

Key Characteristics of RF10-C

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-C is not a typical representation.

- Gently sloping lowland, reaching high points of approximately 35m AOD in the south to low points of around 15m AOD in the west.
- The river gently meanders past the western edge of Cobham, forming multiple channels further north. The valley floor also contains small watercourses, streams and water bodies often linked to the river.
- Consists of a mixture of pastoral and arable fields, with riparian vegetation and occasional tree belts or block of woodland. The landscape incorporates remnant parkland, and areas of large individual mature trees within fields, however it degrades towards the north, which is predominantly covered by the New Burhill Golf Course.
- Irregular, medium scale fields, with a partial/variable hedgerow network (particularly to the south), ditches and tree lines.
- The sense of enclosure varies throughout, with dense woodland to the east and west, recreational uses to the north and built form to the south limiting long views and connection with the wider countryside.
- The Esher Bypass (A3) cuts across the southern part of the Landscape Unit. Public access into the Landscape Unit and to the river is limited, with only a small Public Right of Way to the south.
- Settlement within the unit is limited, mainly consisting of the occasional farmstead, dispersed residential and commercial uses. The Landscape Unit is however surrounded by built form to the south.

- The Landscape Unit includes a small part of a Site of Nature Conservation Importance, formed of the Field West of Old Common adjoining the southern boundary. The Landscape Unit also includes a very small part of Painshill Park (Grade I Registered Historic Park and Garden) in the south-western corner.
- The Landscape Unit is adjoined by the Esher and Oxshott Commons Biodiversity Opportunity Area to the east, and the Wisley, Ockham and Walton Heath Biodiversity Opportunity Area to the west. A small patch of ancient woodland adjoins the Landscape Unit along the western boundary.
- The floodplain landscape has a degree of distinctiveness as it passes through urban fringe and rural land uses, increasing 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 to the south, notably the Esher Bypass (A3).

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 gently meandering watercourses of the Mole.
 - Riparian vegetation and land use, such as

waterside meadows, wet woodland (e.g. Alder), and varied grassland.

- Areas of intact pattern of ditches with ditch-line willows.
- Largely unsettled, undisturbed ambience with surrounding woodland screening development on the edges of the area.
- Provides recreational opportunities for Cobham and Hersham.
- The Field West of Old Common is valued for its ecological importance, notably the habitat it provides for adder, reflected in its designation as a Site of Nature Conservation Importance.
- The rural character and scenic quality of the landscape resulting from the generally intact condition of mature field and hedgerow trees.
- Recreational value of the New Burhill Golf Course, and the limited Public Rights of Way network which provide Cobham with access to open countryside.

Assessment of Landscape Susceptibility

Table 19 describes the assessment of landscape susceptibility for RF10-C.

Low Susceptibility	Low-Medium Susceptibility	Medium Susceptibility	Medium-High Susceptibility	High Susceptibility
<p>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 is formed by the flat, low-lying floodplain of the River Mole. The landscape to the south displays a simple landscape pattern by virtue of the prevailing agricultural land use. Fields are large scale, regular and have few boundaries (photo 1). The landscape in the north displays slightly more complexity in the form of woodland belts, small ponds and grassland associated with New Burhill Golf Course and along the River Mole where Wood-Pasture and Parkland BAP Priority Habitat is evident.</p>				
		Medium Susceptibility		
<p>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 by virtue of the following: Settlement within the character area is limited to a very small number of farmsteads (photo 2). There is also minimal settlement neighbouring the Landscape Unit. As such, the Landscape Unit would be vulnerable to change by virtue of the addition of a new type of development to the area.</p>				
			Medium-High Susceptibility	
<p>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 due to the following: Historic character within the Landscape Unit is confined to three Grade II listed buildings. Belts of woodland associated with New Burhill Golf Course in the north and along the River Mole to the west impart some sense of historic continuity, slightly increasing susceptibility in this regard. However, this is limited by the modern landscape pattern and urban influence from prominent pylons passing through the landscape (photo 3).</p>				
	Low-Medium Susceptibility			
<p>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: Limited settlement and public access aid the sense of tranquillity, although the sense of remoteness is reduced by surrounding urbanising influence such as large pylons passing through the middle of the unit and the aural effects of the A3 to the south.</p>				
		Medium Susceptibility		
<p>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 to the south is open and affords distant views to neighbouring landscapes with little intervening vegetation. As such, this would be susceptible in this regard. However, the landscape to the north, consisting of New Burhill Golf Course, is generally more enclosed by virtue of woodland belts associated with the golf course that filter views. Strategic View 5 'The Valley of the River Mole from The Ledges at Esher' looks across the northern area, therefore increasing susceptibility.</p>				
		Medium Susceptibility		
<p>Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character by virtue of the following: Skylines are generally natural in appearance, characterised by woodland on rising slopes outside of the Landscape Unit. However, pylons in the foreground and background break the skyline in places. Surrounding development, such as Notre Dame School to the west, also forms breaks in the wooded skyline, as such reducing susceptibility.</p>				
		Medium Susceptibility		

Table 19: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit is formed by the flat, low-lying floodplain of the River Mole. The landscape to the south displays a simple landscape pattern by virtue of the prevailing agricultural land use. Fields are large scale, regular and have few boundaries”

Photo 2



“Settlement within the character area is limited to a very small number of farmsteads”

Photo 3



“Cultural and historic character is limited by the modern landscape pattern and urban influence from prominent pylons passing through the landscape”

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 presence of some conservation designations including the Field West of Old Common Site of Nature Conservation Importance, a small part of the Registered historic landscape at Painshill Park and proximity to ancient woodland within adjacent Landscape Units.
- The recreational value attached to the Landscape Unit, with the New Burhill Golf Course serving the wider communities in Elmbridge, and the limited Public Right of Way network connecting to the settlement of Cobham.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 19** 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 openness experienced within the landscape and the absence of settlement within or immediately surrounding the Landscape Unit. However, the simplicity of the landscape pattern and the landscape scale limits overall susceptibility 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** overall sensitivity to change arising from residential and mixed-use development, as a result of the recreational value attached to New Burhill Golf Course and the presence of Wood-Pasture and Parkland BAP Priority Habitat in the north. Although the landscape may have some ability to absorb change, some alteration in character may result. Care is still needed in locating and designing such developments within the landscape.

A variation in landscape sensitivity is apparent in the fields to the south where the landscape is assessed as having a **Moderate-Low** sensitivity to change arising from residential and mixed-use development, by virtue of the simple, regular landscape pattern defined by modern agricultural practices and consequential limited variation in natural features. The A3 to the south is also a dominating rural presence in this area and heavily impacts upon perceptual character.



Figure 27: Landscape sensitivity rating for RF10-C

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF10-D

The Landscape Unit falls within the Lower Mole River Floodplain Landscape Character Area and covers 269ha of flat, low-lying farmland along the River Mole to the south-east of Cobham and including the edge of the Grade I Registered Historic Landscape of Painshill Park (Largely within Landscape Unit SS9-C). The River Mole largely surrounds the Landscape Unit and defines the northern, western and southern boundaries. The boundary of the Landscape Unit includes the GBBR Local Area 11 and parts of 4 and 13 and encompasses Recommended Sub Areas 3, 4, 5 and 6.

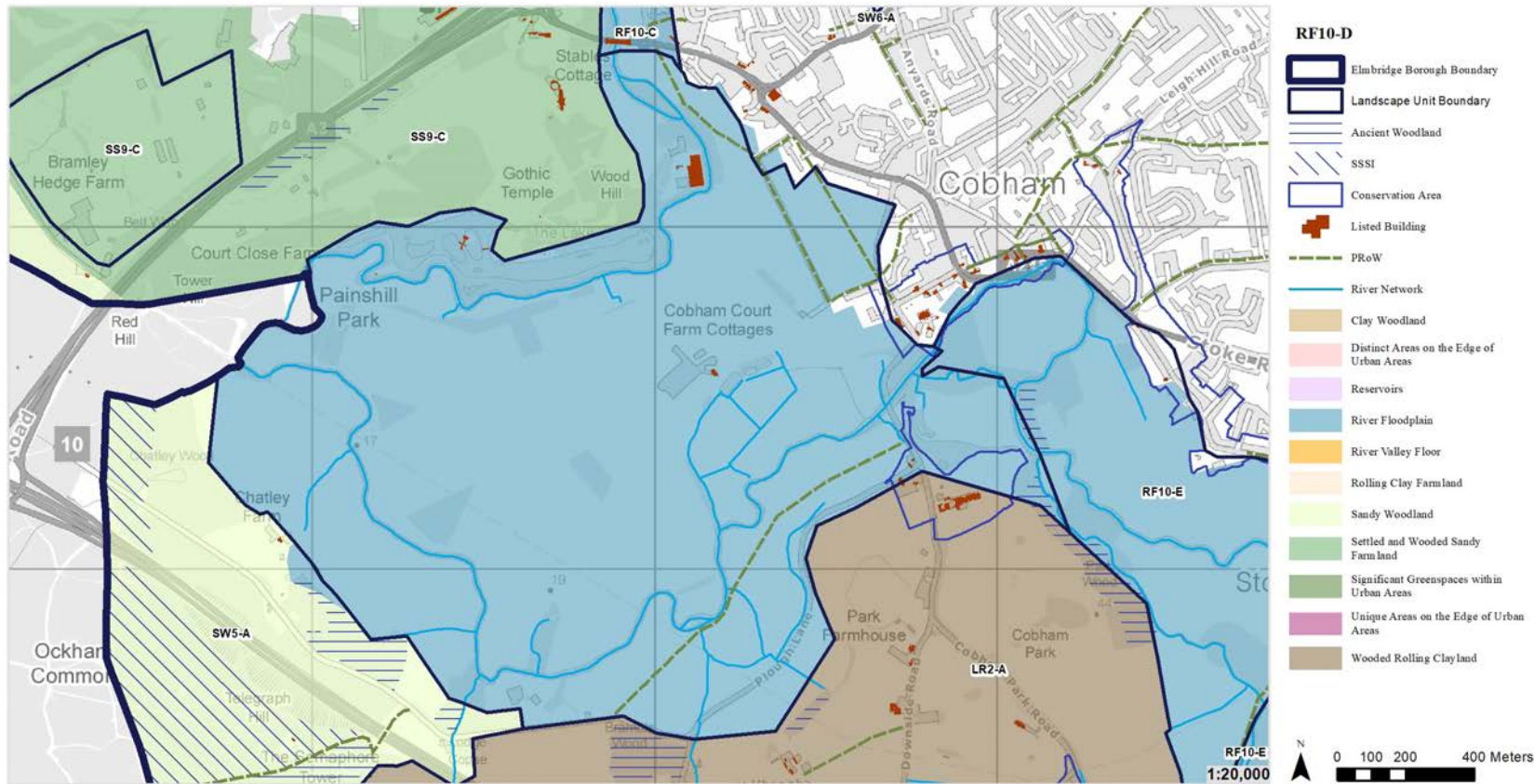


Figure 28: Location plan for Landscape Unit RF10-D

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

Key Characteristics of RF10-D

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-D is a broadly typical representation.

- Generally flat, low-lying floodplain of the River Mole, with some gently undulating areas.
- The River Mole forms wide meanders, and 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 degrades towards the north in places and includes golf courses, recreation, horticulture, paddocks, and mineral works.
- Includes a very limited area of ancient woodland in the eastern part of the Landscape Unit, and adjoins a number of other such areas along the southern boundary.
- Irregular, medium scale fields, separated by a generally intact hedgerow network, ditches and tree lines.
- The sense of enclosure varies within the character area, although vegetation helps reduce views of urban influence from adjacent settlement. Some longer views to distant woodland and the wider countryside are present.
- Public access into the Landscape Unit and to the river is relatively limited, with only one Public Right of Way to the south-east, and a small section of the network in the north.
- Settlement within the Landscape Unit is limited, mainly consisting of the occasional farmstead, and dispersed residential dwellings. The north-eastern boundary of the Landscape Unit directly adjoins the settlement of Cobham.
- The Landscape Unit includes small parts of several Conservation Areas including the Cobham and Cobham Plough Corner Conservation Areas in the east.
- Painshill Park, the edge of which is located in the northern part of the Landscape Unit, is designated a Park and Garden of Special Historic Interest at Grade I on the Register. This area also overlaps with the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area, which adjoins the Landscape Unit along the south-western edge.
- The floodplain landscape has a degree of distinctiveness. 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 to the north-east, and the M25 to the south.
- Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole.
- Wide river valleys associated with their meandering watercourses.
- Riparian vegetation, waterside meadows, wet woodland (e.g. Alder), varied grassland and occasional marsh of biodiversity interest.
- Areas of intact pattern of ditches with ditch-line willows.
- Largely unsettled, undisturbed ambience, with limited road infrastructure to undermine the overall sense of tranquillity. Woodland belts help to screen surrounding development.
- Provides amenity space and recreational opportunities for the settlement of Cobham.
- Painshill Park is valued for its historic importance, reflected in its designation as a Park and Garden of Special Historic Interest at Grade I on the Register.
- Cobham Plough Corner Conservation Area is valued for its historic importance, containing a substantial part of Cobham Park. Cobham Conservation Area maintains similar historic value, containing listed buildings and contributing to the setting of Cobham's historic core.
- The Wisley, Ockham and Walton Heaths are valued for their ecological and historic importance, including historic Heathland, Acid grassland, Wet woodland, and Arable field margins, reflected in the designation as a Biodiversity Opportunity Area.
- The rural character and scenic quality of the landscape resulting from the generally intact condition of mature field and hedgerow trees, and limited urbanising influences.
- Recreational value of the Public Rights of Way which provide access from settlements.

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:

Assessment of Landscape Susceptibility

Table 20 describes the assessment of landscape susceptibility for RF10-D.

Low Susceptibility	Low-Medium Susceptibility	Medium Susceptibility	Medium-High Susceptibility	High Susceptibility
<p>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 consists of an area of flat, low-lying floodplain along the River Mole. It displays a moderate degree of complexity in the form of pastoral and arable fields (medium to large in scale and a mix of regular and irregular in shape), riparian vegetation along the River Mole and small blocks of woodland. The floodplain has a higher degree of distinctiveness and texture in the south as it passes through the wider landscape, although the north this distinctiveness has been eroded by modern agriculture. The landscape condition to the south is largely intact, and includes mature field trees and tree lined hedgerow boundaries that are important to landscape character (photo 1). Therefore, this part of the Landscape Unit is vulnerable to change, whereas the northern parts are less so.</p>				
		Medium Susceptibility		
<p>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: Settlement within the Landscape Unit is limited, mainly consisting of the occasional farmstead and large agricultural buildings. The settlement edge of Cobham bounds the north-eastern edge of the Landscape Unit and has a prominent influence on the landscape in this area by virtue of the encroachment of development (photo 2), therefore reducing susceptibility in this regard. The Landscape Unit does however form part of a larger tract of land that buffers settlement to the north from the M25 in the south.</p>				
		Medium Susceptibility		
<p>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: Historic character throughout much of the landscape is confined to a Grade II listed farmhouse and Area of High Archaeological Potential in the centre of the Landscape Unit and part of the edge of the Grade I Registered Park and Garden at Painshill Park (although most of the park falls within SS9-C). The maturity of field trees, hedgerow boundaries and riparian vegetation along the River Mole does impart a sense of historic continuity within areas of the south and west of the Landscape Unit.</p>				
		Medium Susceptibility		
<p>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 due to the following: Limited settlement and public access along with mature natural features aid the sense of tranquillity and impart a rural countryside character to the Landscape Unit. Areas to the north feel less tranquil by virtue of the proximity to the settlement edge of Cobham and the busy A425.</p>				
			Medium-High Susceptibility	
<p>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 sense of enclosure is variable throughout the Landscape Unit. The large-scale open farmland affords a greater degree of openness and intervisibility due to the relatively low levels of intervening vegetation (photo 3) whereas the irregular, smaller scale landscape to the south and west affords a greater degree of enclosure by virtue of mature vegetation along field boundaries and the River Mole. This area forms an important rural landscape in views into the river valley from the wider landscape, and would be vulnerable to change, therefore elevating susceptibility.</p>				
		Medium Susceptibility		
<p>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 in appearance and in places formed by woodland on slopes rising away from the river valley (photo 4). The occasional dwelling and pylons passing through the landscape breach the skyline in places, reducing overall susceptibility.</p>				
			Medium-High Susceptibility	

Table 20: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The landscape condition to the south is largely intact, and includes mature field trees and tree lined hedgerow boundaries that are important to landscape character”

Photo 2



“The settlement edge of Cobham bounds the north-eastern edge of the Landscape Unit and has a prominent influence on the landscape in this area by virtue of the encroachment of development”

Photo 3



“The large scale open farmland affords a greater degree of openness and intervisibility due to the relatively low levels of intervening vegetation”

Photo 4



“Skylines are mostly natural in appearance and in places formed by woodland on slopes rising away from the river valley. Pylons breach skylines at points”

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 general representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including part of the Registered landscape at Painshill Park (which locally elevates landscape value due to its significance), the Wisley, Ockham and Walton Heaths, and both the Cobham and Cobham Plough Corner Conservation Areas. The proximity to substantial areas of ancient woodland within adjacent Landscape Units further adds to this value.
- The recreational value attached to the Landscape Unit, with a limited Public Right of Way network providing access to Local Green Space, parkland and conservation areas.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 20** 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 impact modern agricultural practices and development encroachment have had on the physical and natural character of large parts of the Landscape Unit. However, the landscape along the River Mole in the south of the Landscape Unit has a higher degree of susceptibility to change by virtue of the greater variation of landscape features representative of the wider character area.

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 absence of significant value attached to much of the landscape and the eroded physical and natural character. 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.

A variation in landscape sensitivity is apparent in the fields to the south where the landscape is assessed as having **Moderate-High** sensitivity to change arising from residential and mixed-use development, due to the rural character of the landscape in this area and minimal urban influence. The area of Painshill Park to the north of the Landscape Unit would be sensitive to change by virtue of its significant historic value.



Figure 29: Landscape sensitivity rating for RF10-D

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RF10-E

The Landscape Unit falls within the Lower Mole River Floodplain Landscape Character Area and covers 202ha of flat, low-lying farmland, part of the parkland at Cobham Park and recreational land uses (sports grounds) 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 boundary of the Landscape Unit closely aligns with the GBBR Local Areas 6, 7, 8, 9 and 15 and encompasses Recommended Sub Area 1.

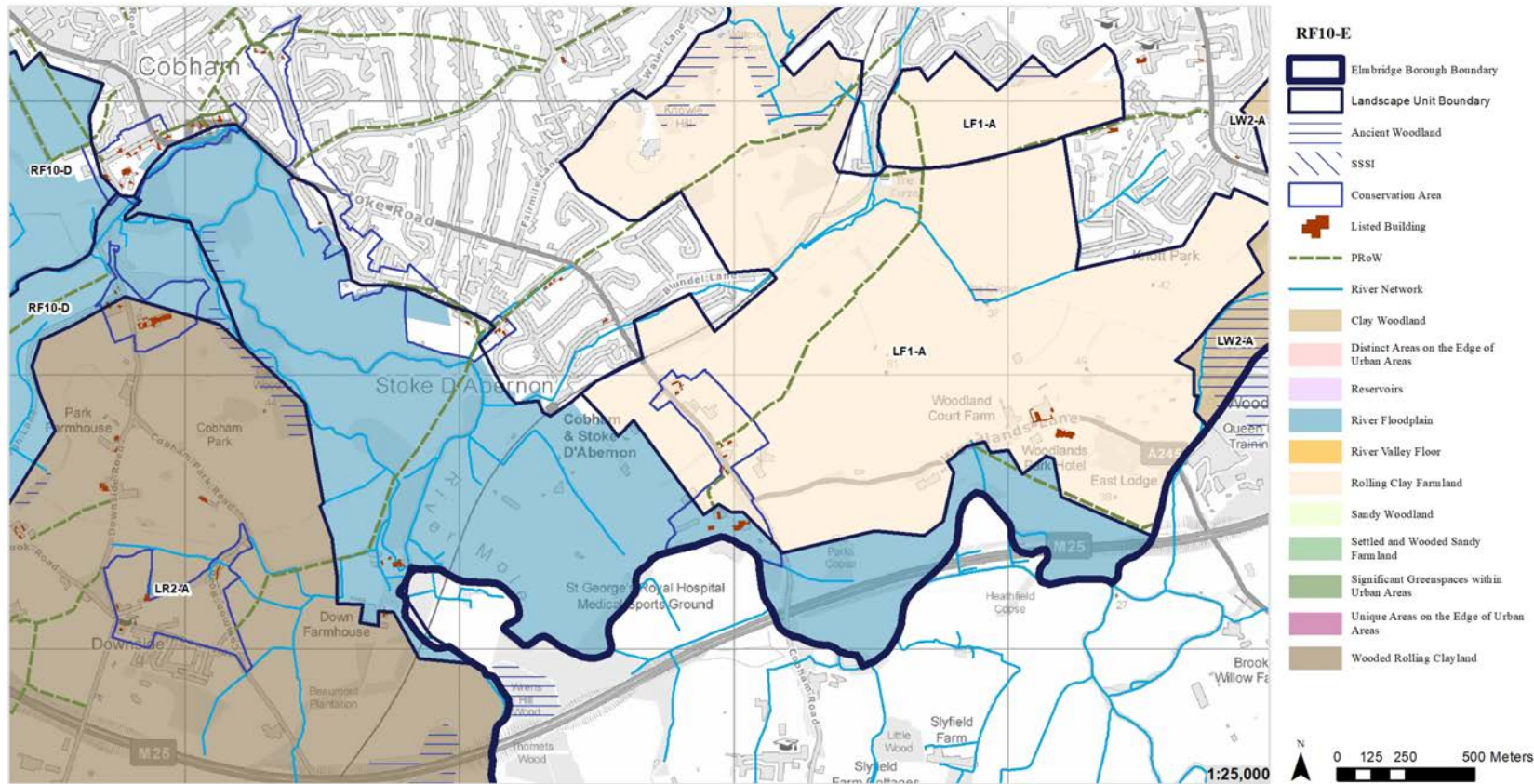


Figure 30: Location plan for Landscape Unit RF10-E

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

Key Characteristics of RF10-E

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-E is a broadly typical representation.

- Generally flat, low lying floodplain of the River Mole, with some areas of gently undulating landscape.
- The River Mole forms wide meanders, and 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 blocks of woodland. Incorporates occasional remnant parkland, including areas of large individual mature trees within fields. The landscape degrades towards the east in places and includes recreation, horticulture, and paddocks.
- Includes a very limited area of ancient woodland in the western part of the Landscape Unit.
- Irregular, medium scale fields, separated by a generally intact hedgerow network, ditches and tree lines.
- The sense of enclosure varies within the Landscape Unit, although woodland and vegetation helps reduce views of urban influence from adjacent settlement. Some longer views to distant woodland and the wider countryside are present.
- The M25 cuts through the south-eastern part of the Landscape Unit. Public access into the Landscape Unit and to the river is relatively limited, with one Public Right of Way cutting through the centre of the area, and a small section of the network adjoining the eastern boundary.

- Settlement within the character area is limited to a few individual dwellings, isolated commercial uses and Parkside School. The Chelsea FC Cobham Training Ground occupies a substantial area within the central part of the Landscape Unit. The north-eastern boundary of the Landscape Unit directly adjoins the settlement of Cobham.
- The Landscape Unit includes small parts of several Conservation Areas including the Cobham Conservation Areas to the north, the Tilt Conservation Area adjoining the north-eastern edge, and the Stoke D'Abernon Conservation Area to the west.
- Cobham Park, located in the north-western part of the Landscape Unit, is designated as a Site of Nature Conservation Interest for its wet meadow and drains.
- The floodplain landscape has a degree of distinctiveness, with the River Mole passing 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 overall sense of remoteness is diminished by recreational uses, surrounding urban influences to the north, and the M25 to the south.

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 meandering watercourses of the Mole.
- Wide river valleys associated with their meandering watercourses.
- Riparian vegetation, waterside meadows, wet woodland (e.g. Alder), and varied grassland.
- Largely unsettled, undisturbed ambience, with woodland belts helping to screen surrounding development. Road infrastructure to the south undermines the overall sense of tranquillity locally.
- Provides amenity space and recreational opportunities for the settlement of Cobham.
- The Cobham Conservation Area is valued for maintaining the setting of the historic village of Church Cobham and the River Mole.
- The Stoke D'Abernon Conservation Area is valued for the ancient Church and Manor House of Stoke D'Abernon which have a peaceful and pleasant setting on the banks of the River Mole.
- The Cobham The Tilt Conservation Area is valued for its attractive linear settlement comprising a series of enclosed open areas.
- Cobham Park is valued for its ecological importance, notably wet meadow and drains, reflected in its designation as a Site of Nature Conservation Importance.
- The rural character and scenic quality of the landscape in places, resulting from the generally intact condition of woodland blocks, and mature field and hedgerow trees.
- Recreational value of the public rights of way which provide access from settlements to the River, open countryside and areas of historic value.

Assessment of Landscape Susceptibility

Table 21 describes the assessment of landscape susceptibility for RF10-E.

Low Susceptibility	Low-Medium Susceptibility	Medium Susceptibility	Medium-High Susceptibility	High Susceptibility
<p>Physical and Natural Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit has a higher degree of complexity in the north-western parts which display a range of landscape elements including belts of woodland, mature field trees, riparian vegetation along the meandering River Mole and wood-pasture and parkland (photo 1). The landscape in the south displays a lower degree of complexity in the form of open fields for use as sports pitches associated with Cobham Training Ground and as such would be less susceptible to change.</p>				
		Medium Susceptibility		
<p>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 consists of occasional farmsteads and detached properties along the eastern boundary. The southern edge of Cobham also aligns the eastern boundary and the landscape in this area contributes to the scenic qualities of the settlement setting by virtue of its rural character (photo 2). The landscape in the south fulfils a role as a buffer between Cobham and the M25.</p>				
		Medium Susceptibility		
<p>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: Cobham The Tilt Conservation Area is located along the eastern edge of the Landscape Unit, and along with the rural qualities of the landscape within this area, impart a sense of historic continuity within the landscape. Stoke D'Abernon Conservation Area is located in the southern extremity along with the pre-conquest church of St Mary's, and the medieval Manor House, further increasing susceptibility in this regard. However, modern development associated with Chelsea Football Club Training Ground erodes these qualities to a degree, hence the overall medium susceptibility rating in cultural terms.</p>				
		Medium Susceptibility		
<p>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 as a result of the following: The landscape in the north of the unit affords a greater degree of tranquillity and sense of rurality by virtue of the mature and rural character of this landscape whereas areas in the south are influenced more by modern development and busy roads, reducing susceptibility to change.</p>				
		Medium Susceptibility		
<p>Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character due to the following: There is a moderate degree of visual openness within the north of the Landscape Unit where fields are more open and larger in scale, however vegetation along the River Mole filters views (photo 3). In the south, there is a greater degree of enclosure created by tall hedgerows aligning field boundaries and along roads, obscuring views to the wider landscape.</p>				
		Medium Susceptibility		
<p>Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character as a result of the following: Skylines to the west are undeveloped and characterised by woodland associated with Cobham Park (photo 4) whereas those to the east display a greater extent of development and are formed by the settlement edge of Cobham, therefore are less vulnerable to change.</p>				
		Medium Susceptibility		

Table 21: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“a higher degree of complexity in the north-western parts which display a range of landscape elements including belts of woodland, mature field trees, riparian vegetation along the meandering River Mole and wood-pasture and parkland”

Photo 2



“The southern edge of Cobham aligns the eastern boundary and the landscape in this area contributes to the scenic qualities of the settlement setting by virtue of its rural character”

Photo 3



“There is a moderate degree of visual openness within the north of the Landscape Unit where fields are more open and larger in scale, however vegetation along the River Mole filters views”

Photo 4



“Skylines to the west are undeveloped and characterised by woodland associated with Cobham Park”

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 parts of the Landscape Unit resulting from 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.
- The presence of some locally and statutorily important conservation designations including Cobham Park Site of Nature Conservation Importance, Cobham Conservation Area, Stoke D'Abernon Conservation Area, and The Tilt Conservation Area, which locally elevate value. The areas of ancient woodland, and proximity to larger areas to the west, further contributes to this value.
- The recreational value attached to the Landscape Unit, providing sports and recreational opportunities to the communities of Elmbridge. The Public Right of Way network provides Cobham and Stoke D'Abernon with access to open countryside, the river and areas of historic value.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 21** 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 moderate degree of complexity and historical association within the landscape and the influence that development has on the visual, perceptual and skyline character. Although the overall susceptibility rating is medium, there is generally a split between the north and south of the Landscape Unit, with the north having a higher susceptibility as a result of the greater degree of complexity and historical character evident here.

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, due to the landscape pattern balanced against development influences affecting perceptual character. Care is still needed in locating and designing such developments within the landscape.

A variation in landscape sensitivity is apparent 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. As such the landscape here is assessed as having **Moderate-High** sensitivity to change arising from residential and mixed-use development.



Figure 31: Landscape sensitivity rating for RF10-E

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit RS1-A

The Landscape Unit falls within the Thames Valley Reservoirs Landscape Character Area and covers 232ha of raised reservoirs either side of the B369, between West Molesey and Walton-on-Thames. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 69 and 78 and encompasses Recommended Sub Area 46.

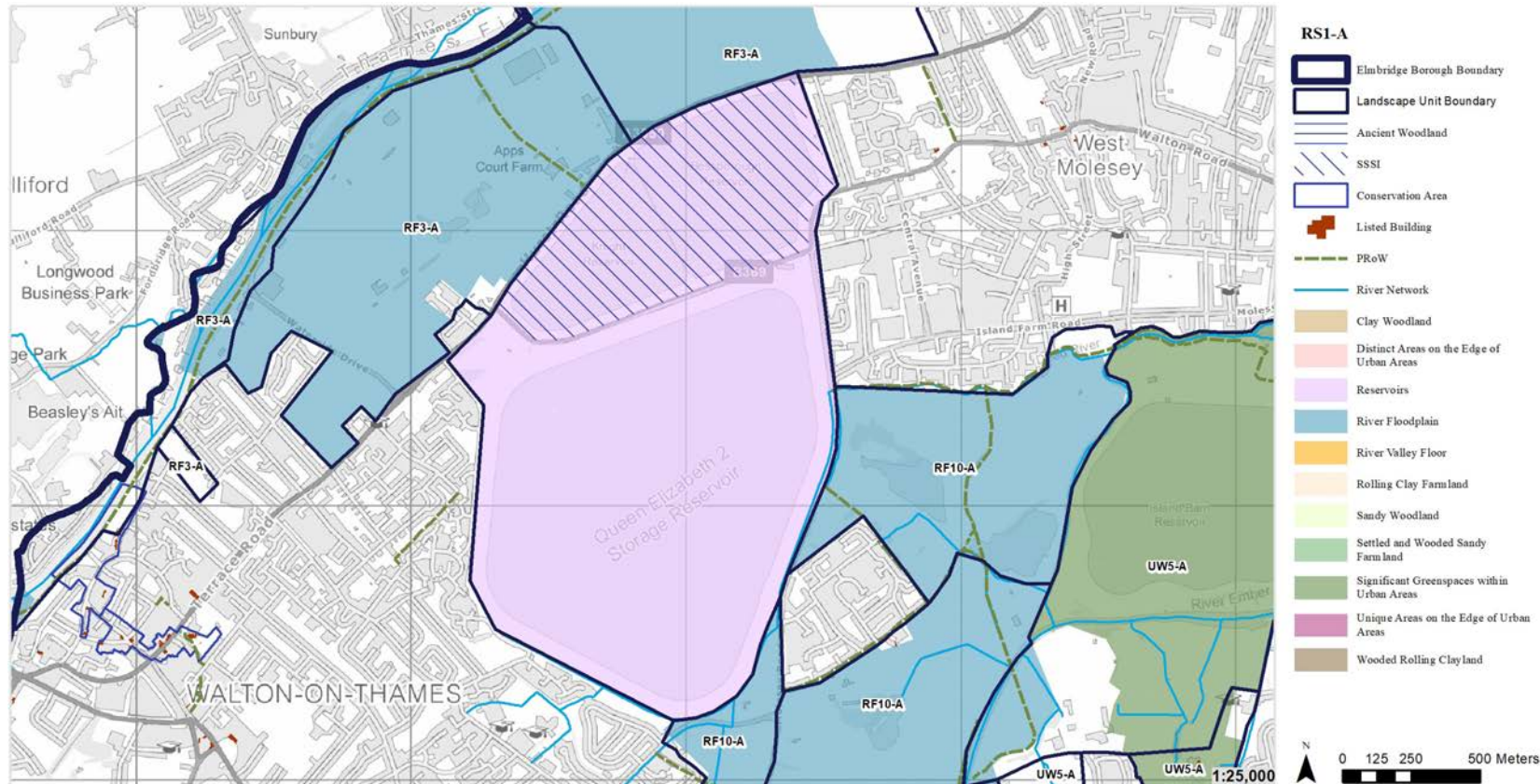


Figure 32: Location plan for Landscape Unit RS1-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Key Characteristics of RS1-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Thames Valley Reservoirs Character Area, of which RS1-A is a typical representation.

- Man-made features within the wider River Valley Floor and Floodplain areas. The majority of the Landscape Unit is comprised of large raised reservoirs, surrounded by embankments approximately 15m high above surrounding ground level.
- Embankments, ringed by chain-link fencing, are formed of open, grassed fields. Some areas have tree planting at the foot of the embankments which break up views of the lower slopes, but the slopes themselves are largely without planting.
- The water bodies contained within the embankments have high ecological value, with numerous designations including the South West London Water Bodies Special Protection Area (due to wintering bird habitat), the Knight and Bessborough Reservoir Site of Special Scientific Interest and the Queen Elizabeth II Reservoir Site of Nature Conservation Importance. The entirety of the Landscape Unit is also designated as the Molesey and Hersham Biodiversity Opportunity Area. The northern part of the Landscape Unit also borders the Molesey Reservoir Site of Nature Conservation Importance in the adjacent Landscape Unit.
- A number of roads, often lined with trees or hedgerows, pass between or adjacent to the embankments. These include the Hurts Road (A3050) along the northern boundary, the Molesey Road along the eastern boundary and the Walton Road passes between the two reservoirs. These serve

to further reduce the rural character and sense of tranquillity within the locality.

- Recreational facilities for both waterborne and bird watching activities. There is no formal access within much of the Landscape Unit, however Public Rights of Way adjoin the boundaries, linking to the surrounding floodplain and river valley areas.
- The unplanted, steep embankments dominate the skyline, forming the backdrop to local views. The height of the embankments contributes to a sense of enclosure, and limits connection with the wider countryside. The embankments do however screen Built-Up Areas, providing a contrast and relief to the surrounding urban areas.

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:
 - Embankments which screen views of built development.
 - Open areas which provide rural contrast and visual breaks in built development.
 - Tree and hedgerows lines along adjacent roads and boundaries.
 - Dramatic scale of water bodies and supporting structures.
 - Reservoirs internationally important for 'non-flocking' waterfowl including wintering populations.

- Facilities for bird watching, and waterborne recreation activities.
- Public rights of way network connected with surrounding Built-Up areas or river floodplain and river valley floor areas.
- The Knight and Bessborough Reservoir is of considerable ecological importance, notably for its wildfowl, reflected in its designation as part of the South West London Water Bodies Special Protection Area and a Site of Special Scientific Interest, and the Molesey and Hersham Biodiversity Opportunity Area.
- Areas of wildness and rural character, providing relief from surrounding Built-Up Areas.
- Recreational value associated with waterborne and bird watching facilities, along with a network of Public Rights of Way adjoining the boundaries of the Landscape Unit, connecting the areas to surrounding river floodplain and valley environments.

Assessment of Landscape Susceptibility

Table 22 describes the assessment of landscape susceptibility for RS1-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 a Medium Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit displays a low degree of complexity in the form of large man-made reservoirs on raised grassed embankments approximately 15m above ground level. Natural features are generally isolated and consist of trees aligning roads between and surrounding the reservoirs, a small block of un-managed deciduous woodland and scrubland in the north-west (photo 1) and an area of grassland alongside Dead River in the south-east. Due to the scale of the reservoirs and embankments, they are fundamental to the character of the Landscape Unit, increasing susceptibility in this regard, hence the medium rating.</p>				
		Medium Susceptibility		
<p>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 an individual property located in the north-east. The settlement edges of Walton on Thames and West Molesey align with the foot of the raised reservoir embankments in the south-west and north-east respectively (photo 2). The embankments screen built up areas, and particularly when grazed by sheep, provide a contrast and relief to the surrounding urban areas.</p>				
		Medium Susceptibility		
<p>Cultural and Historic Character - The Landscape Unit is assessed as having a Low Susceptibility to change in terms of its cultural and historic character by virtue of the following: Much of the historical character of the landscape, including the lost mansion of Apps Court and associated minor parkland (now under the Bessborough Reservoir), has been lost in place of the large reservoirs in the 20th century.</p>				
Low Susceptibility				
<p>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 due to the following: Tranquillity and the sense of remoteness are limited due to the busy roads surrounding the reservoirs and the presence of man-made features associated with them. The embankments do however screen built-up areas, and provide a contrast and relief to the surrounding urban areas, therefore increasing susceptibility in this regard.</p>				
	Low-Medium Susceptibility			
<p>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 across the reservoirs are likely to be open due to their elevation (although it was not possible to test this due to lack of access). However, intervisibility within the publicly accessible areas of the Landscape Unit is limited, as a result of the enclosure created by steep embankments. Views are generally directed along roads with steep slopes closing in the view (photo 3). The reservoir embankments are a dominant feature in views, therefore increasing susceptibility in this regard.</p>				
		Medium Susceptibility		
<p>Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character by virtue of the following: The unplanted, steep embankments tend to dominate the skyline and form the backdrop to local views, however they screen built-up areas and are in places balanced by tree canopies (photo 4), increasing susceptibility in this regard.</p>				
		Medium Susceptibility		

Table 22: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“a small block of un-managed deciduous woodland and scrubland in the north-west”

Photo 2



“The settlement edge of Walton on Thames align with the foot of raised reservoir embankments in the south-west”

Photo 3



“intervisibility within the publicly accessible areas of the Landscape Unit is limited as a result of the enclosure created by steep embankments. Views are generally directed along roads with steep slopes closing in the view”

Photo 4



“The unplanted, steep embankments tend to dominate the skyline and form the backdrop to local views, however they screen built-up areas and are in places balanced by tree canopies”

Evaluation of Landscape Value

The Landscape Unit is assessed as having a *National* landscape value by virtue of the Natura 2000 (SPA) designated habitats. Key value indicators are:

- 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 South West London Water Bodies Special Protection Area, the Site of Special Scientific Interest and Sites of Nature Conservation Importance.
- The recreational value attached to the Landscape Unit, particularly in supporting waterborne and bird watching activities.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 22** 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 due to the importance of the steep embankments in forming the visual character of the Landscape Unit and wider landscape as well as the role they play in the screening of nearby built-up areas. However, residential development along the peripheries limits the overall vulnerability of the Landscape Unit to similar residential and mixed-use development and it is also recognised that the loss of the historic landscape pattern also reduces susceptibility in overall terms.

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 residential and mixed-use development due to the ecological value attached to the large water bodies and the sense of openness and scale. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape to limit the impact this will have on these characteristics.

A variation in landscape sensitivity is apparent in isolated areas to the north-west and south-east where there is a lower value attached to the landscape and the landscape character is less susceptible to change. As a result, the landscape is assessed as having 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 in this area.



Figure 33: Landscape sensitivity rating for RS1-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit SS9-A

The Landscape Unit falls within the Weybridge South Settled and Wooded Sandy Farmland Landscape Character Area and covers 299ha 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 boundary of the Landscape Unit closely aligns with the GBBR Local Area 21.

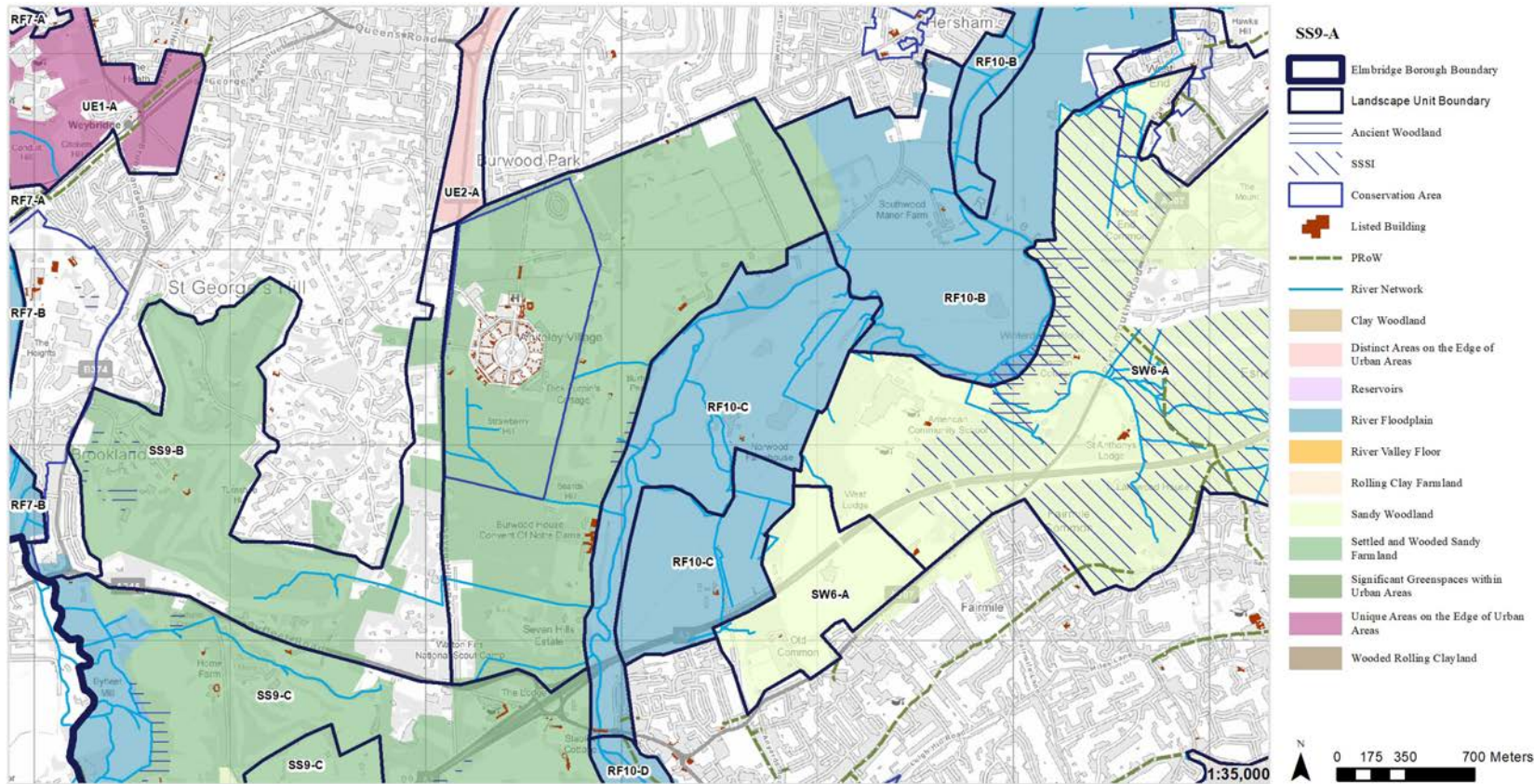


Figure 34: Location plan for Landscape Unit SS9-A

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

Key Characteristics of SS9-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for Weybridge South Settled and Wooded Sandy Farmland character area, and have been amended to reflect the character of the Landscape Unit. SS9-A is generally a typical representation of the wider Character Area.

- Gently undulating landscape, reaching high points of approximately 40m AOD in the southern part of the Landscape Unit, underlain by Bagshot Formation Sand solid geology.
- Topography generally falls east and south towards the River Mole.
- A largely wooded area, with Old Burhill Golf Course cut from the woodland to the north-west, and a range of other recreational uses dispersed throughout. The wooded areas are interspersed by small, mainly pastoral, rectilinear fields with thick boundary vegetation. A number of these fields to the north-east are subdivided for paddocks or horticultural uses.
- A small patch of ancient woodland adjoins the eastern boundary.
- Views across this relatively low-lying landscape are highly constrained by woodland and vegetation along boundaries and roads. Glimpsed longer views can be seen over agricultural fields, creating a sense of connection with the wider countryside.
- The A3 dual carriageway adjoins the southern boundary of the Landscape Unit. A network of minor roads passes through the Landscape Unit, with vehicle access largely limited to private roads and tracks in some areas.
- There are no public rights of way or Open Access Land, limiting opportunities for recreational walking

within the Landscape Unit.

- There is limited ribbon development along the Seven Hills Road (B365) and the Burwood Road, with gated settlements and dispersed residential dwellings, stables and farm buildings scattered more widely across the Landscape Unit.
- The Landscape Units includes the purpose-built retirement village of Whiteley, the work of architect Frank Atkinson and which is designed in the Arts and Craft style and contains more than 100 listed almshouse buildings. Both the village and its surrounding grounds are a Conservation Area.
- An enclosed landscape with urban influences generally obscured by significant tree cover. Limited public access reduces the opportunity for public appreciation of this intimate, wooded and secluded landscape.

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 rural, intimate and peaceful character.
 - Commons with their heathland vegetation of high biodiversity interest, Open Access Land which function as both a recreational resource for more built-up areas to the north, and as a rural setting for villages and roadside settlement.
 - Ponds and streams.
 - Varied woodlands including 19th century

plantations and small belts and copses giving an enclosed, 'secret' character to parts of the area.

- Areas of pastoral farmland with intact field patterns.
- Pattern of dispersed and small-scale linear settlement facing onto commons or roads.
- Designed landscapes and buildings with important local historic, architectural or cultural associations.
- The Arts and Crafts development at Whitely Village is valued for its historical importance as the largest single site of almshouses in the UK and numerous heritage assets, reflected in many listed buildings in the site and in its designation as a Conservation Area.
- The Wisley, Ockham and Walton Heaths are valued for their ecological and historic value, including historic Heathland, Acid grassland, Wet woodland, and Arable field margins. This ecological richness is reflected in its designation as a Biodiversity Opportunity Area.
- The rural character and scenic quality of the landscape, particularly to the south, resulting from the generally intact condition of woodland, mature field and hedgerow trees and presence of horticultural uses.
- Recreational value of both the golf course and the range of sports pitches located throughout the Landscape Unit, providing recreational opportunities for the surrounding settlements and rural communities.

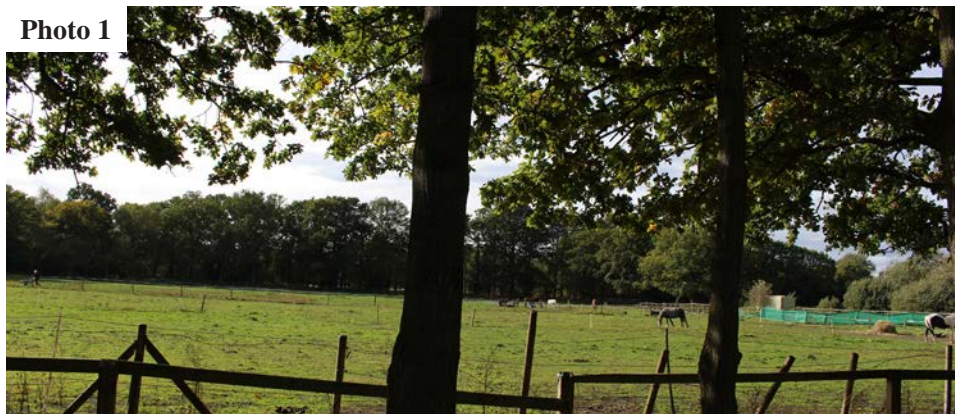
Assessment of Landscape Susceptibility

Table 23 describes the assessment of landscape susceptibility for SS9-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 a Medium-High Susceptibility to change in terms of its physical and natural character due to the following: The landscape displays some degree of landform intricacy as it rises away from the River Mole along the Landscape Unit's eastern boundary. The landscape to the west is heavily wooded, a feature important to wider landscape character. Woodland breaks up to the north and east to reveal regular, small-scale fields where landscape condition has been eroded by urban fringe uses such as plant nurseries and paddocks (photo 1), however historic mature tree boundaries remain. The heavily wooded landscape to the south is likely to be more 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.</p>				
			Medium-High Susceptibility	
<p>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 by virtue of the following: The Landscape Unit surrounds the purpose-built retirement village of Whiteley. Whiteley Village is designed in the Arts and Craft style and contains more than 100 listed buildings. Elsewhere there is limited settlement other than occasional farmsteads and individual manor houses set in woodland (e.g. Burwood House, now the Convent of Notre Dame). Woodland is fundamental to the setting of these settlements and the perceived gap with surrounding larger areas of settlement.</p>				
			Medium-High Susceptibility	
<p>Cultural and Historic Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its cultural and historic character as a result of the following: Historic association attached to the landscape is confined primarily to the western extents of the Landscape Unit, in relation to the Whiteley Village Conservation Area and the convent of Notre Dame at Burwood House (plus relics of the designed parkland for the same). The woodland in this area also imparts a sense of historic continuity. In the eastern part of the landscape unit there are few historic features important to the character of the area and the field pattern has been eroded to make way for modern development and Burhill Golf Course, reducing landscape susceptibility.</p>				
		Medium Susceptibility		
<p>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 in light of the following: Heavily wooded areas in the south of the Landscape Unit impart a relatively strong sense of remoteness and tranquillity (photo 2). Elsewhere, a sense of remoteness and tranquillity remain but are limited by scattered development and road noise from surrounding main roads.</p>				
		Medium Susceptibility		
<p>Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character by virtue of the following: A strong sense of enclosure prevails throughout much of the Landscape Unit, due to the large extents of dense woodland which obscures views and limits intervisibility to glimpses of low-lying farmland to the east (photo 3). This landscape is however a feature in wider views from the neighbouring Landscape Unit to the east, recognised by its inclusion in Strategic View 5 from The Ledges at Esher, increasing overall susceptibility in visual terms.</p>				
		Medium Susceptibility		
<p>Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character due to the following: Within the wooded areas of the Landscape Unit there is little visible skyline due to enclosure afforded by woodland. Where skylines are visible, particularly in the north and east, they are mostly natural in appearance consisting of woodland canopies, occasionally broken by individual properties (photo 4). As a result of the Landscape Unit's position on rising landform, the woodland forms the skyline of the wider landscape to the east along the low-lying Mole Valley, therefore it would be vulnerable to change in this regard.</p>				
			Medium-High Susceptibility	

Table 23: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“Woodland breaks up to the north and east to reveal regular, small-scale fields where landscape condition has been eroded by urban fringe uses such as plant nurseries and paddocks”

Photo 2



“Heavily wooded areas in the south of the Landscape Unit impart a relatively strong sense of remoteness and tranquillity”

Photo 3



“A strong sense of enclosure prevails throughout much of the Landscape Unit, by virtue of the large extents of dense woodland which obscures views and limits intervisibility to glimpses of low-lying farmland to the east”

Photo 4



“Where skylines are visible, particularly in the north and east, they are mostly natural in appearance consisting of woodland canopies, occasionally broken by individual properties”

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 extensive tree cover, areas of tranquillity 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 ancient woodland, Whiteley Village Conservation Area and the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area.
- The recreational value attached to the Landscape Unit, serving the surrounding communities in Elmbridge with a broad recreational and outdoor sports offer.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 23** 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 prevailing heavily wooded character that would be vulnerable to change and the important role this plays in the perceptual and visual character of the Landscape Unit. The landscape to the east of Old Burhill Golf Course is less susceptible to change resulting from development due to the existing influence of modern development and urban fringe character.

Overall Landscape Sensitivity

Taking into account 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, primarily due to the heavily wooded landscape mosaic. 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 35: Landscape sensitivity rating for SS9-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit SS9-B

The Landscape Unit falls within the Weybridge South Settled and Wooded Sandy Farmland Landscape Character Area and covers 206ha, encompassing 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 boundary of the Landscape Unit closely aligns with the GBBR Local Area 22 and encompasses Recommended Sub Areas 12, 13 and 14.

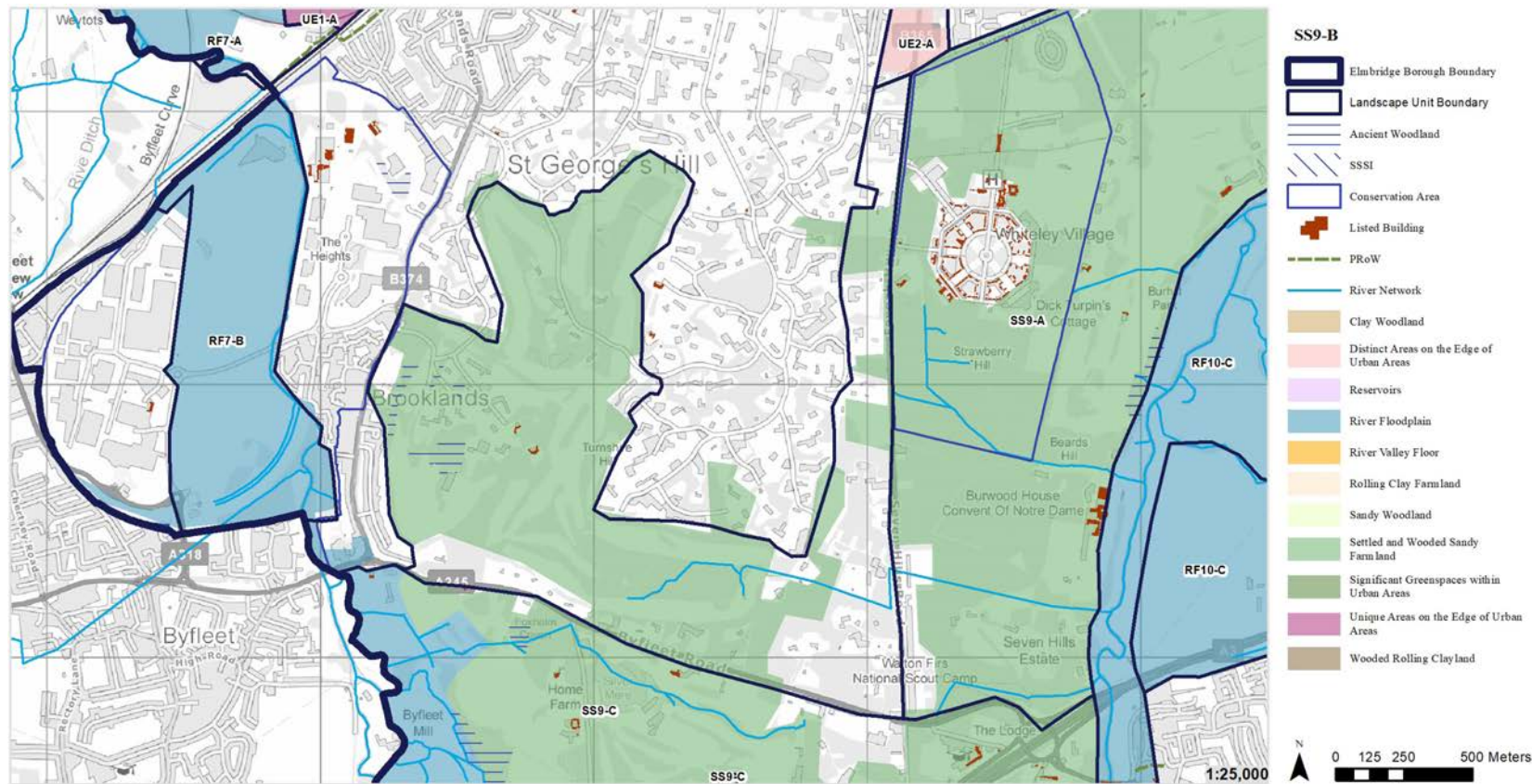


Figure 36: Location plan for Landscape Unit SS9-B

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

Key Characteristics of SS9-B

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Weybridge South Settled and Wooded Sandy Farmland Character Area, of which SS9-B is a generally typical representation.

- Undulating landscape, with topography generally falling west towards the River Wey towards Byfleet, reaching high points of approximately 55m AOD towards the centre of St Georges Hill.
- A largely wooded area, but with significant areas of golf course cut from the woodland, covering much of the western part of the Landscape Unit.
- There are a few small areas of ancient woodland, mainly towards the west of the Landscape Unit, adjoining the edge of the settlement.
- Views across this undulating landscape are highly constrained by woodland, topography and vegetation along boundaries and roads.
- The Landscape Unit is bounded by roads; the Byfleet Road (A245) main road adjoins the southern boundary, the Seven Sisters Road (B365) adjoins the eastern boundary, and a small section of Brooklands Road (B374) adjoins the western boundary. There are few other roads, with vehicle access largely limited to private roads and tracks.
- There are no Public Rights of Way or areas of Open Access Land, limiting opportunity for recreational walking.
- Settlement across the Landscape Unit is extensive. St. George's Hill is located within the western part of the Landscape Unit, comprising a restricted access residential area of large, very low density, houses, enclosed by significant boundary vegetation. Similarly large, dispersed residential dwellings and

plots are cut from within the woodland adjoining the Seven Sisters Road to the west. There is also limited ribbon development along the Byfleet Road to the south.

- The golf course to the south of St. George's Hill is designated as a Site of Nature Conservation Interest for its heathland, acid grassland and woodland habitat.
- An enclosed landscape with urban influences generally obscured by significant tree cover. Limited public access restricts opportunities for public appreciation of this intimate landscape.

- The rural character of parts of the landscape resulting from the undulating topography, and generally intact condition of the extensive woodland, and areas of ancient woodland.
- Recreational value of the golf course and woodlands, providing some relief from surrounding urban areas.

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 rural, intimate and peaceful character.
 - Commons with their heathland vegetation of high biodiversity interest, which function as a recreational resource for more built-up areas to the north and east.
 - The occasional pond or stream.
 - Varied woodlands including 19th century plantations and small belts and copses giving an enclosed, 'secret' character to parts of the area.
- St Georges Hill Golf Course is valued for its ecological importance for its heathland, acid grassland and woodland, reflected in its designation as a Site of Nature Conservation Importance.

Assessment of Landscape Susceptibility

Table 24 describes the assessment of landscape susceptibility for SS9-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 Medium-High Susceptibility to change in terms of its physical and natural character due to the following: The Landscape Unit displays a relatively high degree of complexity by virtue of its undulating landform and continuous woodland with small, intimate and irregular clearings cut from the woodland for St Georges Hill Golf Course (photo 1). Most of the Landscape Unit is a Site of Nature Conservation Importance and contains small areas of ancient woodland to the west. Therefore, it would be vulnerable to change.				
			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 by virtue of the following: St. George's Hill, a restricted access residential area of large, very low density, houses, lies within the western part of the Landscape Unit and bounds the northern and eastern edges. These properties are enclosed by significant boundary vegetation, with the landscape playing an important role in regard to their setting and in buffering the settlement from adjacent busy roads (photo 2). Although settlement has an influence on the Landscape Unit, the area would be susceptible to the type of change considered, by virtue of its differing scale and density.				
			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: There is little historic association evident within the landscape, however the woodland setting imparts a sense of historic continuity that would be vulnerable to change. A multivallate (or multi-rampart) hillfort (a Scheduled Monument) is sited immediately to the north of the Landscape Unit, and although it is outside its setting would potentially be vulnerable to change within the Landscape Unit.				
		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 by virtue of the following: Due to the significant tree cover and limited access, there is a relatively strong sense of tranquillity (photo 3).				
			Medium-High Susceptibility	
Visual Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of visual character due to the following: Views across this relatively low-lying landscape are highly constrained by woodland and vegetation within the golf course and neighbouring settlement boundaries. The landscape is also private, limiting receptors to neighbouring residents and users of the golf course.				
	Low-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: This is an enclosed landscape with urban influences generally obscured by significant tree cover, with skylines generally formed by woodland (photo 4).				
			Medium-High Susceptibility	

Table 24: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays a relatively high degree of complexity by virtue of its undulating landform and continuous woodland with small, intimate and irregular clearings cut from the woodland”

Photo 2



“Properties are enclosed by significant boundary vegetation, with the landscape playing an important role in regard to their setting and in buffering the settlement from adjacent busy roads”

Photo 3



“Due to the significant tree cover and limited access, there is a relatively strong sense of tranquillity”

Photo 4



“This is an enclosed landscape with urban influences generally obscured by significant tree cover, with skylines generally formed by woodland”

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 general representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of conservation designations including the St Georges Hill Golf Course Site of Nature Conservation Importance, and areas of ancient woodland.
- The recreational value attached to the Landscape Unit, providing outdoor sports opportunities and areas of woodland valued by the surrounding communities.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 24** 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 by virtue of the Landscape Unit's distinct physical and natural character that would be vulnerable to change from the mixed use and large-scale development scenario.

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 recreational value and distinct character attached to the landscape. A high degree of care will be needed in considering the location, design and siting of any change within the landscape.



Figure 37: Landscape sensitivity rating for SS9-B

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit SS9-C

The Landscape Unit falls within Weybridge South Settled and Wooded Sandy Farmland Landscape Character Area and covers 265ha of farmland, paddocks, 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 boundary of the Landscape Unit partially falls within the GBBR Local Areas 4 and 13.

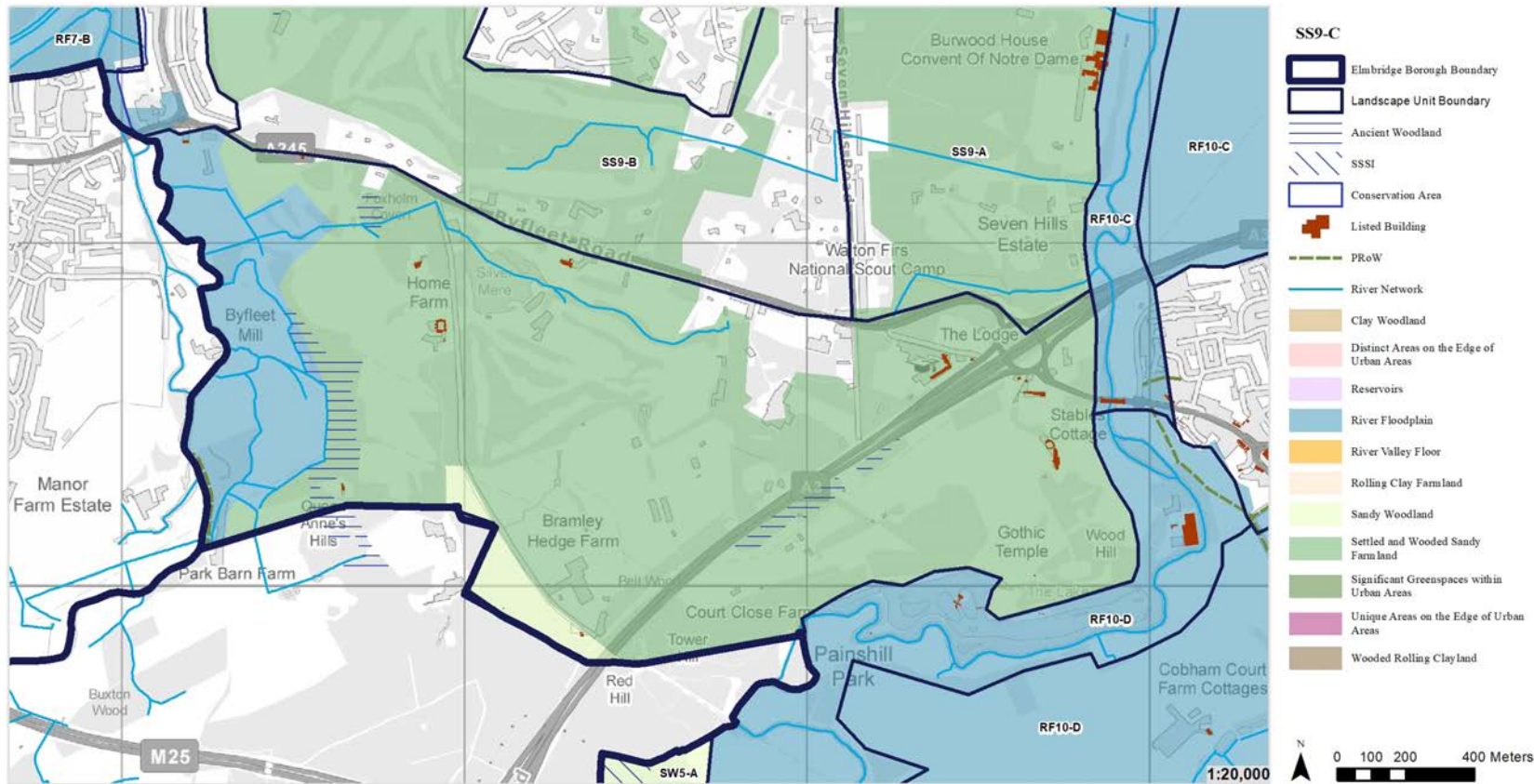


Figure 38: Location plan for Landscape Unit SS9-C

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

Key Characteristics of SS9-C

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for Weybridge South Settled and Wooded Sandy Farmland character area, and have been amended to reflect the character of the Landscape Unit. SS9-C is generally a typical representation of the wider Character Area.

- Topography falls east and south towards the Mole, reaching a low point of approximately 20m AOD in the eastern extremity of the unit. The topography also falls south-west towards the River Wey and Byfleet, reaching a low point of approximately 15m AOD along the western boundary.
- A largely wooded area, located between the River Wey and River Mole, with significant areas of golf course cut from the woodland to the north-west and north-east. Between the golf courses is a pattern of small, mainly pastoral, rectilinear fields with thick boundary vegetation. A number of these fields are sub-divided for paddocks or horticultural uses.
- There are a few areas of ancient woodland, mainly towards the west of the Landscape Unit, in particular to the north of Foxwarren Park. There are also small patches to the east, adjoining the A3.
- Views across this relatively low-lying landscape are highly constrained by woodland and vegetation along boundaries and roads. Visual links with urbanising influences, and proximity to large roads, diminish the sense of tranquillity locally.
- The A3 dual carriageway dissects the eastern part of the Landscape Unit, whilst the Byfleet Road (A245) adjoins the northern boundary. There are few other roads, with vehicle access largely limited to private roads and tracks.

- A small section of Public Right of Way adjoins the western boundary. The sparse PRoW network, and absence of Open Access Land, limits opportunities for recreational walking.
- Byfleet Road is characterised by limited ribbon development. Settlement across the remainder of the Landscape Unit is confined to dispersed commercial and leisure related buildings, along with stables and occasional farm buildings scattered more widely.
- Painshill Park is located above the Mole Valley, at the south-eastern end of the Landscape Unit, and is an extensive grade I registered park and garden on the Register of Parks and Gardens of Special Historic Interest, and open to visitors.
- The majority of the Landscape Unit falls within the Wisley, Ockham and Walton Heaths BAP Priority Habitat for its Lowland Heathland and Lowland Acid Grassland.
- An enclosed landscape with urban influences generally obscured by significant tree cover. Limited public access restricts opportunities for public appreciation of this intimate wooded heathland landscape.

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 rural, intimate and peaceful character.
 - Woodland contributes to a sense of wildness and

tranquillity.

- Commons with their heathland vegetation of high biodiversity interest.
- Painshill Park and golf courses function as a recreational resource for more built up areas to the north, east and west.
- Ponds and streams.
- Varied woodlands including 19th century plantations and small belts and copses giving an enclosed, 'secret' character to parts of the area.
- Areas of pastoral farmland and intact field pattern.
- Significant historic parkland.
- Designed landscapes and buildings with important local historic, architectural or cultural associations, such as Painshill Park and Foxwarren Park.
- Painshill Park is valued for its historic importance as a Grade I Registered Park and Garden, and as the setting to a significant collection of listed set-piece buildings. It is also valued for its public access and recreational opportunities, providing access to a well-maintained, picturesque parkland setting.
- The ecological value of the Landscape Unit, as a result of its designation as the Wisley, Ockham and Walton Heaths BAP Priority Habitat due to the presence of Lowland Heathland and Lowland Acid Grassland.
- The rural character and scenic quality of the landscape resulting from the gently undulating topography, generally intact condition of the woodland and mature field and hedgerow trees.
- In spite of a limited PRoW network, the woodland and golf course provide recreational value, contributing to a rural setting and areas of tranquillity for surrounding Built-Up Areas.

Assessment of Landscape Susceptibility

Table 25 describes the assessment of landscape susceptibility for SS9-C.

Low Susceptibility	Low-Medium Susceptibility	Medium Susceptibility	Medium-High Susceptibility	High Susceptibility
<p>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 due to the following: The Landscape Unit displays a relatively high degree of complexity in the form of a slightly undulating, intimate series of spaces formed by continuous woodland (some of which is ancient woodland) with significant areas cut away for Silvermere Golf Course (photo 1), rectilinear fields (some of which have been divided into paddocks) and the more irregular, richly textured landscape of Painshill Park in the east. Silvermere Golf Course and Painshill Park are intact landscapes while stables and pylons in the fields immediately to the west of the A3 impart an urban fringe character on the landscape, locally reducing susceptibility.</p>				
			Medium-High Susceptibility	
<p>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: Settlement within the Landscape Unit consists of scattered farmsteads, stables and larger properties (such as care homes) set in continuous woodland. The woodland setting is an important characteristic of settlement within the Landscape Unit and also plays a key role in buffering the A3 and the perceived gap between areas of larger settlement nearby.</p>				
			Medium-High Susceptibility	
<p>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: Painshill Park in the east of the Landscape Unit locally imparts a strong sense of historic continuity and landscape management, recognised in its designation at Grade I as a Park and Garden of Special Historic Interest (photo 2). There are also a number of listed set piece buildings within the park, such as the Grade II* listed Gothic Temple and Painshill House, therefore this landscape would be vulnerable to change in view of its intactness and sense of historic continuity. An area of high archaeological potential, recognised for being the site of a Bronze Age Barrow, located along Byfleet Road also locally increases susceptibility, however much of the wider landscape to the west of the A3 would be less susceptible to change, where modern development influences have eroded the sense of historic continuity.</p>				
			Medium-High Susceptibility	
<p>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 as a result of the following: The A3 is a constant aural presence throughout the Landscape Unit, and other development such as pylons and paddocks degrade the sense of tranquillity and remoteness. However, a moderate degree of remoteness remains in some isolated areas to the west of the Landscape Unit and within Painshill Park, where woodland screens development.</p>				
		Medium Susceptibility		
<p>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: Intervisibility throughout the Landscape Unit is generally restricted by intervening woodland, with views being contained to clearings within the woodland or along lanes passing through the Landscape Unit (photo 3). Two locally designated key landmarks, The Gothic Temple and Painshill House, are located in Painshill Park in the eastern part of the Landscape Unit and are visible from the wider landscape. Receptors are a mix of road users and recreational users of the golf course and Painshill Park.</p>				
			Medium-High Susceptibility	
<p>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 generally undeveloped and wooded in character. However, structures such as pylons, locally break the skyline in areas to the west of the A3 and therefore slightly reduce overall susceptibility to change (photo 4).</p>				
			Medium-High Susceptibility	

Table 25: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



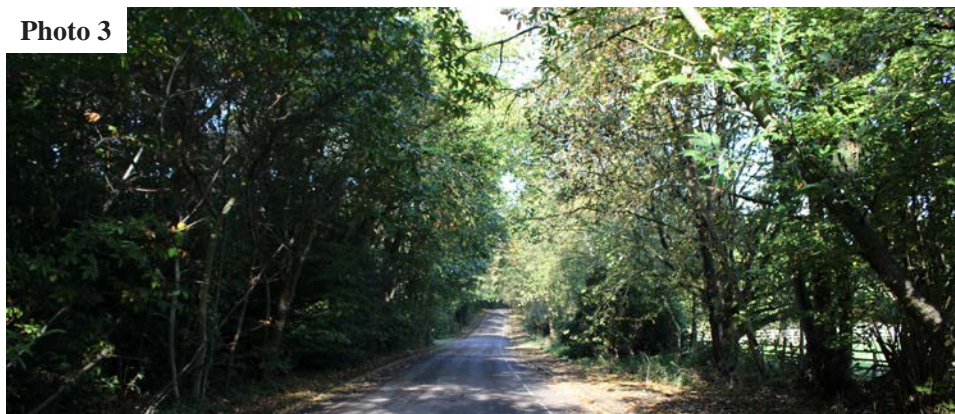
“The Landscape Unit consists of an intimate series of spaces formed by continuous woodland (some of which is ancient woodland) with significant areas cut away for Silvermere Golf Course”

Photo 2



“Painshill Park in the east of the Landscape Unit locally imparts a strong sense of historic continuity and landscape management, recognised in its designation at Grade I as a Park and Garden of Special Historic Interest.”

Photo 3



“Intervisibility throughout the Landscape Unit is generally restricted by intervening woodland, with views being contained to clearings within the woodland or along lanes passing through the Landscape Unit”.

Photo 4



“Structures such as pylons locally break the skyline in areas to the west of the A3 and therefore slightly reduce overall susceptibility to change”

Evaluation of Landscape Value

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

- The presence of statutory designations including Parks and Gardens of Historic Interest (notably the nationally significant 18th century ‘Arcadian’ designed landscape of Painshill Park, included on the Register at Grade I, plus its significant structures), ancient woodland and Biodiversity Opportunity Areas. The Landscape Unit is also within proximity to Sites of Nature Conservation Importance within adjacent Landscape Units.
- The generally intact condition of the landscape.
- The rural qualities of 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 recreational value attached to parts of the Landscape Unit, serving the wider communities in Elmbridge. The golf courses, woodland and Painshill Park provide notable opportunities for surrounding communities to access landscapes of considerable historic and ecological value.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 25** 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 by virtue of the historic associations attached to the landscape in the east of the Landscape Unit (the nationally significant Painshill Park and setting) along with the continuous woodland cover and small-scale clearings and glades which would be vulnerable to change. The woodlands also perform an important function in buffering nearby settlements. Localised areas in the west of the Landscape Unit are less susceptible to change due to the influence modern development already has in the landscape.

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, by virtue of the historic value and character attached to Painshill Park 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 immediately west of the A3 where the landscape is assessed as having *Moderate* 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 39: Landscape sensitivity rating for SS9-C

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit SW5-A

The Landscape Unit falls within the Wisley Sandy Woodland Landscape Character Area and covers 90ha 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 boundary of the Landscape Unit partially falls within the GBBR Local Areas 1 and 4.

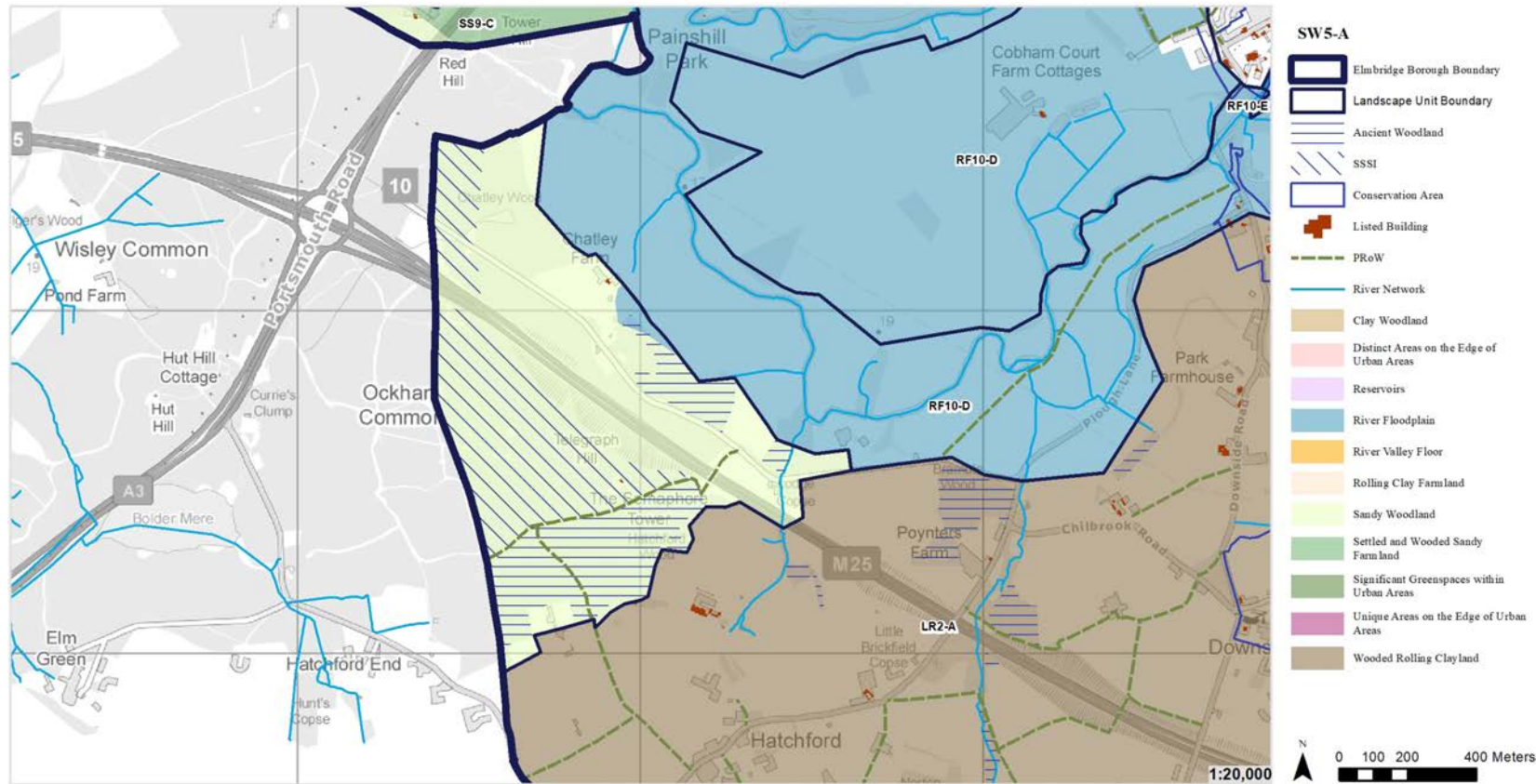


Figure 40: Location plan for Landscape Unit SW5-A

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

Key Characteristics of SW5-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Wisley Sandy Woodland Landscape Unit, of which SW5-A is a broadly typical representation.

- Rises to south-east, reaching a high point of approximately 55m AOD to the east of Chatley Semaphore Tower.
- A secluded, enclosed landscape of heathland commons adjoining the Mole River, now largely overgrown by secondary woodland.
- The character area consists of extensive tracts of mixed woodland and scrub, some areas of common land, and a pocket of small pasture fields.
- Includes a relatively large block of ancient woodland in the south and east of the Landscape Unit. Areas of clear felled plantation have left large open areas within the woodland.
- Tree cover confines views generally, however there are distinctive views through the woodland along tracks, across clearings and beyond the woodland to the wider countryside to the south and east. Views of moving vehicles are possible within the vicinity of road corridors through the woodland.
- The M25 motorway cuts through the centre of the Landscape Unit, dissecting the woodland, and diminishing the sense of tranquillity locally.
- Wisley and Ockham Commons are Open Access Land, with informal tracks through the woodland connecting to a Public Right of Way in the southern part of the Landscape Unit.
- The Landscape Unit is mostly unsettled, with the Chatley Semaphore Tower in the south-east, and one

large house and associated gardens adjoining the southern boundary. A number of isolated farmsteads exist in the northern part of the Landscape Unit.

- Large tracts of the Landscape Unit are registered as Common Land. A number of scheduled monuments are located within the woodland, including a hengiform monument at Red Hill in the north of the Landscape Unit, and the well preserved Chatley Heath Semaphore Tower located at Telegraph Hill in the south-east. The tower was part of the Royal Navy Semaphore line which operated between 1822 and 1847.
- There is high biodiversity value – much of the character area is covered by ecological designations, including the Ockham and Wisley Commons Special Protection Area and Site of Special Scientific Interest adjoining the western boundary. The majority of the Landscape Unit is also designed as the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area.
- The M25 motorway fragments the Landscape Unit and disturbs the sense of tranquillity locally. However, away from detracting activity, the majority of the wooded landscape is peaceful, intimate, and has a 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:

- Very small area of peaceful rural farmland
- Network of hedgerows, hedgerow trees and field trees
- Woodland blocks of high biodiversity value
- Woodland contributes to a sense of wildness
- Common Land of high biodiversity value
- Seasonally wet soils fed by small brooks and watercourses
- Limited settlement of scattered farmsteads
- The Landscape Unit is valued for its ecological quality and diversity, with extensive areas of ancient woodland, high biodiversity Common Land, Lowland Heathland and Lowland Acid Grassland. This is reflected in its numerous designations, including the Ockham and Wisley Commons Special Protection Area, Site of Special Scientific Interest and the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area.
- The rural character and scenic quality of the landscape away from the M25, resulting from the gently undulating topography, generally intact condition of the woodland and longer views into the open countryside. The woodland helps to buffer the urbanising influence of the road, with areas to the north and south of the Landscape Unit providing relief from the motorway.
- Recreational value of the woodland, with a network of informal footpaths, and a Public Right of Way in the south, providing access to areas of high biodiversity and historic value for the surrounding communities.

Assessment of Landscape Susceptibility

Table 26 describes the assessment of landscape susceptibility for SW5-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 a High Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit has a high degree of landform intricacy with topography rising from the M25 in cutting to a high point on Telegraph Hill, falling away gradually to the west. The Landscape Unit also contains extensive areas of intact landscape features such as ancient woodland associated with Hatchford Wood and mixed woodland and heathland of Ockham and Chatley Heath (photo 1). All of these elements make an important contribution to the character of the wider landscape.</p>				
				High Susceptibility
<p>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 in light of the following: The Landscape Unit is mostly unsettled and the woodlands act as a buffer between the M25 and the small areas of settlement surrounding the M25. Wisley and Ockham Commons form part of the wider landscape setting and provide high quality landscape features within proximity to a number of surrounding areas of settlement.</p>				
			Medium-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 due to the following: A strong sense of historic continuity is apparent within the Landscape Unit as a result of past landscape management of the heathlands and areas of ancient woodland associated with Hatchford Wood. Chatley Semaphore Tower is also designated a Grade II* listed building and is described in the listing as an unusually fine example and the only surviving tower of its type (photo 2).</p>				
			Medium-High Susceptibility	
<p>Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of perceptual character and landscape experience due to the following: The M25 passing through the Landscape Unit disturbs the sense of tranquillity locally (photo 3). However, a high sense of remoteness remains in much of the Landscape Unit away from the areas of activity, particularly in the woodland and heathland of Wisley and Ockham where there is minimal perceived human intervention and the landscape is peaceful.</p>				
			Medium-High Susceptibility	
<p>Visual Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of visual character as a result of: Tree cover which confines views generally, however there are distinctive views along tracks and in the south-west of the Landscape Unit on Telegraph Hill, where there are dramatic distant views across heathland. Semaphore Tower is also identified as a Key Landmark in the Local Plan and is a feature in views from the wider landscape.</p>				
			Medium-High Susceptibility	
<p>Skyline Character - The Landscape Unit is assessed as having High Susceptibility to change in terms of skyline character due to the following: As a result of the large proportion of tree cover that limits distant views, the skylines throughout much of the Landscape Unit are formed by tree canopies overhead (photo 4). However, where distant skylines can be observed in the south-west of the Landscape Unit, they are natural in appearance and characterised by woodland with no development, and therefore would be highly susceptible to change arising from residential or mixed-use development.</p>				
				High Susceptibility

Table 26: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit also contains extensive areas of intact landscape features such as ancient woodland associated with Hatchford Wood and mixed woodland and heathland of Ockham and Chatley Heath”

Photo 2



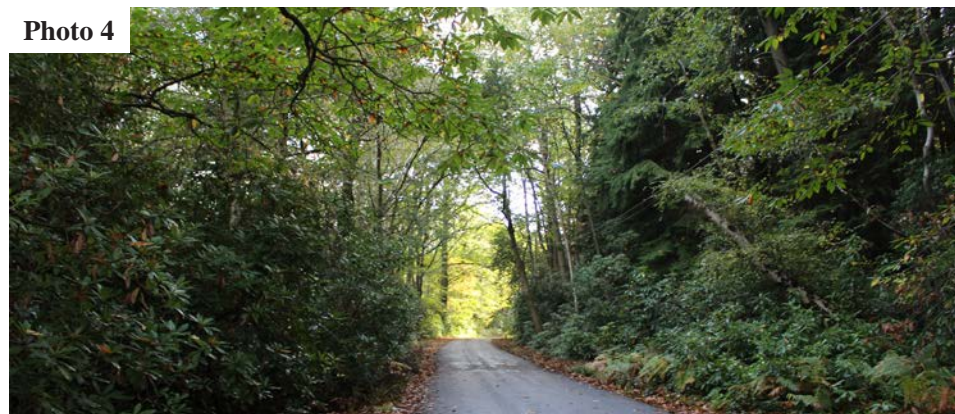
“Chatley Semaphore Tower is also designated a Grade II* listed building and is described in the listing as an unusually fine example and the only surviving tower of its type”

Photo 3



“The M25 passing through the Landscape Unit disturbs the sense of tranquillity locally”

Photo 4



“As a result of the large proportion of tree cover that limits distant views, the skylines throughout much of the Landscape Unit are formed by tree canopies overhead”

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.
- The Landscape Unit's representativeness of wider landscape character, as described in the key characteristics in the Surrey LCA.
- The presence of statutory nature conservation designations including ancient woodland and the Ockham and Wisley Commons Special Protection Area and Site of Special Scientific Interest. These aspects considerably elevate landscape value (to national level) in these locations.
- The recreational value attached to the Landscape Unit, serving the wider communities in Elmbridge. This is demonstrated by the network of informal paths and Public Rights of Way that provides access to high biodiversity Common Land, ancient woodland and historic buildings and monuments.

Evaluation of Landscape Susceptibility

Taking account of the assessment in **Table 26** 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 by virtue of the high degree of landform intricacy and intact landscape features important to character and the prevailing natural character experienced throughout the Landscape Unit, all of which would be susceptible to change from residential and mixed-use development.

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 **High** sensitivity to change arising from residential and mixed-use development. This is due to the level of landform intricacy and landcover diversity in the Landscape Unit. A very high degree of care would be needed in considering the location, design and siting of any change within the landscape to limit the impact this will have on landscape character.



Figure 41: Landscape sensitivity rating for SW5-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit SW6-A

The Landscape Unit falls within the Fairmile to Esher Sandy Woodland Landscape Character Area and covers 649ha. 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 boundary of the Landscape Unit closely aligns with the GBBR Local Areas 16, 17, 20, 23, 24, 28 and 31 and encompasses Recommended Sub Areas 20, 30 and 31.

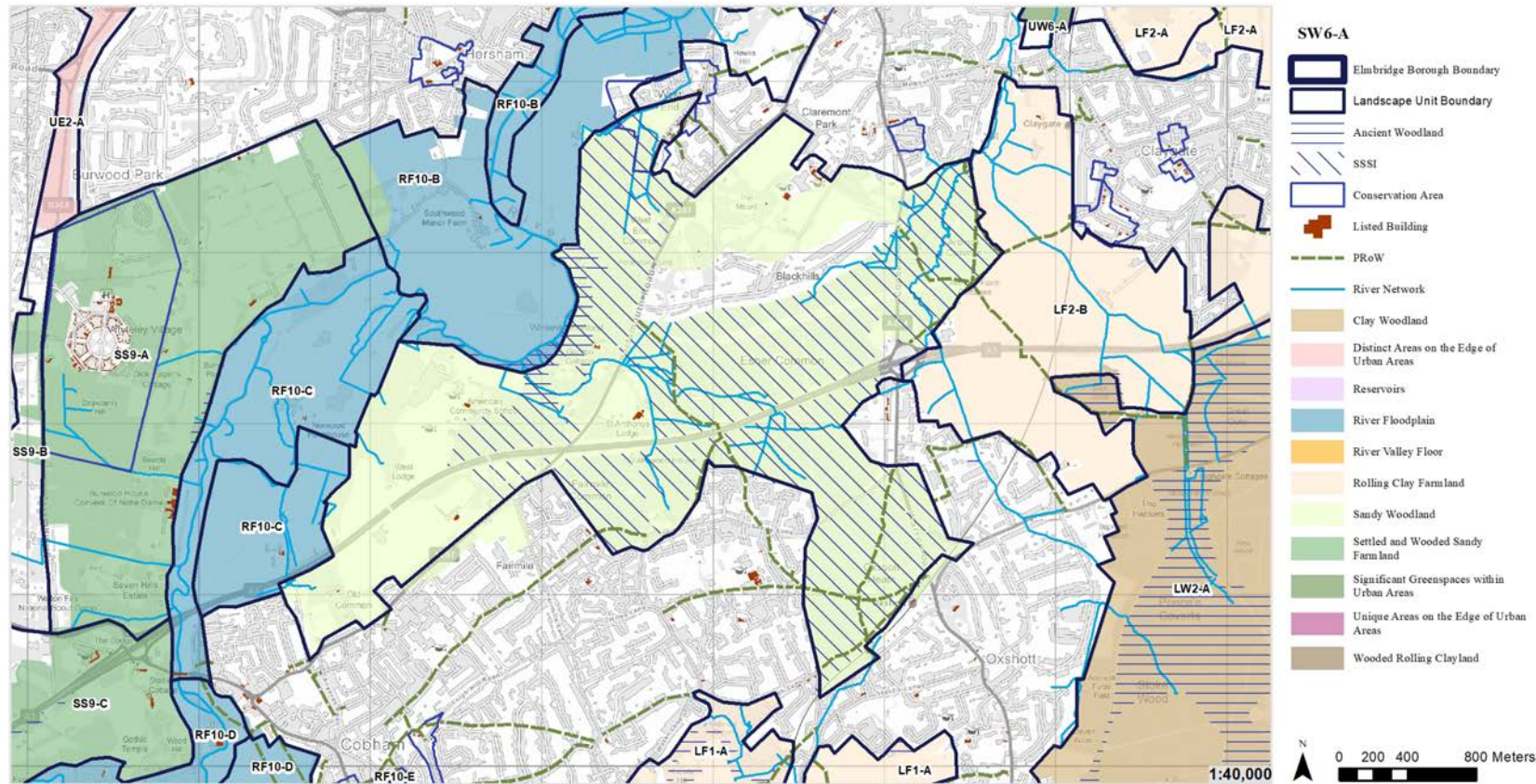


Figure 42: Location plan for Landscape Unit SW6-A

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

Key Characteristics of SW6-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Fairmile to Esher Sandy Woodland Character Area, of which SW6-A is a typical representation.

- Undulating topography, rising up from the Mole valley to the west, to several high points in the north-west and south-east. The area is bounded by the town of Esher to the north, and the towns of Cobham, Fairmile and Oxshott to the south.
- The Landscape Unit has a high ecological value, and is made-up of a collection of wooded commons, the largest being Esher Common. Other named commons within the character area are West End Common, Old Common, Fairmile Common, Oxshott Common and Arbrook Common. There are also a number of lakes and ponds, with a network of small waterways throughout.
- There is a length of ancient woodland adjoining the north-western edge of the Landscape Unit, sloping down towards the River Mole from higher ground.
- Dense tree cover throughout the Landscape Unit obscures views generally, however there are views across open areas of common and waterbodies.
- The majority of the character area is designated as Common Land, with large areas also designated as Open Access Land. The Public Right of Way network is particularly concentrated to the south at Oxshott Heath, and adjoining Esher to the north-east. A public footpath also provides connectivity across the A3, but Public Rights of Way are generally limited in the west of the Landscape Unit. A series of public car parks throughout aid the use of the common land as a recreational resource.

- The A3 cuts broadly east-west through the centre of the Landscape Unit, while the A307 crosses the western part. The A244 also crosses a small section of the far eastern part. Elsewhere roads are relatively limited, with access by informal tracks. The Waterloo-Guildford via Cobham railway line and Oxshott railway station adjoin part of the southern boundary.
- There is limited built form within the wooded commons, however occasional open areas within the woodland include large buildings, such as the Cobham International School complex and National Trust buildings. An extensive area of residential development exists to the north of Esher Common, comprising large, dispersed residential dwellings along Blackhills and Meadway.
- Within the northern part of the Landscape Unit is Claremont Park and gardens, which is a registered Grade II historic garden. The Belvedere at Claremont is one of the main listed buildings within the estate.
- Almost all of the Landscape Unit is designated as the Esher and Oxshott Common Biodiversity Opportunity Area. The majority of the character area is a Site of Special Scientific Interest, a large part of which is also a Local Nature Reserve. A small part of the West End Conservation Area is located in the northern part of the Landscape Unit, with the Old Common Site of Nature Conservation Importance in the far west.
- Roads are detracting elements locally, however the wooded commons are characterised by a 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:
 - Varied woodlands, including some areas of ancient woods, with biodiversity and historic value.
 - Areas of dense, dark, undisturbed woodland.
 - Peaceful, mostly secluded landscape with limited settlement.
 - Roads through woodland forming corridors with overhanging trees.
 - Pockets of heath and glades within the woodland.
 - Sense of intimacy, with views contained by woodland.
 - Significant open areas, tracks and public rights of ways combine to provide recreational resource.
- Esher Common is valued for its ecological importance for its heathland, grassland, open water and wetland, along with a number of rare species. This value is reflected in its designation as a Site of Special Scientific Interest (SSSI), and as a Biodiversity Opportunity Area.
- Claremont Park is valued for its historic importance, reflected in its designation at Grade II as a Park and Garden of Special Historic Interest.
- The rural character and scenic quality of the landscape resulting from the undulating topography, generally intact condition of woodland and mature field and hedgerow trees.
- Recreational value of the Public Rights of Way which provide access from settlements to areas of high ecological and historic value, including Common and Open land, and Local Green Space.

Assessment of Landscape Susceptibility

Table 27 describes the assessment of landscape susceptibility for SW6-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 a High Susceptibility to change in terms of its physical and natural character due to the following: The character area is undulating, rising from the Mole valley to the west, to several high points. The Landscape Unit displays a high degree of complexity, consisting of a collection of wooded commons (photo 1), the largest being Esher Common. Other named commons within the character area are West End Common, Old Common, Fairmile Common, Oxshott Common and Arbrook Common. Occasional open areas within the woodland include large buildings, such as the Cobham International School complex. There are also a number of large ponds and lakes such as Black Pond and Island Pond. A length of ancient woodland slopes down towards the River Mole from higher ground within the western edge of the Landscape Unit, north of Cobham International School. The landscape's textured character and complexity is alluded to through large areas being designated as a Site of Special Scientific Interest, a large part of which is also a Local Nature Reserve and Lowland Heathland BAP habitat.</p>				
				High Susceptibility
<p>Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a High Susceptibility to change in terms of its settlement character and edge conditions as a result of the following: There are very limited dwellings within the wooded commons. Beyond the woodland are a few large buildings such as Cobham School and a motel. The area is bounded by the town of Esher to the north, and the towns of Cobham, Fairmile and Oxshott to the south. As such the Landscape Unit is a valuable recreational resource for these neighbouring settlements (photo 2). The landscape forms a buffer between these settlements, a positive settlement gateway and displays a range of high quality landscape features in proximity to the settlement edge, therefore it would be vulnerable to change.</p>				
				High Susceptibility
<p>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: Within the northern part of the unit is Claremont Park and gardens, which is a Grade I Registered Historic Park and Garden and the setting to the Grade I listed 18th century Palladian Claremont House. The Belvedere on its hill within Claremont Park is one of the other main listed buildings within the estate and is also a Scheduled Monument on the Sites and Monuments Record, further increasing susceptibility. The Belvedere and Claremont House are also identified as Key Landmarks in the Local Plan. West End Conservation Area is located to the north of the Landscape Unit. The southern areas generally have fewer historical assets, however this area is designated as common land and still imparts a strong sense of historic continuity.</p>				
			Medium-High Susceptibility	
<p>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 in light of the following: Roads are a particularly detracting feature, however there are areas within the wooded commons which provide a high degree of tranquillity and sense of remoteness, increasing susceptibility to change (photo 3).</p>				
			Medium-High Susceptibility	
<p>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: There is a strong sense of enclosure within the woodland afforded by the large extents of tree cover which obscures views generally, however there are views across open areas of common land and waterbodies. Strategic View 5 'The Valley of the River Mole from The Ledges at Esher' is located in the west of the Landscape Unit, increasing susceptibility in this regard. There are a relatively high number of receptors viewing the landscape, consisting largely of road users and recreational users of the commons.</p>				
		Medium Susceptibility		
<p>Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character due to the following: Skylines are predominantly natural in appearance and defined by woodland. Pylons can be seen breaking the skyline in the north of the Landscape Unit, reducing susceptibility slightly, however the wooded common land is a feature of skylines observed from neighbouring Landscape Units (photo 4) and would be vulnerable to change by virtue of the wider impact development in this area would have if it breached these features.</p>				
			Medium-High Susceptibility	

Table 27: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays a high degree of complexity, consisting of a collection of wooded commons”

Photo 2



“The area is bounded by the town of Esher to the north, and the towns of Cobham, Fairmile and Oxshott to the south and as such is a valuable recreational resource for these neighbouring settlements”

Photo 3



“Roads, and recreational activity are detracting elements, however there are areas within the wooded commons which provide a high degree of tranquillity and sense of remoteness”

Photo 4



“Pylons can be seen breaking the skyline within the north of the Landscape Unit, reducing susceptibility slightly, however the wooded common land is a feature of skylines observed from neighbouring Landscape Units”

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 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 Common Land designated as Sites of Special Scientific Interest, with large parts also a Local Nature Reserve. Ancient Woodland and the Old Common Site of Nature Conservation Importance further add to the landscape value. Both the Registered Park and Garden at Claremont Park and the West End Conservation Area contribute to the overall historic importance and value and locally elevate this.
- 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 valued areas of woodland, Local Nature Reserve, and common land at Esher Common.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 27** 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 by virtue of the historical associations and historic continuity attached to Claremont Park in the north and the intact natural character resulting from wooded common land that covers large parts of the Landscape Unit. The woodlands also perform an important function in buffering nearby settlements. Localised areas in the south west of the Landscape Unit have a lower susceptibility, where the simpler, flat, enclosed, farmland landscape indicate less vulnerability 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-High* overall sensitivity to change arising from residential and mixed-use development. This is by virtue of the historic value and character attached to Claremont Park and 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. 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 south west of the Landscape Unit, where the simpler, flat, enclosed, farmland landscape indicates a *Moderate-Low* sensitivity to change arising from residential and mixed-use development.

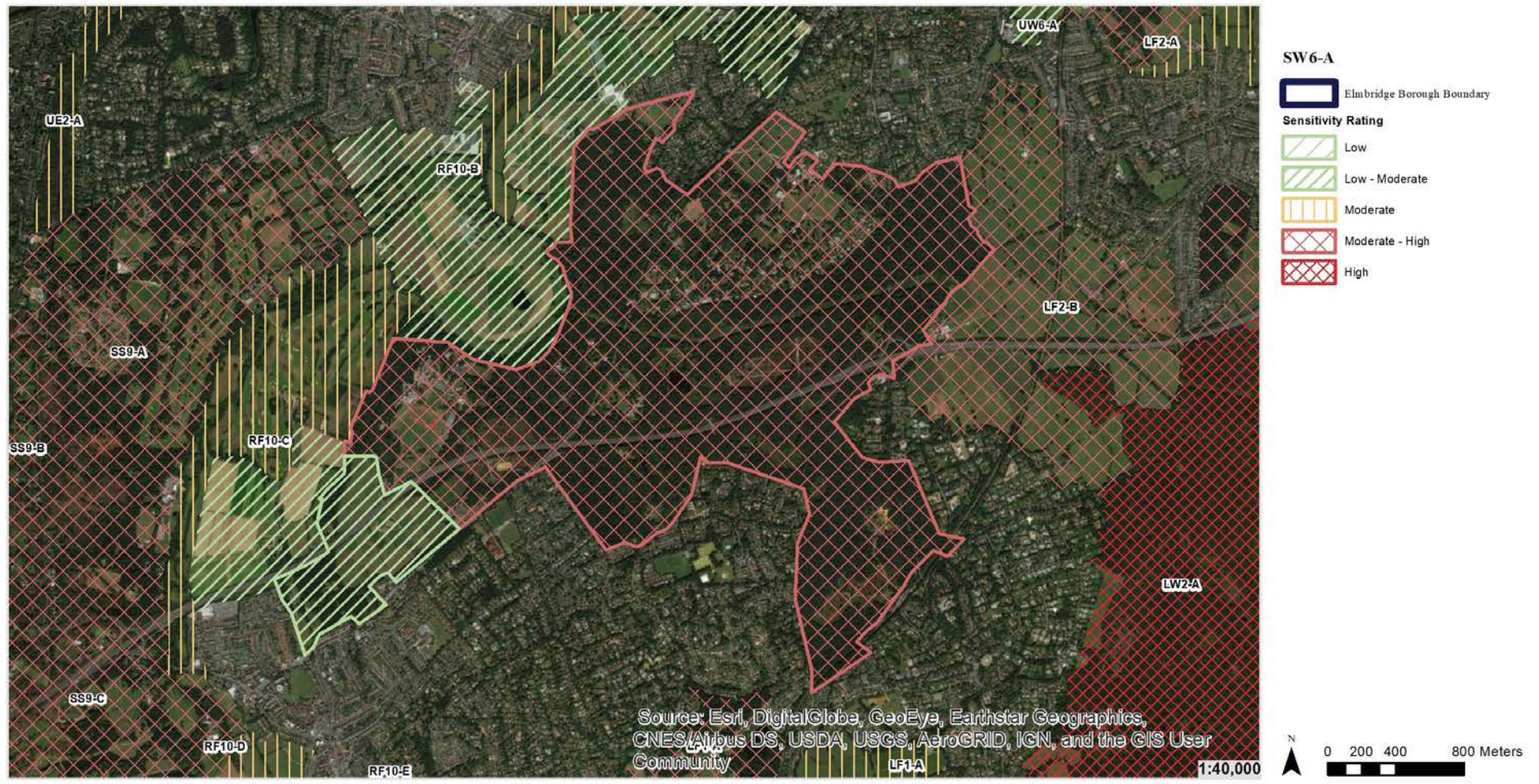


Figure 43: Landscape sensitivity rating for SW6-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit UE1-A

The Landscape Unit falls within the Heathside Landscape Character Area and covers 70ha 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 boundary of the Landscape Unit closely aligns with the GBBR Local Areas 40,41,42 and 43 and partially encompasses Local Area 39.

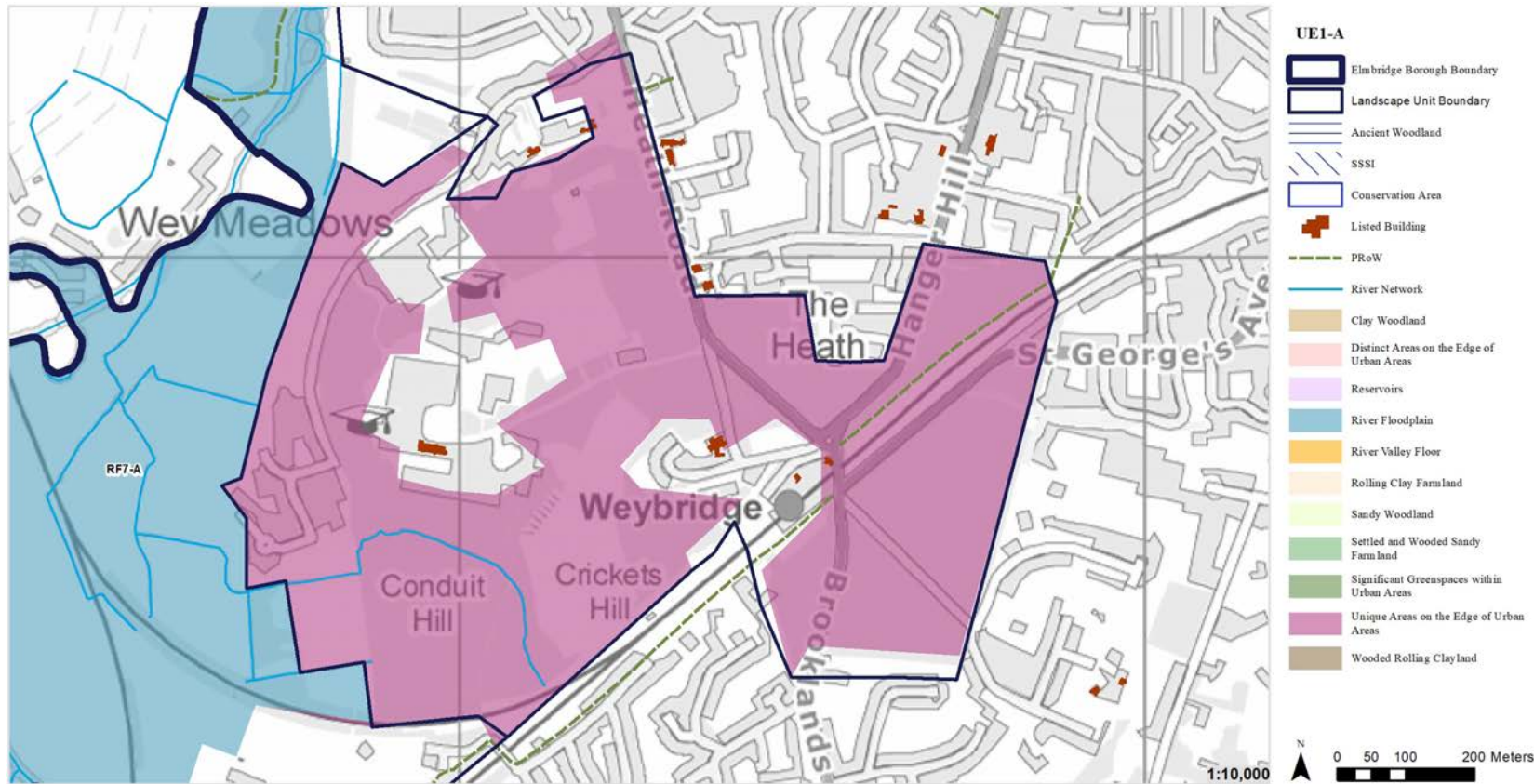


Figure 44: Location plan for Landscape Unit UE1-A

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

Key Characteristics of UE1-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Heathside Character Area, of which UE1-A is a broadly typical representation.

- Landform rises from the Wey Valley to Cricket's Hill, reaching a high point of approximately 31m AOD, underlain by Bagshot Formation Sand solid geology.
- The area consists predominately of wooded heathland, including 'The Heath'.
- Development is represented by the Brooklands College campus and Heathside School, located within the western part of the Landscape Unit, and small areas of low density housing to the east and west.
- The eastern area is fully enclosed by surrounding woodland, and includes an area of heathland surrounded by woodland.
- Views are contained by tree cover, giving an intimate feel to the area, and limiting sense of connection with the wider countryside.
- The South West Mainline railway cuts through the eastern half of the area, in a wooded cutting, with Weybridge station nearby to the south.
- 'The Heath' in the eastern half of the Landscape Unit is Open Access Land, providing a valuable outdoor resource for the communities of Weybridge. 'The Heath' is also designated as Registered Common Land, and a Site of Nature Conservation Importance. There are no links to the Wey Valley through the western part of the Landscape Unit, however there are some informal paths through the wooded areas.
- Roads cut through the tree cover and converge near

the railway station. The visual proximity to areas of built form, surrounding roads and the railway line serve to diminish the overall sense of rurality.

- Woodland gives a semi-rural feel to the area and provides an attractive approach when accessing Weybridge via the railway station.

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:
 - On the edges of towns, often entirely enclosed by Built-Up Areas, the majority of these areas have significant human intervention, and areas of open landscape frequently provide outdoor amenity for the surrounding population.
 - Landscape setting to adjacent urban areas and settlements.
 - Characterised by having areas of high biodiversity value and potential, close to Built-Up Areas.
 - Provide visual and physical break of rural or natural open character within the Built-Up Area.
- 'The Heath' is valued for its ecological importance for secondary woodland, characterised predominantly by oaks, providing habitat for local bird populations. This is reflected in its designation as a Biodiversity Opportunity Area. It is also designated as Registered Common Land and is of recreational value for the local community of Weybridge.

- The predominantly rural character and scenic quality of the landscape resulting from the mature woodland, and generally intact condition of mature field and hedgerow trees.
- Recreational value of the public rights of way which provide access from settlements to 'The Heath' in the eastern part of the Character Area, along with a network of informal paths within the woodland.

Assessment of Landscape Susceptibility

Table 28 describes the assessment of landscape susceptibility for UE1-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 as a result of the following: The Landscape Unit displays some degree of landform complexity, rising from the Wey Valley in the west to Crickets Hill and The Heath to the east. It is predominantly a small scale, intact, wooded landscape with clearings of heathland (photo 1) which create a landscape of some variation and interest, increasing overall susceptibility in this regard.</p>				
			Medium-High Susceptibility	
<p>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 densely wooded character of the Landscape Unit contributes strongly to both the setting of settlement within the Landscape Unit and the settlement edges surrounding it. The wooded landscape also forms a strong buffer between surrounding settlements and the railway and busy roads that pass through the area. The wooded character also contributes to an attractive approach to Weybridge.</p>				
			Medium-High Susceptibility	
<p>Cultural and Historic Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of its cultural and historic character by virtue of the following: Some cultural or historical association is attached to the landscape through two Grade II listed buildings (including Hugh F Locke King's mansion at Brooklands, now the Technical College) and the wooded commons of The Heath in the east of the Landscape Unit, which impart some sense of historic continuity.</p>				
		Medium 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: A sense of remoteness and tranquillity is experienced within the denser areas of woodland, particularly at The Heath in the east of the Landscape Unit. However, this is limited by the aural and visual presence of road traffic (photo 2), which reduces susceptibility in this regard.</p>				
		Medium Susceptibility		
<p>Visual Character - The Landscape Unit is assessed as having Low-Medium Susceptibility to change in terms of visual character by virtue of the following: The landscape throughout much of the Landscape Unit is enclosed, confining views to those along roads and paths through the woodland (photo 3). There are moderate levels of receptors viewing the landscape consisting primarily of road users, local recreational users and students of the Campus.</p>				
	Low-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: Skylines within the Landscape Unit are mostly undeveloped and characterised by woodland other than towards the edges of the Landscape Unit where low-rise rooftops of adjacent settlement edges form part of the skyline (photo 4), reducing susceptibility in this regard.</p>				
			Medium-High Susceptibility	

Table 28: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



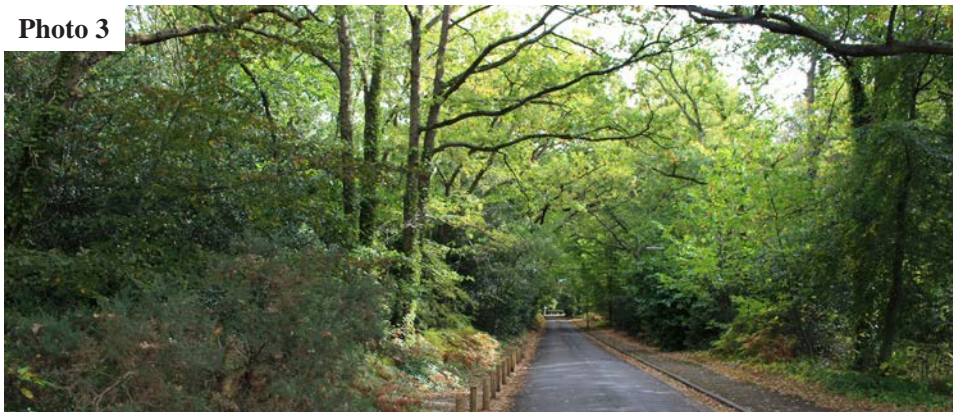
“The landscape is predominantly a small scale, intact, wooded landscape with clearings of heathland”

Photo 2



“There is a sense of remoteness and tranquillity experienced within the denser areas of woodland, particularly within The Heath in the east of the Landscape Unit. However, this is limited by the aural and visual presence of road traffic”

Photo 3



“The landscape throughout much of the Landscape Unit is enclosed, confining views to those along roads and paths through the woodland”

Photo 4



“Skylines within the Landscape Unit are mostly undeveloped and characterised by woodland other than towards the edges of the Landscape Unit where low-rise rooftops of adjacent settlement edges form part of the skyline”

Evaluation of Landscape Value

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

- The generally intact condition of the landscape.
- The rural qualities of large parts of the Landscape Unit resulting from the extensive woodland, areas of heathland and the maturity of landscape features, contributing to a sense of relative wildness.
- The Landscape Unit's representativeness of wider landscape character, as described in the key characteristics in the Surrey LCA.
- The presence of some locally important conservation designations including 'The Heath' Site of Nature Conservation Importance.
- The recreational value attached to the Landscape Unit, demonstrated by the public right of way network that provides access to common land at 'The Heath'.

Evaluation of Landscape Susceptibility

Taking into account the assessment in **Table 28** 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 due to the importance of the sense of naturalness and undeveloped character intrinsic to the landscape unit, along with the predominantly undeveloped skyline character. All of these elements would be susceptible to change from residential and mixed-use development.

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 **High** sensitivity to change arising from residential and mixed-use development, due to the largely undeveloped character and the contribution of the skylines to character. As such, a very high degree of care would be needed in considering the location, design and siting of any change within the landscape to limit the impact this will have on landscape character.



Figure 45: Landscape sensitivity rating for UE1-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit UE2-A

The Landscape Unit falls within the Walton Common Landscape Character Area and covers 34ha 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 boundary of the Landscape Unit aligns with the GBBR Local Areas 36 and 37.

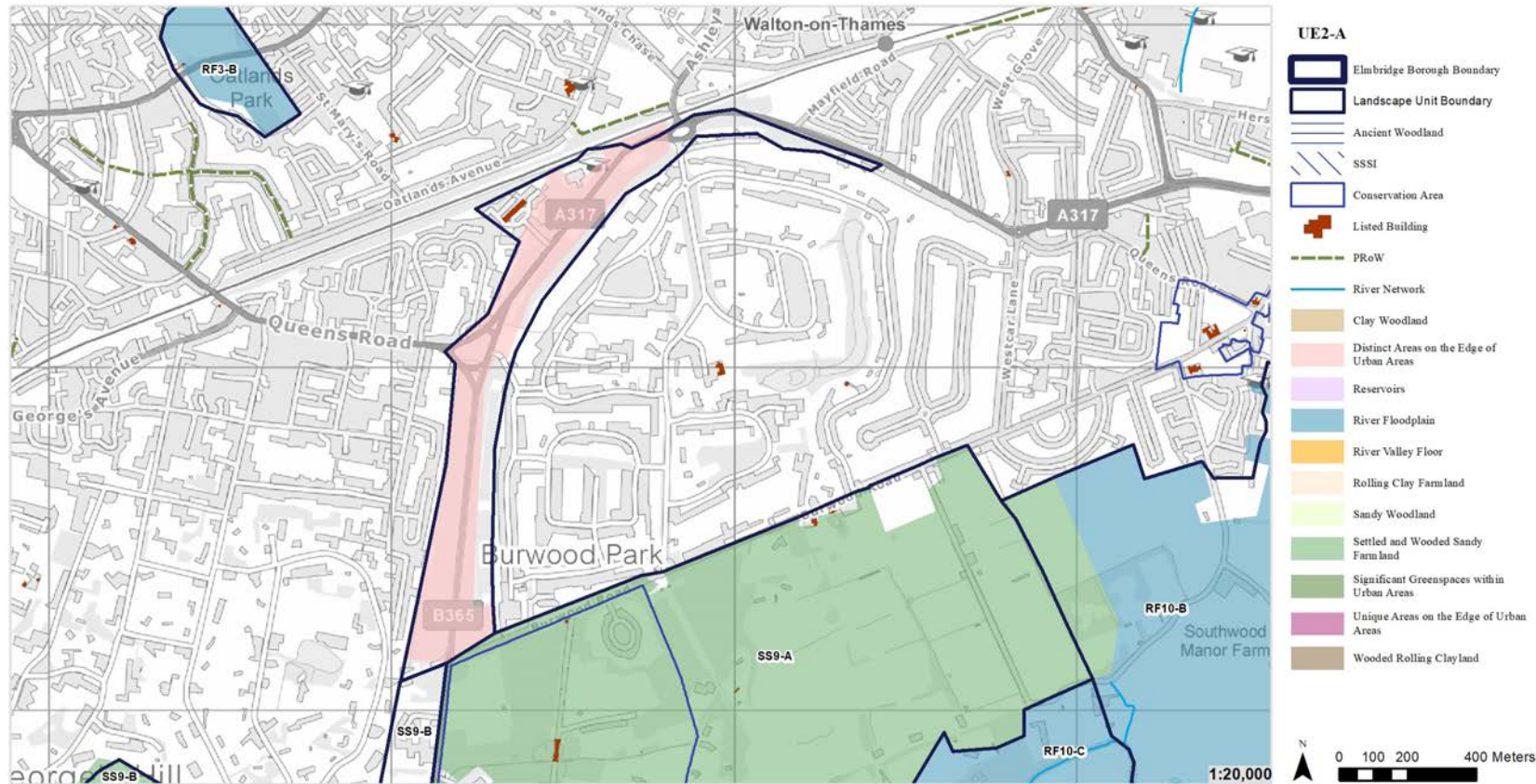


Figure 46: Location plan for Landscape Unit UE2-A

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

Key Characteristics of UE2-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Walton Common Character Area, of which UE2-A is broadly typical.

- Underlain by Bagshot Formation Sand solid geology, rising very slightly to the south to a high point of approximately 45m AOD.
- The area consists of a strip of woodland running broadly north-south for over a mile, forming a 'green corridor' from the settlement edge towards the centre of Walton-on-Thames.
- The busy Seven Hills Road (B365) runs through the centre of the woodland in the southern part of the Landscape Unit. This road meets Queens Road (A317) in the north via a large roundabout. Tree canopies on either side of the road often meet above the road, giving the impression of driving along a tunnel through the woodland.
- Long views are confined to views down trafficked roads enclosed by woodland on either side, contributing to a strong sense of enclosure and limiting connection with the wider countryside.
- Woodland successfully buffers the busy roads from nearby settlement and provides an attractive southern approach to Walton-on-Thames.
- Currently there is limited use of the landscape as a recreational resource. There is a pavement on the side of the roads, but no public rights of way.
- The south-western part of the Landscape Unit is designated as the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area, for its Lowland Heathland and Lowland Acid Grassland habitat.

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:
 - On the edges of towns, often entirely enclosed by Built-Up Areas, the majority of these areas have significant human intervention, and provide some outdoor amenity for the surrounding population.
 - Provide landscape setting to adjacent urban areas and settlements.
 - These areas are also characterised by having areas of high biodiversity value and potential, in close proximity to Built-Up Areas.
 - Provide visual and physical break of rural or natural open character within the Built-Up Area.
- Wisley, Ockham and Walton Heaths are valued for their ecological importance (Lowland Heathland and Lowland Acid Grassland), reflected in the designation as a Biodiversity Opportunity Area.
- The semi-rural character resulting from the generally intact condition of woodland and roadside hedgerow, providing an attractive buffer between the busy roads and surrounding settlements.
- These wooded buffers also have some recreational value and provide links to the Mole Valley.

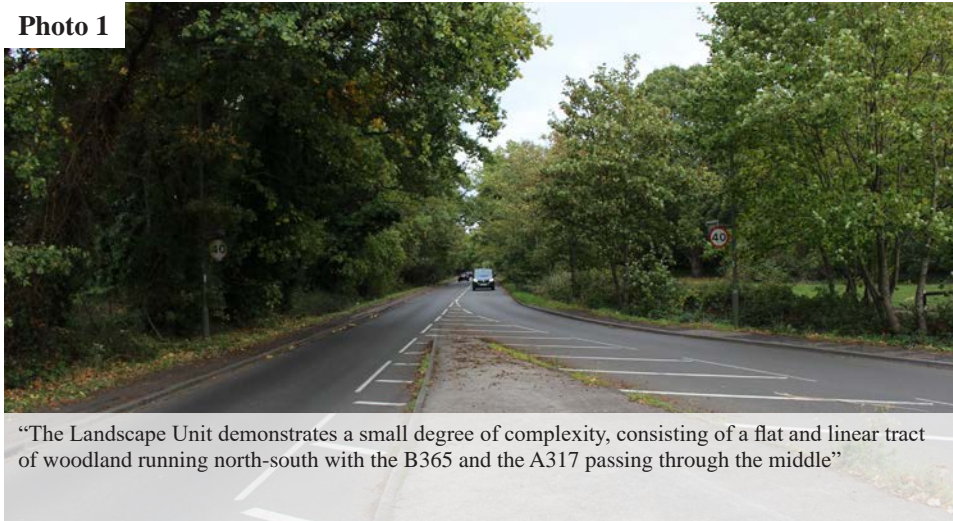
Assessment of Landscape Susceptibility

Table 29 describes the assessment of landscape susceptibility for UE2-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 Susceptibility to change in terms of its physical and natural character as a result of the following: The Landscape Unit demonstrates some complexity, consisting of a flat and linear tract of woodland and relict heathland and common land running north-south with the B365 and the A317 passing through the middle (photo 1). The mature woodland is fundamental to the landscape's character, increasing susceptibility in this regard. Woodland is generally intact although dense undergrowth shows limited signs of management.</p>				
		Medium Susceptibility		
<p>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 successfully buffers nearby settlement from the busy roads and also plays an important role in the perception of separation between the adjacent settlement edges (photo 2) and this would be susceptible to change arising from development. The landscape also provides an attractive southern approach to Walton-On-Thames.</p>				
			Medium-High Susceptibility	
<p>Cultural and Historic Character - The Landscape Unit is assessed as having 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 attached to the landscape other than the wooded commons of Walton Common in the south of the Landscape Unit, which impart some sense of historic continuity. It was once associated with the adjacent wooded heathland at St George's Hill and the parklands of Burwood Park although both have now been developed.</p>				
	Low-Medium Susceptibility			
<p>Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having Low-Medium Susceptibility to change in terms of perceptual character and landscape experience in light of the following: Busy roads passing through the Landscape Unit limit the perceived sense of remoteness and tranquillity, reducing susceptibility in this regard, along with filtered views to residential development in places.</p>				
	Low-Medium Susceptibility			
<p>Visual Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of visual character due to the following: The Landscape Unit is enclosed by woodland resulting in low levels of east-west intervisibility (photo 3). However, channelled views along roads enclosed by woodland on either side give the impression of driving along a tunnel through the woodland, views that characterise this landscape and increasing susceptibility in this regard. There are a high number of receptors viewing the landscape, although these are primarily road users.</p>				
		Medium Susceptibility		
<p>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 within the Landscape Unit are characterised by woodland and remain predominantly undeveloped (photo 4). They would therefore be vulnerable to change.</p>				
			Medium-High Susceptibility	

Table 29: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit demonstrates a small degree of complexity, consisting of a flat and linear tract of woodland running north-south with the B365 and the A317 passing through the middle”

Photo 2



“The Landscape Unit successfully buffers nearby settlement from the busy roads and plays an important role in the perception of separation between the adjacent settlement edges”

Photo 3



“The Landscape Unit is enclosed by woodland resulting in minimal east-west intervisibility”

Photo 4



“Skylines within the Landscape Unit are characterised by woodland and remain predominantly undeveloped”

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 semi-rural qualities of much of the Landscape Unit resulting from the maturity of the landscape features within it.
- 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 the Wisley, Ockham and Walton Heaths Biodiversity Opportunity Area, and proximity to the Whiteley Conservation Area in the adjacent Landscape Unit to the south.
- The local level recreational value attached to the Landscape Unit, providing attractive linear routes and wider links to the Mole Valley within a predominantly urban context.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 29** 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 role the large extent of woodland plays in buffering nearby settlement from busy roads and the perception of separation between adjacent settlements. Furthermore, emphasis has been placed on the natural character of the skyline as these are important characteristics that would be susceptible to change from residential and mixed-use development.

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 as, although 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.



Figure 47: Landscape sensitivity rating for UE2-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit UW4-A

The Landscape Unit falls within the Hurst Park Landscape Character Area and covers 35ha 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.



Figure 48: Location plan for Landscape Unit UW4-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Key Characteristics of UW4-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Hurst Park Character Area, of which UW4-A is a typical representation.

- Part of the wider Thames river floodplain, but annexed by settlements.
- The Landscape Unit is bound to the north by the inside bend of Thames, for approximately 1 mile, and enclosed by settlement to the south, east and west. The A3050 also bounds the south-eastern edge of the Landscape Unit.
- Southern and eastern parts of the park contain meadows with copses, whilst the northern and western parts contain largely open amenity grassland, with occasional tree groups, a car parking area and a sports pitch.
- The park supports a range of recreational uses, including a children's play area, sports pitches and courts, and the East Molesey cricket ground.
- Although enclosed by Built Up Areas to the south, there are more open views in the northern part of the Landscape Unit, over the River Thames. This includes views of the islands, with their small houses and permanently moored house boats, and historic buildings visible on the northern side of the river in Hampton, including Garrick's Temple to Shakespeare, Hogarth Cottage and St. Mary's Parish Church. A small part of the south-western end of the large Royal Park at Bushy Park (Grade I Registered Park and Garden) can also be seen across the Thames from parts of Hurst Park, however longer views are obscured by planting, built form and woodland.
- The Thames Path National Trail runs along the length of the northern edge of the park. Hampton

Court railway station, at the end of the Hampton Court branch line, is located within close walking distance to the south-east.

- The Landscape Unit has a number of designations. The Hurst Meadows are designated as a Site of Nature Conservation Importance, as is the River Thames to the north. The island directly north of Hurst Park is designated as the River Thames Biodiversity Opportunity Area. The Landscape Unit borders the East Molesey Kent Town Conservation Area to the south-east, and the Grade I registered Bushy Park to the north.
- Urban influence limits the sense of tranquillity, but this is mostly a pleasant and peaceful landscape which functions as an open riverside setting to urban areas to the south and historically important buildings and landscape to the north. The landscape also provides an important recreational resource.

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:
 - Variety of characteristic and uses, within the Built-Up Area.
 - Almost entirely enclosed by urban areas, with significant human intervention, with areas of open landscape providing outdoor amenity for the surrounding population.
 - These areas are of high biodiversity value and

potential within the Built-Up Area.

- Provide visual and physical break of rural or natural open character within the Built-Up Area.
- The Hurst Meadows are valued for their ecological importance as flood meadow, reflected in designation as a Site of Nature Conservation Importance. They also have high recreational value, and are well used by the local community as amenity space.
- Hurst Park has recreational value, providing a range of sports and leisure opportunities for surrounding communities.
- The unique setting along the River Thames, with views to listed buildings and surrounding landscapes of historic importance.
- Recreational value of the Thames Path National Trail which provides access to local green spaces and recreational opportunities, along with areas of ecological and historic value, for surrounding Built-Up Areas.

Assessment of Landscape Susceptibility

Table 30 describes the assessment of landscape susceptibility for UW4-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 as a result of the following: The Landscape Unit displays some complexity and variation in the form of meadows, amenity grassland, small copses, occasional tree groupings (photo 1) and areas of riparian vegetation along the banks of The River Thames, bounding the northern edge of the Landscape Unit. Although landform in the Landscape Unit is flat, this is an important characteristic to the open riverside location of Hurst Park. The landscape is mostly intact and well maintained, increasing susceptibility in this regard.</p>				
			Medium-High Susceptibility	
<p>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 is unsettled, but is enclosed by the well-defined settlement edge of East Molesey along the southern boundary (photo 2). The open riverside landscape in this area contributes to a scenic setting for the properties and also contributes to the perceived gap between East Molesey to the south and Hampton to the north of the river. The amenity and recreational provision of the Landscape Unit along with the intact and distinctive landscape features increase susceptibility in this regard.</p>				
			Medium-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 due to the following: The presence of key historic landmarks visible from the Landscape Unit (such as Grade I Listed Garrick's Temple to Shakespeare, St Mary's Church, St Paul's Church, a large number of listed buildings along the northern banks of the River Thames and the Grade I registered Royal Park at Bushy Park) along with the East Molesey Kent Town Conservation Area neighbouring the Landscape Unit increase susceptibility in this regard. This is supported by the cultural associations attached to the landscape - Hurst Park's past uses for informal recreation and leisure and as a race course from 1890 to 1960. Furthermore, the cultural associations attached to The Thames Path National Trail and associated vistas to the 'Arcadian Thames' passing along the northern boundary of the Landscape Unit further heightens susceptibility in this regard.</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 by virtue of the following: Urban influences limit tranquillity but this is mostly a pleasant landscape which functions as an open riverside setting to both surrounding urban areas and historically important buildings.</p>				
		Medium Susceptibility		
<p>Visual Character - The Landscape Unit is assessed as having Medium-High Susceptibility to change in terms of visual character as a result of the following: The flat topography throughout the Landscape Unit results in a somewhat open landscape, particularly in the western areas, however copses and groupings of trees filter views elsewhere. There is a moderate level of intervisibility between the settlement edge of East Molesey to the south and the landscape to the north of The River Thames. The 'River Thames Meadowlands from St Mary's Church' Strategic View passes through the Landscape Unit, and is also identified in the Thames Landscape Strategy, taking in the surrounding key landmarks St Mary's Church, Garrick's Temple to Shakespeare and St Paul's Church (photo 3). Visual receptors consist of neighbouring residents and recreational users of the park and Thames Path, increasing susceptibility in this regard.</p>				
			Medium-High Susceptibility	
<p>Skyline Character - The Landscape Unit is assessed as having Medium Susceptibility to change in terms of skyline character due to the following: In the south-east of the Landscape Unit, the greater extents of tree cover result in skylines which are more natural in appearance (photo 4) whereas in the west of the Landscape Unit, development forms a greater proportion of the skyline.</p>				
		Medium Susceptibility		

Table 30: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The Landscape Unit displays some degree of complexity and variation in the form of meadows, amenity grassland, small copses and occasional tree groupings”

Photo 2



“The landscape unit is unsettled but is enclosed by the well-defined edge of settlement along the southern boundary”

Photo 3



“The ‘River Thames Meadowlands from St Mary’s Church’ Strategic View passes through the Landscape Unit and takes in the surrounding key landmarks of St Mary’s Church, Garrick’s Temple to Shakespeare and St Paul’s Church”

Photo 4



“In the south-east of the Landscape Unit, the greater extents of tree cover result in skylines which are more natural in appearance”

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 Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA.
- The presence of locally and statutorily important conservation designations including the River Thames and Hurst Meadows Sites of Nature Conservation Importance, and the River Thames Biodiversity Opportunity Area to the north. This also includes proximity to East Molesey Kent Town Conservation Area within the adjacent Landscape Unit.
- The recreational value attached to the Landscape Unit, with the Thames Path National Trail connecting surrounding Built Up Areas to local Green Space and Hurst Park and Meadows which support a range of recreational opportunities.

Evaluation of Landscape Susceptibility

Taking into account the assessment in **Table 30** 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 by virtue of the Landscape Unit's intact condition and riverside character, displaying a range of high quality landscape features and recreational provision in close proximity to neighbouring settlement. The Landscape Unit's historic and cultural associations would also be susceptible to change from residential and mixed-use development.

Overall Landscape Sensitivity

Taking into account 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, due to the quality of landscape features and recreational importance. 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 49: Landscape sensitivity rating for UW4-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit UW5-A

The Landscape Unit falls within the Island Barn Reservoir and River Ember Landscape Character Area and covers 203ha of reservoir, the Esher Sewage Treatment Works, farmland and recreational land uses (Nelson 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 boundary of the Landscape Unit closely aligns with the GBBR Local Areas 62, 70, 72a, 72b, 74 and 77 and encompasses Recommended Sub Areas 42, 43 and 44.

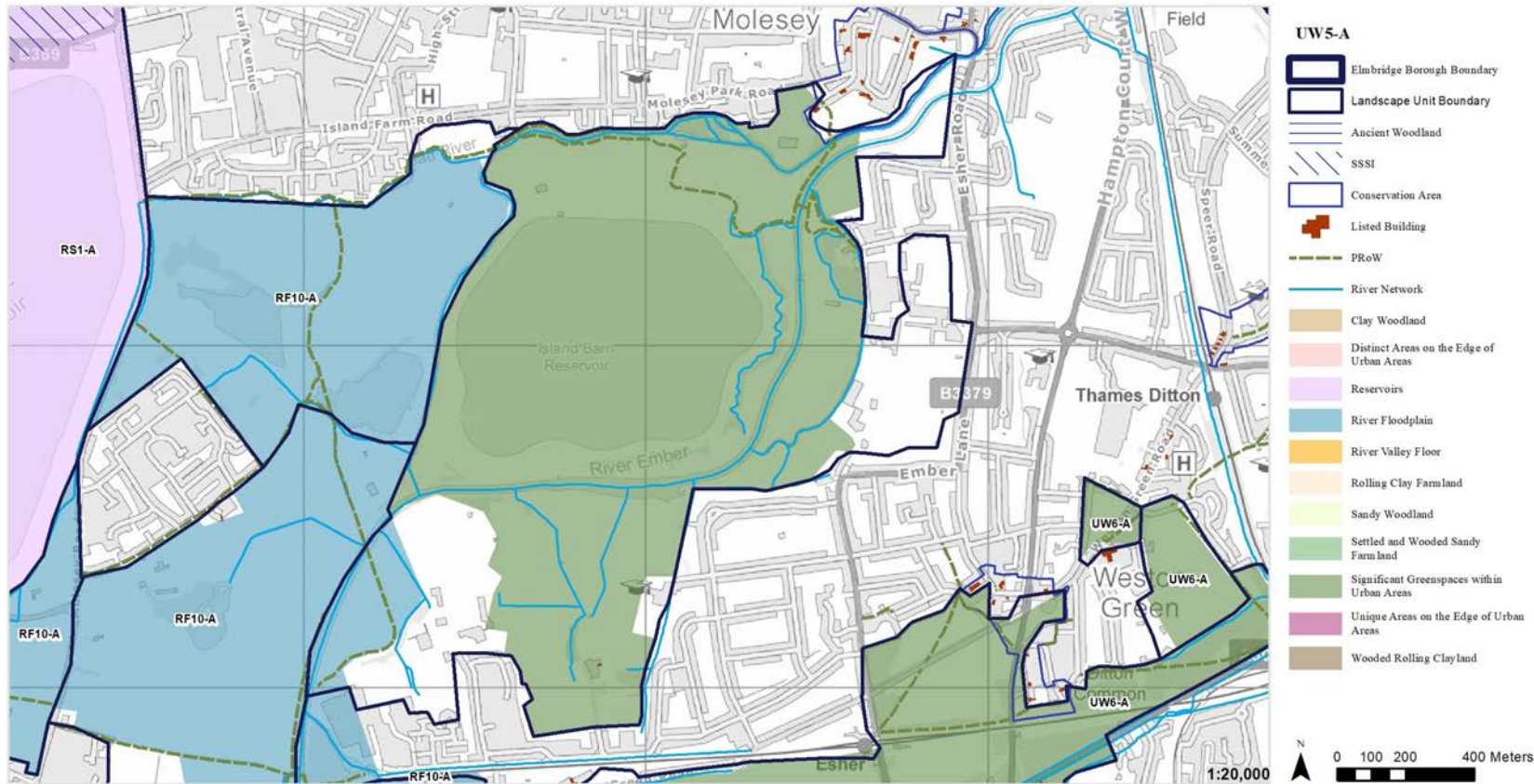


Figure 50: Location plan for Landscape Unit UW5-A

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

Key Characteristics of UW5-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Island Barn Reservoir and River Ember Character Area, of which UW5-A is a typical representation.

- Part of the wider river valley, through which the River Mole and River Ember flow before reaching the Thames within the Built-Up Area to the north-east.
- Contains Island Barn Reservoir, with its high grassed and fenced embankments. To either side of the River Ember, which flows to the east and south of the reservoir, are pasture fields, sports pitches, and paddocks, along with streams, ditches, hedges and small tree groups. A recreation ground is located to the north, adjoining the settlement edge.
- The reservoir limits views from and towards the Built-Up Area, creating a sense of enclosure, however longer views over Molesey Heath into the wider countryside exist to the west.
- There are footpaths to the north and south-west, but access along the River Ember is limited. There are no significant roads or settlement within the character area.
- The majority of the Landscape Unit is designated as the Molesey and Hersham Biodiversity Opportunity Area, whilst the reservoir is designated as a Site of Nature Conservation Interest. The north-eastern part of the Landscape Unit also includes a very small part of the East Molesey Old Village Conservation Area. The western edge of the Landscape Unit borders the Field Common/ Hersham Pits Site of Nature Conservation Importance, located in the adjacent Landscape Unit.

- Although within the Built-Up Area and dominated by the reservoir, this is a pleasant landscape connected to the Mole Valley to the west, with pastoral fields contributing to a rural landscape, with areas of tranquillity.
- Recreational value of the Public Rights of Way network which provides access from surrounding settlements to local green spaces and areas of historical and ecological value to the north and west. The sports pitches to the east contribute to the recreational offer.

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:
 - Almost entirely enclosed by urban areas, with some human intervention, with the open landscapes providing outdoor amenity for the surrounding population.
 - Areas of high biodiversity value and potential within the Built-Up Area.
 - Provide a visual and physical break of rural or natural open character within the Built-Up Area.
- The Landscape Unit is valued for its ecological importance, notably its standing open water, reedbeds, floodplain grazing-marsh, and acid grassland. This is reflected in its designation as the Molesey and Hersham Biodiversity Opportunity Area, and of the reservoir as a Site of Nature Conservation Importance.
- The predominantly rural character and scenic quality of parts of the landscape, particularly to the south and west, resulting from the generally intact condition of mature trees, ditches and hedgerow networks.

Assessment of Landscape Susceptibility

Table 31 describes the assessment of landscape susceptibility for UW5-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 a Medium Susceptibility to change in terms of its physical and natural character as a result of the following: The Landscape Unit contains the Island Barn Reservoir, with its high grassed and fenced embankments and which is designated as a Site of Nature Conservation Interest. The landscape surrounding the reservoir is flat and displays some degree of complexity in the form of the River Ember which flows north-east to south-west, along with pastoral fields, sports pitches, paddocks, streams, ditches, hedges and small tree groups (photo 1). Fields converted to sports pitches in the north and east of the Landscape Unit have eroded some of the landscape's character, and would be less vulnerable to change.</p>				
		Medium Susceptibility		
<p>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: Susceptibility is reduced in this regard due to the presence of development within the Landscape Unit, consisting of Cranmere Primary School in the south and a number of sports and leisure facilities in the east. The Landscape Unit is important in the provision of accessible outdoor recreation for adjacent settlement edges bounding the north, east and south of the area (photo 2). However, access along the River Ember is limited. The landscape forms a buffer between Molesey to the north and Esher to the south. Tree planting along the River Ember and smaller streams, and forming defensible settlement edges, contributes to the setting of these settlements. Therefore, this increases susceptibility.</p>				
		Medium Susceptibility		
<p>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: Historic character within the Landscape Unit is confined to a site of a Medieval Water Mill in the north and a Multi-period occupational site and grade II listed building in the south. Both areas are Areas of High Archaeological Potential. Elsewhere, land use for recreation and reservoirs, along with the re-alignment of the River Ember, have eroded historic landscape features and sense of historic continuity.</p>				
	Low-Medium Susceptibility			
<p>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 as a result of the following: Although within the Built-Up Area and dominated by the reservoir, this is a pleasant landscape connected to the Mole Valley to the west and which experiences a moderate degree of tranquillity (photo 3).</p>				
		Medium Susceptibility		
<p>Visual Character - The Landscape Unit is assessed as having a Low-Medium Susceptibility to change in terms of visual character by virtue of the following: The reservoir encloses views from and towards the built-up area, as do belts of tree planting along the settlement edges. As such, views are mostly contained within the Landscape Unit and there is limited intervisibility with the wider landscape.</p>				
	Low-Medium Susceptibility			
<p>Skyline Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of skyline character, by virtue of the following: The unplanted, steep reservoir embankments tend to dominate the skyline and form the backdrop to local views to the west, however they are in places balanced by tree canopies (photo 4). Skyline to the north and east are largely natural in appearance by virtue of tree planting along the River Ember and settlement edges. The settlement edge of Esher and Esher Sewage Treatment Works form a greater extent of the skyline in the south and skylines here would therefore be less vulnerable to change.</p>				
		Medium Susceptibility		

Table 31: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“The landscape surrounding the reservoir is flat and displays some degree of complexity in the form of the River Ember which flows north-east to south-west, along with pastoral fields, sports pitches, paddocks, streams, ditches, hedges and small tree groups”

Photo 2



“The Landscape Unit is important in the provision of accessible outdoor recreation for adjacent settlement edges bounding the north, east and south of the area”

Photo 3



“Although within the Built-Up Area and dominated by the reservoir, this is a pleasant landscape connected to the Mole Valley to the west and which experiences a moderate degree of tranquillity”

Photo 4



“The unplanted, steep reservoir embankments tend to dominate the skyline and form the backdrop to local views to the west, however they are in places balanced by tree canopies”

Evaluation of Landscape Value

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

- 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 conservation designations including the Molesey and Hersham Biodiversity Opportunity Area, the reservoir as a Site of Nature Conservation Importance, and a small part of the East Molesey Old Village Conservation Area. This designation interest also includes proximity to the Field Common/ Hersham Pits Site of Nature Conservation Importance in the adjacent Landscape Unit.
- The recreational value attached to the Landscape Unit, demonstrated by the connected Public Rights of Way network that provides access to open local green space, and areas of ecological and historical value across the Landscape Unit, and adjoining areas.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 31** 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 natural character displayed in places along the River Ember and the role the landscape plays in regard to provision of outdoor recreation and the perceived settlement gap. However, the landscape's enclosed visual character along with existing urban influences reduce overall susceptibility 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** overall sensitivity to change arising from residential and mixed-use development. This is by virtue of the conservation value attached to Island Barn Reservoir and the recreational value attached to the landscape in the north and east of the Landscape Unit. Although the landscape may have some ability to absorb change, some alteration in character may result. Care is still needed in locating and designing such development within the landscape.

A variation in landscape sensitivity is apparent in the fields to the south where the landscape is assessed as having a **Low-Moderate** 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 51: Landscape sensitivity rating for UW5-A

Contains Ordnance Survey data.

© Crown copyright and Database right 2019

Landscape Unit UW6-A

The Landscape Unit falls within the Lower Green to Weston Green and Littleworth Common Landscape Character Area and covers 192ha 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 boundary of the Landscape Unit closely aligns with the GBBR Local Areas 45, 49, 52, 60, 61, 63, 65, and 66 and encompasses Recommended Sub Areas 29 and 36.

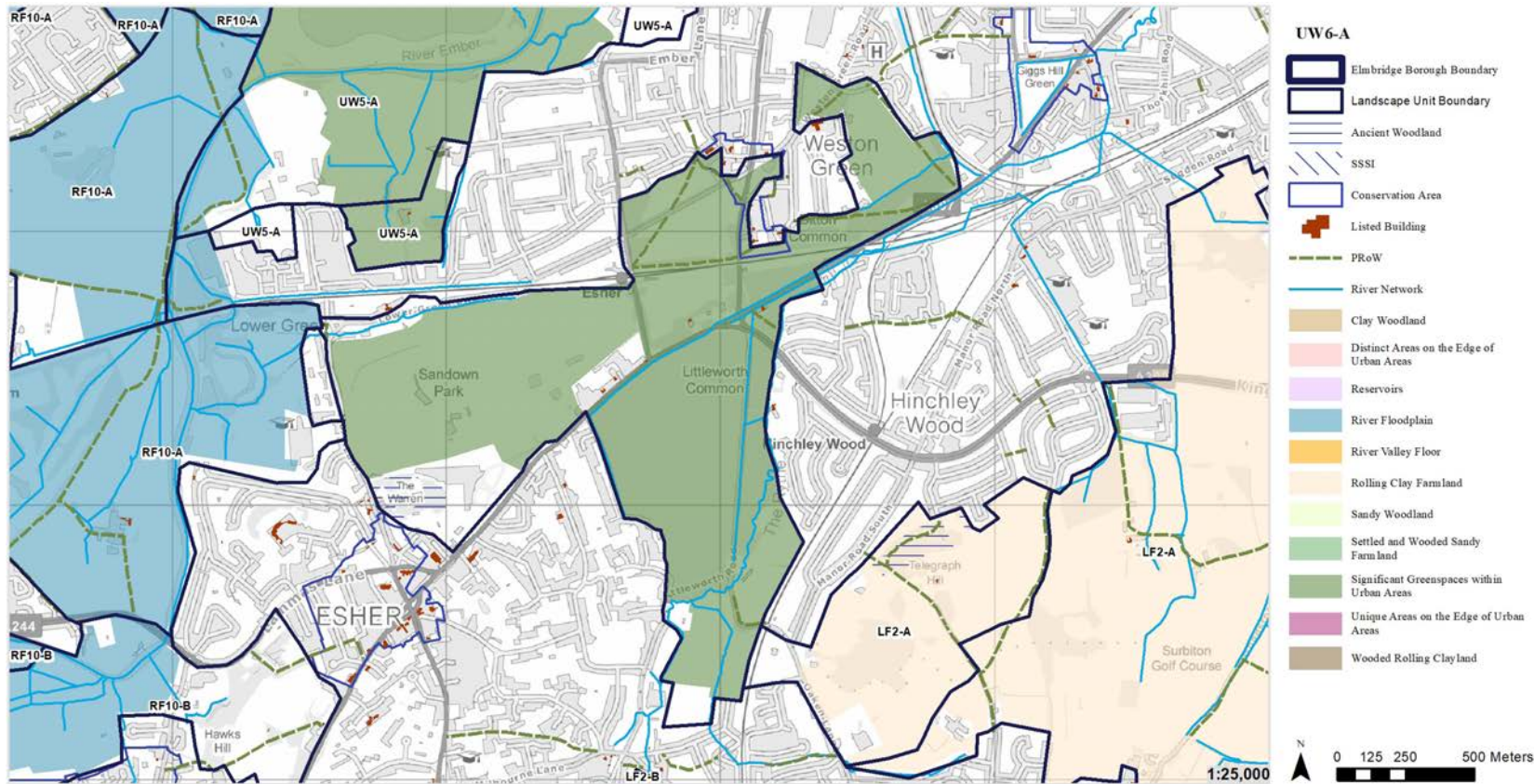


Figure 52: Location plan for Landscape Unit UW6-A

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

Key Characteristics of UW6-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Green to Weston Green and Littleworth Common character area, of which UW6-A is a broadly typical representation.

- A collection of areas which include Sandown Park Racecourse, areas of golf course to the north and south, sports pitches, the wooded Littleworth Common, and other areas of common land to the north-east.
- A number of busy roads converge at a roundabout towards the centre of the Landscape Unit, including the Portsmouth Road (A307) and the Kingston Bypass (A309). The Waterloo to Guildford railway line crosses the northern part of the Landscape Unit.
- Sandown Park Racecourse and adjacent golf course are relatively private, but much of the rest of the area forms a valuable recreational resource, with Open Access Land and public rights of way links in the northern part of the Landscape Unit. Esher railway station is adjacent to the area and connects to public rights of way.
- The Landscape Unit is largely surrounded by the built-up area. This, combined with extensive road infrastructure to the north, and dense woodland to the south, contributes to a strong sense of enclosure, and limits longer views and connection with the wider countryside.
- Significant areas of the Landscape Unit are registered as Common Land, including Littleworth and Ditton Commons, which are also designated as Sites of Nature Conservation Importance. The north-eastern part of the Landscape Unit also includes a small part of the Weston Green Conservation Area, and adjoins

Esher Conservation Area to the south-west. A small patch of ancient woodland is located in the south-eastern corner of the Landscape Unit.

- Parts of Littleworth Common have a sense of remoteness due to dense woodland which screens the surrounding urban areas. However, roads and other urban influences limit tranquillity elsewhere. Overall, the area provides both rural and semi-urban green space as a contrast and relief to the surrounding Built Up Areas.

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:
 - Almost entirely enclosed by urban areas, areas of open landscape provide significant outdoor amenity for the surrounding population.
 - Areas of high biodiversity value and potential, such as the commons.
 - Provide visual and physical break of rural or natural open character within the Built-Up Area.
- Littleworth and Ditton Commons are valued for their ecological interest, due to heathland, acid grassland and secondary woodland habitats, reflected in their designation as Sites of Nature Conservation Importance. These areas of common land are also valued as a recreational resource by local communities.
- The rural character and sense of tranquillity in some

parts of the Landscape Unit, resulting from the generally intact condition of woodland, mature tree field boundaries and the hedgerow network.

- Recreational value of the Public Rights of Way network, which provide access from settlements to local open spaces including woodlands, sports and recreation opportunities and areas of ecological and historic value. Informal footpaths within the woodlands contribute to this recreational offer.

Assessment of Landscape Susceptibility

Table 32 describes the assessment of landscape susceptibility for UW6-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: The Landscape Unit displays little intricacy in regard to landform. However, the landscape consists of a varied collection of areas which include Sandown Park Racecourse, wood pasture and parkland associated with Thames Ditton and Esher Golf Course (photo 1), the wooded Littleworth Common, and other areas of common land and sports pitches to the north-east. The golf course and Littleworth Common are designated sites of nature conservation importance which and would be vulnerable to change. The landscape is generally intact, however some areas to the north-east are less so, locally reducing susceptibility in this regard.				
			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: Littleworth Common and the mature landscape associated with Thames Ditton and Esher Golf Course strongly contribute to the setting of the settlement edges of Esher and Thames Ditton respectively and are important areas of accessible open land in proximity to urban areas. These landscapes also contribute to the perceived sense of separation from neighbouring settlements and busy road and rail infrastructure passing through the Landscape Unit. Sandown Park in the west is relatively private and enclosed by fencing, and therefore contributes little to the scenic qualities of adjacent settlement edges, however its large scale contributes to the perceived gap between settlements, and acts as a buffer between Esher and the South Western Main Line. Weston Green in the north-east is heavily influenced by adjacent residential properties and while it is an important recreational resource, would be less susceptible to development by virtue of its eroded condition that diminishes its contribution to the setting of settlement in this area.				
			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 in light of the following: There are a number of historic assets within the landscape, notably The White Lady Milestone Scheduled Ancient Monument in the centre of the Landscape Unit and a key landmark in the form of The Warren in Sandown Park. Some areas are identified as having High Archaeological Potential within Sandown Park, a number of listed buildings including the Grade II listed gates and railings along Portsmouth Road and the Weston Green Conservation Area (noted that its special character lies within the setting of the village on to the common) that partially falls within the northern extents of the Landscape Unit (photo 2). The cultural and historical associations attached to Sandown Park Race Course, which opened in 1875, further increases susceptibility in this regard.				
			Medium-High 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: Parts of Littleworth Common have a sense of remoteness due to dense woodland which screens the surrounding urban areas. Roads and other urban influences limit tranquillity elsewhere, however the area provides both open and enclosed green space as a contrast and relief to the surrounding Built Up Areas.				
		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: The heavily enclosed landscape of Littleworth Common affords minimal intervisibility with the wider landscape by virtue of its densely wooded character (photo 3). Thames Ditton and Esher Golf Club in the north have a higher degree of intervisibility with views across the golf course and areas of wood-pasture and parkland habitat. However, belts of mature woodland generally screen surrounding development. Sandown Park in the west affords an even greater degree of intervisibility due to its large, open scale and gently sloping landform. Belts of trees along busy roads and the South Western Main Line prevent views between adjacent parts of the Landscape Unit. Strategic view 2 'Surrey Hills from Hampton Court', also identified in the Thames Landscape Strategy, falls within the eastern part of the Landscape Unit, increasing susceptibility in this regard.				
		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 in the north and south of the Landscape Unit are more susceptible to change in light of their prevailing natural character, formed by either dense woodland canopies overhead or mature belts of woodland in the backdrop of views. Skylines in the west have a lower susceptibility to change due to the presence of development associated with Sandown Park Racecourse which is prominent in skylines in this location (photo 4).				
			Medium-High Susceptibility	

Table 32: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“wood-pasture and remnant parkland associated with Thames Ditton and Esher Golf Course”

Photo 2



“Weston Green Conservation Area (noted that its special character lies within the setting of the village on to the common) that partially falls within the northern extents of the Landscape Unit”

Photo 3



“The heavily enclosed landscape of Littleworth Common affords minimal intervisibility with the wider landscape by virtue of its densely wooded character”

Photo 4



“Skylines in the west have a lower susceptibility to change by virtue of the presence of development associated with Sandown Park Racecourse which forms a prominent element of the skyline in this location”

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 (Littleworth Common), contributing to a sense of wildness, and providing relief from surrounding Built-Up Areas.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA (with the exception of the race-course at Sandown Park).
- The presence of conservation designations including extensive areas of Common Land designated as Sites of Nature Conservation Importance, a small part of the Weston Green Conservation Area and proximity to areas of historic value in adjacent Landscape Units.
- The recreational value attached to the Landscape Unit, supporting a range of sports and recreational uses, serving the wider communities in Elmbridge. The connected Public Right of Way network provides access to valued and historic areas of Common Land.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 32** 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 due to the historic associations attached to the landscape along with the large extents of woodland and historic common land which would be vulnerable to change. The Landscape Unit also performs an important function in buffering nearby settlements from busy infrastructure. Localised areas in the north-east of the Landscape Unit are less susceptible to change due to the influence modern development already has in the landscape.

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, by virtue of the historic value attached to areas of the Landscape Unit, the recreational value attached to large areas of common land and open access land and its associated natural 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-east of the Landscape Unit where the landscape is assessed as having a **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 53: Landscape sensitivity rating for UW6-A



Contains Ordnance Survey data.

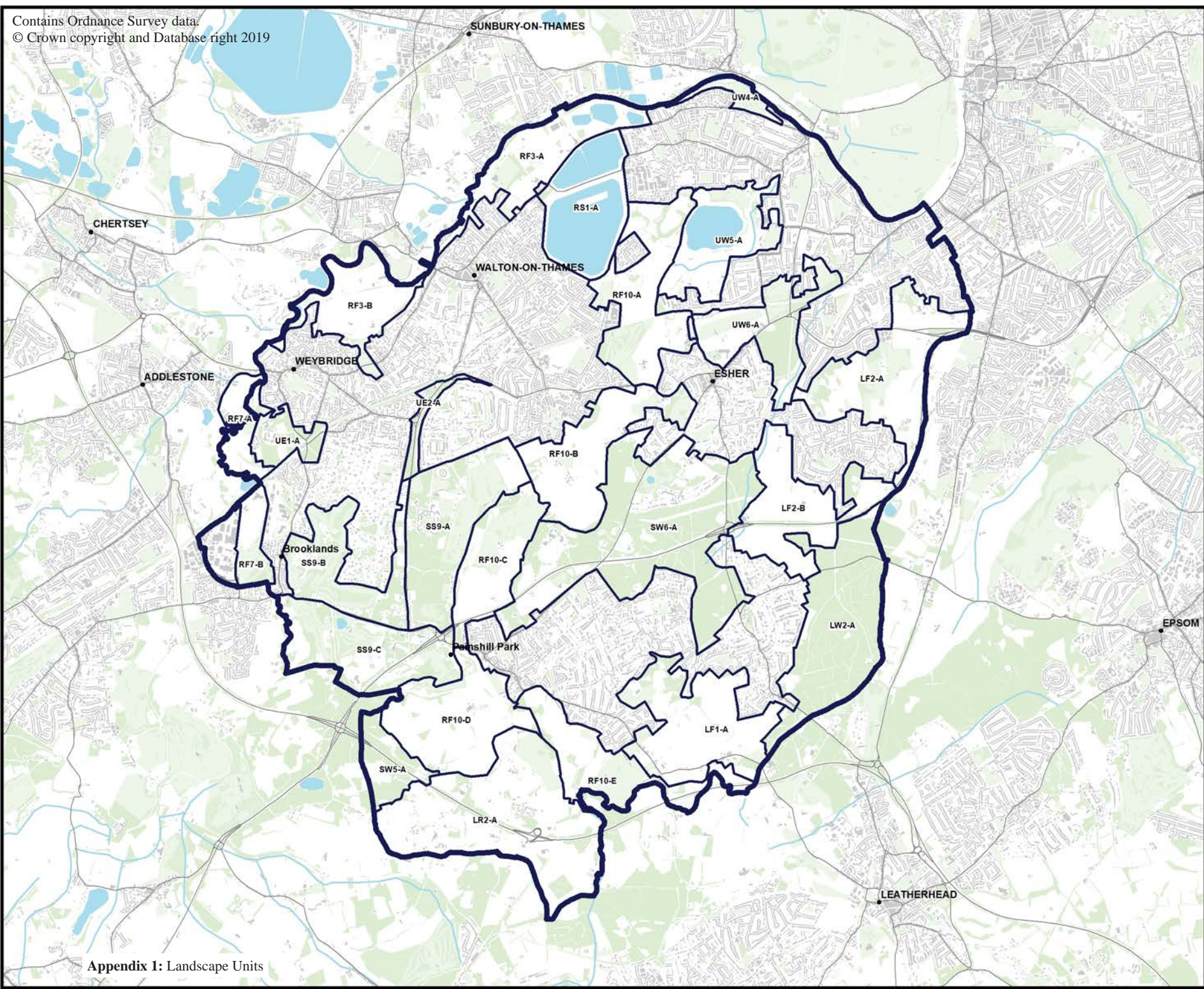
© Crown copyright and Database right 2019

5.0

Appendices

Landscape Units

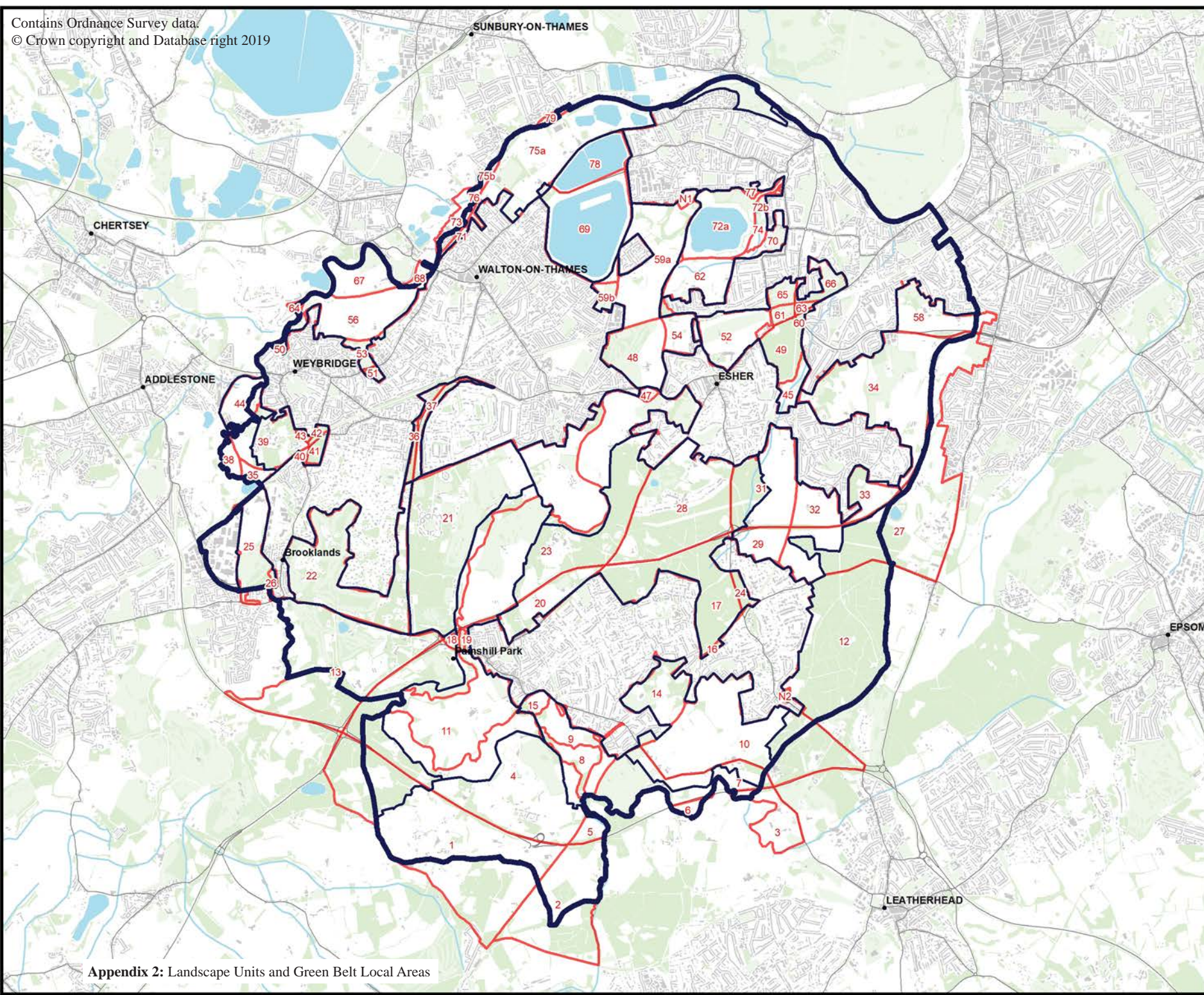
-  Elmbridge Borough Boundary
-  Landscape Unit Boundary



Scale at A4: 1:75,000

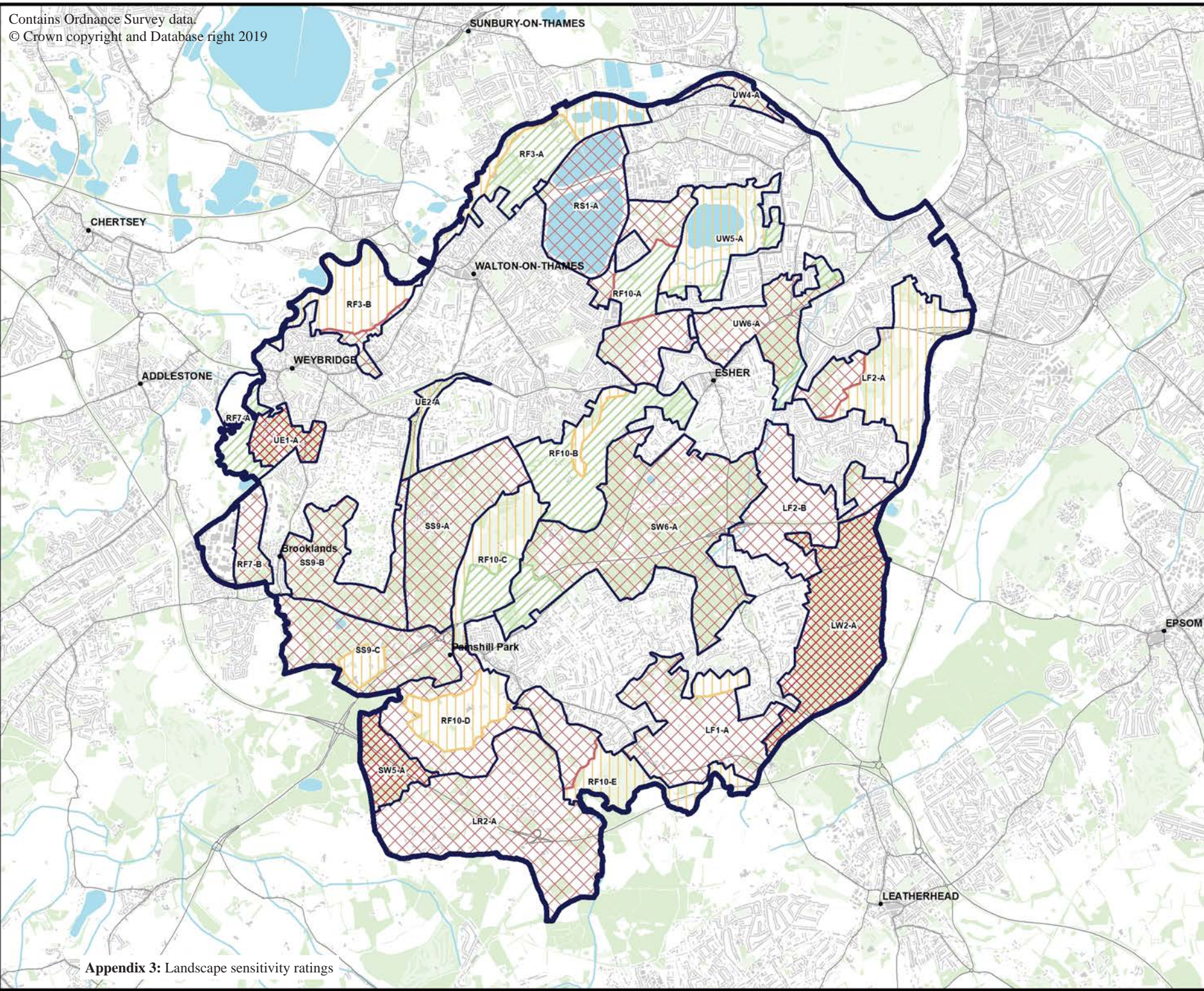


- Elmbridge Borough Boundary
- Landscape Unit Boundary
- Local Areas (GBBR)



Scale at A4: 1:75,000





Sensitivity Rating

- Elmbridge Borough Boundary
- Landscape Unit Boundary
- Low - Moderate
- Moderate
- Moderate - High
- High

Scale at A4: 1:75,000

0 0.5 1 2 km

