the local recreational value demonstrated by the presence of a small number of sports fields in the north of the Landscape Unit. Some higher quality landscape features, such as mature field trees and blocks of woodland, impart a sense of rurality in the south and result in a higher sensitivity to development in this area. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunities for mitigation, enhancement and restoration.



Figure 19: Landscape sensitivity rating for RF7-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF7-B

The Landscape Unit falls within the Lower Wey River Floodplain Landscape Character Area and covers 67ha of flat, low lying floodplain along the River Wey to the west of St George's Hill. The landscape unit includes part of the historic and nationally significant Brooklands Motor Racing Circuit (the world's first purpose-built motor racing circuit), for which the River Wey was diverted and straightened in this area early in the 20th century. The South Western Main Line passes to the north of the Landscape Unit. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 25 and 26.

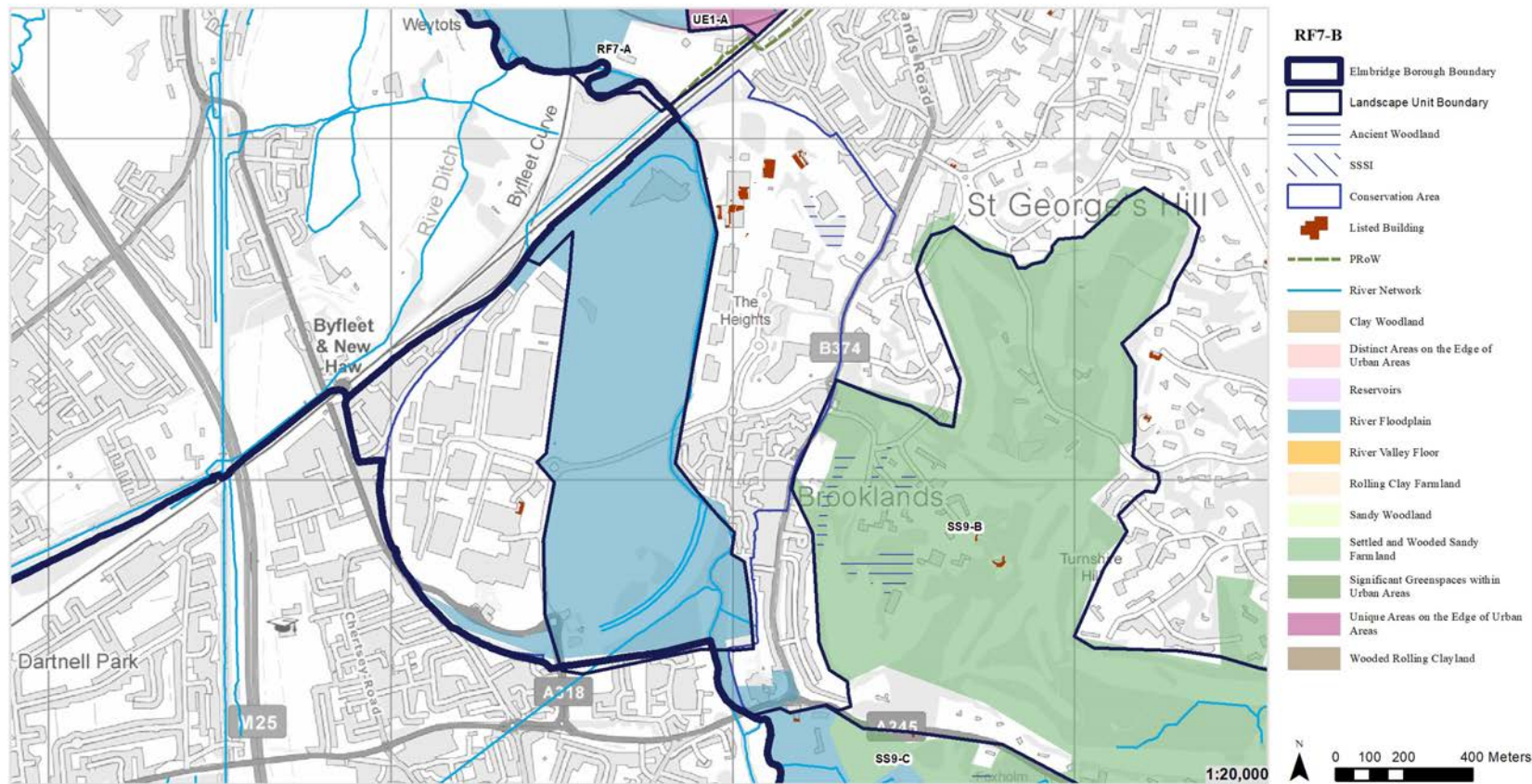


Figure 20: Location plan for Landscape Unit RF7-B

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of RF7-B

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Wey River Floodplain character area, of which RF7-B is not a typical representation (due to the historic development of Brooklands).

- Flat, low lying flood plain of the River Wey, with multiple channels, streams and open water bodies in the southern part of the Landscape Unit.
- An urban fringe landscape, formed of the disused airfield at Brooklands, including Brooklands Motor Racing Circuit, Mercedes Benz World and associated commercial uses. The Brooklands Community Park is located in the south.
- A more rural and peaceful landscape setting in the southern part of the Landscape Unit, formed of a meadow adjoining the River Wey, along with blocks of woodland and recreational uses.
- The surrounding residential and commercial built form, along with the woodland to the south, contributes to a sense of enclosure and limits connection with the wider countryside.
- A network of minor roads pass through the Landscape Unit, connecting to surrounding residential and commercial uses.
- The Landscape Unit has a limited Public Right of Way network, formed of one footpath adjoining the southern boundary. Brooklands Community Park is however designated as Suitable Alternative Natural Green Space (SANG), providing accessible and natural greenspace to the surrounding communities.
- The entirety of the Landscape Unit is covered by the Brooklands Conservation Area, reflecting its historical importance in world motor sport and

British aviation history. The eastern part of the Landscape Unit is designated as the Brooklands Site of Nature Conservation Importance due to its acid grasslands.

- This is a predominantly a semi-urban landscape, surrounded by built form and supporting commercial and recreational uses. Brooklands Community Park contributes to a more rural character in the south-east with extensive tree cover creating a secluded, semi-rural ambience.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays a number of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Riparian vegetation and land use, such as waterside meadows, wet woodland, and varied grassland.
 - River Wey, and multiple channels and waterbodies to the south.
 - Provides amenity space and recreation opportunities for surrounding urban areas.
- Brooklands is valued for its historic importance as the world's first purpose built motor racing circuit, as the birthplace of British motor sport and aviation, and the site of numerous engineering and technological achievements. This is reflected in its designation as a Scheduled Monument on the Sites and Monuments Record (SMR) and as a Conservation Area.

- The more rural character and scenic quality of the south-eastern part of the landscape unit, resulting from the generally intact condition of mature hedgerow trees, providing relief from the surrounding built form.
- Recreational value of Brooklands Community Park, which provides amenity space for surrounding settlements.

Assessment of Landscape Susceptibility

Table 16 describes the assessment of landscape susceptibility for RF7-B.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|---|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its physical and natural character due to the following: The Landscape Unit displays a relatively low degree of complexity, consisting of the disused Brooklands Airfield, the remnants of the historic Brooklands motor racing circuit, flat open amenity grassland and some areas of woodland along the River Wey to the east of the Landscape Unit (photo 1). The open space to the south includes an area of SANG and a community park and play area. The Landscape Unit displays relatively few characteristics of the wider character area. | | | | |
| | Low-Medium Susceptibility | | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its settlement character and edge conditions by virtue of the following: The Landscape Unit is unsettled, however the area to the north forms part of the Mercedes Benz World complex. The Landscape Unit forms a buffer between settlement to the east and Brooklands Industrial Estate to the west and contributes to the provision of accessible open space to neighbouring communities (photo 2). | | | | |
| | | Medium Susceptibility | | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a High Susceptibility to change in terms of its cultural and historic character due to the following: In areas to the south where the substantial remnants of the nationally significant Brooklands Motor Racing Circuit are designated as a Scheduled Monument on the Sites and Monuments Record or SMR. The remains also have considerable cultural, social and associational value and the significance is reinforced and complemented by the Second World War Airfield which occupies part of the site. | | | | |
| | | | | High Susceptibility |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: Views to adjacent industrial buildings and settlement edges along with busy roads passing through the Landscape Unit detract from sense of rurality, resulting in the landscape in some areas being less susceptible to development. | | | | |
| | Low-Medium Susceptibility | | | |
| Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character by virtue of the following: Views are generally open and unfiltered, and there is a high degree of intervisibility between areas of the Landscape Unit (photo 3). However, woodland running along the River Wey in the east and the main roads to the west helps in screening views to surrounding development. High numbers of receptors include road users, workers in neighbouring commercial premises and recreational users of the landscape and visitors associated with the historical attractions at Brooklands. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character in light of the following: Skylines to the south-east are generally wooded in character however to the north and west there is a greater degree of development visible in the form of the settlement to the east and Brooklands Industrial Estate to the west (photo 4), which locally reduces susceptibility to change. | | | | |
| | | Medium Susceptibility | | |

Table 16: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays a relatively low degree of complexity, consisting of the disused Brooklands Airfield, the remnants of the historic Brooklands motor racing circuit, flat open amenity grassland and some areas of woodland along the River Wey to the east of the Landscape Unit”

Photo 2



“The Landscape Unit forms a buffer between settlement to the east and Brooklands Industrial Estate to the west, and contributes to the provision of accessible open space to neighbouring communities”

Photo 3



“Views are generally open and unfiltered, and there is a high degree of intervisibility between areas of the Landscape Unit”

Photo 4



“Skylines to the south-east are generally wooded in character, however to the north and west there is a greater degree of development visible in the form of the settlement to the east and Brooklands Industrial Estate to the west.”

Evaluation of Landscape Value

The Landscape Unit is assessed as having *National* landscape value by virtue of the following:

- The presence of statutory conservation designations and nationally and internationally significant sites, notably the Brooklands Motor Racing Circuit and Scheduled Monument, the Brooklands Conservation Area and Brooklands Site of Nature Conservation within the Landscape Unit.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 16** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of *Medium* to residential and mixed-use development.

This judgement has been reached by virtue of the low degree of complexity displayed within the Landscape Unit and the impact surrounding development has on the physical and perceptual character of this landscape. However, emphasis has been placed on the considerable historical associations attached to the landscape in regard to Brooklands Airfield and the internationally significant Motor Racing Circuit, both of which would be highly vulnerable to change. These elevate landscape susceptibility in overall terms.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a *Moderate-High* overall sensitivity to change arising from residential and mixed-use development, primarily due to the historic value attached to Brooklands Airfield and Brooklands Motor Racing Circuit. A high degree of care would be needed in considering the location, design and siting of even small amounts of change within the landscape in order to limit the impact of development on these culturally and historically valuable features.



Figure 21: Landscape sensitivity rating for RF7-B

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF10-A

The Landscape Unit falls within the Lower Mole River Floodplain Landscape Character Area and covers 262ha of flat low-lying valley farmland and recreational land along the River Mole to the south of Molesey and north-east of Esher. The River Mole runs along the eastern boundary of the Landscape Unit, following a meandering course through the valley floor and the South Western Main Line passes east-west through the centre of the Landscape Unit. Various historic sites are evident in the valley floor and at the edge of the landscape unit, notably Waynefleete's Tower and associated medieval fishponds, plus moated sites. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 48, 54, 59a and 59b and encompasses Recommended Sub Areas 37, 38 and 39.

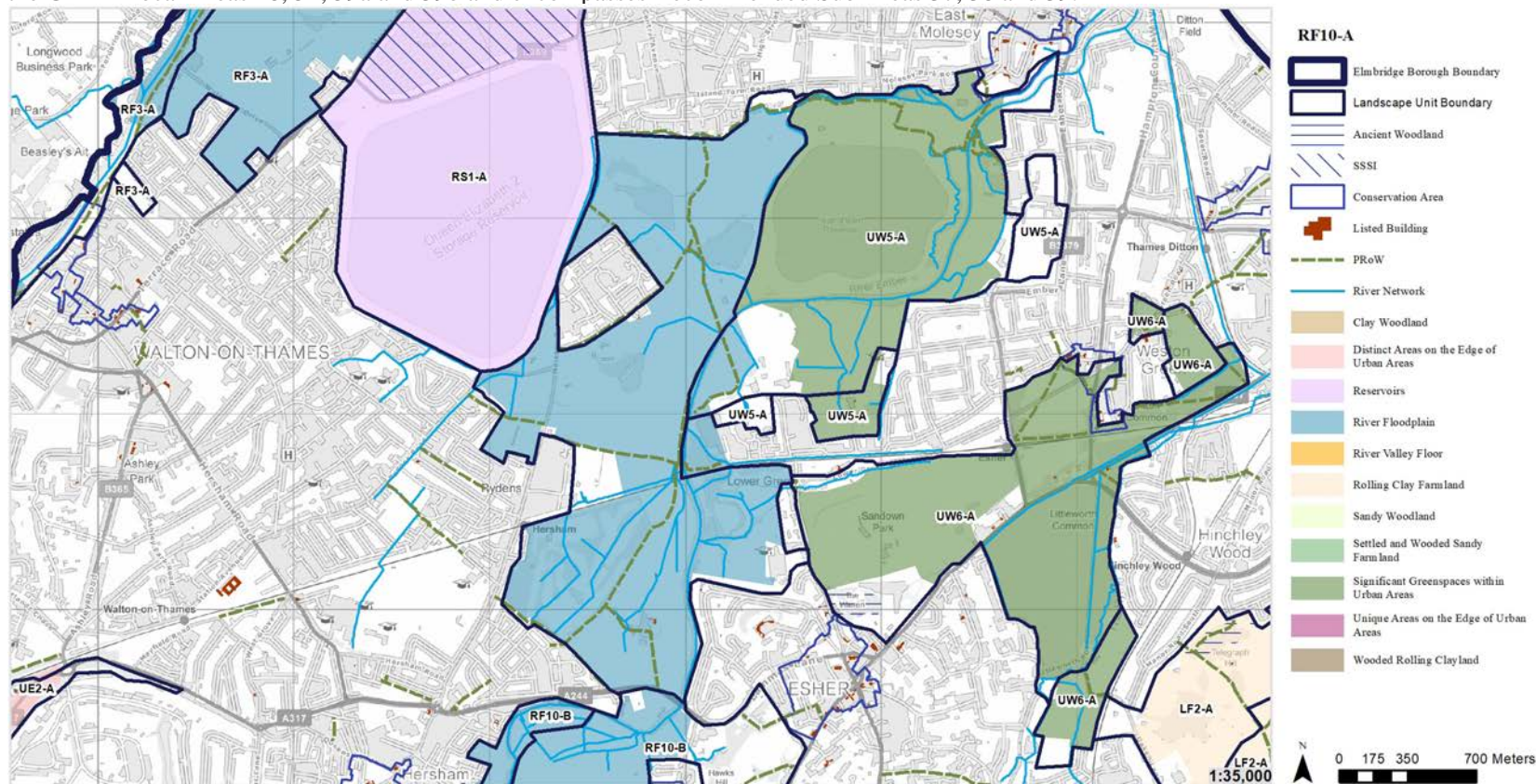


Figure 22: Location plan for Landscape Unit RF10-A

Contains Ordnance Survey data.
 © Crown copyright and Database right 2019

Key Characteristics of RF10-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Mole River Floodplain character area, of which RF10-A is a typical representation.

- Flat, low lying floodplain of the River Mole.
- The Landscape Unit forms a broad corridor through areas of settlement and between two reservoirs.
- The river follows a gently meandering course, with multiple channels. The valley floor also contains small watercourses, streams, lakes and water bodies often linked to the river.
- Consists of a mixture of pastoral and arable fields, with riparian vegetation and occasional blocks of woodland. Incorporates occasional remnant parkland, including areas of large individual mature trees within fields. The landscape is degraded in some areas as a result of the golf course, recreation, horticulture, paddocks, and mineral works.
- Irregular, medium scale fields, with a partial hedgerow network (particularly to the south), ditches and tree lines.
- The sense of enclosure varies across the Landscape Unit, although vegetation helps reduce views of urban influence from adjacent settlement.
- The Waterloo to Woking railway line cuts across the southern part of the Landscape Unit, and the A244 adjoins the southern boundary. Public access within the Landscape Unit is moderate, with several Public Rights of Way connecting the area, particularly north of the railway.
- Settlement within the Landscape Unit is limited, mainly consisting of dispersed dwellings and

the occasional farmstead. The Landscape Unit is however bounded by built form on all sides. Industrial and urban fringe land uses are located within close proximity to the reservoirs and railway line.

- Much of the northern part of the Landscape Unit is comprised of the Field Common/ Hersham Pitts Site of Nature Conservation Importance and the Molesey and Hersham Biodiversity Opportunity Area. The Landscape Unit is also within proximity to the Island Barn Reservoir Conservation Area to the east, and the Queen Elizabeth II Reservoir Conservation Area to the west.
- The low-lying floodplain landscape has a high degree of distinctiveness (associated with the meandering course of the River Mole) as it passes through surrounding rural and semi-urban landscapes.
- Limited settlement and transport infrastructure aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urban influences to the north (East Molesey).

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Peaceful, often secluded, pastoral landscapes, along the gently meandering watercourses of the Mole.
 - Riparian vegetation and land use, such as

waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marshland of biodiversity interest.

- The River Mole and multiple channels and waterbodies.
- Areas of intact pattern of ditches with distinctive ditch-line willows.
- Largely unsettled, undisturbed ambience with woodland belts screening development on the edges of the Landscape Unit.
- Provides amenity space, recreational opportunities and public access through the river valley for surrounding urban areas.
- Field Common/ Hersham Pitts is valued for its ecological and recreational value, reflected in its designation as a Site of Nature Conservation Importance. Molesey Heath within this area is also designated as a Local Nature Reserve, and is of recreational value for the local communities of Molesey and Thames Ditton.
- Molesey and Hersham Biodiversity Opportunity Area is valued for its ecological importance - standing open water and floodplain grassland which are priority habitats.
- The generally rural character and scenic quality of the landscape to the north, resulting from the generally intact condition of mature field and hedgerow trees and the presence of Molesey Heath.
- Recreational value of the public rights of way which provide access from settlements to local open spaces. Hersham Golf Club in the south of the Landscape Unit, along with camping and equestrian uses, further contributes to this recreational offer.

Assessment of Landscape Susceptibility

Table 17 describes the assessment of landscape susceptibility for RF10-A.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its physical and natural character as a result of the following: The Landscape Unit consists primarily of low-lying floodplain, small to medium scale fields (with some converted to paddocks) enclosed by mature hedgerows and tree belts (photo 1) and Hersham Golf Club. The undulating landscape of Molesey Heath, also a Local Nature Reserve, is in the northern most extents of the Landscape Unit and it would be more vulnerable to change by virtue of its relatively intricate and varied topography. The landscape is generally intact although an area of flat open fields in the centre, adjacent to Hersham Trading Estate, displays some urban fringe characteristics that make it less susceptible to change (photo 2). | | | | |
| | | Medium Susceptibility | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its settlement character and edge conditions in light of the following: The Landscape Unit is generally unsettled apart from the occasional farmstead. The Landscape Unit does however abut several settlement edges; Molesey in the north, Hersham in the south-west and Esher in the south-east. The landscape plays an important role in the provision of open green space, particularly in the north -Molesey Heath Local Nature Reserve and Neilson Recreation Ground. The Landscape Unit also forms a strong buffer between the settlements. | | | | |
| | | | Medium-High Susceptibility | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its cultural and historic character by virtue of the following: Various historic sites are evident in the valley floor in the south and at the edge of the landscape unit, notably the Grade I listed Waynefflete's Tower (located at the edge of the unit and of the defined settlement boundary and forming part of the historic site of Esher Palace and designated as a Key Landmark in the Local Plan) and associated medieval fishponds, plus moated sites around South Weylands Farm (designated as a County Site of Archaeological Importance). | | | | |
| | | | Medium-High Susceptibility | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as a having Medium-High Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: Limited settlement and public access enhance tranquillity although the sense of remoteness is reduced by surrounding urban influences in the north of the Landscape Unit. Fields in the south feel quite remote along PRoW where development is obscured by vegetation and the landscape possesses a rural farmland character. | | | | |
| | | | Medium-High Susceptibility | |
| Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character as a result of the following: The sense of enclosure varies along the length of the Landscape Unit, with more open and elevated landscapes to the north affording longer distance views across adjacent landscapes (photo 3). Whereas the smaller scale landscape to the south affords a greater degree of enclosure by virtue of mature tree lined hedgerow boundaries and belts of woodland associated with Hersham Village Golf Course which filters views of urban influences. Localised changes in topography associated with the golf course also restrict intervisibility with Hersham to the west. | | | | |
| | | Medium Susceptibility | | |
| Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character by virtue of the following: Skylines are mostly natural, defined by mature woodland, however development in the form of telegraph wires and lighting masts locally penetrate the skyline in places. Settlement on rising landform to the east of the Landscape Unit is visible, however dwellings are generally low rise and tend not to break the wooded skyline (photo 4). | | | | |
| | | | Medium-High Susceptibility | |

Table 17: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit consists primarily of low-lying floodplain, small to medium scale fields (with some converted to paddocks) enclosed by mature hedgerows and tree belts”

Photo 2



“The landscape is generally intact although an area of flat open fields in the centre, adjacent to Hersham Trading Estate, displays some urban fringe characteristics that make it less susceptible to change”

Photo 3



“The sense of enclosure varies along the length of the Landscape Unit, with more open and elevated landscapes to the north affording longer distance views across adjacent landscapes”

Photo 4



“Settlement on rising landform to the east of the Landscape Unit is visible, however dwellings are generally low rise and tend not to break the wooded skyline”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the maturity of landscape features.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The proximity to Sites of Nature Conservation Importance and Biodiversity Opportunity Areas within adjacent Landscape Units.
- The views to Wayneflete's Tower and the associated landscape features linked with the former Esher Palace.
- The recreational value attached to the Landscape Unit, serving the surrounding settlements, demonstrated by the connected public rights of way network that provides access to local green space, and the wider floodplain landscape of the Mole Valley.
- Recreational opportunities in the northern and southern extremities of the Landscape Unit.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 17** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium-High** to change arising from residential and mixed-use development. This judgement has been reached in light of the intricate riparian character which persists in the valley floor and aspects of the historic landscape pattern described above.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development. This is due to the historic value attached to the landscape in the south, the recreational and natural value attached to the landscape around Molesey Heath and the Landscape Unit's representativeness of wider landscape character. A high degree of care would be needed in considering the location, design and siting of even small amounts of change within the landscape.

A variation in landscape sensitivity is apparent in the fields to the north of Hersham Trading Estate in the centre of the Landscape Unit where the landscape is assessed as having **Moderate-Low** sensitivity to change arising from residential and mixed-use development, due to the lower value attached to the landscape and existing influence of modern development in this area.



Figure 23: Landscape sensitivity rating for RF10-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF10-B

The Landscape Unit falls within the Lower Mole River Floodplain Landscape Character Area and covers 251ha of flat low-lying farmland and recreational land use (Hersham Riverside Park) along the River Mole between Hersham and Esher. The River Mole runs north to south through the Landscape Unit, following a gently meandering course through the valley floor. The boundary of the Landscape Unit partially includes the GBBR Local Areas 21, 23 and 47 and encompasses Recommended Sub Areas 21, 22, 30 and 31.

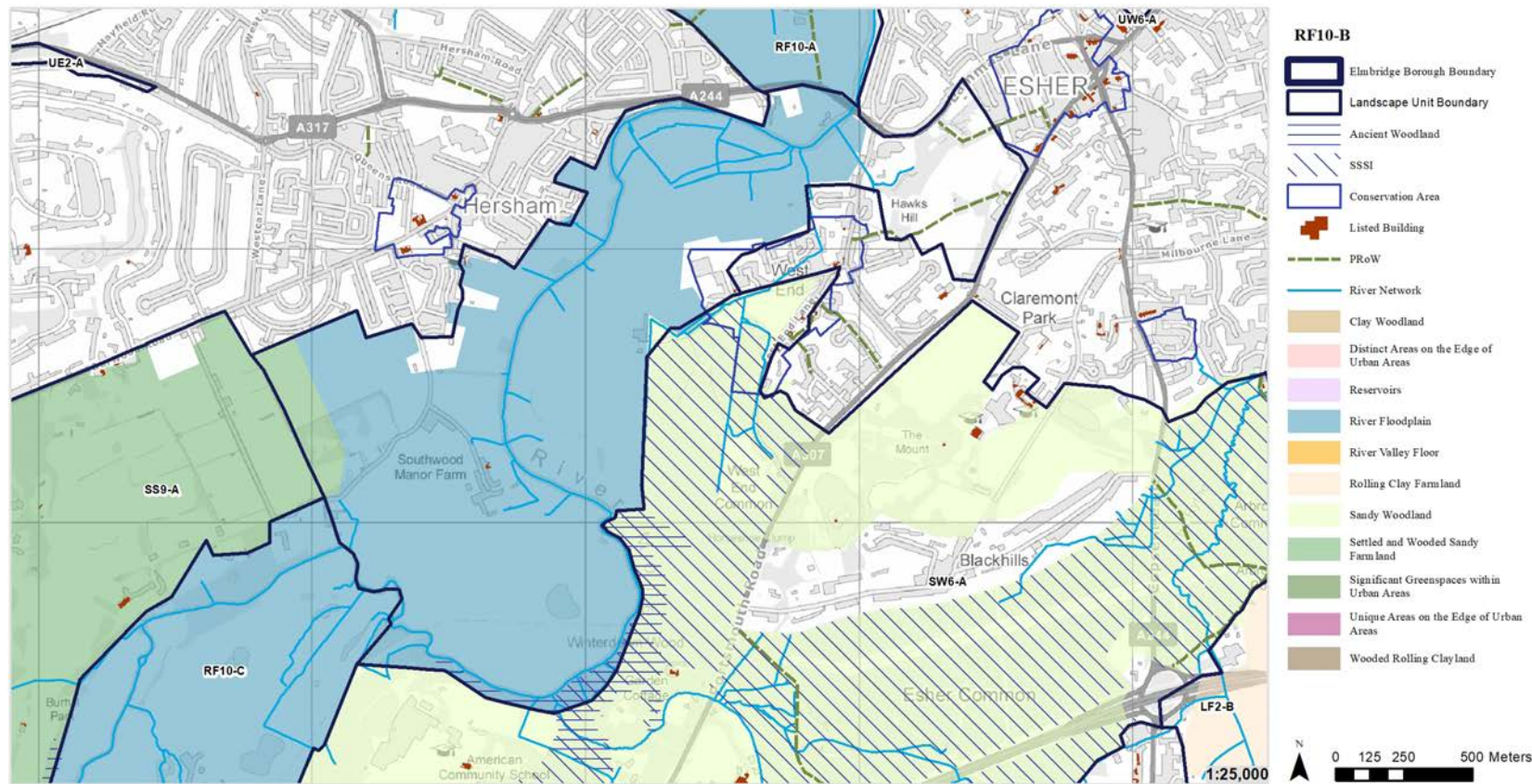


Figure 24: Location plan for Landscape Unit RF10-B

Contains Ordnance Survey data.
© Crown copyright and Database right 2019

Key Characteristics of RF10-B

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Mole River Floodplain Character Area, of which RF10-B is generally a typical representation, although it lacks the parks and designed landscapes of the wider character area.

- Flat, low lying floodplain of the River Mole.
- The southern part of the Landscape Unit cuts through claylands, with wider river meanders to the north of the A3. The northern part forms a corridor through areas of settlement.
- The River is formed of multiple channels. The valley floor also contains small watercourses, streams, lakes and water bodies often linked to the river.
- Consists of a mixture of pastoral and arable fields, with riparian vegetation and occasional blocks of woodland and copses to the west and north-east. This includes areas of large individual mature trees within fields. The landscape degrades towards the north-east, and includes the Moor Place Golf Course and other recreational uses.
- Includes a very limited area of ancient woodland, adjoining the southern boundary.
- Irregular, medium scale fields, with a partial hedgerow network ditches and tree lines cover the majority of the Landscape Unit.
- The sense of enclosure varies throughout the Landscape Unit. Although the agricultural and pastoral fields contribute to a sense of openness, longer views are interrupted by vegetation, surrounding urban influences and dense woodland.
- The Esher Road (A244) adjoins part of the northern boundary and the Burhill Road cuts across the

western part. The remaining road network is limited to smaller lanes and tracks. Public access within the Landscape Unit and to the river is relatively limited, with only two Public Rights of Way crossing the north-eastern corner.

- Settlement within the Landscape Unit is also limited, mainly consisting of the occasional farmstead or residential dwelling, industrial uses to the centre, along with the occasional commercial building (nurseries, animal sanctuary, and cattery).
- The Landscape Unit contains a very small part of Esher Common in the far southern part of the Landscape Unit, and which adjoins the majority of the eastern boundary. Esher Common is designated as a Site of Special Scientific Interest and a Local Nature Reserve, and falls within the Esher and Oxshott Commons Biodiversity Opportunity Area.
- The Landscape Unit includes part of the West End Conservation Area adjoining the south-western boundary.
- Recreational uses include the Moor Place Golf Course and West End Recreation Ground in the north-east of the Landscape Unit, along with the Hersham Riverside Park adjoining the western boundary.
- The floodplain has a high degree of distinctiveness as it passes through the wider landscape. The river forms wide meanders, creating a wide flat valley floor that increases the prominence of the river corridor and riparian vegetation beyond that of the river itself.
- Limited settlement and public access aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urban influences, and presence of recreational and commercial uses.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Areas of peaceful, often secluded, pastoral landscapes, along meandering watercourses of the River Mole.
 - Wide river valleys associated with their meandering watercourses.
 - Riparian vegetation, waterside meadows, wet woodland (e.g. Alder), and varied grassland.
 - Occasional grazing by cattle.
 - Largely unsettled, with limited settlement of scattered farmsteads, creating a predominantly agricultural landscape with woodland screening urban areas to the south.
- Areas of high ecological importance, including an area of ancient woodland and a small part of Esher Common in the south, reflected in its designation as a Site of Special Scientific Interest, a Local Nature Reserve and Biodiversity Opportunity Area.
- The West End Conservation Area is valued for its historic importance.
- The predominantly rural character and scenic quality of the landscape resulting from the generally intact condition of mature field and hedgerow trees and the presence of grazing livestock.
- Recreational value of the Moor Place Golf Course and West End Recreation Ground, along with the small stretches of Public Rights of Way in the north-east, providing access to the settlement of Esher.

Assessment of Landscape Susceptibility

Table 18 describes the assessment of landscape susceptibility for RF10-B.

| Low Susceptibility | Low-Medium Susceptibility | Medium Susceptibility | Medium-High Susceptibility | High Susceptibility |
|--|---------------------------|-----------------------|----------------------------|---------------------|
| Physical and Natural Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit displays a limited degree of complexity with large parts consisting of flat, low-lying farmland along the River Mole. Field pattern is simple and expansive with few field boundaries (photo 1). However, Hersham Riverside Park along the western boundary and the landscape along the River Mole show greater complexity in the form of riparian vegetation, small areas of woodland and grassland which impart a greater degree of distinctiveness. | | | | |
| | Low-Medium Susceptibility | | | |
| Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its settlement character and edge conditions due to the following: Settlement within the Landscape Unit is limited to a small number of farmsteads. However, the settlement edge of Hersham overlooks Hersham Riverside Park in the west of the Landscape Unit and the park plays an important role in the local setting by displaying a range of intact landscape features and for recreation. The Landscape Unit also fulfils the role in the perceived separation of Hersham and Esher. | | | | |
| | | Medium Susceptibility | | |
| Cultural and Historic Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of its cultural and historic character by virtue of the following: There is limited cultural or historical association present throughout much of the landscape as a result of large areas of land converted for use for modern agriculture and sports pitches (photo 2), however fields to the south include a number of Areas of High Archaeological Potential. | | | | |
| | Low-Medium Susceptibility | | | |
| Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: Limited settlement and public access aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urban influence (photo 3) to the west and east and the aural effects of surrounding main roads. | | | | |
| | | Medium Susceptibility | | |
| Visual Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of visual character in light of the following: There is a high degree of visual openness within the Landscape Unit by virtue of its flat, low-lying landform and large scale (photo 4) with limited tree cover. However, woodland to the east and west of the Landscape Unit obscures views towards settlement edges. The landscape forms part of Strategic View 5 'The Valley of the River Mole from The Ledges at Esher' and therefore increases susceptibility in this regard. | | | | |
| | | | Medium-High Susceptibility | |
| Skyline Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of skyline character due to the following: Skylines are largely natural in character by virtue of the woodland that aligns the edges of the Landscape Unit in the east and west, however glimpses of settlement can be seen breaking the skyline in places. | | | | |
| | | | Medium-High Susceptibility | |

Table 18: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays a limited degree of complexity with large parts consisting of flat, low-lying farmland along the River Mole. Field pattern is simple and expansive with few field boundaries”

Photo 2



“There is limited cultural or historical association present throughout much of the landscape as a result of large areas of land converted for use for modern agriculture and sports pitches”

Photo 3



“Limited settlement and public access aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urban influence”

Photo 4



“There is a high degree of visual openness within the Landscape Unit by virtue of its flat, low-lying landform and large scale”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value as a result of:

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the agricultural uses and the maturity of landscape features.
- The Landscape Unit's general representativeness of wider landscape character as described in the key characteristics in the Surrey LCA (with the exception of parklands, as noted above).
- The limited presence of conservation designations, including a small part of Esher Common and ancient woodland in the southern part of the Landscape Unit.
- The recreational value attached to the Landscape Unit, with the limited Public Rights of Way network connecting Esher to sports and recreation opportunities in the north-east of the Landscape Unit. Hersham Riverside Park also contributes to the recreational offer, serving the community of Hersham.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 18** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium** to residential and mixed-use development.

This judgement has been reached due to the open and low-lying character of the Landscape Unit which would be vulnerable to change, although the simple landscape pattern lowers overall susceptibility. Hersham Riverside Park in the west of the Landscape Unit would be more susceptible to change by virtue of its greater degree of natural character and its close proximity to Hersham in regard to provision of accessible open space.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-Low** overall sensitivity to change arising from residential and mixed-use development, due to the local nature of the landscape's value and the regular, simple, predominantly modern landscape pattern with a low diversity of landscape features. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.

A variation in landscape sensitivity is apparent in the landscape along the River Mole to the west where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development, due to the landscape displaying a greater diversity in its physical and natural character.



Figure 25: Landscape sensitivity rating for RF10-B

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF10-C

The Landscape Unit falls within the Lower Mole River Floodplain Landscape Character Area and covers 183ha, being defined by an area of flat low-lying farmland to the north of Cobham and includes the New Burhill Golf Course. The River Mole runs along the western edge of the Landscape Unit and the A3 forms the southern boundary. The boundary of the Landscape Unit partially aligns with the GBBR Local Areas 19 and 23.

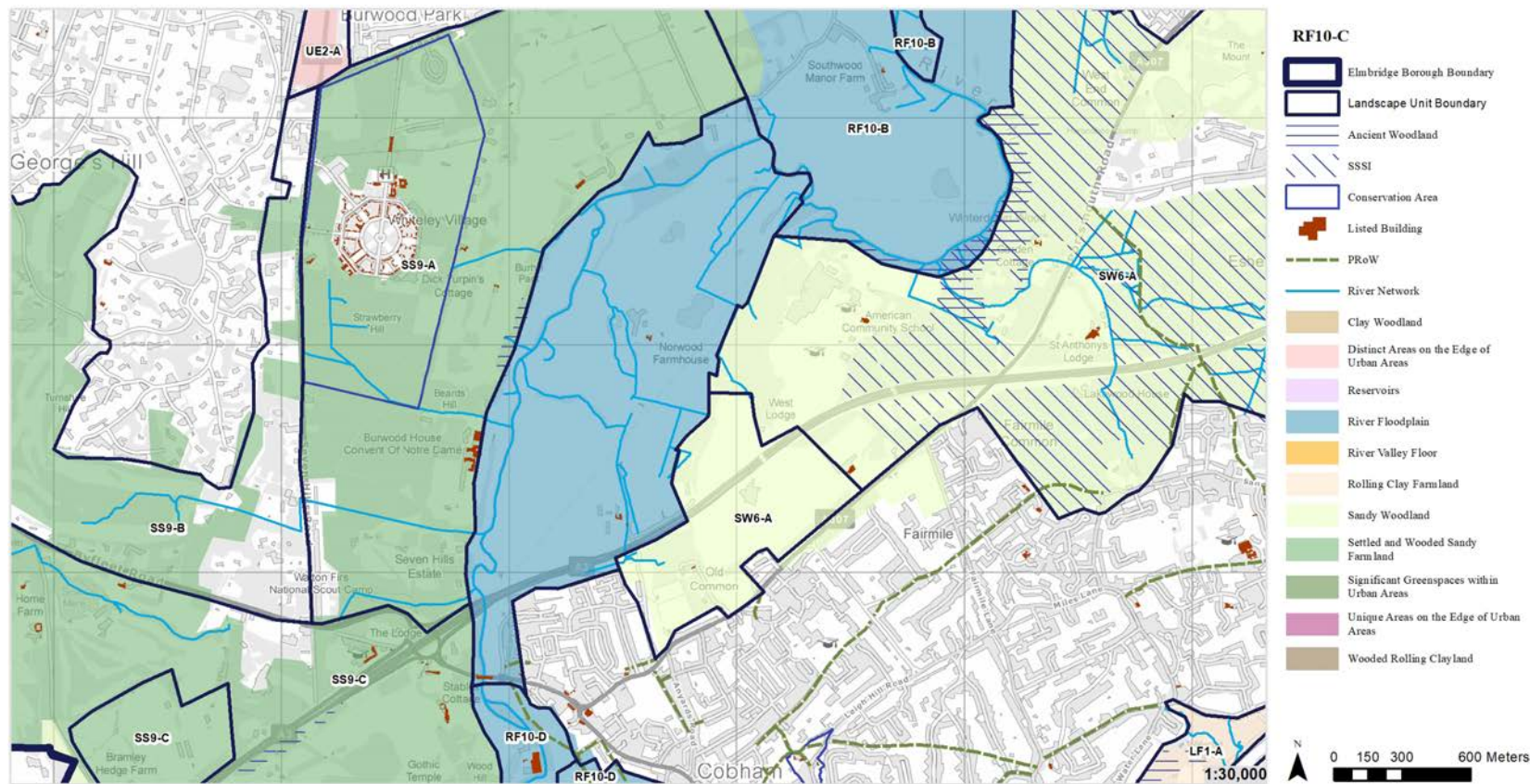


Figure 26: Location plan for Landscape Unit RF10-C

Contains Ordnance Survey data.
© Crown copyright and Database right 2019