

January 2007

Guildford Landscape Character Assessment & Guidance

Final Report

Volume 1: Rural Assessment



Prepared by
Guildford Borough Council
and Land Use Consultants



GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

RURAL ASSESSMENT

FINAL REPORT

**Prepared by
Guildford Borough Council
and
Land Use Consultants**

January 2007

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CONTENTS

I. Introduction and Classification Hierarchy.....	1
2. Method Statement.....	5
3. Physical and Human Influences	11
4. Landscape Classification.....	19
LANDSCAPE TYPE A: River Floodplain	21
A1: Lower Wey River Floodplain.....	23
A2: Upper Wey River Floodplain.....	29
LANDSCAPE TYPE B: CHALK RIDGE.....	35
B1: Hog's Back Chalk Ridge.....	37
B2: Albury and Hackhurst Chalk Ridge.....	43
LANDSCAPE TYPE C: Wooded Chalk Down	49
C1: Merrow and Clandon Wooded Chalk Downs.....	51
C2: Effingham Forest.....	57
LANDSCAPE TYPE D: Open Chalk Farmland.....	61
D1: Clandon Open Chalk Farmland	63
LANDSCAPE TYPE E: Wooded Rolling Claylands	69
E1: Wanborough Wooded Rolling Clayland	71
E2: Ockham and Clandon Wooded Rolling Claylands.....	77
LANDSCAPE TYPE F: Unsettled Sandy Heath.....	87
F1: Pirbright Common Unsettled Sandy Heath.....	89
LANDSCAPE TYPE G: Wooded and Settled Sand Heath	95
G1: Worplesdon Wooded and Settled Sand Heath.....	97
G2: Wisley Wooded and Settled Heath.....	105
LANDSCAPE TYPE H: Gravel Terrace.....	111
H1: Send Gravel Terrace	113

H4: Shalford Gravel Terrace	119
LANDSCAPE TYPE I: Greensand Valley.....	125
II: Tillingbourne Greensand Valley	127
LANDSCAPE TYPE K: Wooded Greensand Hills	133
K1: Puttenham Wooded Greensand Hills.....	134
K2: Winterfold Wooded Greensand Hills.....	139
K3: St Martha's Wooded Greensand Hills	145
LANDSCAPE TYPE L: Open Greensand Hills.....	151
L1: Shackleford Open Greensand Hills.....	153
L2: Peaslake Open Greensand Hills.....	159

TABLES

- Table 1: Relationship to AONB and Surrey County Landscape Character Assessment
- Table 2: Relationship with Rural-Urban Fringe and Townscape Character Assessments
- Table 3: Rural Landscape Classification

FIGURES

- Figure A: Location and Context
- Figure B: Rural, Rural-Urban Fringe and Townscape Study Areas
- Figure C: Project Design

- Figure 1.1: Countryside Character Areas
- Figure 1.2: Landscape Typology for England
- Figure 3.1: Solid Geology
- Figure 3.2: Drift Geology
- Figure 3.3: Hydrology
- Figure 3.4: Natural Areas
- Figure 3.5: Nature Conservation Designations
- Figure 3.6: Historic Environment
- Figure 3.7: Historic Landscape Characterisation
- Figure 4.1: Landscape Character Assessment

- Figure A1.1: Landscape condition
- Figure A1.2: Strength of character
- Figure A1.3: Strategy

APPENDICES

- Appendix 1: Summary of condition, strength of character and strategy
- Appendix 2: References
- Appendix 3: Field survey sheet
- Appendix 4: Glossary

ACKNOWLEDGEMENTS

Land Use Consultants (LUC) prepared an original technical report, as part of an integrated assessment of the character of the rural landscape, the rural-urban fringe and the townscape of Guildford on behalf of Guildford Borough Council. The Land Use Consultants team consisted of Kate Ahern, Jane Wilson, Rebecca Knight and Frances Curtis.

The study has been steered by officers from Guildford Borough Council (GBC); Kay Munt, John Davey, Lesley Waddell and Jo Bell and from Surrey County Council; Mike Dawson, and Dave Symonds. The GIS mapping was produced by Sue Rudd of Guildford Borough Council, and the illustrative maps for this report were developed from the GIS information by Paul Bodill of Guildford Borough Council.

GBC has provided additional information within the text and added comments from stakeholder consultation. The final report therefore represents the combined work of LUC and GBC.

I. INTRODUCTION AND CLASSIFICATION HIERARCHY

THE GUILDFORD BOROUGH LANDSCAPE

- 1.1. Guildford Borough presents a varied and dynamic landscape as shown by the presence of four different countryside character areas at the national level (see **Figure I.1**). Its landscapes vary from the lowland heaths within the ‘Thames Basin Heaths’ to the chalk downland on the Hog’s Back ridge of the North Downs. These landscapes form an important setting to the historic settlement of Guildford in the centre of the borough and to the urban area of Ash and Tongham to the west.
- 1.2. **Figure A** shows the context for the borough, including land designated as the Green Belt and the boundary of the Surrey Hills Area of Outstanding Natural Beauty (AONB) which covers much of the south of the borough.

OBJECTIVES OF THE STUDY

- 1.3. There are a number of different landscape assessments covering Guildford Borough. However, these were produced at different times and to different methodologies. This assessment has been produced using the current guidance on landscape character assessment and with the benefit of information not previously available such as the Historic Landscape Character Assessment of Surrey.
- 1.4. The study takes a three-tiered approach with the borough-wide study forming the context and framework for the more detailed rural-urban fringe and townscape assessments (see **Figure B**). Together, these linked assessments provide a comprehensive, integrated characterisation of the borough to fulfil the objectives of the study, which are:
 - to provide a tool for decision making in the development control process;
 - to inform planning policy formation;
 - to guide landscape management decisions;
 - to form an information source for Guildford’s two Area Action Plans.

Landscape Character Assessment is a tool for identifying the features which give a locality its sense of place, to help understand what the landscape is like today, how it came to be like that, and how it may change in the future as an aid to decision-making. It is endorsed within national Planning Policy under *PPS1: Delivering Sustainable Development*¹, *PPS7: Sustainable Development in Rural Areas*², the *Companion*

¹ 17. Protection and Enhancement of the Environment; Planning Policy Statement 1: National Planning Policies, ODPM, 2004

² Key Principles iv, 12. Design and Character of Rural Settlements, 15. Countryside Protection and Development in the Countryside, 26. The Countryside around Urban Areas and 32. Equine related activities: PPS7: Sustainable Development in Rural Areas, ODPM, 2004

Guide to PPS22: on Renewable Energy³, the Manual for Streets⁴, and the draft South East Plan⁵.

- 1.5. Government guidance requires that Plans, including Local Development Frameworks should be “objective led” and to this end the LCA provides within its guidelines a clear statement of what needs to be done to deliver outcomes from development and management, regarding the conservation, enhancement or restoration of the landscape. Therefore character has become a significant material consideration in planning policy formation.
- 1.6. It is proposed that in Guildford Borough, this work will be an important part of the evidence base supporting the policies within the Guildford Local Development Framework (GDF) and will therefore be an initial information source for individual planning applications and a material consideration when considering development proposals. The LCA will need to be used in conjunction with the saved policies of the Local Plan, the emerging GDF, and other adopted planning policy and guidance. First and foremost, the LCA will be an important tool to use when developing and assessing planning proposals. LCA delivers a suite of tools that can be used, and take forward a character-led approach to determining a spatial framework for application across a wide range of planning issues within the Borough, informing development location, transport and communications, recreation, biodiversity etc.
- 1.7. LCA is also of value to the Community Planning process and the sustainability agenda generally. Since the adoption of Guildford Borough’s Local Plan and Community Plan (both 2003), the promotion of landscape as an asset and an opportunity, and not simply as a constraint, has been further considered where ‘*characterisation is used to help in accommodating necessary change without sacrificing local character*’. It is therefore proposed that local policies should be strengthened accordingly and existing safe-guarded local plan policies expanded upon.

CLASSIFICATION HIERARCHY

- 1.8. The various existing character assessments covering the Borough form the context for this study. The Countryside Character map of England was launched in 1997 and this provided the basis for the Surrey County landscape character assessment undertaken in 1997. The landscape assessment of the Surrey Hills AONB was then undertaken in 1998 which drew on Surrey County Council’s county landscape assessment. These assessments were carried out following the principles contained in the Countryside Agency’s landscape assessment guidance that was current at that time (CCP 423).
- 1.9. In 1999 the Interim Landscape Character Assessment Guidance was produced by the Countryside Agency and Scottish Natural Heritage and three years later, in 2002, the

³ The Wider Landscape, Landscape Character and Landscape Sensitivity, Planning for Renewable Energy; A Companion Guide to PPS22, ODPM, 2004

⁴ 2.32-2.35 Place; Manual for Streets, Department for Transport, 2007

⁵ D7 Landscape and Countryside Management; The Draft South East Plan, South East England regional Assembly, 2006

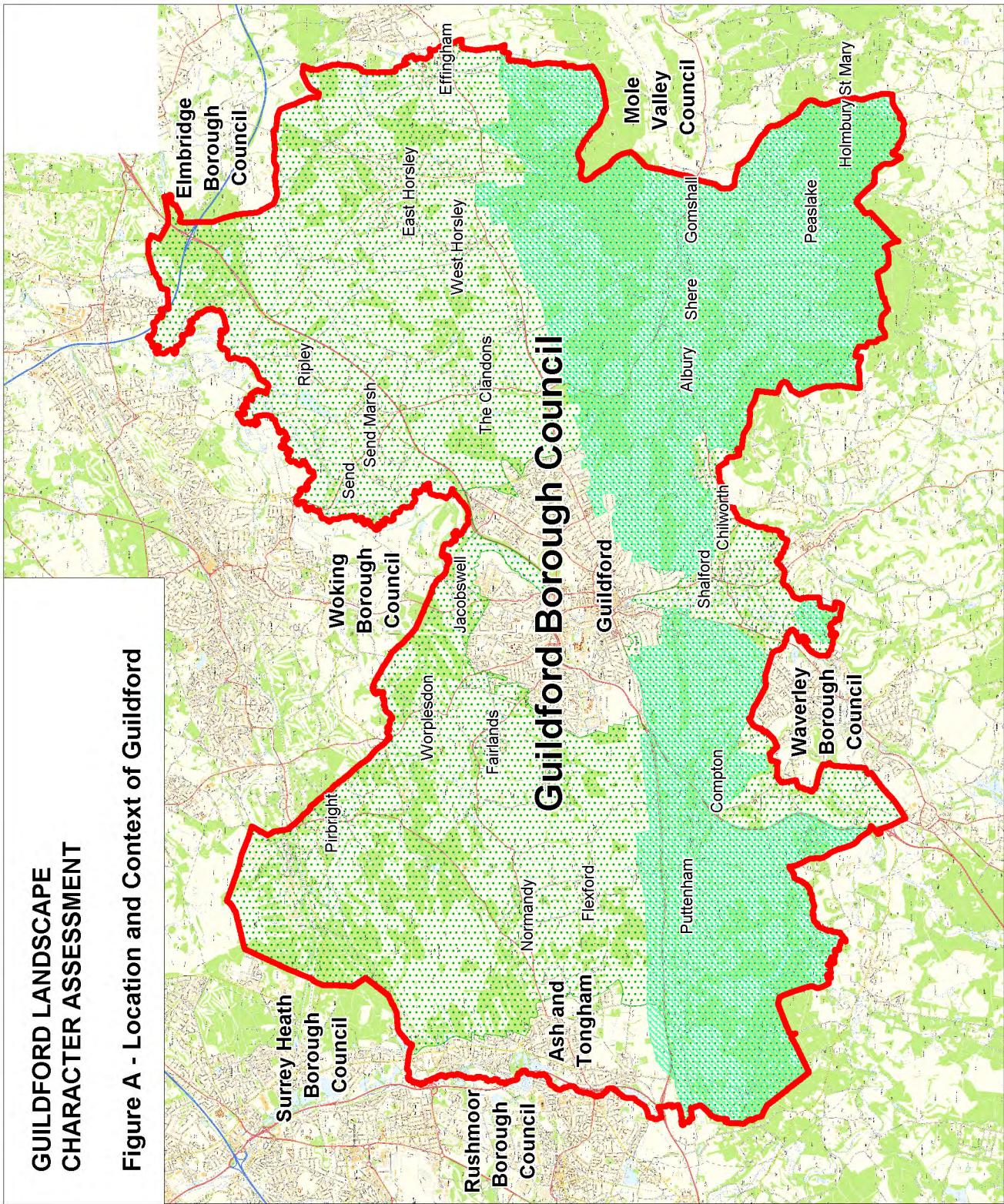
final guidance⁶ was published. This indicated the need to review the existing character assessments against the new methodology.

- I.10. Since the County Assessment and Surrey Hills AONB Assessment have been completed the national landscape typology has been developed (see **Figure 1.2**). In some parts of the borough the Surrey County Assessment fits comfortably within the national landscape typology, for example in the Thames Basin Lowlands and the North Downs. However, in other parts of the borough the national landscape typology provides a greater level of detail than the county landscape character areas, for example:
 - the 'Ranmore and Hackhurst Downs' character area where the national typology distinguishes between the farmed chalk downland and the higher wooded downs; and
 - the 'Western Surrey' character area where the national landscape typology distinguishes between the slightly higher land to the west of the District bordering Ash and Tongham and the lower lying areas to the east.
- I.11. Most recently the borough has been included in the historic landscape characterisation of Surrey.
- I.12. The new assessment presented in this document follows the most up to date methodology, fits within the framework provided by the national landscape character areas and typology, and draws on existing information contained in the county assessment, AONB assessment and management plan, and the historic landscape characterisation. **Table I** shows the relationship of the rural character types and areas in this study to the AONB and county assessments.
- I.13. This study takes the assessment of the Guildford Landscape further, with integrated studies at three levels:
 - the 1:25,000 scale assessment of the rural landscape of the whole borough;
 - the 1:10,000 scale assessment of the rural-urban fringe;
 - the 1:10,000 scale study of townscape character.
- I.14. A detailed methodology for the assessment is given in the following chapter. For ease of reference **Table 2** gives a summary of all three levels of assessment showing how the Rural Assessment landscape types and character areas relate to the Rural-Urban Fringe and the Townscape character areas.

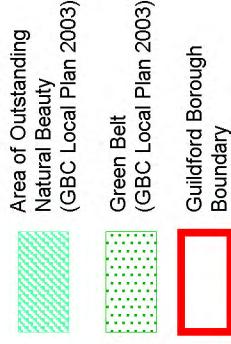
⁶ The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment Guidance for England and Scotland (CAX 84).

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

Figure A - Location and Context of Guildford



Legend



Area of Outstanding
Natural Beauty
(GBC Local Plan 2003)

Green Belt
(GBC Local Plan 2003)

Guildford Borough
Boundary

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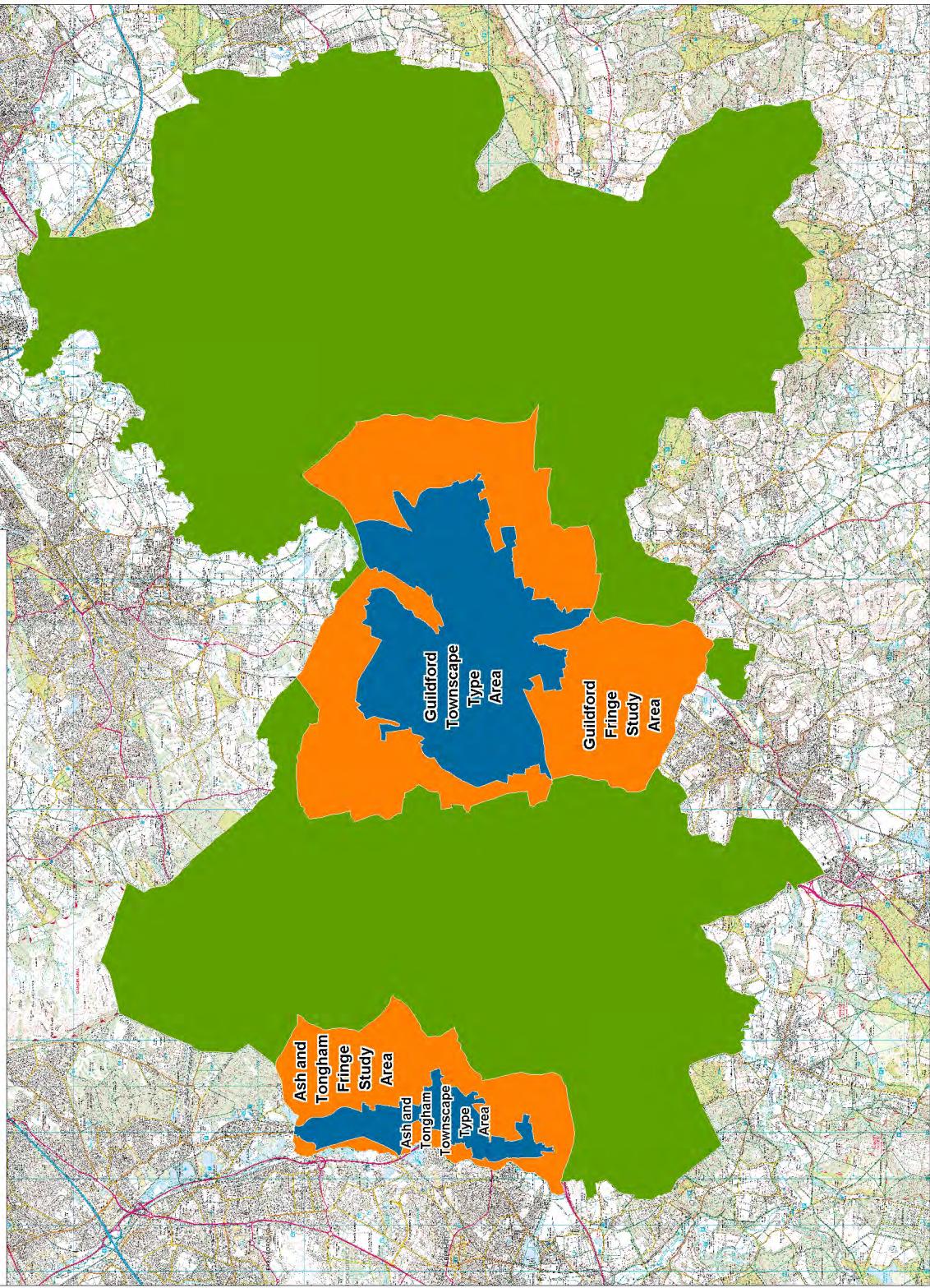
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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure B
Rural, Rural-Urban Fringe and Townscape Study Areas



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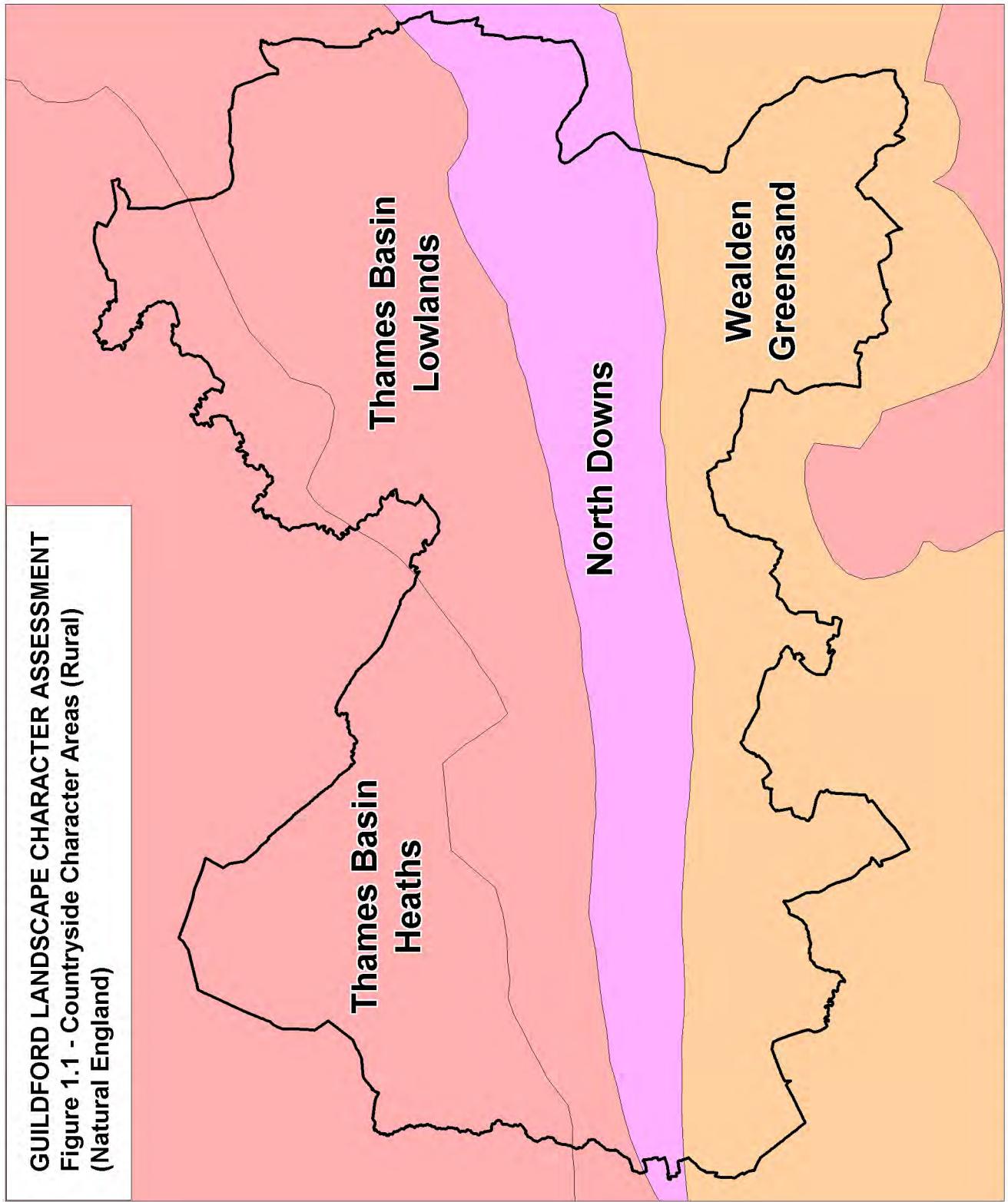
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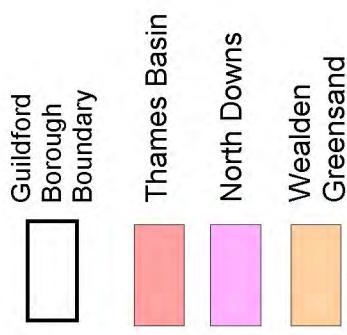
GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure 1.1 - Countryside Character Areas (Rural)
(Natural England)



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Legend



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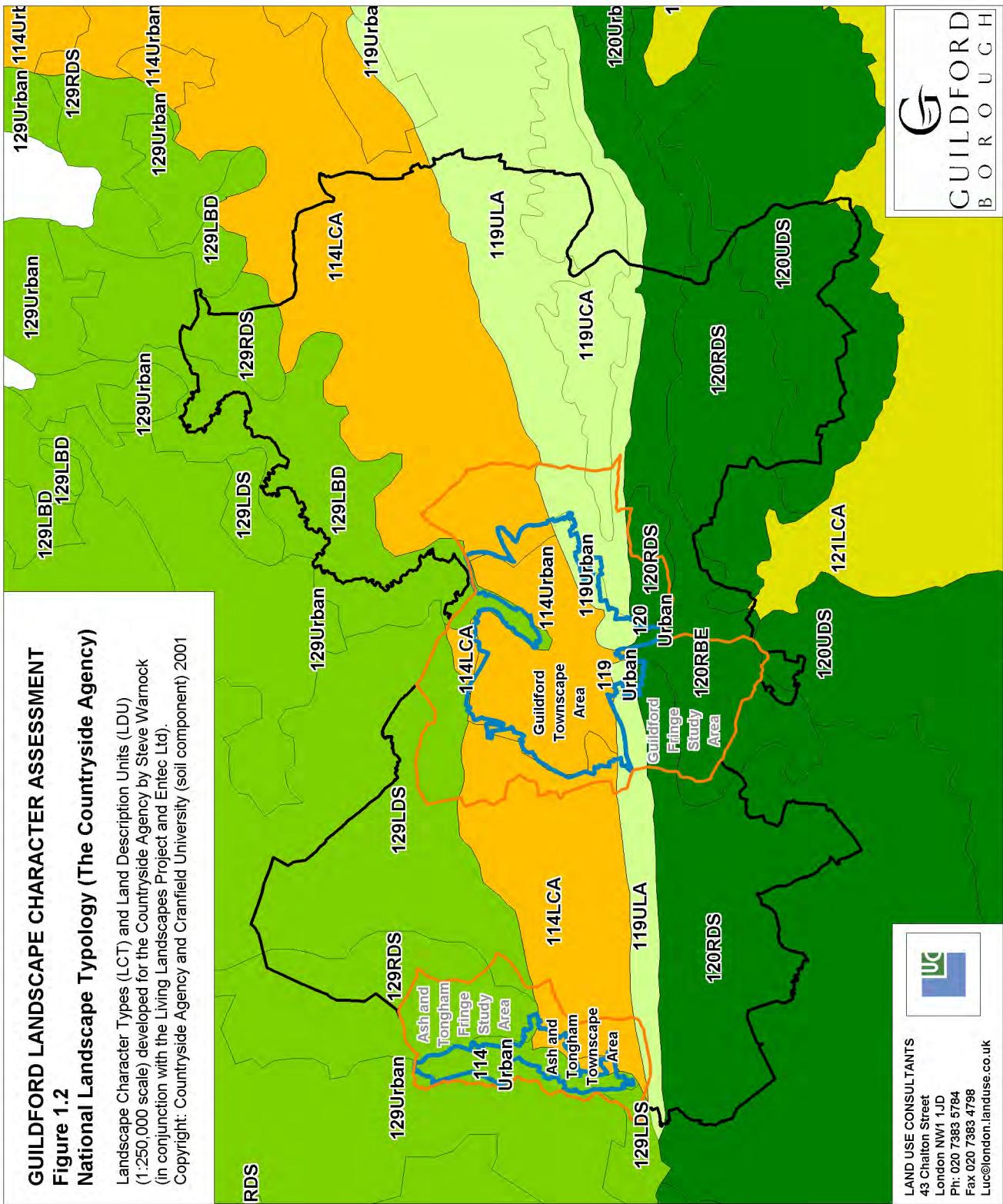


GUILDFORD
BOROUGH

G

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure 1.2
National Landscape Typology (The Countryside Agency)

Landscape Character Types (LCT) and Land Description Units (LDU)
(1:250,000 scale) developed for the Countryside Agency by Steve Warnock
(in conjunction with the Living Landscapes Project and Entec Ltd).
Copyright: Countryside Agency and Cranfield University (soil component) 2001



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Table I: Landscape Character Assessment Context – Relationship of Guildford Borough Landscape Types and Character Areas to Surrey County and AONB Landscape Character Assessments

Countryside Character Areas (National)	Thames Basin Heaths				
Surry County LCA Areas	Lower Wey		Bagshot and Pirbright	Worplesdon	Painshill
Surrey Hills AONB	n/a		n/a	n/a	n/a
Guildford Borough Landscape Type	A: River Floodplain	H: Gravel Terrace	F: Unsettled Sandy Heath	G: Wooded and Settled Heath	
Guildford Borough Character Area	A1: Lower Wey River Floodplain	H1: Send Gravel Terrace	F1: Pirbright Common Unsettled Sandy Heath	G1: Worplesdon Wooded and Settled Heath	G2: Wisley Wooded and Settled Heath

Countryside Character Areas (National)	Thames Basin Lowlands		North Downs			
Surry County LCA Areas	Wanborough	Ockham and Clandon	Hog's Back	Ranmore and Hackhurst Downs		
Surrey Hills AONB	n/a	n/a	North Downs: Hog's Back and Puttenham Vale	North Downs: Ranmore and Hackhurst		
Guildford Borough Landscape Type	E: Wooded Rolling Claylands		B: Chalk Ridge		C: Wooded Chalk Downs	D: Open Chalk Farmland
Guildford Borough Character Area	E1: Wanborough Wooded Rolling Claylands	E2: Ockham and Clandon Wooded Rolling Claylands	B1: Hog's Back Chalk Ridge	B2: Albury and Hackhurst Chalk Ridge	C1: Merrow and Clandon Wooded Chalk Downs	C2: Effingham Forest Wooded Chalk Downs D1: Clandon Open Chalk Farmland

Countryside Character Areas (National)	Wealden Greensand				
Surry County LCA Areas	Upper Wey	Pipbrook and Tillingbourne	Shackleford		Leith Hill

Surrey Hills AONB	Greensand Valley: The Upper Wey	Greensand Valley: Pipbrook and Tillingbourne	Greensand Plateau: Shackleford		North Downs: Hog's Back and Puttenham Vale	Greensand Hills: Leith Hill	
Guildford Borough Landscape Type	A: River Floodplain	I: Greensand Valley	K: Wooded Greensand Hills	L: Open Greensand Hills	J: Mudstone Plateau	K: Wooded Greensand Hills	L: Open Greensand Hills
Guildford Borough Character Area	A2: Upper Wey River Floodplain	II: Tilling Bourne Greensand Valley	K1: Puttenham Wooded Greensand Hills	L1: Shackleford Open Greensand Hills	J1: Loseley Mudstone Plateau	K2: Winterfold Wooded Greensand Hills/ K3: St Martha's Wooded Greensand Hills	L2: Peaslake Open Greensand Hills

Table 2: Relationship of types and areas between the three levels of assessment

Rural Landscape Type	A: River Floodplain			B: Chalk Ridge	
Rural Character Area	A1: Lower Wey River Floodplain	A2: Upper Wey Floodplain	A3: Guildford Wey Floodplain	B1: Hog's Back Chalk Ridge	B2: Albury and Hackhurst Chalk Ridge
Rural-Urban Fringe Character Area	A1: Lower Wey Rural-Urban Fringe	A2: Upper Wey Rural-Urban Fringe		B1: Hog's Back Rural-Urban Fringe	B2: Pewley Albury Downs Rural-Urban Fringe
Townscape character area	I2A: River Wey		2A: Settled Wey	3A: West Guildford 6A: Farnham Road 7A: Guildown 8A: Guildford Park/Onslow Village	7B: Warwick's Bench

Rural Landscape Type	C: Wooded Chalk Downs		D: Open Chalk Farmland
Rural Character Area	C1: Merrow and Clandon Wooded Chalk Downs	C2: Effingham Forest Wooded Chalk Downs	D1: Clandon Open Chalk Farmland
Rural-Urban Fringe Character Area	C1: Merrow Downs Rural-Urban Fringe		D1: Clandon Open Chalk Farmland Rural-Urban Fringe

Townscape character area	1A: Guildford Historic core 6D: Charlottesville 7B: Warwick's Bench 7E: Epsom Road 8H: Pewley Hill 9G: St Luke's Square		1A: Guildford historic core 3B: North Guildford 6D: Charlottesville 7C: Merrow 7E: Epsom Road 8I: Merrow 9F: Box Grove
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Rural Landscape Type	E: Wooded Rolling Claylands		F: Unsettled Sandy Heath
Rural Character Area	E1: Wanborough Wooded Rolling Claylands	E2: Ockham and Clandon Wooded Rolling Claylands	F1: Pirbright Common Unsettled Sandy Heath
Rural-Urban Fringe Character Area	E1: Rydes Hill-Fairlands Rural-Urban Fringe (Guildford Rural-Urban Fringe) E1: Tongham Rural-Urban Fringe (Ash and Tongham Rural-Urban Fringe)	E2: Clandon Rural-Urban Fringe	F1: Ash Common Rural-Urban Fringe
Townscape character area	5D: Tongham Village 5C: Ash Street 6B: Guildford Barracks 8A: Guildford Park/Onslow Village 8B: Westborough/Woodbridge Hill 8C: Stoughton 8D: Park Barn 8E: Bellfields 8K: Ash Estate 8L: Tongham Estate 9A: Park Barn/Rydes Hill 9B: Chitty's 9C: Queen Elizabeth Park 9L: Ash Street (South) 9N: Tongham 10A: University of Surrey 10B: Royal Surrey County Hospital 11A: Cathedral Hill/Middleton Industrial Estates	4C: Burpham Village 6C: Stoke Fields 7D: Abbotswood 7E: Epsom Road 8F: Burpham 8G: Bushy Hill 8J: Ash Vale Estate 9D: Burpham Common 9E: Merrow 9N: Tongham 10D: Guildford College/Stoke park	

Rural Landscape Type	G: Wooded and Settled Heath		H: Gravel Terrace					
Rural Character Area	GI: Worplesdon Wooded and Settled Heath	G2: Wisley Wooded and Settled Heath	H1: Send Gravel Terrace	H2: Slyfield Gravel Terrace	H3: Peasmarsh Gravel Terrace	H4: Shalford Gravel Terrace	H5: Ash Vale Gravel Terrace	
Rural-urban Fringe Character Area	GI: Worplesdon Rural-Urban Fringe (Guildford Rural-Urban Fringe) GI: Wyke Rural-Urban Fringe (Ash and Tongham Rural-Urban Fringe)			H2: Slyfield Rural-Urban Fringe	H3: Artington Terrace Rural-Urban Fringe	H4: Shalford Terrace Rural-Urban Fringe	H5: Blackwater Valley Rural-Urban Fringe	
Townscape character area	5B: Ash Village 9L: Ash			I1B: Slyfield Green		7B: Warwick 's Bench	5A: Ash Vale 8J: Ash Vale Estate 9H: Station Road East 9K: Lakeside Estates 9N: Tongham 10E: Ash Vale School 11E: Nexus Park	

Rural Landscape Type	I: Greensand Valley	J: Mudstone Plateau	K: Wooded Greensand Hills			L: Open Greensand Hills	
Rural Character Area	II: Tilling Bourne Greensand Valley	J1: Loseley Mudstone Plateau	K1: Puttenham Wooded Greensand Hills	K2: Winterfold Wooded Greensand Hills	K3: St Martha's Greensand Hills	L1: Shackleford Open Greensand Hills	L2: Peaslake Open Greensand Hills

Rural-urban Fringe Character Area		J1: Loseley Mudstone Plateau Rural- Urban Fringe			K3: The Chantry Rural- Urban Fringe	L1: Brabhoeuf Manor- Mount Browne Rural-Urban Fringe	
Townscape character area					7B: Warwick's Bench	4A: St Catherine's Historic Village Core	

2. METHOD STATEMENT

INTRODUCTION

- 2.1. The approach to this study followed best practice as promoted by the Countryside Agency in the *Landscape Character Assessment Guidance for England and Scotland* (2002) but also required development of new ways of working due to the three tiered approach linking the rural landscape with the rural-urban fringe and the townscape of the borough. This methodology was developed in close cooperation with the client steering group.
- 2.2. The Project Design is shown in **Figure C**.
- 2.3. Geographic Information Systems (GIS) has been used to collate and present the graphical data provided as paper mapping within this report. This data has been input and will be maintained by GBC. Public access to LCA will be available electronically through the Council's website at www.guildford.gov.uk

STAGE I - CHARACTERISATION

Desk Study/Review

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

Draft Characterisation

- 2.6. The draft characterisation stage mapped draft character area boundaries and established a hierarchy of assessment in the borough, in advance of the fieldwork.
- 2.7. The draft borough-wide rural landscape classification assimilated and updated existing landscape assessments covering the borough (*The future of Surrey's landscape and Woodlands* Surrey Council [1997] and *The Surrey Hills Landscape* Countryside Commission [1998]) to refine boundaries within Guildford Borough at 1:25,000.
- 2.8. Since these assessments were undertaken before the publication of the most recent guidance on landscape character assessment, the Countryside Character Areas and National Landscape Typology took precedence as a framework for the draft assessment.

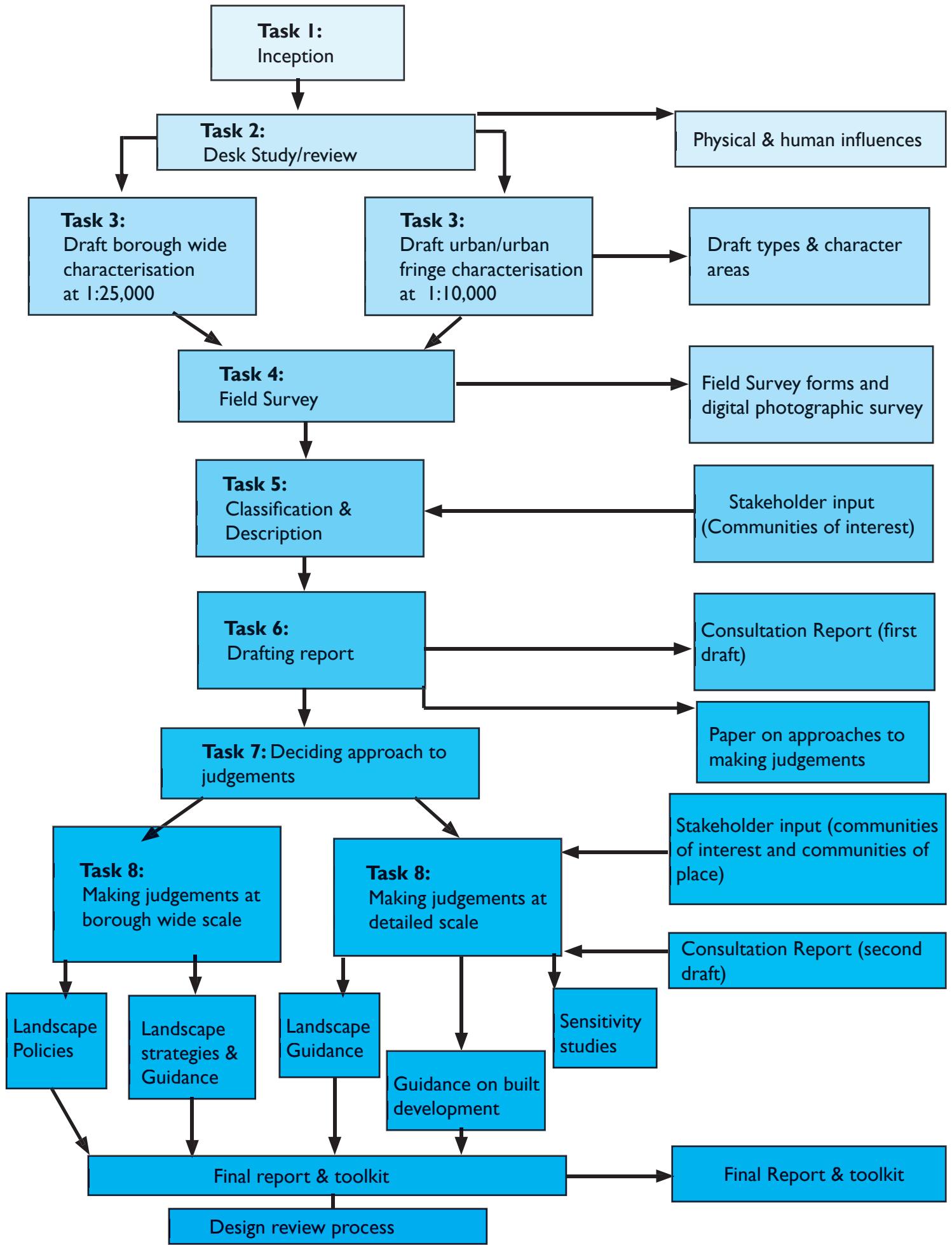
- 2.9. Overlays of information were produced using GIS mapping of geology, soils, landform, drainage, landcover, environmental designations, land use and historic landscape types/areas and analysis of this range of data layers covering both natural and cultural attributes of the landscape allowed us to develop a draft characterisation at the borough-scale for field testing.
- 2.10. The approach followed best practice as promoted by the Countryside Agency in the *Landscape Character Assessment Guidance for England and Scotland* (2002) in maintaining a distinction between landscape types and character areas, and developing a hierarchical approach as follows:
- **Landscape Types** - which are generic and share common combinations of geology, topography, vegetation and human influences, e.g. 'River Floodplain' or 'Greensand Valley';
 - **Character Areas** - which are single and unique, discrete geographical areas of the landscape type, e.g. 'Lower Wey River Floodplain' or "Tillingbourne Greensand Valley".
- 2.11. For the purposes of the borough wide rural assessment emphasis was placed upon the definition and subdivision of the landscape at a scale of 1:25 000 and at the Landscape Character Area scale i.e. the identification of particular geographical areas of distinctive landscape. Within this framework more detailed studies of the rural-urban fringe and townscape were undertaken. These have been produced as separate volumes.

Field Survey

- 2.12. The field survey was used to check draft classifications (as initially defined by the desk study), to identify additional character area subdivisions and define precise boundaries. The survey was rigorous and systematic using written observations, map annotations, and photographs. Standard survey checklists adapted to each level of classification were used to ensure that landscape features and characteristics were recorded in a consistent and objective way. A copy of a field survey sheet for this assessment is included in **Appendix 3**. Photographs were used to record character, attributes and distinguishing features.
- 2.13. The field survey assessed and recorded each area in terms of its key characteristics and features as well as perceptual characteristics. It also assessed the current state of the elements and features of the landscape/townscape and evidence of forces for change which, when considered together, allowed guidelines for conservation, management and enhancement to be established.
- 2.14. The borough-wide rural field survey provided:
- a brief description of landscape character;
 - a checklist of landscape elements and characteristics (e.g. landform, land use, land cover);
 - a checklist of settlement elements and characteristics (e.g. settlement form, landmarks, vernacular style and local materials);

Figure C: Project Design

Inputs/Outputs



- a checklist of aesthetic and perceptual factors (e.g. pattern, scale, texture, colour, unity, remoteness, tranquillity); and
- observations on condition, sensitivity and management needs of landscape.

Classification and Description

- 2.15. Having reviewed the desk research findings, field maps and field record sheets the various classifications were finalised and the descriptions compiled in accordance with the guidelines in the Landscape Character Assessment Guidance for England and Scotland (2002).
- 2.16. The **rural assessment** focuses on character areas giving key characteristics, a description of landscape character and settlement and built character and noting key views.
- 2.17. **A note on boundary lines:** The precision of boundaries drawn around landscape character areas and types varies with the scale and level of detail of the assessment. The rural assessment has been mapped at the scale of 1:25,000 and the rural-urban fringe and townscape assessments at 1:10,000, which means that they are suitable for use at these scales.
- 2.18. In reality landscape character rarely changes abruptly and the boundaries indicated in the Guildford Landscape Character Assessment therefore sometimes represent zones of transition in character relating to changes in topography, geology soils, cultural patterns, land use etc. rather than marked changes on the ground. In practice boundaries of this nature have been drawn to follow physical or mapped features such as roads, lanes or field boundaries which provide 'best fit', for example in the rural assessment the boundary between *E1: Wanborough Wooded Rolling Claylands* and *G1: Worplesdon Wooded and Settled Sand Heath* which largely follows the line of the A323.

STAGE 2 – EVALUATION

Approach to Judgements

- 2.19. The approach to making judgements was determined by the need to meet the objectives of the two scales of assessment:
- to inform the emerging spatial strategy for Guildford;
 - to provide a context for individual planning applications;
 - to provide land management guidance; and
 - for the more detailed assessments to inform the area action plans and determine the zone of influence for Guildford's urban fringe landscapes.

- 2.20. The approach has been informed by current best practice and in particular the new approaches being developed for identifying landscape sensitivity and capacity being promoted through the Countryside Agency's recent Topic Paper 6⁷.
- 2.21. For the rural assessment information on the current state of the elements and features of the landscape and of **forces for change** was collated and noted as past change and potential pressures for future change. This identified the factors that are affecting the landscape or are likely to do so in future in order to determine appropriate guidelines for managing change to help ensure that local character is conserved and enhanced. Information from the desk study, fieldwork and from consultation was used to determine the forces for change. The relative tranquillity of an area, although naturally assessed as part of an area's landscape character through the description of positive elements such as perceived naturalness of the landscape or low noise, or by negative features such as visibility of development or roads, the prevalence of people, and road, train and urban area noise, has not been subject to direct, detailed mapping as part of this report. However, the importance, value, and need to protect the tranquillity of rural landscape character from issues such as noise and light pollution is recognised and therefore where express issues are apparent and character can be positively conserved or enhanced by land management or built development guidance then this is included within this report.
- 2.22. The **key sensitivities** for each landscape area were determined; these are key positive landscape attributes that contribute to character.
- 2.23. A **landscape strategy** was prepared for each character area. These are based on consideration of strength of character and of condition of the landscape. These judgements are shown in graphic form in **Appendix I (Figure A1.1** for Condition and **Figure A1.2** for Strength of Character). Strength of character is determined by judging how distinct and recognisable the pattern of elements is that defines the character of the landscape. This includes the combination of physical and cultural attributes and the sense of place that they evoke. Condition is determined by the intactness and condition of the elements of the landscape. An overview of the landscape strategy is shown in graphic form in **Appendix I (Figure A1.3)**.
- 2.24. The strategy is presented for the character area as a whole and identifies any particular management needs for specific elements. These are developed further in the guidelines. The aim is not just to give a blunt prescription for the whole area, but to identify the specific features to which the strategy applies. The aim is to set out broad principles to manage and direct landscape change for example in order to protect the highest quality and most sensitive landscapes from adverse change and to encourage positive change in weak or degraded landscapes. The strategy objectives are combinations of different aims ranging from preserving the current landscape (conservation) in the areas of strong character and good condition to encouraging positive change (creation) in the landscapes of weak character and poor condition.
- 2.25. For each character area a set of **guidelines** has been developed based upon the changes identified. The guidelines indicate the actions required, with reference to the overall landscape objective in order to ensure that distinctive character is

⁷ Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland - Topic Paper 6: Techniques for Judging Capacity and Sensitivity.

maintained. To fulfil the objectives of the study and aid ease of reference the guidelines have been divided into those of land **management** and those specifically relating to **development**.

STAGE 3 – CONSULTATION

- 2.26. Stakeholder consultation is key to the success of landscape character assessment. The approach in this study follows that proposed by the landscape assessment guidance to engage both communities of place and communities of interest. This two stage approach takes the form of initial fact finding and understanding special values with communities of interest, followed by wider public consultation with communities of place.

Consultation with Communities of Interest

- 2.27. At the outset of the study we consulted with communities of interest. This included statutory agencies (e.g. English Heritage, English Nature and the Environment Agency) relevant NGOs and neighbouring authorities. Consultation was by letter followed up by telephone interview, and assisted in the initial characterisation as well as allowing us to pick up on forces for change that were not evident from the field.

Consultation with Communities of Place

- 2.28. Formal Consultation with Communities of Place was undertaken by Guildford Borough Council as a Guildford Development Framework public consultation in line with the statement of Community Involvement. Comments from Communities of Place were invited after distribution of the Draft Report on disk, available via the Council's website and for viewing in several public buildings throughout the Borough.
- 2.29. In addition, a more informal form of consultation was developed by Guildford Borough with a series of postcards depicting character area photographs and their descriptions for all 3 levels of the characterisation, which were distributed at major public events such as the County Show and Farmers Markets. Called Viewpoint* What's Yours? The postcards were designed for use as a normal postcard by removing a tear-off section although they also allowed for the return of a postcard to the Council with observations of people's favourite viewpoints and landscapes. Responses were crucial in providing objective information for inclusion within the landscape perception sections of this report.
- 2.30. Written responses received through formal consultation were catalogued through the Council Committee Reporting structure and, where appropriate, changes were incorporated into the text of the Final Report.

3. PHYSICAL AND HUMAN INFLUENCES

- 3.1. The landscape of Guildford borough is shaped by a combination of different influences that have acted upon it. The character of the landscape has evolved in response to the basic underlying geological characteristics of the land upon which natural processes and human activities have operated, in turn influencing patterns of land use and built form as well as ecological and cultural character.
- 3.2. Most of the rocks in Guildford Borough belong to two geological periods, Cretaceous to the south (the Chalk and Greensand) and Tertiary to the north (London Clay and Bagshot Sands). The variety of geological formations within the borough forms the basis for the rich diversity of the landscape, which is particularly immediately dramatic around the town of Guildford where the rising chalk ridge of the North Downs forms a rural backdrop to the settlement.
- 3.3. The geology of Guildford Borough is illustrated in **Figure 3.1** and **3.2** and topography in **Figure 3.3**.

TOPOGRAPHY

- 3.4. The topography of Guildford Borough is both dramatic and varied, with the steep narrow ridge of the North Downs crossing the area from east to west cut through by the narrow valley of the River Wey at the heart of Guildford itself. This juxtaposition has created a visually rich landscape with views to and from the chalk slopes to the town and surrounding countryside and has also determined much of the history of the borough, as the importance of Guildford as a communication route was founded on this way through the barrier of the North Downs and the crossing of the Wey.
- 3.5. The narrow ridge of the Hog's Back rises to around 140m AOD while to the east the North Downs widen so that the scarp slope to the south and dipslope to the north are more clearly distinguished, giving rise to a landscape of steep slopes, undulating dry valleys and dramatic views. Immediately to the south of the chalk downs the Greensand forms an intimate narrow valley and small scale hills, including the viewpoint of St Martha's Hill which rises to over 165m AOD.
- 3.6. Further south, more gently undulating hills rise up reaching 243m AOD to the south of Peaslake.
- 3.7. A broad zone of level or gently undulating land founded on clay crosses the centre of the borough with gently swelling hills forming the site for much of the 20th century development of the town of Guildford including the university and the cathedral.
- 3.8. Further to the north the sandy heaths rise to 118m AOD while to the north east the gravel terraces of the River Wey provide a level and low lying landscape.

GEOLOGY AND SOILS

Cretaceous (145.6-65.0 million years ago)

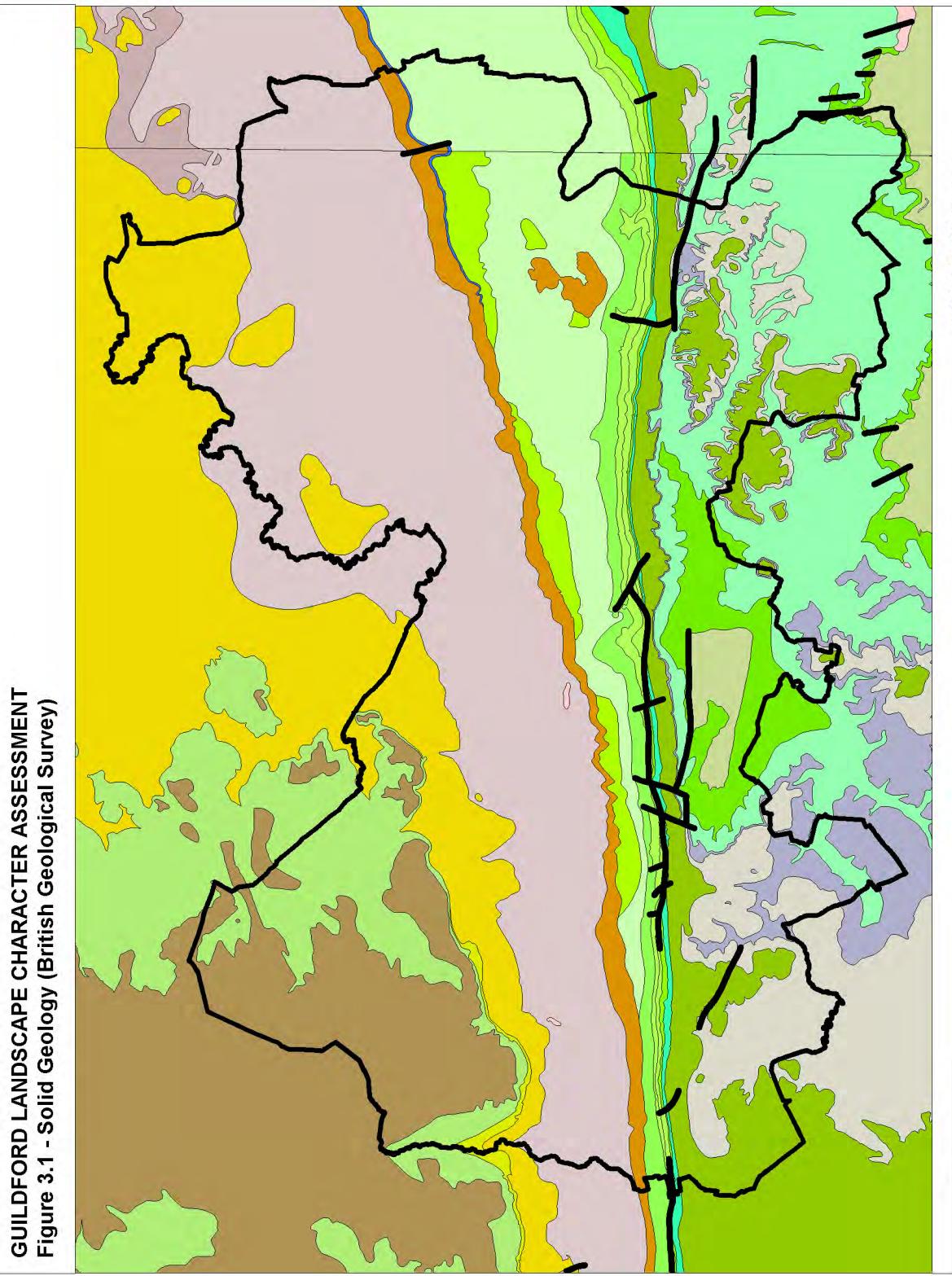
- 3.9. The southern section of Guildford Borough is dominated by rocks from the Cretaceous period, deriving from the Wealden Uplift. Around 130 million years ago much of south east England was a marshy plain on which layers of sand, silt, clay and chalk were laid down and compacted forming the Wealden Clays, the Upper and Lower Greensand, Gault Clay and Chalk. At the end of the Cretaceous period at around 65 million years ago the tectonic changes that formed the Alps uplifted the area forming the Wealden Dome. Over the following 20 million years the centre of the dome was eroded creating the structure of the landscape that we see today.
- 3.10. At the far south of the borough is the Lower Greensand, formed when the Wealden lake was a shallow marine bay and sediments built up over the sandstones, clays and mudstones of the Weald Clay. The Hythe beds are the oldest followed by the softer Bargate, Sandgate and Folkestone beds, containing commercially useful sands. Outcrops of a harder, more resistant sandstone within the Folkestone beds was formed by cementation into a darker heavy rock by percolating water rich in iron, is called Ironstone. This has formed hills such as St Martha's Hill, and was locally smelted for iron, used as cobblestones, and as galleting within the mortar joints of Bargate stone walling. The Lower Greensand has been used for building stone with Bargate Stone used in the keep of Guildford Castle and in many Victorian houses in the town while ironstone and Chert have been used for cobbles. Weald clay was used extensively for bricks and tiles.
- 3.11. The Lower Greensand is overlain by a layer of Gault Clay and a thin band of Upper Greensand which form narrow outcrops crossing the borough from east to west immediately to the south of the Chalk of the North Downs.
- 3.12. The North Downs form a particularly striking feature of the landscape. The Chalk was formed of sea bed sediments during the Upper Cretaceous and hardened and compacted following the retreat of the sea about 25 million years ago. The centre of the Wealden Dome was then eroded away until only the edges were left forming the North and South Downs. Hence the southern facing slopes of the North Downs form a steep scarp and the northern slopes a gentler dipslope. This is not so noticeable on the narrow ridge of the Hog's Back to the west of Guildford but is evident to the east at Merrow and Clandon. The Chalk has been extensively quarried and was used for building in medieval times for instance in the walls around Guildford Castle. Flints found in the Chalk have also been used for building since Saxon times and can be seen for instance in vernacular buildings at Wanborough. The Chalk also prevents oil and gas, from beds below, reaching the surface and drilling for oil is now being developed in this area.

Tertiary (65.0 - 1.64 million years ago)

- 3.13. To the north of the North Downs the land formed part of a great river delta or estuary during the Tertiary period. Muddy and sandy deposits formed the broad band of London Clay which crosses the borough and the Bagshot, Camberley and Windlesham Sand formations to the north. The London Clay was used for brickmaking but there are no active works now in use. Fertile loamy soils overly the

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Figure 3.1 - Solid Geology (British Geological Survey)



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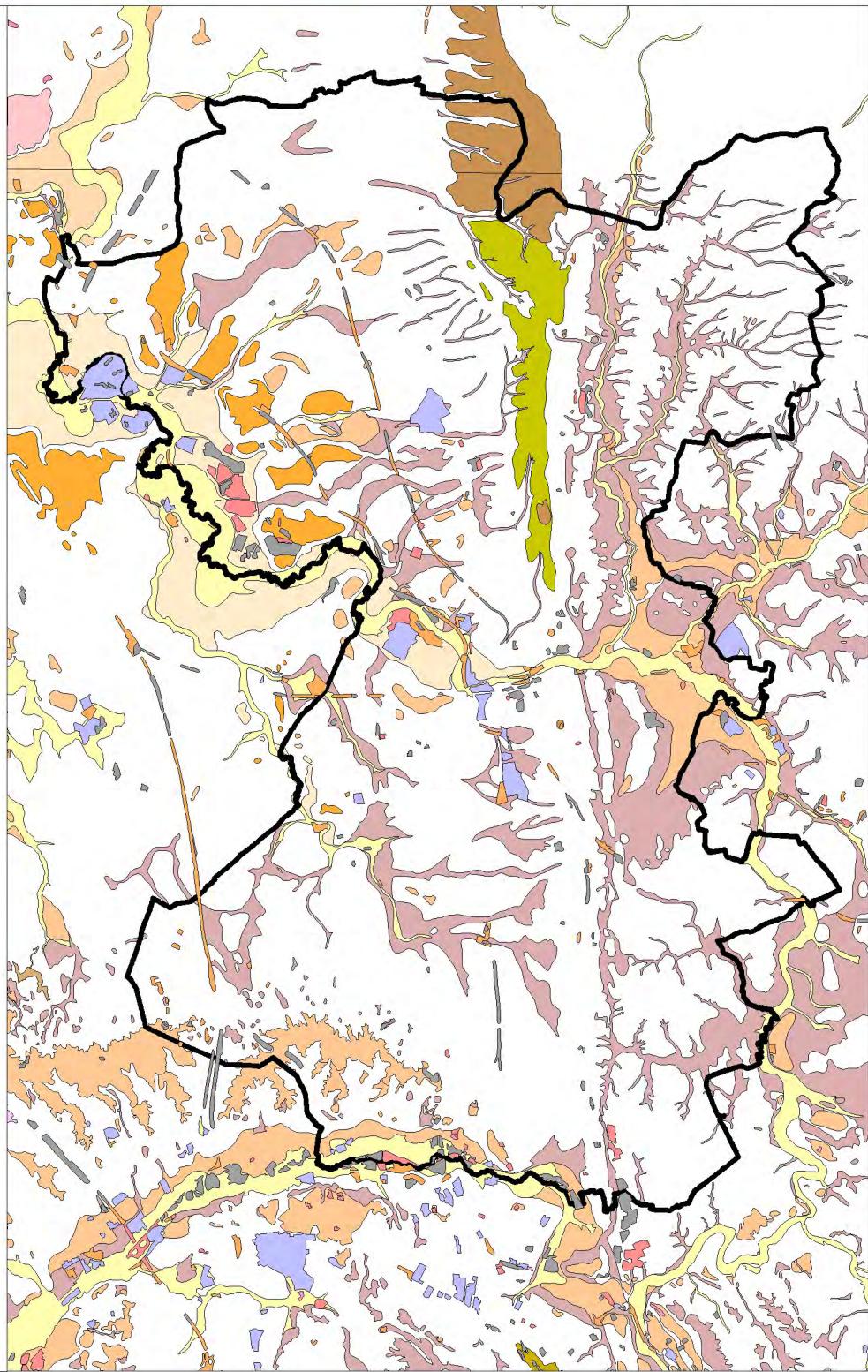
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Guildford Borough Boundary

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Figure 3.2 - Drift Geology (British Geological Survey)



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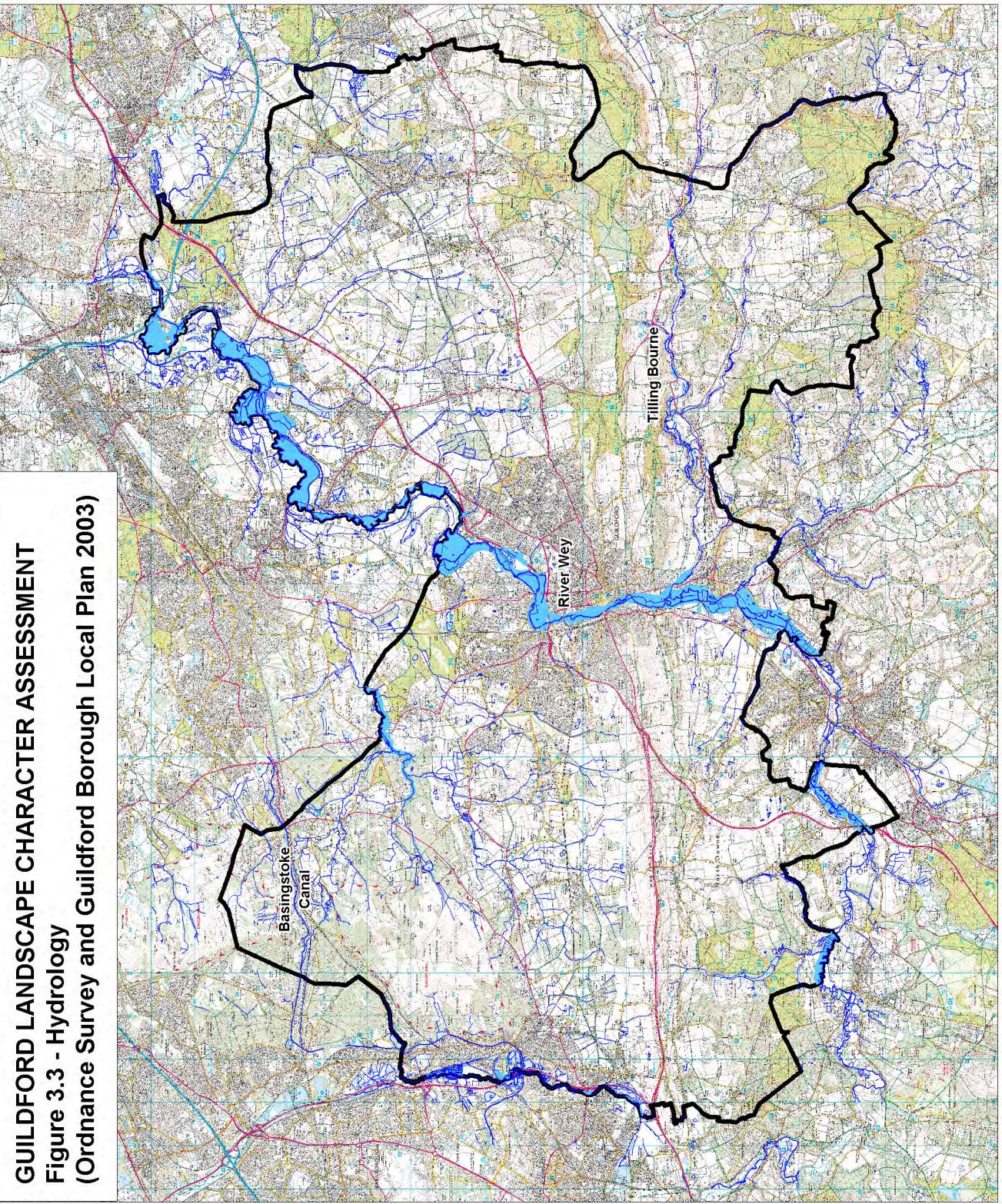
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Figure 3.3 - Hydrology
(Ordnance Survey and Guildford Borough Local Plan 2003)



Legend

Ordnance Survey Water detail

Areas of Floodplain
Guildford Borough Local Plan 2003

Guildford Borough Boundary



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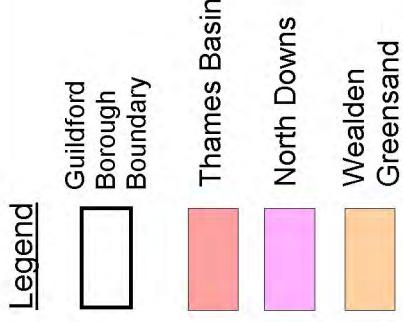
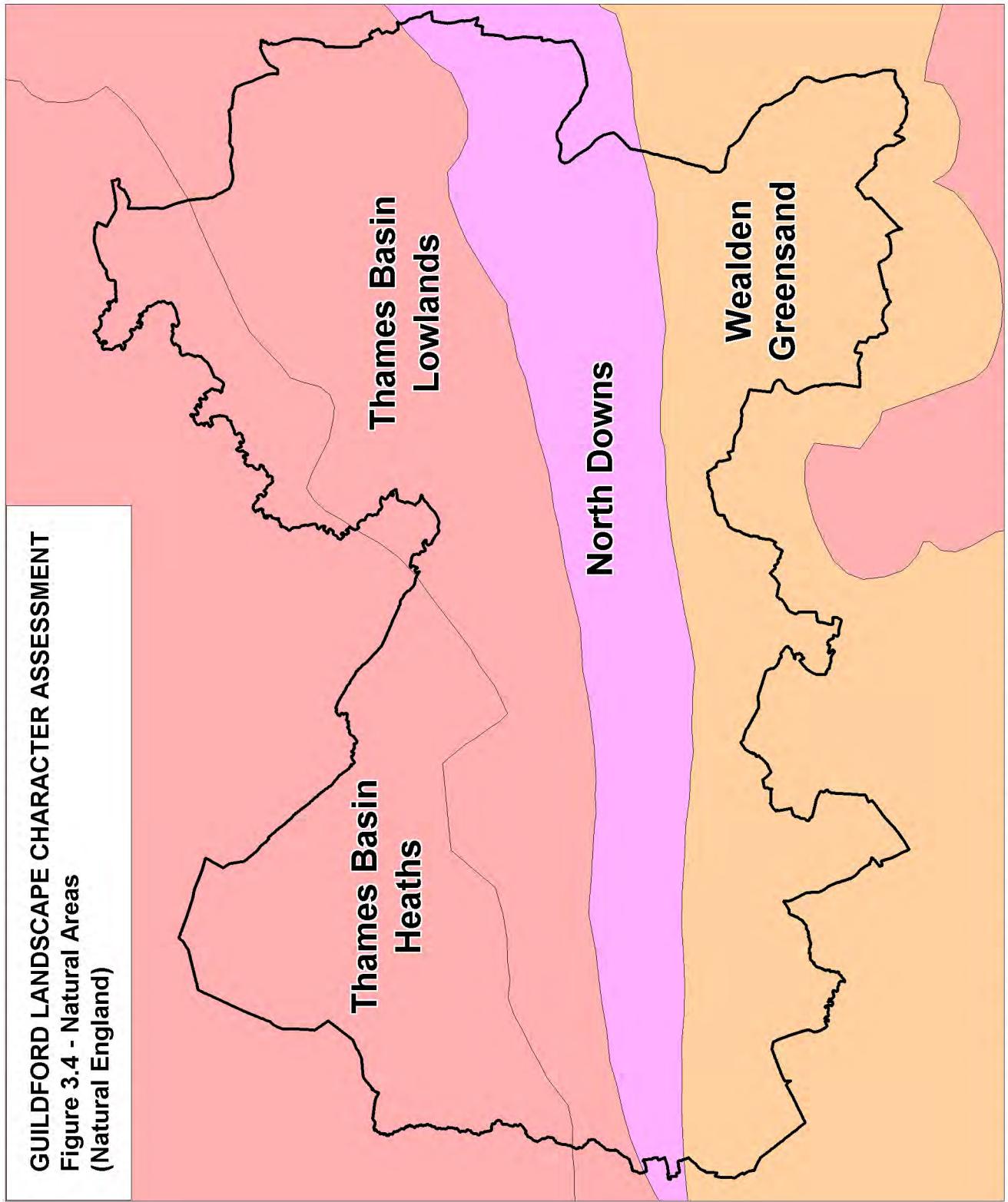
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Figure 3.4 - Natural Areas
(Natural England)



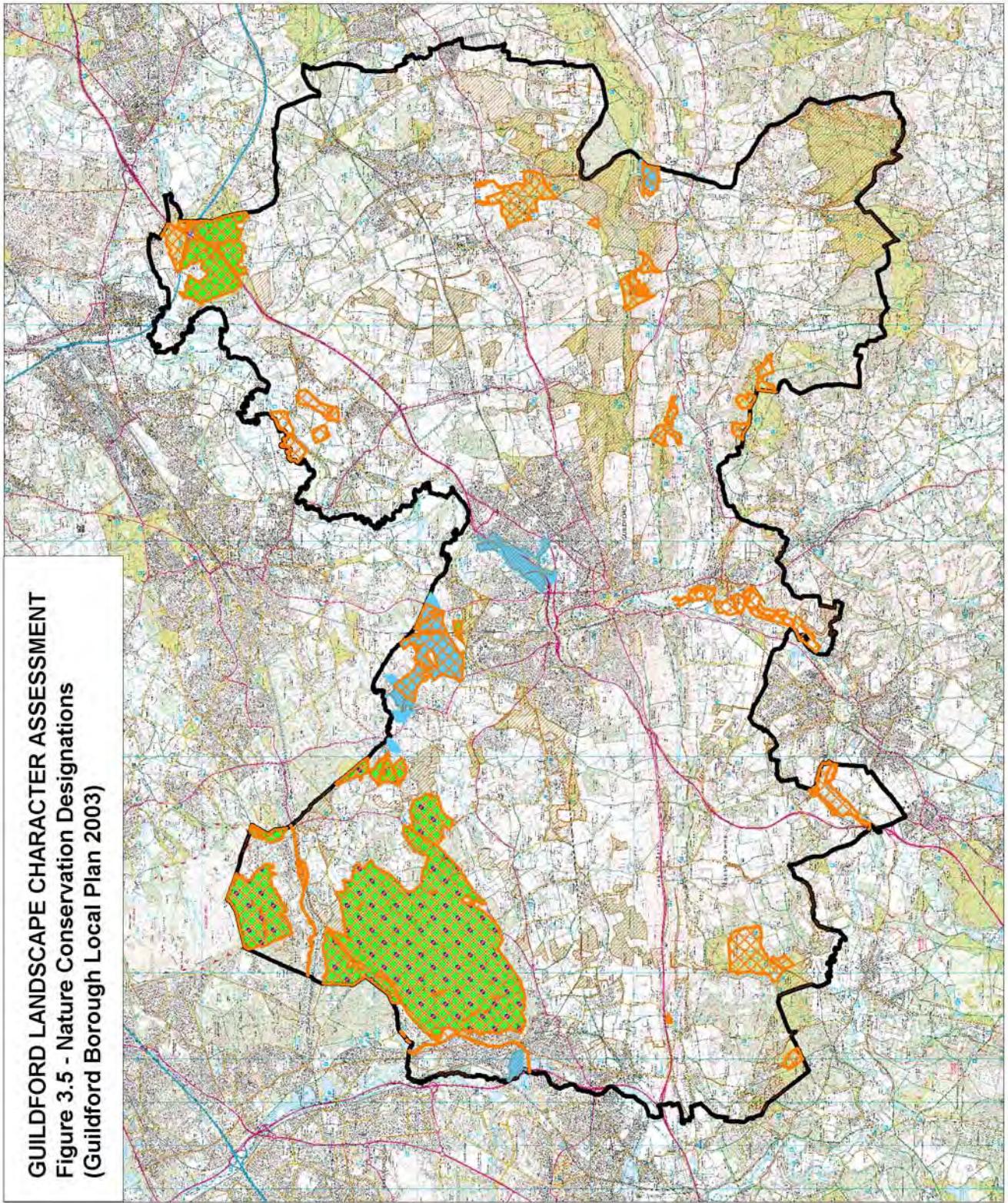
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Figure 3.5 - Nature Conservation Designations
(Guildford Borough Local Plan 2003)



Legend

- SSSIs
Guildford Borough
Local Plan 2003
- Special Protection
Areas
- Local Nature Reserves
Guildford Borough
Local Plan 2003
- SNCIs
Site of Nature
Conservation Importance
- SAC
Special Areas
Of Conservation
- Guidford Borough
Boundary

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London Clay and support a mixture of improved pasture, arable farming and blocks of woodland, while the nutrient poor sandy soils support heathlands and commons.

Quaternary (1.64 million years ago - present)

- 3.14. The landscape is also considerably influenced by drift deposits, which overlay the solid geology. Alterations in sea level during the Quaternary lead to flooding affected the development of rivers and their valleys and also occasionally left gravel or sandy drift deposits on the Chalk Downs such as at Netley Heath or of Clay with Flints as at Effingham.
- 3.15. River alluvium dominates the main valley floodplains through the borough, the Wey and, to the far west, the Blackwater. The alluvium gives rise to rich wetland landscapes and pasture while the gravel of the river terraces supports arable farming and settlement.

HYDROLOGY

- 3.16. The hydrology of the borough is dominated by the River Wey which runs from south to north through the centre of the area, dissecting the North Downs at Guildford. This sets the pattern for drainage in the borough with many minor streams on the claylands across the centre of the area draining north into the Wey or the tributary Hoe Stream. The Tillingbourne runs from east to west at the south of the borough to join the Wey below Guildford. To the far west the Blackwater River forms the boundary of the borough (as the Wey does in some sections to the north). The land within the north-east of the Borough has a distant water catchment area fed from the River Mole, beyond and therefore outside, local political boundaries. The Wey has been canalised for much of its length within the borough and its narrow floodplain is characterised by multiple channels. The Basingstoke canal passes through the north west of the borough. Gravel terraces around Send and along the Blackwater Valley are now the sites of extensive open water bodies due to quarrying. There are also a number of small ponds on the claylands, many deriving from digging the clay for brick making. The hydrology has influenced settlement patterns (apart from the fundamental basis of Guildford as a crossing point of the Wey) in for instance the presence of springline villages at the base of the chalk downs as at Wanborough.

HUMAN INFLUENCES

Introduction

- 3.17. The landscape of Guildford as we see it today is the product of a series of changes through which its character has been transformed by the interaction of natural and human processes. Like most areas of Britain, the landscape of the borough bears the imprint of successive periods of human inhabitation and land use. However the landscape has had a high level of continuity in that much of the soil (comprising acidic infertile sands and gravels or heavy intractable clays) is generally unsuited to intensive cultivation so that large tracts of the borough remained heathland, woodland and downland for many centuries only changing in the latter 19th and the 20th century. The following is a summary of the past human influences on the landscape of Guildford.

- 3.18. The historic environment of Guildford Borough is shown in **Figure 3.6**.

Figure 3.7 illustrates the Historic landscape Characterisation for the Borough.

Prehistoric period

- 3.19. Early prehistoric people left few marks on the landscape but by the Mesolithic period there was a growing population, which caused more widespread tree clearance. Farming was well established by 4,000 AD and Neolithic remains in southern England suggest a society of farmers and traders working the lighter soils of the river valleys. By 2,000 BC downland was being cleared for grazing and crops. Burial mounds at Crooksbury Common date from the Bronze Age as does a field system identified on Whitmoor Common. During the Bronze Age intensive working of the light sandy soils to the north and the greensands to the south of the borough (combined with climate changes) caused the acid soils and the development of extensive heathlands.
- 3.20. The climate became wetter and colder at the beginning of the Iron Age and pressure on agricultural land grew. Development of iron tools and ploughs allowed the clearance and cultivation of heavier claylands. To the south of the borough the high ground of the Greensand hills was the site of the hillforts of Holmbury and Hascombe which were used as markets and refuges for the surrounding farming communities. An Iron Age pottery kiln has been found at St Martha's Hill and pottery of the period at St Catherine's Hill and at West Clandon.

Romans and Saxons

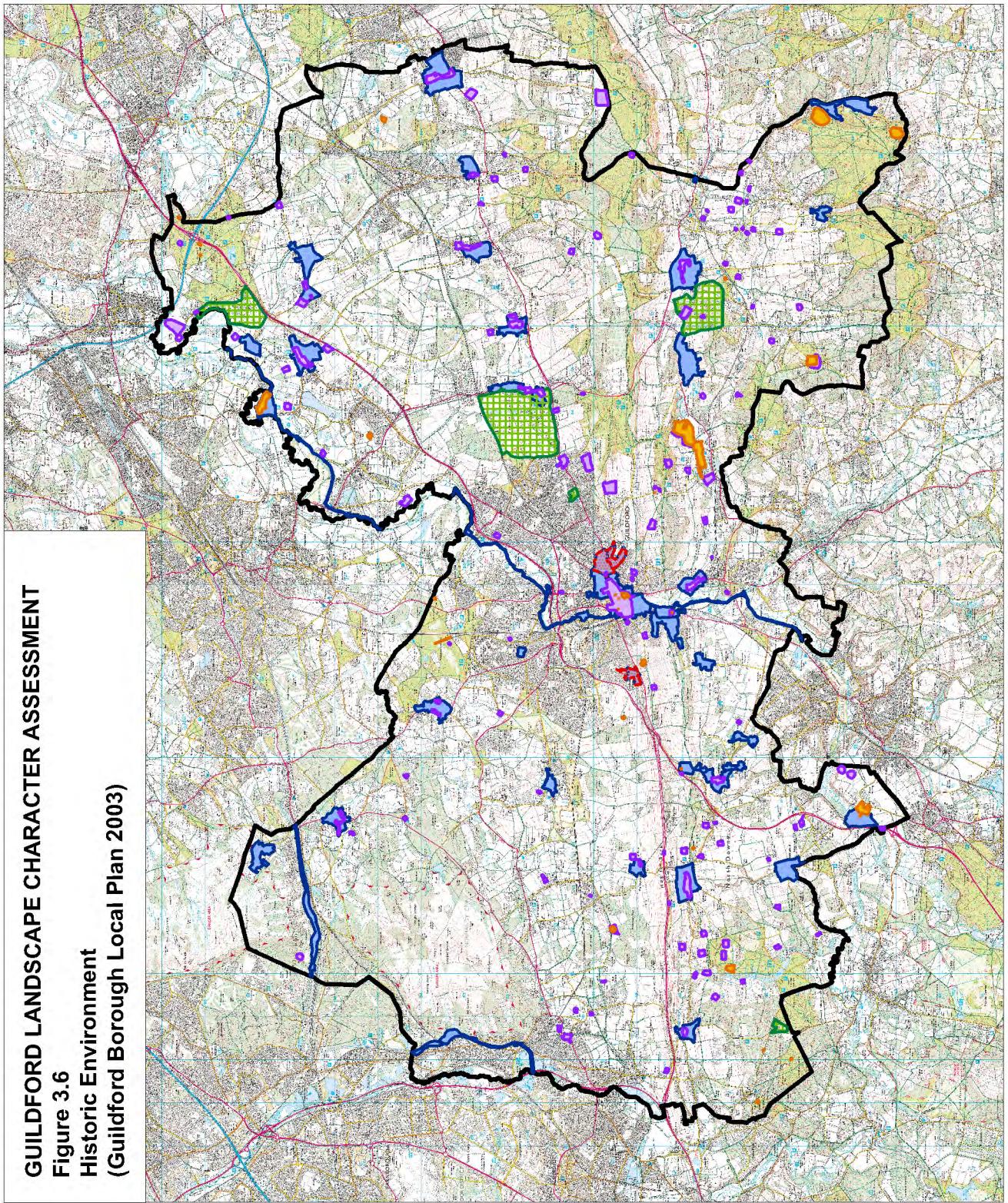
- 3.21. At the end of the Iron Age Guildford was part of the territory controlled by the Atrebates tribe. They appear not to have been hostile to the Roman invaders and, although no Roman town developed at Guildford, Romano-British villas formed the centres of agricultural estates. The remains of villas have been found at Compton and Broadstreet Common and Romano-British temple sites at Green Lane East and Farley Heath.
- 3.22. Following the withdrawal of the Romans in 410, Anglo Saxons used the chalk ridge of the North Downs as a strategic invasion route. The town of Guildford is likely to have originated around 500 as an important fording place and also possibly strategically placed between two hostile Saxon territories. A pagan cemetery was found on the Mount in 1929 and is thought to date from the late 5th and 6th century.
- 3.23. The present landscape structure of the borough is also likely to be largely Saxon in origin with the distribution of ancient woodland, commons and farmsteads influenced by Saxon communities. An example of this is the pattern of villages along the Tillingbourne, where settlements were strung along the valley floor, surrounded by arable fields and meadows and linked by north south running tracks to the sheep walks of the North Downs and across the heathland to the south to the woodland of the Weald to move livestock for seasonal grazing.

Medieval period

- 3.24. In medieval times open fields were introduced along with more woodland clearance bringing increased prosperity, which supported Guildford as a market town. Sheep farming was promoted on a wide scale by the monks of Waverley Abbey, which was

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Figure 3.6
Historic Environment
(Guildford Borough Local Plan 2003)



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Legend

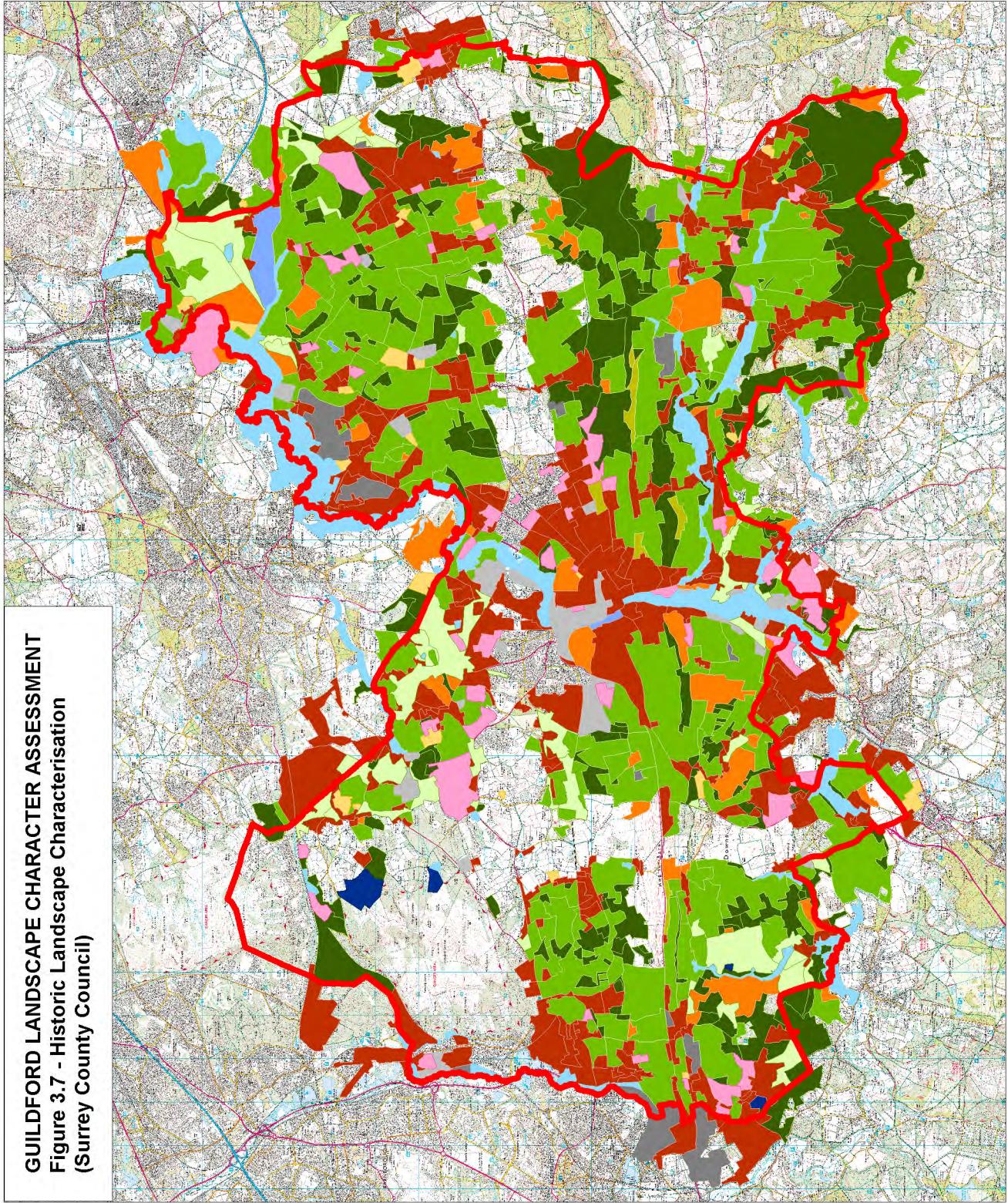
Commons	
Communication Facilities	
Downland	
Extractive Industry	
Field Patterns	
Horticulture	
Military and Defence	
Other Industry	
Parkland and Designed Landscape	
Recreation	
Settlement Related	
Valley Floor and Water Management	
Woodland	
Guildford Borough Boundary	

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Figure 3.7 - Historic Landscape Characterisation
(Surrey County Council)



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founded in 1128 on the River Wey. The production of cloth and trade in wool brought prosperity to the area and the Abbey also built bridges over the Wey and created fish ponds. Along the rivers of the Wey and the Tillingbourne there are frequent mill sites associated with medieval manors and these include fulling mills which were used until cloth manufacturing ceased in the 17th century. Mill sites along the Tillingbourne were adapted to new uses for tanning, papermaking and gunpowder works. Significant areas of land were emparked for deer for instance the Royal Park of Guildford established in the 12th century and now the site of the University and cathedral.

The Post-Medieval Period 1499 – 1800

- 3.25. At the end of the medieval period the landscape of Guildford remained a mix of heathlands on the sand to the north and south of the borough, with woodland and agriculture on the clay and chalk which run in a broad band across the centre. Agricultural improvement included the amalgamation of holdings, clearance of woodland on chalk and clay, enclosure of open fields and some of the heaths. A major barrier to change was the poor state of the roads, with the tracks over the claylands impassable in winter and the inhospitable steep rutted tracks over the greensand and chalk creating the sunken lanes that survive today. The turnpike trusts of the eighteenth century brought an increase in road building, and the turnpike road between Guildford and Leatherhead to the east (now the A246) improved communication. The improvement of this road may have been influenced by the line of great houses just to the north including Clandon, Hatchlands and West Horsley. Clandon and Hatchlands became the sites of further important post medieval development of the landscape with the change in emphasis from deer to English landscape parks with sweeping open grassland punctuated by small groups and individual trees, carefully placed woodlands and tree belts and designed views. Guildford contains a great variety of historic designed landscapes, including the formal terraces of Albury Park designed by John Evelyn in the mid 17th century, Hampton Park to the south west, Henley Park to the north west, Ockham Park to the north east, Loseley Park to the south and many other smaller parks and gardens.

The nineteenth and twentieth centuries

- 3.26. With the improvement in roads wealthy Londoners could visit the countryside around Guildford more easily and came to appreciate the dramatic topography, rural wooded hills and wide views. The arrival of the railway with the line between Portsmouth and London in the mid 19th century brought Guildford into easy reach of the capital and brought an influx of residents and visitors. The town of Guildford and villages with stations along the line such as Effingham Junction and Horsley expanded to accommodate wealthy commuters who built detached houses set in garden plots. This suburban expansion was overlaid on the pattern of scattered farmsteads and contained villages mainly on the central claylands but also straying into the chalk ridge to the south of Guildford. On the sandy heaths to the north the pattern of settlement had been focussed around long established commons with their characteristic funnel shapes deriving from the seasonal movement of farm animals. The heaths were popular locations for new housing in the late 19th and the early/mid 20th century and as well as commuters incomers included ex-service men and unemployed men and their families who were allotted small plots to work.

These are still visible today, and the pattern of single dwellings facing onto roads or commons but with large plots to the rear (now often converted to paddocks or fallen to woodland), is still common in the borough. Guildford's strategic military importance is marked by the first in a series of long-distance military lines of communications and fortifications.

3.26. The influx of people into the countryside around Guildford in the late nineteenth century also brought the local vernacular buildings to prominence with their varied and intricate mix of local stones, clay tiles and timber. These had an important influence on the Arts and Crafts movement, which in turn formed much of the local vernacular building style of Guildford as well as having a much wider effect on architecture, landscape design and the decorative arts in Britain. Highly influential designers included Edwin Lutyens, who designed Littledown in Guildford and a tunnel at Compton, Charles Voysey who designed Greyfriars in Puttenham in 1896, and Gertrude Jekyll who worked extensively in Surrey and within Guildford Borough for instance at the adjoining properties of Highmount and Hilltop, Fort Road in Guildford, Woodhouse Copse, Shere and, Puttenham Priory, and also sometimes in conjunction with Lutyens, such as at Lascombe, also in Puttenham.

- 3.27. To the far north west of the borough the use of the heathlands by the army has meant that they remained largely unsettled but their open character has been lost to some extent due colonisation by regenerated woodland. Similarly to the south the heathland commons on the greensand hills are now largely wooded due to the cessation of their active use by commoners in the late 19th and the 20th centuries. The agricultural use of the commons has been superseded by recreation with walking and cycling popular activities, which bring their own adjustments to the landscape particularly the provision of car parking, signage and changes to footpath surfacing.
- 3.28. The importance of the landscape of Guildford has been acknowledged and protected in the 20th century for instance through the designation of much of the borough as Green Belt and, to the south, as part of the Surrey Hills AONB.
- 3.30. The Surrey Hills Area of Outstanding Natural Beauty (AONB) is designated for the national quality of its landscape. Subject to the most rigorous protection, development inconsistent with the primary aim of conserving the existing landscape character will not be permitted. A local landscape designation an Area of Great Landscape Value (AGLV) also highlights the landscape deemed of county importance where current planning policy provides that development should have regard to the conservation and enhancement of the existing landscape character. At this present time the AGLV policy is saved within the GDF although it should be noted that local landscape designations may be phased out in the emerging spatial planning system⁸.
- 3.31. For the most part the landscape designations extend to the immediate edge of residential development and the majority of the AONB and AGLV cover the same geographical area. Within AONBs, planning decisions should have regard for their setting and where the AGLV sits beyond it, this in some sense provides a buffer to the AONB. Areas beyond the AONB but within the AGLV are the Wey Valley to the south as it extends into the town from around Shalford, the grassland ridge to

⁸ 24. Local Landscape Designations; PPS7: Sustainable development in Rural Areas, ODPM, 2004

the east of Henley Mount, and along the majority of the north-facing dip slope of the North Downs from Tongham to East Horsley.

- 3.32. It should be noted that this assessment is concerned primarily with Landscape Character, rather than with landscape quality or value. Issues of quality or value will be relevant when LCA is used to inform decision-making, but the LCA methodology itself seeks to distinguish between the identification of landscape character and assessing the quality or value of that character.
- 3.33. In addition to the maintenance of several large private estate landholdings such as Albury and Loseley, Surrey County and Guildford Borough Councils both hold large areas of common land and open access countryside, some of it managed under licence by the Surrey Wildlife Trust. The National Trust also owns significant sections notably the River Wey Navigation, Clandon Park mansion and garden, and Hatchlands house and gardens.
- 3.34. The International Habitats Directive provides protection for the Thames Basin Heaths Special Protection Area (SPA) from the adverse affects of increasing the local population close to the heathland and associated increased pressures for recreation, due to its international importance for three rare heathland bird species (Dartford Warbler, Woodlark and Nightjar). Development is currently subject to a local Interim Avoidance Strategy requiring the provision of developer funding to upgrade facilities for alternative non-SPA recreational sites, and this should be recognised as a potential future pressure for change throughout the Borough.
- 3.35. Any recreational proposals should take account of the landscape strategy guided by existing landscape character, and good practice management and development guidelines contained within this assessment. A future strategic approach to the provision of alternative green space to direct the pressure of extra visitors from new development close to the heath is being developed regionally, in light of the South East Plan Examination recommendation (February 2007).

4. LANDSCAPE CLASSIFICATION

INTRODUCTION

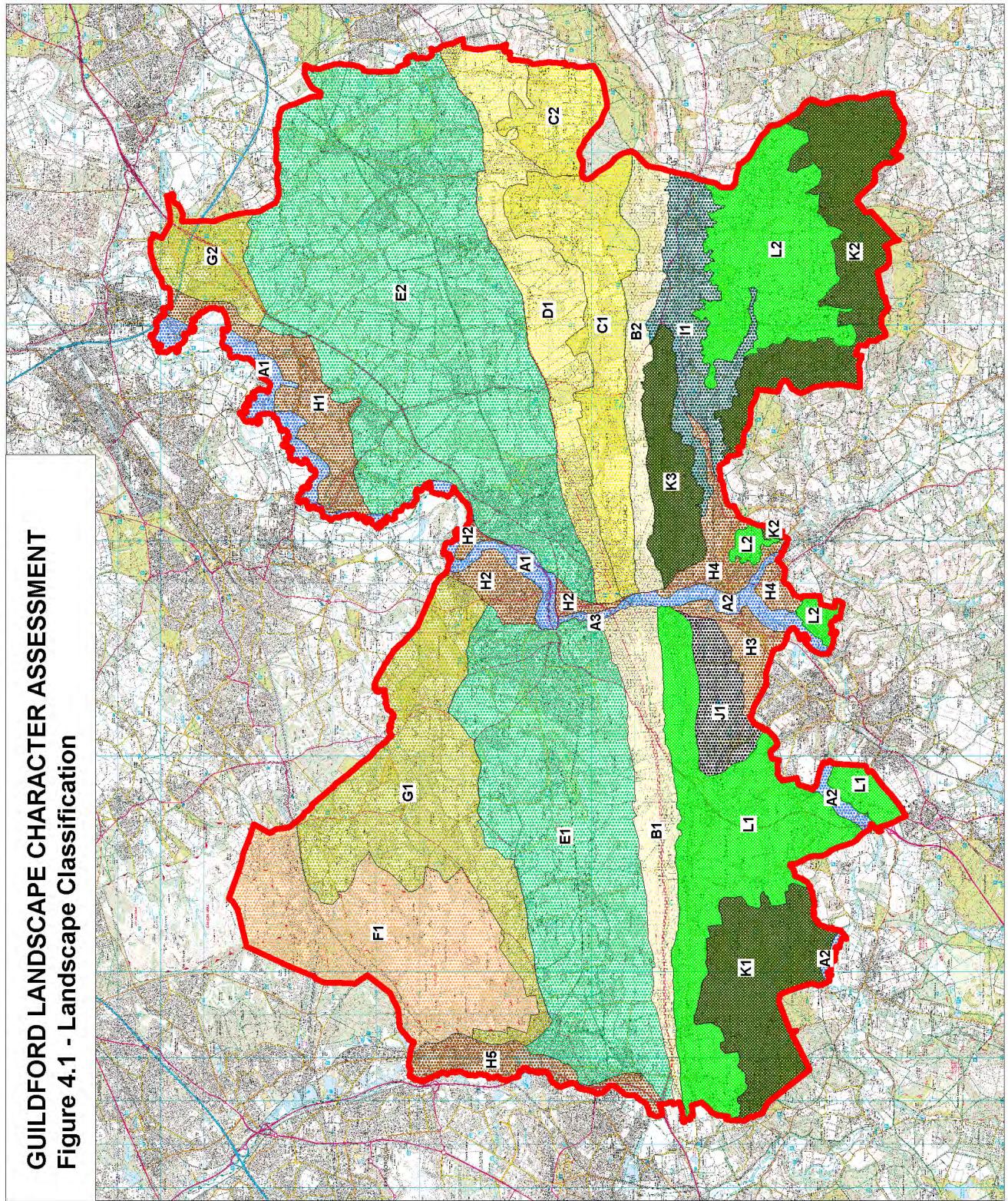
- 4.1. The physical and cultural influences described in the previous chapters have combined to create the unique and distinctive character of the rural landscape of Guildford Borough. The area is characterised by a diversity of landscapes and these variations and differences are represented by twelve **landscape types**.
- A. River Floodplain
 - B. Chalk Ridge
 - C. Wooded Chalk Downs
 - D. Open Chalk Farmland
 - E. Wooded Rolling Claylands
 - F. Unsettled Sandy Heath
 - G. Wooded and Settled Heath
 - H. Gravel Terrace
 - I. Greensand Valley
 - J. Mudstone Plateau
 - K. Wooded Greensand Hills
 - L. Open Greensand Hills
- 4.2. These landscape type names reflect the dominant influences on landscape character, often combining landform and landcover. In all cases the name conveys some sense of the character of the landscape.
- 4.3. A single landscape type has broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern in every area where it occurs. This does not mean that it will be identical, rather that there is a common pattern, which can be discerned. The landscape types are further sub-divided into component **landscape character areas**.
- 4.4. Landscape Character Areas are discrete geographic areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity, and are therefore given names that are geographically specific, based on a place name or established locality.
- 4.5. The landscape classification for the District is set out in **Table 3** (overleaf) and illustrated on **Figure 4.1**. **Figure 4.1** has been prepared on a Geographic Information System (GIS), with mapping undertaken at a scale of 1:25,000. Although boundaries have been drawn around the landscape character areas and types on the assessment mapping, in reality character does not generally change abruptly. While character may be clearly defined within the area, transitions frequently occur at the edges where influences are less consistent. Therefore the status and meaning of the boundary lines shown on the mapping are as an indicative boundary marking the transition of one area to another.
- 4.6. Some of the character areas are not included in the text of this report as, due to their locations, it was more appropriate to cover them in greater detail as part of the rural-urban fringe or townscape assessments. The areas omitted are shown in grey in **Table 3**.

Table 3: Rural Landscape Classification

Types	Areas
A: River Floodplain	
	A1: Lower Wey River Floodplain
	A2: Upper Wey River Floodplain
	A3: Guildford Wey River Floodplain (covered in urban assessment under character area 12A: River Wey Open River Floodplain)
B: Chalk Ridge	
	B1: Hog's Back Chalk Ridge
	B2: Albury and Hackhurst Chalk Ridge
C: Wooded Chalk Down	
	C1: Merrow and Clandon Wooded Chalk Downs
	C2: Effingham Forest Wooded Chalk Downs
D: Open Chalk Farmland	
	D1: Clandon Open Chalk Farmland
E: Wooded Rolling Claylands	
	E1: Wanborough Wooded Rolling Claylands
	E2: Ockham and Clandon Wooded Rolling Claylands
F: Unsettled Sandy Heath	
	F1: Pirbright Common Unsettled Sandy Heath
G: Wooded and Settled Heath	
	G1: Worplesdon wooded and settled sand heath
	G2: Wisley wooded and settled sand heath
H: Gravel Terrace	
	H1: Send Gravel Terrace
	H2: Slyfield Gravel Terrace (covered in rural-urban fringe assessment under character area H2: Slyfield Rural Urban Fringe and in urban assessment under character area 11B: Slyfield Green)
	H3: Peasmarsh Gravel Terrace (covered in rural-urban fringe assessment under character area H3: Artington Terrace Rural-Urban Fringe)
	H4: Shalford Gravel Terrace
	H5: Ash Vale Gravel Terrace (covered in rural-urban fringe assessment under character area H5: Blackwater Valley Rural-Urban Fringe)
I: Greensand Valley	
	I1: Tilling Bourne Greensand Valley
J: Mudstone Plateau	
	J1: Loseley Mudstone Plateau (covered in rural-urban fringe assessment under character area J1: Loseley Rural-Urban Fringe)
K: Wooded Greensand Hills	
	K1: Puttenham Wooded Greensand Hills
	K2: Winterfold Wooded Greensand Hills
	K3: St Martha's Wooded Greensand Hills
L: Open Greensand Hills	
	L1: Shackleford Open Greensand Hills
	L2: Peaslake Open Greensand Hills

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

Figure 4.1 - Landscape Classification



Legend	Guildford Borough Boundary
	Guildford Borough Boundary
	D: Open Chalk Farmland
	D1: Clandon Open Chalk Farmland
	K: Wooded Greensand Hills
	K1: Puttenham Woods
	K2: Winterfold Woods
	Hills
	K3: St. Martha's Greensand Hills
	E: Wooded Rolling Claylands
	E1: Wanborough Woods
	Rolling Claylands
	E2: Epsom and Clandon Woods
	Rolling Claylands
	C: Wooded Chalk Downs
	C1: Merrow and Clandon Wooded Chalk Downs
	C2: Effingham Forest Wooded Chalk Downs
	L: Open Greensand Hills
	L1: Shackleford Open Greensand Hills
	L2: Peaselake Open Greensand Hills
	B: Chalk Ridge
	B1: Hog's Back Chalk Ridge
	B2: Albury and Hackhurst Chalk Ridge
	H: Gravel Terrace
	H1: Send Gravel Terrace
	H2: Styfield Gravel Terrace
	H3: Research Gravel Terrace
	H4: Stanford Gravel Terrace
	H5: Ash Vale Gravel Terrace
	A: River Floodplain
	A1: Lower Wey River Floodplain
	A2: Upper Wey River Floodplain
	A3: Guildford Wey Floodplain
	I: Greensand Valley
	I1: Tilling Bourne Greensand Valley
	F: Unsettled Sandy Heath
	F1: Pirbright Common Unsettled Sandy Heath
	J: Mudstone Plateau
	J1: Loseley Mudstone Plateau

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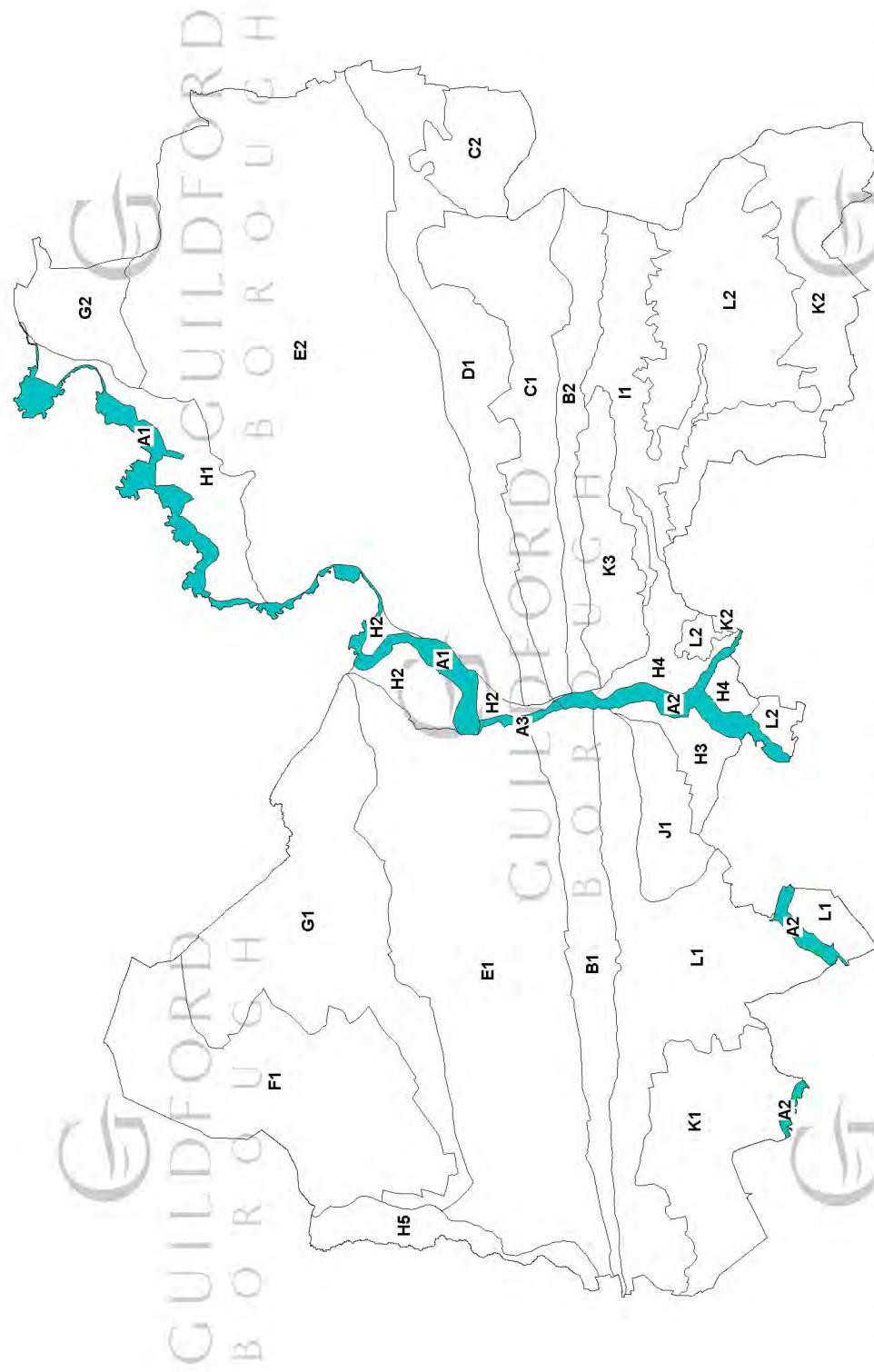
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A: RIVER FLOOD PLAIN

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

A: River Flood Plain



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LANDSCAPE CHARACTER AREAS
A1: Lower Wey River Floodplain
A2: Upper Wey Floodplain
A3: Guildford Wey Floodplain (covered in urban assessment)

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LANDSCAPE TYPE A: River Floodplain

Landscape Character Areas

A1: Lower Wey River Floodplain

A2: Upper Wey River Floodplain

A3: Guildford Wey River Floodplain (covered in within urban assessment under character area 12A: River Wey Open River Floodplain)

Location and Boundaries

The River Flood Plain Landscape Type is a narrow band of land following the course of the River Wey from the south east of the borough to the north-west. Boundaries are generally defined by the edge of the floodplain often following contours or roads.

Within Guildford the flood plain of the River Wey is considered as townscape character areas 2A: Settled Wey Corridor and 12A: River Wey Open River Floodplain.

Key Characteristics

- Low lying level areas of **flood plain** based on alluvial deposits.
- Presence of water in the form of the **River Wey and the Wey Navigation** with multiple channels, open water bodies and drainage ditches.
- **Historic importance of the Wey Navigation** built in the 17th century and central to the development of Guildford, now owned by the National Trust and designated as a Conservation Area.
- **Pastoral land use** with meadows grazed by cattle.
- Rich **ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows.**
- **Few buildings** apart from those associated with the river; mills, lock keepers cottages, plus some encroachment by large industrial units.
- **Historical defence line** with associated World War II structures
- **A peaceful semi-enclosed** landscape with a largely secluded, rural ambience enlivened by the movement and colour of boats navigating the waterways.

GUILDFORD LANDSCAPE TYPE A: River Floodplain



AI: LOWER WEY RIVER FLOODPLAIN

Location and Boundaries: The floodplain of the lower Wey extends northwards from Guildford with the river itself forming the borough boundary with Woking to the west. The river and its floodplain continue into the Woking District although this is outside the bounds of this study. The eastern boundary of the Lower Wey is at the edge of the floodplain where the land rises up to the adjacent gravel terrace.

The southern section of the Lower Wey is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- Flat, **low lying flood plain** of the River Wey based on **alluvium**.
- Broad **views over the pastoral flood plain** contrast to corridor views along the river sometimes enclosed by riparian woodland.
- Presence of the **River Wey in multiple channels**, streams and open water bodies and the **River Wey Navigation** with its locks and towpath.
- Dominant land use is **meadows** grazed by cattle.
- **Irregular small to medium fields** enclosed by ditches with ditch line trees or by rural fences.
- Blocks and belts of **alder woods** along the river plus and **willows** including pollards lining the ditches.
- Biodiversity value in the **varied habitats** including unimproved meadows, marshes, streams and flooded gravel pits designated as SSSI's, and meadows, grasslands, wetlands and woodlands.
- **Disused gravel workings** now used for recreational pursuits.
- **Rural lanes** cross the river on **small stone bridges** but there is little road access to the area.
- **Very sparse settlement** of a few farmsteads, a sewage works, buildings associated with the river and Wey Navigation plus a few large scale industrial buildings.
- The **ruins of Newark Priory** form an important landmark in the level landscape of the flood plain.
- **Varied leisure use** including national and local walking trails, boating and cycling.
- A **peaceful pastoral landscape** with a secluded, rural ambiance with views across water meadows to historic buildings such as chapels, churches and the Newark Priory.

DESCRIPTION

Landscape character

The Lower Wey is a pastoral low lying landscape mainly at below 30m AOD. It is focussed on the River Wey which flows through the area, often in multiple channels, and the historic Wey Navigation, built in 1651-3 to connect to the Thames at Weybridge. The Wey Navigation, now owned by the National Trust, is outside the borough boundary at the southern end of the area where it winds around Sutton Place, a large estate which, although it is located in Woking District, forms the setting for the floodplain and is historically significant as the seat of the instigator of the Wey Navigation, Sir Richard Weston. The Lower Wey also contains open water bodies such as the mill pond at Ockham Mill, the lake at Riverside Park to the south and wetlands of high ecological interest for instance the areas of fen, marsh streams, flooded gravel pits and a meadow unique within Surrey at Papercourt SSSI, where the sheer variety of habitats supports large numbers of a great variety of birds.

The deep loamy soils based on the alluvium of the Lower Wey support cattle grazed pasture of small or medium sized irregular fields, bounded by ditches lined with willows or sometimes by fences. Alongside the wetlands and meadows are small woodlands, particularly alder woodlands, lining the river and woodland belts and blocks at the margins of the area, which along with mature oak field trees and ditchline willows create a semi-enclosed, secluded landscape.

There are few roads in the area with minor routes crossing the waterways on narrow stone bridges. The A3 forms the eastern boundary of the area to the south. The road is concealed by tree planting but traffic noise disturbs the peaceful rural ambience of this section. The Wey Navigation provides recreational routes linking the centre of Guildford to the rural landscape, with boats navigating the waterway and a walking route along the towpath. Open Access Land at Broad Mead and a nature reserve at Riverside Park also provide recreational resources. Former gravel workings at Papercourt, Send Marsh, which have become artificial lakes, are used for sailing and fishing.

Settlement and built character

This is a largely unsettled landscape, with the few buildings generally associated with the river or Wey Navigation such as lock keepers cottages and mills. At Wisley Bridge at the far north of the area there is a sewage works and also a small historic hamlet, with a church, a few cottages and Church Farm. Newark Priory is a landmark in the level pastures to the north of Newark Lock, a picturesque ruin of a medieval priory which fell into disuse after the dissolution of the monasteries.

Buildings are largely of traditional red brick (the canalside buildings and the mills), and stone (Newark Priory) although there are large scale industrial buildings at the edges of the area at Slyfield and Ladymead which visually interrupt the rural character of the area to the south.

Views to settlement outside the area are often screened by woodland (particularly in the south where the area is bounded by the urban area of Guildford) and this is key to retaining the rural, undisturbed landscape of the Lower Wey.

Views

- Expansive views from roads and footpaths across the rural meadows of the flood plain punctuated by lines of willows and waterside alders and with cattle grazing.

Settlement and built character

Settlement in *Merrow and Clandon Wooded Chalk Downs* is sparse in the form of isolated farmsteads and large houses which nestle into the slopes and are often screened by woodland. A small section of late 19th/early 20th century detached houses in large gardens line the Shere Road rising up the slope above West Horsley.

Buildings in the area are a mix of ages and styles with materials ranging from timber framed and weatherboard farm buildings to traditional and modern red brick, stone and clay tiles.

Views

- Panoramic views from the slopes over the *Ockham and Clandon Wooded Rolling Claylands* to the Thames Basin to the north, sometimes framed by woodland blocks.
- Long views from the ridgeline southwards and eastwards over the *Tilling Bourne Greensand Valley* and *Greensand Hills* (notably from Newlands Corner).
- Enclosed, rural views within the area across sections of farmland or parkland surrounded by woodland for instance around Hookwood Farm and Hillside Manor.
- The wooded slopes of this area provide a backdrop to views from the lower areas of the *Clandon Open Chalk Farmland* and *Ockham and Clandon Rolling Wooded Claylands* to the north.
- Views to the north over Guildford from the open grassland of Merrow Downs.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- the iconic ‘spine’ to the borough and backdrop to Guildford
- Gently undulating, open landscape with strong visual connections to the north, to which it acts as the horizon
- Diverse woodland, including shaws, old coppice, wooded ghylls, parkland trees, small carrs and conifer plantation creating a ‘harlequin’ landscape of alternating grassland, deciduous and coniferous woodlands which displays the changing of the seasons

EVALUATION

Key positive landscape attributes

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

- Panoramic views over the claylands to north from the slopes and over the greensand valley and hills to south and east from the ridgetop.
- Function as a rural wooded backdrop to lowland areas to the north.
- Unsettled skyline.

- Encroachment by scrub into meadows.
- Lack of pollarding and loss of boundary willows.
- Impact of development in adjacent areas, for instance the A3 with associated traffic noise, or visual intrusion of industrial units which overlook the floodplain, through inappropriate siting, scale, form, materials or lighting
- Renovation and redevelopment of large scale industrial buildings associated with the Navigation such as Stoke and Ockham Mills.
- Increase in informal and formal recreation.

Future potential forces for change

- Further decline in active management of meadows.
- Loss of over-mature willows and field trees (oaks).
- Pressures for development at the margins of the area where views to settlement would affect the rural, secluded character of the flood plain.
- Increasing tourism/leisure activity causing changes to features such as the Navigation towpath plus pressure for more facilities.
- Fragmented land ownership.
- Pressure to upgrade rural roads and replace narrow stone bridges due to increase in volume of traffic.
- Reduced rainfall creating more frequent water shortages throughout river catchment area

GUIDANCE

Landscape Strategy

The strategy for the Lower Wey is to **conserve** the secluded pastoral landscape with its river channels set in wetlands and pastures enclosed by woodland and the historic pattern of infrastructure and buildings associated with the Wey Navigation. Elements to be **enhanced** are the pasture threatened by scrub invasion and the management of the willows and field trees.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the relatively small-scale irregular field pattern, ditches, meadows, wetlands and field trees.
- Conserve and enhance the waterside meadows and pastures ideally through grazing management, and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value

- Conserve the intact pattern of ditches and ditchline willows, and ensure active management of the willows through pollarding and encourage planting replacement trees.
- Conserve the stock of field and riverbank trees and encourage replacements for over-mature stock.
- Conserve the unimproved grasslands and varied wetlands of high biodiversity interest through appropriate management regimes and seek opportunities to expand and connect fragmented habitats.
- Conserve, enhance and restore riparian woodland and the blocks and bands of woodland at the edge of the area that screen development, and promote the interlinking of new woodlands to existing ones across the floodplain.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as willows, alder and oak trees.
- Seek to conserve key views such as those across the floodplain to Newark Priory and Send Church spire.
- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the Wey Navigation towpath through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.

Built development

- Conserve the distinctive buildings connected to the waterways such as lock keepers cottages and mills.
- Retain the undisturbed, highly rural character of the Lower Wey. Any necessary new built development within the character area should be of appropriate siting, scale, form and detailing including materials which consistently and sensitively reflect the historic character of the area
- Promote appropriate scale and form of boundary treatment to avoid negative visual impact of inappropriate boundaries on the rural character of the flood plain.
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Subject development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the area's rural context.
- Encourage the retention of woodland planting that screens settlement and roads (particularly the A3) adjacent to the area and consider additional planting of appropriate broadleaf species to screen existing or new development that intrudes in rural views.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character.

- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the largely unsettled floodplain.
- Promote the use of traditional signage features with particular regard to local or rural style and materials.

A2: UPPER WEY RIVER FLOODPLAIN

Location and Boundaries: The floodplain of the *Upper Wey* extends south from Guildford to beyond the borough boundary where it passes through Godalming before re-entering the borough in two small detached areas at the southern boundary. Boundaries are defined by the rising ground at the edge of the floodplain where the geology changes from alluvium to gravel or greensand.

The northern section of the Upper Wey is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- Flat, **low lying flood plain** of the River Wey based on **alluvium**.
- Presence of the **River Wey in multiple channels**, streams and open water bodies and the **historic River Wey Navigation** with its locks and towpath.
- **Pastoral land use** with small and medium irregular fields grazed by cattle and horses.
- Field are enclosed by **ditches lined by willows**, by hedgerows or by rural fences.
- Small scale blocks and belts of **alder and oak woods** within the area and woodlands lying just outside the floodplain give a semi-enclosed feel.
- High biodiversity value in the **varied habitats** including unimproved meadows designated as SSSI's, wetlands including fen meadow, and riparian woodlands.
- **Rural lanes** cross the river on **small stone bridges**.
- **Settlement** largely absent with a few large scale industrial works, lock keepers cottages and smaller domestic buildings although church spires are features in views.
- A **historic defence line** marked by World War II structures
- A **pastoral landscape** with a peaceful, rural ambiance enlivened by the busy recreational use of the Wey Navigation for boating.

DESCRIPTION

Landscape character

The *Upper Wey* is low lying level (below 45m AOD) river flood plain based on alluvium. The River Wey flows in a wide channel through the area along with the River Wey Navigation, with its locks and tow path. This is a pastoral landscape of small or medium sized irregular fields managed largely by traditional grazing by cattle and horses and mowing. Boundaries are ditches lined by willows, or by hedgerows or fences. The variety of grasslands and wetlands, managed by grazing or cutting for hay, is of high ecological value and a 4km stretch

of the unimproved meadows to the south of Guildford to Peasmarsh, and at Lower Eashing to the west are designated as SSSIs.

Mentioned by William Cobbet in his *Rural Rides*, on November 29th 1822, wherein “Everybody that has been from Godalming to Guildford, knows that there is hardly another such a pretty four miles in all England. The road is good; the soil is good; the houses are neat; the people are neat: the hills, the woods, the meadows, all are beautiful. Nothing wild and bold, to be sure, but exceedingly pretty; and it is almost impossible to ride along these four miles without feelings of pleasure, though you have rain for your companion, as it happened to be with me.”

These linked sections of unimproved meadows support rich plant communities with numerous species indicative of ancient, undisturbed grasslands, its size alone making the site of exceptional biodiversity importance. Notable plant species include the county's largest known population of early march orchid and populations of southern march orchids and narrow leaved dropwort and breeding birds of which snipe, lapwing and kingfisher are of particular significance. Small blocks and belts of woodland, particularly alder and oak woods, are present and along with woodlands on the periphery of the area create a semi-enclosed, secluded landscape. There is little access to the southern and western sections of the area although a few rural roads cross the floodplain with stone bridges over the waterways. To the north near Guildford the A248 and the railway line cross on more modern bridges and, closer to the centre of the town, the combined North Downs/Pilgrims Way long distance footpath descends from the chalk ridges to east and west to cross the floodplain and the Wey traditionally by ferry but now by footbridge. This northern part of the area is a focus for recreational use with canal boats, with rowboats and canoes also navigating the waterway. It is also popular as a walking area for local communities and long distance walkers on the towpath, and increasingly as a recreation and fitness route for cyclists and runners.

Settlement and built character

The absence of development is a key characteristic of this area, exceptions being a few industrial buildings and houses at the margins of villages at the edge of the floodplain plus the buildings associated with the Wey Navigation such as lock keepers' cottages. The river and Navigation's importance as a defence line is marked by a series of 'pillboxes' dotted along the banks and in adjacent fields along its length. The area directly to the south of Guildford is enclosed by development sited in adjacent areas. Woodland at the edges of the flood plain screens much of this but some views, particularly of large scale commercial buildings at Artington, disturb the rural character of the area being both visually intrusive during the day and marked by overly intrusive lighting at night.

An isolated section of this character area is found in the south of the Borough and includes the village of Lower Eashing, historically linked to the river which is crossed at this point by the triple arched bargate stone Eashing Bridge, now owned by the National Trust, and one of six similar structures thought to be built by Waverley Abbey in the 13th Century (the others being two at Tilford, and one each at Elstead, Peper Harrow and Unstead). The village, designated as a Conservation Area, is also the site of a former watermill and numerous half-timbered, stone and tile hung cottages in typical Surrey vernacular.

Views

- Views from the towpath, bridges and footpaths across the river corridor meadows framed by woodland at the edges.

- Long views up to rolling wooded hills and ridges such as the North Downs and Farley Hill to the south plus views down to the floodplain from these higher areas.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Unique, evocative and highly sensitive historical landscape
- rich diversity of natural and man made features associated with water, including the river itself, springs, ponds and canals
- Intact but fragile and vulnerable landscape of high ecological and aesthetic value
- A green wedge which brings the countryside into the heart of Guildford
- An area of particular landscape distinction, still feeling remote and secret but accessible by numerous public rights of way, including the towpath

EVALUATION

Key positive landscape attributes

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

- Peaceful, secluded pastoral landscape grazed by cattle.
- Waterside meadows and grazed pastures of unimproved grassland of high biodiversity interest.
- River Wey, River Wey Navigation and multiple channels and waterbodies.
- Intact pattern of ditches with ditchline willows.
- Varied grasslands and wetlands plus riparian alder woods of high biodiversity interest.
- Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area particularly directly to the south of Guildford.
- Historic pattern of development linked to the waterways, particularly infrastructure of the Wey Navigation (locks and connected buildings).
- Rural roads with narrow stone bridges.

Forces for change/sensitivities/pressures

Past change

- Decline in active management of meadows and pasture on the floodplain and conversion to improved grassland.
- Encroachment by scrub into meadows.
- Lack of pollarding and loss of boundary willows.
- Introduction of horse grazing.

- Impact of development in adjacent areas.

Future potential forces for change

- Decline in active or traditional management of meadows and pastures.
- Loss of over-mature willows and field trees (oaks).
- Pressure for intensification of horse grazing with further horse paddocks and consequent subdivision of fields and installation of shelters.
- Pressures for tourism/leisure infrastructure that would affect the generally low-key rural character of the area.
- Pressures for development at the margins of the area where views to development would affect the rural, secluded character of the flood plain and from adjacent high level topography.
- Pressure to upgrade rural roads and replace narrow stone bridges due to increase in traffic.
- Threat from potential sand and stone extraction on adjoining plateau
- Reduced rainfall creating more frequent water shortages throughout river catchment area

GUIDANCE

Landscape Strategy

The strategy for the *Upper Wey* is to **conserve** the rural secluded landscape with its river channels, pastures, wetlands and woodland and the historic pattern of infrastructure and buildings associated with the Wey Navigation. Elements to be **enhanced** are the management of the pastures, woodlands and ditchline willows.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the relatively small-scale irregular field pattern, ditches, meadows, wetlands and field trees.
- Conserve and enhance the waterside meadows and pastures ideally through cattle grazing management, and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value
- Conserve the intact pattern of ditches and ditchline willows, and ensure active management of the willows through pollarding and planting replacement trees.
- Seek to ensure infrastructure associated with horse is sympathetic to the landscape character for instance sensitively designed fencing, and resist intensification of paddocks within the area.

- Conserve, enhance and restore riparian woodland, the stock of individual field and riverbank trees, and the blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as willows, alder and oak trees.
- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the North Downs/Pilgrims Way, the Wey Navigation towpath and other footpaths or cyclepaths which cross the area through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities for leisure and tourism through visitor management to support appropriate levels of circulation and movement patterns of different user groups.

Built development

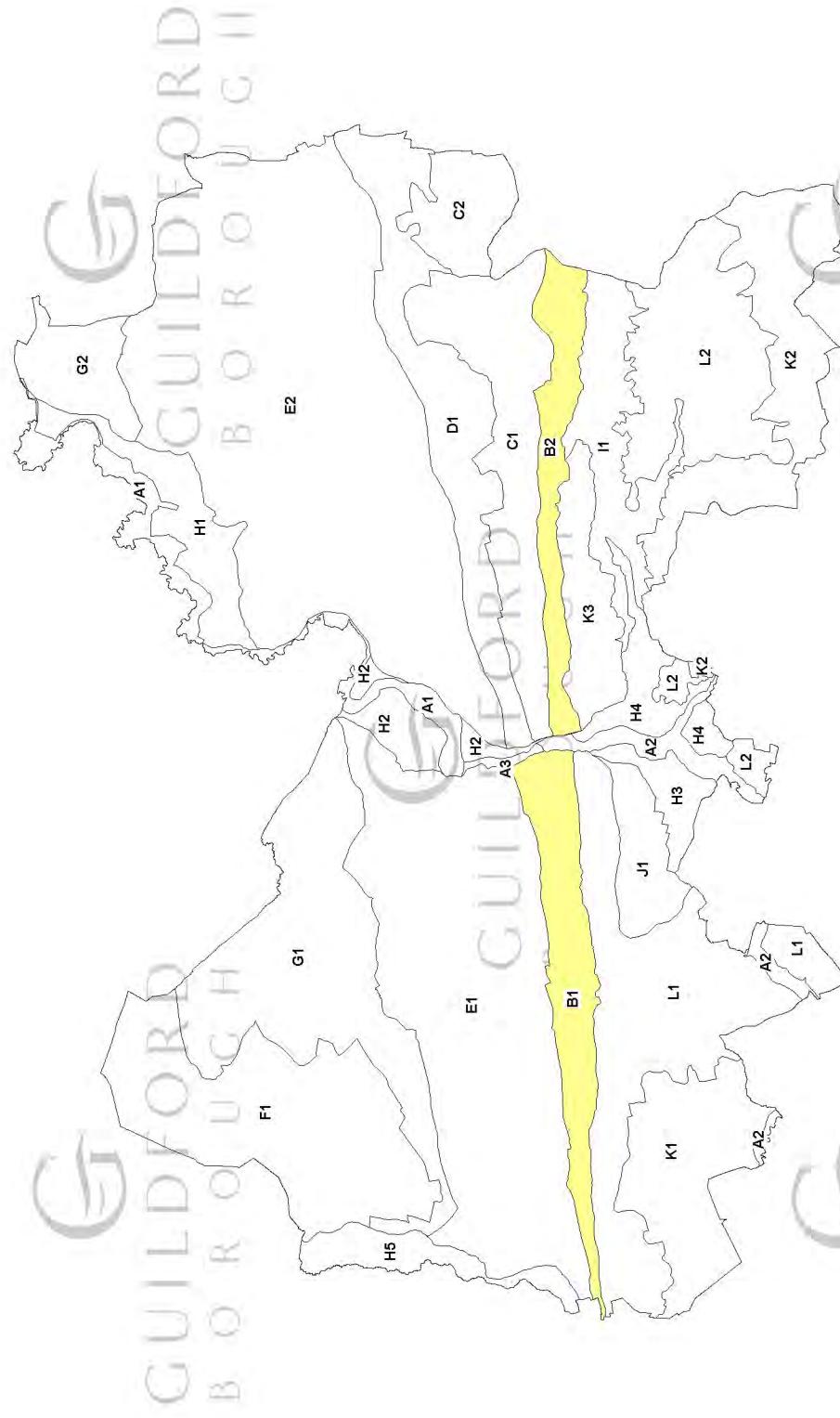
- Retain the largely undisturbed, rural character of the *Upper Wey*. Ensure any necessary new development to be of appropriate siting, scale, form and detailing, including materials, which consistently and sensitively reflect the historic character of the area.
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the rural context.
- Encourage the continuing provision of suitable native boundary tree belts to existing adjacent large scale development to reduce adverse impact on this sensitive character area and reduce glare and mass from long-distance viewpoints.
- Resist potential mineral workings which could adversely affect the landscape character
- Promote appropriate scale and form of boundary treatment to avoid negative visual impact of inappropriate boundaries on the rural character of the flood plain.
- Encourage the retention of woodland planting that screens settlement and roads adjacent to the area and consider additional planting to screen existing or new development that intrudes in rural views.
- Conserve the rural roads and small bridges minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Resist urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ in the largely unsettled floodplain.
- Promote the use of traditional or rural signage features with particular regard to local style and materials.

B: CHALK RIDGE

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

B: Chalk Ridge



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GUILDFORD
B O R O U G H

LANDSCAPE CHARACTER AREAS
B1: Hog's Back Chalk Ridge
B2: Albury and Hackhurst Chalk Ridge

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Print Date: June 2006

LANDSCAPE TYPE B: CHALK RIDGE

Landscape Character Areas

B1: Hog's Back Chalk Ridge

B2: Albury and Hackhurst Chalk Ridge

Location and Boundaries

The two areas in the *Chalk Ridge Type* form a narrow belt of land running east west across the centre of the borough between the wooded chalk downs and rolling claylands to the north and the open and wooded greensand hills to the south. The boundaries of these two areas are based on the underlying geology and topography and follow the edge of roads, tracks and contours.

Key Characteristics

- Steeply rising slopes of the North Downs forming a dramatic **chalk ridge**.
- There are large fields **of arable and pasture** on the slopes with woodland blocks particularly to the east and small areas of chalk grassland along the ridge top.
- **Sparse settlement** pattern of hamlets, scattered farmsteads and substantial houses.
- A historical line of **communication and defence** with numerous vantage points
- A **peaceful rural landscape** providing panoramic views from the rising slopes and ridge top and forming a backdrop to the surrounding lower land and to Guildford.

GUILDFORD LANDSCAPE TYPE B: Chalk Ridge



B1: HOG'S BACK CHALK RIDGE

Location and Boundaries: The *Hog's Back Chalk Ridge* is a narrow east west running ridge in the west of the borough. It lies within the Surrey Hills AONB. The boundaries of the *Hog's Back Chalk Ridge* are defined by the change in underlying geology from the chalk to the more undulating clay lowlands to the north and the greensand hills to the south.

The part of the *Hog's Back Chalk Ridge* adjoining Guildford and a small section south of Tongham are considered in further detail in rural-urban fringe assessment.

Key Characteristics

- Open ridge of the North Downs based on the **chalk** of the Seaford Chalk Formation with a steeper south facing scarp slope and more gently rising dip slope to the north.
- Elevated area with **panoramic and far ranging views** to north and south from the ridgeline and which also forms a rural backdrop to the lower lying areas to north and south and to Guildford.
- A predominantly **pastoral area** with some sections of arable fields and parkland plus a few woodland blocks, belts and copses and small areas of chalk grassland.
- **Large-scale geometric fields** dominate the northern facing slopes, while the southern scarp has medium to small scale fields.
- Fields are bounded by low and sometimes gappy **hedgerows** plus some fences.
- There are occasional mature **hedgerow trees** sometimes left as field or fence line trees where the hedgerow has been lost.
- **Historic defences, disused chalk pits and quarries** are features of the crest of the ridge and the southern slopes.
- **Sparse settlement** includes the edges of villages which nestle at the base of the chalk slopes, scattered farmsteads and substantial houses such as Greyfriars.
- **Buildings in varying styles** and ages predominantly built of traditional red brick, stone, flint and clay tiles with the occasional timber frame and weatherboard farmstead.
- The major **A31 trunk road** runs along the crest of the ridge while rural tracks, minor roads and public footpaths run north south across the ridge and a historic trackway continues the line of the A31 to the east towards Guildford.
- **A unified restrained and rural landscape** except for the visual and physical segregation created by the A31 along the ridgeline with the visibility of moving vehicles and associated noise.

DESCRIPTION

Landscape character

The Hog's Back Chalk Ridge is a dramatic ridge rising above the lower ground to north and south and forming part of the North Downs. The steep southern scarp and the gentler north facing dip slope rise from approximately 100m AOD to 145m AOD at the ridgeline from where there are panoramic views over the surrounding areas.

This is a largely peaceful rural area with a mix of pasture and arable farmland, with large geometric fields dominating the northern slopes and medium scale fields on the steeper south slopes. Fields are bounded by hedgerows of varying condition and some fences. There are some hedgerow trees (often oaks) and small woodlands (a mix of species including oak and secondary beech-dog's mercury woodland).

The major trunk road the A31 runs along the crest of the ridge giving glimpses of the wide views to north and south. This famous historic route was described by Daniel Defoe between 1724-1727 “*From this town of Guilford, the road to Farnham is very remarkable, for it runs along west from Guilford, upon the ridge of a high chalky hill, so narrow that the breadth of the road takes up the breadth of the hill, and the declivity begins on either hand, at the very hedge that bounds the highway, and is very steep, as well as very high; from this hill is a prospect either way, so far that 'tis surprising; and one sees to the north, or N.W. over the great black desert, call'd Bagshot-Heath, mentioned above, one way, and the other way south east into Sussex, almost to the South Downs, and west to an unbounded length, the horizon only restraining the eyes: This hill being all chalk, a traveller feels the effect of it in a hot summer's day, being scorch'd by the reflection of the sun from the chalk, so as to make the heat almost insupportable*”.

Narrow woodland shelter belts have been planted along much of the road and hide moving vehicles to some extent in views from below. The area includes fragments of species rich chalk grassland as at Puttenham Hill, Great Down and the Mount. Often these areas are Open Access Land providing a recreational resource.

One of the most high profile sites, the Mount has a thriving population of pyramidal orchids and in association with Henley Wood, an ancient semi-natural woodland of mature ash coppice with occasional oak standards and hazel/hawthorn coppiced understorey (at the eastern edge of the area) is prominent in views from Guildford town centre, providing a landmark of high amenity and landscape value and a rural backdrop to the town.

Seale Chalk Pit is designated as a SSSI because of its geology and its distinctive ecological structure. A number of other disused quarry pits across the slopes of the down are also of possible ecological value, having been naturally colonised in recent years.

Historic parkland is associated with Down Place, Flexford House and Poyle Park in the northern section of the area, made most evident by the presence of parkland trees. A more modern designed landscape is that created in the late 19th century to form the setting for Greyfriars. At the southern edge of this area around Puttenham, hop fields were once a widespread feature of the landscape, and still remain on a smaller scale, continuing the cultural link to the once thriving local beer making industry, and with the Hogs Back brewery still being a prominent local landmark.

The ridge of the Hog's Back has long been an important route and a historic trackway at the east of the area indicates the original route leading down to the crossing of the river Wey in the centre of Guildford. Views across the town and of the cathedral are features to the

east and a cluster of telecom masts are present at the summit of the ridge above Onslow Village.

Settlement and built character

Settlement in this landscape is sparse and consists of a few isolated farmsteads and large houses with their associated out buildings and the edges of the villages of Puttenham and Wanborough which lie outside the area at the base of the slopes.

Settlement either nestles into the edge of the slopes or sits on top of the ridge exploiting views out across the lower land to north and south. An example of this is Greyfriars, a house designed by Charles Voysey in the late 19th century which sits just under the brow of the ridge with gardens designed to complement the views to the south.

Buildings are mixed in age with materials ranging from timber framed and weatherboard structures as well as traditional red brick, stone and clay tiles and flint particularly at Wanborough.

Views

- Panoramic, far ranging views from the ridgeline over the surrounding rural areas and to far beyond the borough boundary.
- Views of the rising slopes of the ridge form a rural backdrop for the *Wanborough Wooded Rolling Claylands* and for the *Puttenham Wooded Greensand Hills* and *Shackleford Open Greensand Hills* to the south.
- Rural views from the ridge and southern slopes of the area down to the wooded slopes of *Puttenham Wooded Greensand Hills* and the villages of Seale and Puttenham.
- Extensive views over the urban area of Guildford and in particular to long distance views of Guildford Cathedral from the eastern section of the area and of Ash and Tongham from the north western section.
- The open chalk grassland of the Mount and Henley Wood (at the eastern edge of the area) is prominent in views from Guildford town centre, providing a landmark of high amenity and landscape value and a rural backdrop to the town.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- the iconic ‘spine’ to the borough and rural backdrop to Guildford
- a historic routeway and traditional viewing platform providing 360° views across the surrounding rural landscape (although as the road has become urbanised and speed of travel has increased, the ridge itself has lost its own sense of place and value)
- mature beech and yew tree belts lining the road at its summit
- compact ridge providing expansive views dropping to south and north across undulating greensand hills and flat heaths, especially at sunrise and sunset

EVALUATION

Key positive landscape attributes

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

- Panoramic views from the ridgeline down across the borough (including views of Guildford Cathedral) and beyond.
- Rural unsettled backdrop to views from rural areas to north and south within the borough and from Guildford town centre.
- Sparse settlement largely of traditional character and materials such as brick, stone, flint and weatherboard.
- Intact pattern of fields with created by hedges and hedgerow trees running across the slope, sometimes associated with public footpaths.
- Balance of linear tree belts on ridge top providing screening of the A31 with the provision of views out from the road.
- Surviving remnants of species rich chalk grassland.
- Remnants of historic parkland such as parkland trees.

Forces for change/sensitivities/pressures

Past Change

- Development of the A31, including its development as a dual carriageway, and increasing speed and volumes of traffic creating a general barrier to north-south movement.
- Loss of hedgerows and mature hedgerow trees plus poor management of remaining hedgerows.
- Loss of chalk grassland through regenerated woodland or conversion to arable and improved pasture.
- Lack of active management leading to loss of biodiversity value and historic interest of the woodlands.
- Quarries have become redundant.
- Clusters of telecom masts on the ridge line.

Future potential forces for change

- Possible pressures for the urbanising of the A31, for further lighting and development such as services and road safety screens which are highly visible along the ridge line and affect the availability of viewpoints along the road.
- Increasing traffic on the rural tracks and roads running across the ridge leading to urbanisation though kerbing, lighting and signage.

- Pressure for further recreational facilities such as car parks and viewing places along the ridge top and increasing use of footpaths and Open Access Land.
- Further loss of hedgerows and hedgerow trees.
- Loss of linear tree belts on ridge top through senescence and insensitive clearance of woodland and scrub to combat anti-social behaviour.
- Addition of new telecom masts and continuing addition to existing.

GUIDANCE

Landscape Strategy

The *Hog's Back Chalk Ridge* landscape should be **conserved**, in particular the open nature of the landscape which forms a backdrop to the surrounding rural areas and Guildford, the wide and far ranging views from the many viewpoints along the ridge line and the sparse settlement pattern of traditional style and local materials. The intact large scale geometric field pattern and hedgerow boundaries and hedgerow trees should be conserved while there is potential to enhance and reinforce some of the hedgerows. The remnant areas of chalk grassland should be conserved and opportunities taken to extend and link these isolated areas. Screening for the A31 should be carefully maintained to retain a balance between shielding views from below of moving vehicles while keeping important views out for those using the road. The restoration of links across the ridge should be explored.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the existing field pattern, hedgerows and small woods.
- Encourage consistent and appropriate management, reinforcement, and restocking of hedgerows.
- Balance screening of the A31 with retaining key views out from the ridge.
- Conserve, enhance and restore small woodlands through effective long term management and replanting.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, beech and yew.
- Conserve and enhance the areas of chalk grassland and consider opportunities to extend and link fragmented sites.
- Raise awareness of the historic dimension of the landscape to landowners.
- Conserve and where appropriate encourage repair of the historic designed landscapes of parks and gardens to maintain and restore key elements such as parkland trees, woodland blocks and designed views.

- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.
- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks on the ridgeline.
- Encourage appropriate surfacing, materials and signage for footpaths and car parks to retain the rural, unsettled character of the landscape.
- Maintain open, undeveloped skyline.

Built development

- Conserve the sense of a rural, sparsely settled area with limited visible development.
- Maintain the existing dispersed pattern of settlement and the character of the small hamlets and farmsteads at the foot of the slopes avoiding the spread of villages up the slopes of the ridge.
- Oppose the erection of further tall vertical structures such as telecom masts on the ridge top where they will be visually dominant and potentially impact on important views from Guildford and where they would adversely affect views from the wider landscape. Aim to utilise existing masts in preference to the erection of new ones.
- Consider the impact of development in adjacent areas (such as Puttenham) in views from the ridgeline. Maintain the rural setting and containment of villages at the foot of the ridge.
- Protect landscape character and quality from further negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness, and work to foster local distinctiveness where standard design criteria creates a lack of variation and ‘urbanisation’ of rural roads.
- Ensure that the development of the A31 and associated signage, lighting, services and recreational opportunities is sensitive to the visual dominance of the ridgeline in views from below so that development does not detract from the rural character of the area.
- Promote landscape benefits in road design, construction and mitigation and resist fragmentation of habitats and promote nature conservation schemes and maintenance, which enhance the contribution of verges and road boundaries to biodiversity and screening.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements, which would change their character.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ on the ridge slopes and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Promote appropriate management of car parks and rest areas by land owners and support sense of ownership through the encouragement of stakeholder or local community adoption of areas.

B2: ALBURY AND HACKHURST CHALK RIDGE

Location and Boundaries: *Albury and Hackhurst Chalk Ridge* is a narrow south facing scarp slope extending eastward from Guildford to the borough boundary. It lies within the Surrey Hills AONB. The boundaries of the area are defined by the change in underlying geology from the Seaford Chalk to the Greensand to the south and, to the north, by the top of the scarp slope.

The western section of the area is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- A section of the **scarp slope** of the North Downs based on the **chalk** of the Seaford Chalk Formation.
- The **steeply rising ground** provides wide views to the south to the greensand hills and forms the rural backdrop to the *Tilling Bourne Greensand Valley*.
- **A mix of pasture**, with some arable fields and chalk grassland with large blocks of **oak and beech woodland** (much of it ancient) clothing the upper slopes particularly to the east.
- Predominantly **large-scale geometric fields** are bound by rural fences and hedgerows with some mature hedgerow trees but there are also limited areas of **small assarts with shaws**.
- **Biodiversity** value in the woodland, chalk grassland and scrub.
- A fairly **sparse pattern of settlement** in the form of scattered farmsteads nestled into the slopes and large early 20th century houses along the western section of the ridge.
- **Buildings** of brick, stone, flint, weatherboard and clay tiles.
- Rural roads, **sunken lanes**, and footpaths rise up the slopes sometimes following combe valleys.
- **Historic trackways** and the North Downs Way run along the ridge at the top of the scarp.
- Historic **parkland** is present at Netley Park.
- This is a **rural, unsettled landscape** given variety by its dramatic landform and varied land cover of pasture and woodland.

DESCRIPTION

Landscape character

Albury & Hackhurst Chalk Ridge is a steep scarp slope rising from approximately 100m AOD at the southern boundary to 185m AOD at the ridge top, which forms the boundary with the *Wooded Chalk Downs*. The lower slopes of the area are open pastoral farmland with woodland (much of it ancient) covering the upper slopes, particularly to the east.

To the west the *Albury and Hackhurst Chalk Ridge* is dominated by large-scale geometric pastoral fields, often enclosed by fences and grazed by sheep and horses. The large regular fields with straight boundaries were formed by parliamentary enclosure or local land ownership agreements and contrast with the smaller areas of more intricate fields carved out of the hanging woodlands to the east possibly by assarts (particularly around Colekitchen Farm). These are associated with shaws, narrow woodland belts functioning as field boundaries.

The eastern section of *Albury and Hackhurst Chalk Ridge* has a more undulating topography covered with a mosaic of grassland, scrub, with large blocks of woodland (much of it ancient woodland) creating a semi-enclosed character. The Hackhurst and White Downs SSSI is noted for all these, although variations in grazing pressure have created a graduation of grassland types and the area supports an extremely rich invertebrate fauna, from butterflies, to beetles and spiders. Here coombe valleys are present often with hanging woodland. The woodland at Coombe Bottom is designated as a SSSI dominated by beech and yew, supporting stands of nationally uncommon pedunculate oak/ash/beech woodlands, underlain by a relict area of unimproved chalk grassland and juniper scrub and supporting a wide range of mosses and liverworts. Mixed woodland clothes most of the upper slopes of the area linking the area with the *Merrow Clandon Wooded Chalk Downs* and giving a distinctive wooded skyline in views from the *Tilling Bourne Greensand Valley* and the rising greensand hills to the south.

Open species rich chalk grassland and scrub is present on Albury Downs, Hackhurst Downs and Pewley Down, much of it Open Access Land creating a recreational resource. These areas on the upper slopes of the scarp provide panoramic views to the greensand areas to the south and east for instance from Pewley Down to the Chantries and St Martha's Hill and beyond. Newlands Corner, incorporating a visitor/wildlife centre, café, picnic area and extensive car parking, is a popular viewing point drawing people to the area to use the footpaths in *Albury and Hackhurst Ridge*.

A historic trackway runs along the top of the ridge, which forms the North Downs Way National Trail to the west of the area. It is crossed by a series of bridleways and footpaths, which traverse the ridge. Netley House and Park also provide evidence of the historic past of the area with Netley House built in 1851 and remaining set amongst mature parkland trees and avenues. The 19th century parkland landscape is evident in woodland plantations around Boxwood and Netley Park, around Kingswood Manor and at Sherbourne Farm to the south, where former parkland has been converted to arable land.

Settlement and built character

Settlement in this landscape is sparse consisting of isolated farmsteads nestling into the slopes of the scarp, Netley House sited near the base of the scarp backed by woodland, and a line of substantial late 19th/early 20th century houses sited along the ridgeline to the west.

Building materials range from weatherboard and timber frame to traditional and modern red brick, stone, flint and clay tiles.

Views

- Panoramic views from the ridge line and upper slopes down across the *Tillingbourne Greensand Valley, St Martha's Wooded Greensand Hills, Winterfold Wooded Greensand Hills and Peaslake Open Greensand Hills* to beyond the borough boundary to the south and east.
- *Albury and Hackhurst Chalk Ridge* also provides an unsettled rural backdrop to views up from the *Tilling Bourne Greensand Valley*.
- Views from the *Tillingbourne Greensand Valley* and the greensand hills to the south towards the wooded skyline of the ridge at the centre and east of the area.
- The open ridgeline of Pewley Down is highly visible in views from the *St Martha's Greensand Hills* and creates the rural backdrop in the setting of Guildford and views across and from the town.
- Glimpses of the sand extraction pit at Weston Wood within the *St Martha's Greensand Hills*.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- the iconic 'spine' to the borough and rural backdrop to Guildford
- a series of 'sunken' lanes breasting the ridge with sudden expansive views to south and north contrasting with the enclosure of mature woodland
- an ancient landscape feature of steep rounded slopes and sharp coombes creating the horizon above the series of undulating ridges and valleys to the south
- chalk grasslands such as Pewley Downs supporting a diversity of flora and fauna, including wild flowers, herbs and mosses, together with a myriad of associated insects, particularly butterflies
- Ancient semi-natural woodland having particular significance in terms of historic and nature conservation importance and a defining feature of the Surrey Hills landscape
- Yew and box woodlands on the North Downs of international importance.

EVALUATION

Key positive landscape attributes

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

- Views from the ridge line and upper slopes to the south and east to the Tilling Bourne valley and its villages, the greensand hills and beyond.
- The open pastoral lower slopes forming a rural unsettled backdrop to the Tillingbourne Greensand Valley.

- Wooded skyline to the centre and east of the area.
- Open downland along the ridgeline to the far west.
- Varied woodland including ancient woodland and 19th century plantations of broadleaves and conifers.
- Remnant chalk grassland areas.
- Rural roads and sunken lanes.
- Intact and varied field patterns arising from parliamentary enclosure (to west and south) and assarts (to east).
- Sparse settlement character largely of traditional farmsteads.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees and replacement by post and wire fencing.
- Fragmentation and loss of chalk grassland.
- Subdivision of pastures for the creation of horse paddocks.

Future potential forces for change

- Increasing traffic on the sunken lanes rising up the slopes leading to damage to the lane edges, and urbanisation though kerbing, lighting and signage.
- Pressure on existing facilities such as Newlands Corner and for further recreational facilities such as car parks and viewing places along the ridge top bringing traffic to rural roads and increasing use of footpaths and open access land.
- Pressure to undertake widening and improvements to footpaths which will affect their rural character.
- Further loss of hedgerows and hedgerow trees.
- Further loss of areas of chalk grassland.
- Pressures for more horse paddocks and other associated facilities such as field shelters and ménages.

GUIDANCE

Landscape Strategy

The landscape strategy for Albury and Hackhurst Chalk Ridge is to **conserve** the elements that contribute to its strong character such as the mix of open pasture with woodland, the sparse settlement pattern, and protect the open views to the south and across Guildford from the upper grassland slopes such as at Pewley Down and of vistas afforded along the wooded ridgeline, which acts as a backdrop to surrounding areas. Opportunities for

enhancement are the field boundaries where hedgerows have been replaced by fences or are in mixed condition, horse paddocks where sensitive design of subdivision and boundaries would minimise adverse visual impact and the fragments of species rich grassland where there may be potential to extend and link the areas.

Landscape Guidelines:

Land Management

- Seek to encourage active agricultural management of the area.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows and woodlands.
- Conserve, enhance and restore the woodlands through effective long term management and replanting.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable woodlands.
- Promote the use of locally appropriate species such as oak, beech and ash, box and yew.
- Ensure consistent management and restocking of hedgerows.
- Conserve the intact historic field patterns of assarts at Colekitchen Farm including shaws.
- Conserve the areas of chalk grassland and take opportunities for restoration, expansion and the creation of linkages for this habitat.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns and designed landscapes.
- Conserve and where appropriate encourage repair of the historic designed landscape of Netley Park including key elements such as parkland trees, avenues, woodland blocks and designed views.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.
- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks on the ridgeline.
- Encourage appropriate surfacing, materials and signage for footpaths such as the North Downs/Pilgrims Way and low-key car parks to retain the rural, unsettled character of the landscape.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.
- Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.

- Protect important views such as those over Guildford from Pewley Down and to the south. Consider the impact of any new development within key views and explore opportunities to create new public viewpoints as part of development and land management.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.

Built development

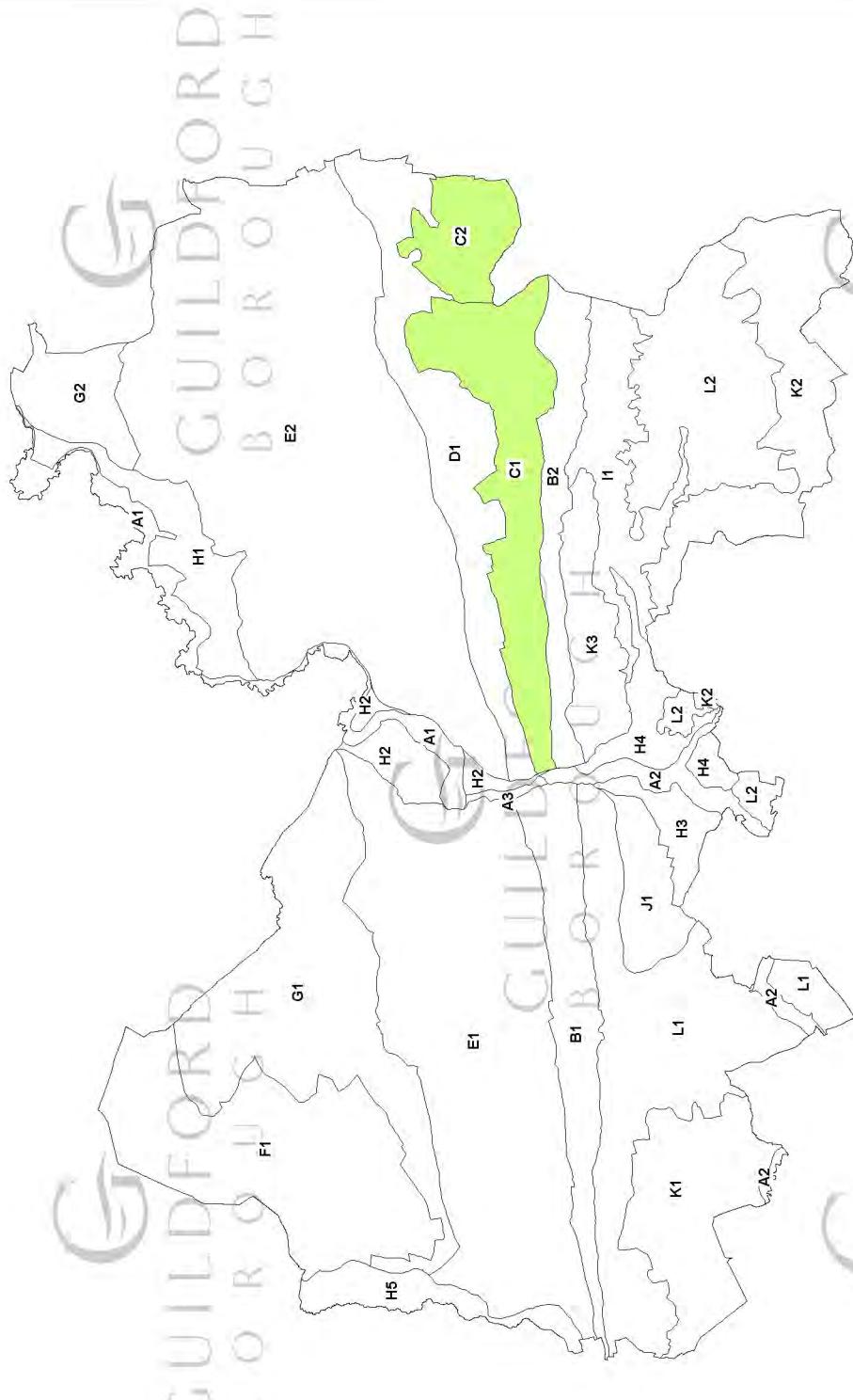
- Conserve the sparse settlement pattern of scattered farmsteads.
- Promote sustainable transport use for recreational use of the ridge top and if required, concentrate key ‘honeypot’ locations to allow passive recreational pursuits remain to be enjoyed in more tranquil areas.
- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness, and work to foster local distinctiveness where standard design criteria creates a lack of variation and ‘urbanisation’ of rural roads.
- Promote landscape benefits in road design, construction and mitigation and resist fragmentation of habitats and promote nature conservation schemes and maintenance, which enhance the contribution of verges and road boundaries to biodiversity and screening.
- Resist further development along the ridgeline which would affect the rural views from the Chantries and St Martha’s Hill and from the *Tilling Bourne Greensand Valley* to the south.
- Consider the impact on the views from the ridge of development in *St Martha’s Greensand Hills* such as further sand extraction pits or the infill or expansion of settlements along the Tillingbourne Valley (Albury, Shere and Gomshall)
- Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area. Or where appropriate, subject development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, particularly regarding issues of intrusive colour and glare, and integrate with the area’s rural context.
- Maintain the largely unsettled skyline with open downland to the far west and woodland to the east.
- Conserve the rural roads and sunken lanes, particularly the strong pattern created by narrow, treed lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ on the ridge slopes and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.

C: WOODED CHALK DOWNS

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

C: Wooded Chalk Downs



LANDSCAPE CHARACTER AREAS

C1: Merrow and Clandon Wooded Chalk Downs

C2: Effingham Forest Wooded Chalk Downs

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Print Date: June 2006

LANDSCAPE TYPE C: WOODED CHALK DOWN

Landscape Character Areas

C1: Merrow and Clandon Wooded Chalk Downs

C2: Effingham Forest Wooded Chalk Downs

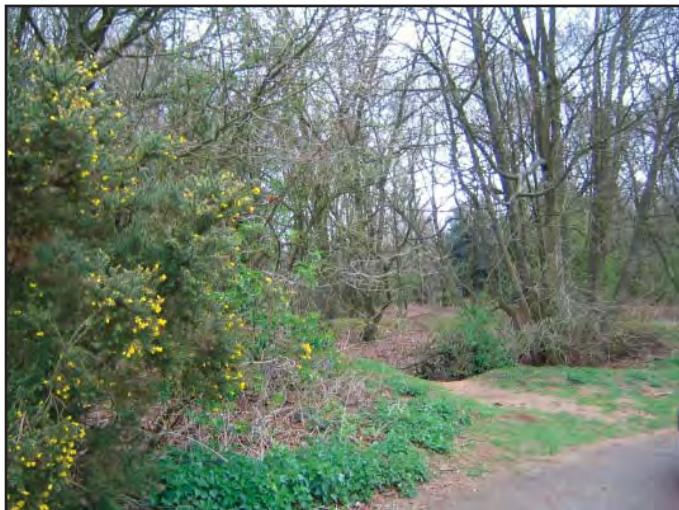
Location and Boundaries

The Wooded Chalk Down Type is a band of land to the east of the borough formed of the upper slopes of the dipslope of the North Downs, and lying to the north of *Albury and Hackhurst Chalk Ridge* and to the south of the *Open Chalk Farmland*. The boundaries of the areas are based on geology, topography and land cover and follow roads, tracks, footpaths, contours and the edge of woodland blocks.

Key Characteristics

- Underlain by **chalk** with drift deposits of sand and gravel to the west and clay with flints in the east.
- A **peaceful, secluded landscape** of wooded slopes rising to meet the ridgeline to the south.
- **Mosaic of mixed woodland blocks and open grazed pastoral farmland.**
- **Sparse settlement pattern** of scattered farmsteads and large houses which sit into the slopes and coomb valleys.
- **Dramatic panoramic views** from the slopes and ridgeline across the lower ground to north and south.

GUILDFORD LANDSCAPE TYPE C:Wooded Chalk Down



CI: MERROW AND CLANDON WOODED CHALK DOWNS

Location and Boundaries: The Merrow and Clandon Wooded Chalk Downs character area is a section of the upper wooded slopes of the North Downs dipslope between Guildford and East Horsley. It lies within the Surrey Hills AONB. The boundaries of the area are defined by the ridgeline to the south, the change in land cover to the *Open Chalk Farmland* to the north, and the change in drift geology from sand and gravel to clay with flints to the east.

The western section of the area is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- Elevated landscape based on Seaford Chalk Formation and Newhaven Chalk Formation and drift deposits of **geologically important Netley Heath Sand and Gravel**.
- A gently **rolling and undulating** section of the dipslope of the North Downs, giving panoramic views to the north from the slopes and to the south from the ridgeline.
- Substantial blocks of **mixed woodland** are interspersed with **pasture** and a few arable fields.
- A **varied field pattern** with small and large, irregular and regular fields, some bound by hedges with mature hedgerow trees whilst others are bound by rural fences and banks.
- **Biodiversity** interest in the varied woodland, much of it ancient woodland regenerated on former commons and heaths, plus scattered remnants of chalk grassland.
- The **North Downs Way** and historic trackways run along the ridgeline at the southern boundary of the area.
- A series of **footpaths, bridleways, sunken lanes and rural roads** climb the slopes or rise up coomb valleys.
- **Varied leisure use** with large areas of Open Access Land at Merrow Downs, Netley Heath and The Sheepleas and the golf course at Merrow Downs.
- **Viewpoints** with parking areas are sited on the ridgetop to take advantage of the panoramic views to the south and the north.
- A low density **dispersed pattern of settlement** in the form of historic farmsteads plus a small number of suburban style houses extending out from West Horsley northwards along the Shere Road.
- **Buildings** are traditional and modern red brick, stone, with clay tiles plus

occasional timber frame and weatherboard.

- A peaceful, **secluded and enclosed landscape** which forms a wooded backdrop to the lower slopes of the *Open Chalk Farmland* and the *Ockham and Clandon Wooded Rolling Claylands* to the north.

DESCRIPTION

Landscape character

The *Merrow and Clandon Wooded Chalk Downs* is part of the dipslope of the North Downs, sloping northwards from 190m AOD at its southern boundary down to 100m AOD where it meets the more open ground of the *Open Chalk Farmland*. The presence of combe valleys creates undulations in the slope giving variety to the landform and providing routes for rural roads, sunken lanes, tracks and footpaths. The drift geology of sand and gravel gives rise to heathland plant communities, although these are now largely overtaken by regenerated woodland.

The area is dominated by large blocks of ancient woodland, regenerated on former downland and heathland, including Merrow Downs, Netley Heath, Upper Common and Upper Weston Woods. Other areas are more recently regenerated woodland such as the Sheepleas (again on former common land) or ancient woodland, which has been replanted for instance Clandon Downs. Tree species are oak, ash, beech, hazel and yew with some small plantations of larch, pine, Norway spruce and other exotics. There are also small areas of coppice (Tickners Copse) and wood pasture dating from the 19/20th century at Barnet Wood. Alongside the woodland there are small fragments of species rich chalk grassland for instance at Sheepleas, to the west of Merrow Downs and Daws Dene, these often also contain scrub. Geological interest is recognised at the Upper Common Pits on Netley Heath. The combination of woodland, scrub and grassland habitats is ecologically rich and Sheepleas is designated an SSSI for its range of habitats including pedunculate oak-ash-beech woodland and chalk grassland, both of which are nationally rare habitats. The Sheepleas and Mountain Wood combine to create a larger woodland block continuous with Effingham Forest to the east, separated by Honeysuckle Bottom, a road following a combe valley.

Large sections of the woodlands, and some of the chalk grassland fragments are Open Access Land and associated parking and picnic areas are sited at viewpoints along the ridge such as Newlands Corner from where there are panoramic views to the greensand areas to south and east, with the area around Merrow Downs historically used for formal recreation by Guildford residents.

Within this wooded context there are sections of pastoral farmland, some arable fields, a golf course at Merrow Downs and parkland around Hillside Manor. These more open areas are often enclosed by woodland for instance at Harrow Hill Farm. Fields vary in size mainly small and medium with undulating assarts carved out from the woodland around Woodcote Farm, medium sized fields divided by woodland belts or shaws and with large fields to the west at Burwood Farm. They all have straight boundaries indicative of parliamentary enclosure. Field boundaries are hedgerows with some hedgerow trees, also fences or banks.

Settlement and built character

Settlement in *Merrow and Clandon Wooded Chalk Downs* is sparse in the form of isolated farmsteads and large houses which nestle into the slopes and are often screened by woodland. A small section of late 19th/early 20th century detached houses in large gardens line the Shere Road rising up the slope above West Horsley.

Buildings in the area are a mix of ages and styles with materials ranging from timber framed and weatherboard farm buildings to traditional and modern red brick, stone and clay tiles.

Views

- Panoramic views from the slopes over the *Ockham and Clandon Wooded Rolling Claylands* to the Thames Basin to the north, sometimes framed by woodland blocks.
- Long views from the ridgeline southwards and eastwards over the *Tilling Bourne Greensand Valley and Greensand Hills* (notably from Newlands Corner).
- Enclosed, rural views within the area across sections of farmland or parkland surrounded by woodland for instance around Hookwood Farm and Hillside Manor.
- The wooded slopes of this area provide a backdrop to views from the lower areas of the *Clandon Open Chalk Farmland* and *Ockham and Clandon Rolling Wooded Claylands* to the north.
- Views to the north over Guildford from the open grassland of Merrow Downs.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- the iconic ‘spine’ to the borough and backdrop to Guildford
- Gently undulating, open landscape with strong visual connections to the north, to which it acts as the horizon
- Diverse woodland, including shaws, old coppice, wooded ghylls, parkland trees, small carrs and conifer plantation creating a ‘harlequin’ landscape of alternating grassland, deciduous and coniferous woodlands which displays the changing of the seasons

EVALUATION

Key positive landscape attributes

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

- Panoramic views over the claylands to north from the slopes and over the greensand valley and hills to south and east from the ridgetop.
- Function as a rural wooded backdrop to lowland areas to the north.
- Unsettled skyline.

- Sparsely settled character of the area.
- Varied woodlands of biodiversity and historic value including ancient woodland and coppice.
- Chalk grassland.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Loss of chalk grassland and heathland through regenerated woodland or conversion to arable and improved pasture.
- Increased use of the area for leisure leading to the creation of car parks and picnic areas (suffering problems with fly tipping), and a golf course.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Use of farmland for horse pasture with consequent subdivision of the fields and installation of shelters.
- Pressure for further recreational facilities such as car parks and viewing points along the ridge top and increasing use of footpaths and open access land.
- Pressure for further expansion of settlement for instance along Shere Road.
- Increasing traffic on narrow rural lane including sunken lanes leading to damage to the structure of the lanes and urbanisation through kerbing, additional lighting and signage.

GUIDANCE

Landscape Strategy

The strategy for *Merrow and Clandon Wooded Chalk Down* landscape is to **conserve** the rural, wooded and sparsely settled landscape which forms a backdrop to surrounding low lying areas and provides panoramic views over the borough and beyond. Opportunities for **enhancement** are restocking hedgerows and ensuring management of varied woodlands to conserve their ecological and historic interest plus conservation and enhancement of the chalk grassland.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, chalk grassland and woodlands.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns and woodlands.

- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character (including coppice and wood pasture) and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak, beech, ash, hazel and yew within woodlands and hedgerows.
- Ensure consistent management and restocking of hedgerows.
- Conserve and enhance the areas of chalk grassland and consider opportunities to extend and link fragmented sites.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.
- Resist the loss of rural character through the spread of urbanising features associated with leisure use such as car parks on the ridgeline.
- Encourage appropriate surfacing, materials and signage for footpaths such as the North Downs Way and car parks to retain the rural, unsettled character of the landscape.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments and resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.

Built development

- Conserve the sense of seclusion with sparse settlement often screened by woodland.
- Maintain the existing dispersed pattern of settlement of farmsteads avoiding the increase of linear spread of villages such as West Horsley or West Clandon up roads leading to the slopes of the ridge or spread from Guildford along the ridge line which would affect the unsettled rural character of the area.
- Maintain low density residential plots with wooded setting
- Maintain the wooded and undeveloped skyline.
- Conserve the rural roads and sunken lanes, particularly the strong pattern created by narrow, treed lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.

C2: EFFINGHAM FOREST

Location and Boundaries: The *Effingham Forest Wooded Downs* character area sits at the east of the borough with boundaries defined by the more open character of the *Open Chalk Farmland* to the north and by the borough study boundary to the south and east. The area lies within the Surrey Hills AONB.

Key Characteristics

- **Rolling, elevated landscape** based on the **chalk** of the Seaford Chalk Foundation and Lewes Nodular Chalk Foundation with drift deposits of Clay with Flints.
- **A peaceful, rural area** with enclosed views down rural lanes and across open pastures to woodland edges.
- **Woodland**, much of it ancient, clothes the steeper slopes to the north and west while open **pastures** occupy the more gently shelving land to the south.
- Fields are medium sized **assarts**, bounded by hedges with hedgerow trees, frequent woodland belts and shaws and occasionally ditches and rural fences.
- **Historic parkland** survives around St Teresa's School, a former manor house, with parkland trees and decorative gardens present.
- **Rural roads, sunken lanes, bridleways, footpaths** rise up the slopes often following coomb valleys.
- Low density **dispersed settlement** of substantial historic farmsteads and institutional buildings.
- **Buildings** predominantly traditional red brick, stone, flint and clay tiles.
- **A unified, rural, semi-enclosed landscape** of rich green pastures and dark wooded slopes, linked by mature trees in the hedgerows and fields.

DESCRIPTION

Landscape character

The *Effingham Forest Wooded Downs* area forms part of the dipslope of the North Downs rising up from approximately 130m AOD around Oldlands Wood to the north to approximately 200m AOD around Effingham Upper Common to the south.

Ancient woodland (some replanted) covers the steeper northern and western slopes and coombe valleys while on the gentler slopes to the south, assarts carved out from the woodland probably in the early medieval period, now form semi-enclosed pastures. These are medium sized fields with straight sides frequently divided by woodland belts or shaws such as Grassy Shaw, a narrow strip of ancient woodland. Oak, ash, yew and beech are present. Fields are also bounded by hedgerows with hedgerow trees often oaks and occasional fences and ditches.

Historic parkland is present in the grounds of St Teresa's School an 18th/19thC former manor house named East Court, with parkland trees in the pastures to the south and ornamental evergreen tree planting and shrubberies around the school. The development of the school has resulted in the loss of most of the historic features of the ornamental gardens apart from remnants of the woodland margins.

Effingham Forest Wooded Downs is a peaceful, secluded landscape with roads limited to a few rural lanes. Recreational resources are the woodlands at the area's western edge (Hangers Wood and Effingham Forest) which are open access land and the network of bridleways and footpaths which rise up the wooded slopes and coombe valleys and wind around the edge of field boundaries.

Conversion of cattle pasture to horse pasture is occurring throughout the area with consequent subdivision of fields, and damage and loss of parkland trees and subsequent localised development of field shelters and other buildings and features associated with horsiculture.

Settlement and built character

Settlement in this landscape is sparse and dispersed with a small number of traditional farmsteads sited in the open pastoral farmland and the relatively large-scale development of additional school buildings and sports facilities associated with St Teresa's School in its parkland to the east. Building materials are traditional red brick, stone, flint, render, timber frame and clay tiles.

Views

- Across the pastures to the edges of mixed woodland blocks.
- Corridor views down coomb valleys and along rural lanes.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- An isolated, almost secret landscape, little affected by modern development
- Diverse woodland, including shaws, old coppice, wooded ghylls, parkland trees, small carrs and conifer plantation. Ancient semi-natural woodland having particular significance in terms of historic and nature conservation importance.

EVALUATION

Key positive landscape attributes

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

- Peaceful, secluded and unified landscape.
- Intact historic pattern of assarts with shaws, hedgerows and hedgerow trees.
- Mosaic of mixed woodland (much of it ancient) clothing the steeper slopes to the north.
- Sparse settlement of scattered farmsteads.
- Historic parkland.

- Rural roads and sunken lanes.
- Views across open pastures to wooded skyline.
- Corridor views along shady rural lanes overhung by trees.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Re-development of East Court as St. Teresa's School.

Future potential forces for change

- Further loss of hedgerows and over-mature hedgerow trees.
- Conversion of cattle pasture to horse pasture with consequent subdivision of the fields and installation of shelters.
- Pressure from increased recreational use of open access land, footpaths and bridleways.
- Pressure for expansion of settlement.
- Increasing traffic on narrow rural lanes including sunken lanes leading to damage to the structure of the lanes and urbanisation through kerbing, additional lighting and signage.

GUIDANCE

Landscape Strategy

The landscape strategy for *Effingham Forest Wooded Chalk Down* is to **conserve** the peaceful, rural landscape with its intact historic pattern of ancient woodland and assarts bounded by shaws and hedgerows and sparse settlement of farmsteads linked by rural lanes and tracks. The area would benefit from **enhancement** through restocking hedgerows, nurturing young hedgerow trees, repair of historic parkland and active and sustainable woodland management.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as small scale irregular field patterns, hedgerows and varied woodlands.
- Raise awareness of the historic dimension of the landscape to landowners including the intact pattern of ancient woodland and assarts bounded by shaws and hedgerows plus the historic parks and gardens.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.

- Encourage sustainable woodlands.
- Promote the use of locally appropriate species such as oak, beech, ash, hazel and yew within woodlands and hedgerows.
- Retain the distinctive features of assarts with shaws.
- Encourage consistent management and restocking of hedgerows.
- Nurture young hedgerow trees to ensure replacement for mature stock.
- Promote the use of locally appropriate species such as oak, beech, ash, hazel and yew.
- Work with landowners to conserve and where appropriate encourage repair the historic designed landscapes to maintain surviving features and restore key elements such as parkland trees and designed views.
- Encourage appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments and resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.

Built development

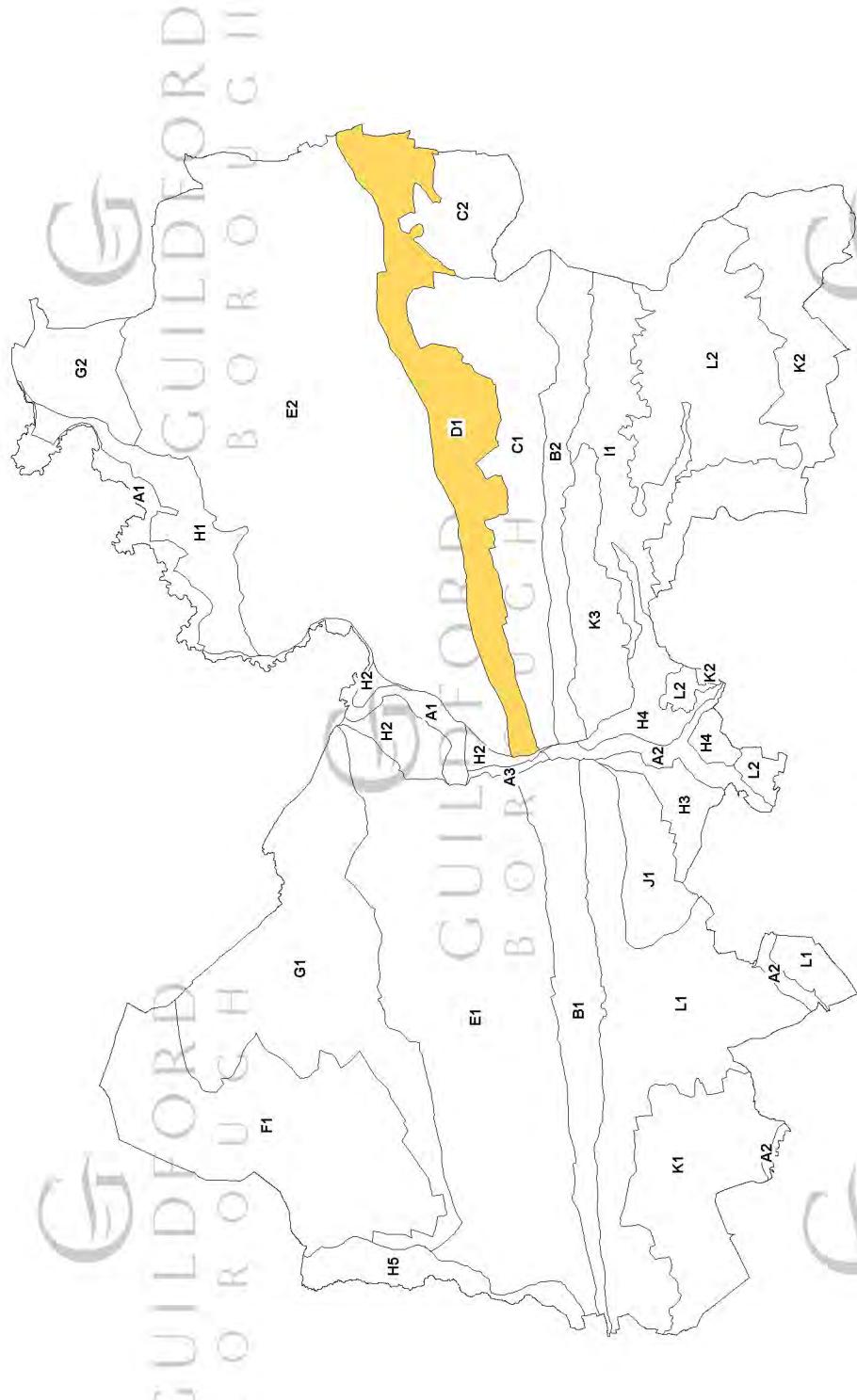
- Conserve the sense of seclusion, with sparse settlement and road network and limited visible development.
- Maintain the existing dispersed nature of rural settlement which fits within the historic field pattern avoiding expansion of settlement along roads (for instance northwards from Effingham) which would impair the rural, unified character of the area.
- Conserve the rural roads and sunken lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ on the ridge slopes and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Raise the awareness of the historic dimension of the landscape to landowners and encourage the sensitive siting of any new necessary structures to respect surviving key historic landscape features

D: OPEN CHALK FARMLAND

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

D: Open Chalk Farmland



LANDSCAPE CHARACTER AREAS

D1: Clandon Open Chalk Farmland

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B O R O U G H

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LANDSCAPE TYPE D: OPEN CHALK FARMLAND

Landscape Character Areas

D1: Clandon Open Chalk Farmland

Location and Boundaries

The *Open Chalk Farmland* landscape type comprises of one character area extending across the eastern side of the borough. The boundaries are based on the changes in geology and landcover.

Key Characteristics

- Founded on **chalk**, forming the lower slopes of the dipslope of the North Downs.
- Predominantly open **pastoral farmland** of large scale fields with occasional woodland plantations.
- **Linear pattern of settlement** with dwellings lining rural lanes and sunken roads plus some large scattered farmsteads.
- **Dramatic views** up over the area to the *Wooded Chalk Downs* on the higher slopes to the south.
- Provides a rural unsettled **backdrop** to lower areas to the north.

GUILDFORD LANDSCAPE TYPE D: Open Chalk Farmland



DI: CLANDON OPEN CHALK FARMLAND

Location and Boundaries: The *Clandon Open Chalk Farmland* character area stretches across the eastern half of the borough from Guildford to Effingham. The boundaries are based on the change in geology to the claylands to the north and in the change in land cover to the *Wooded Chalk Downs* on the higher slopes to the south. The southerly half of *Clandon Open Chalk Farmland* is within the Surrey Hills AONB along with some northerly sections such as around Rowbarns Manor.

The western end of the area is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- Lower section of the north facing dipslope of the North Downs underlain by the Lewes Nodular **Chalk** Foundation, Seaford Chalk Formation and Newhaven Chalk Formation.
- A sloping, undulating **open pastoral farmed landscape** with occasional woodland plantations.
- A **varied field pattern** dominated by large rectilinear fields but with smaller fields around settlements bounded by rural fences and hedgerows with some hedgerow trees.
- A small, more enclosed area of **assarts bounded by shaws** around Rowbarns Manor.
- Presence of **horse paddocks** across the slopes with some large fields subdivided by fencing.
- There are a few isolated remnants of species rich chalk grassland.
- A **few rural lanes, sunken lanes and trackways** rise up the slopes with the A246 and A25 running along the base of the area defining the northern boundary.
- **Linear pattern of settlement** of dwellings in large garden plots lining the rural roads extending southwards from villages in the claylands to the north, plus a few farmsteads sitting at the base of the slopes.
- Dramatic **views** up over the open pasture to the wooded upper slopes and ridgeline of the *Wooded Chalk Downs*.
- The area forms a rural backdrop to the *Wooded Rolling Claylands* to the north.

DESCRIPTION

Landscape character

The *Clandon Open Chalk Farmland* slopes up from approximately 80m AOD at the northern most boundary around Effingham to 175m at the southern boundary with the *Wooded Chalk*

Downland. Dry valleys give an undulating landform to some sections and the southerly higher slopes rise more steeply for instance around Fuller's Farm.

The area is an open, large scale landscape of pastoral and arable farmland with horse paddocks and grazing cattle. There are occasional mixed woodland plantations, largely oak and ash, as at High Clandon Farm and south of Clandon Park (which is associated with the parkland). The field pattern is generally large and regular, deriving from parliamentary enclosure and bounded by rural fences and hedgerows (some low flailed) with occasional hedgerow trees, both broadleaf and coniferous Scot's pine. To the north east of the area there is a more enclosed section of large irregular assarts centred on Rowbarn Manor and bounded by shaws. To the west of this the Sheepleas, pedunculate oak, ash and beech woodland regenerated on common land and forming a mosaic of woodland, scrub and chalk grassland (and designated an SSSI), extends northwards from the adjacent *Merrow and Clandon and Wooded Chalk Downs*. Daws Dene is another area of ecological interest - a fragment of chalk grassland and scrub. Historical chalk quarries, now disused, are a feature of the lower slopes with regenerative vegetation and, in the quarry north of west Horsley, settlement on the upper slopes of the pit. The Earl of Onslow Pit (West Clandon chalk pit) is designated as a Regionally Important Geological/Geomorphological Site (RIGS).

Golf courses are a visually dominant and urbanising feature within the area, presently at the east of the area on former farmed land south of Effingham, and with an additional course approved in the far west (incorporating the Earl of Onslow Pit).

Horse paddocks are present across the slopes with the subdivision of larger fields and other associated buildings and tree damage visible. Rural roads and sunken lanes rise up the slopes along with tracks, bridleways and footpaths. The secret, enclosed nature of the sunken lanes provides a vivid contrast with the wide-open pastoral slopes that typify the area.

Settlement and built character

Settlement in the *Clandon Open Chalk Farmland* takes the form of a few farmsteads sitting mainly at the base of the dipslope overlaid by the more recent linear expansion of villages such as Effingham and West Horsley along roads (including sunken lanes) leading northwards up the slopes. This expansion is of large detached dwellings in garden plots, often set back from the roads so that the rural ambience of the area is retained particularly along the sunken lanes where the houses are largely out of sight from the road. To the rear these settlements are often screened by heavily treed garden boundaries or by woodland belts. To the far east of the area there is a self-contained block of denser recent development at Effingham. The materials used in buildings range from timber framed and weatherboard structures to traditional and modern red brick, stone, flint and clay tiles or occasionally thatch.

Views

- Panoramic views across the *Ockham and Clandon Wooded Rolling Claylands* to the Thames basin to the north from the upper slopes of the area.
- Views over the open pastures of the area towards the wooded slopes and ridgeline of the *Merrow and Clandon Wooded Downs* to the south.
- Corridor views along the tree lined sunken rural lanes.

- The area itself provides a rural, unsettled backdrop to the *Ockham and Clandon Wooded Rolling Claylands* to the north.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Farm boundaries, principally shaws and hedgerows, some of which have considerable antiquity and historical interest, provide wildlife corridors and have considerable influence on the pattern, scale and character of the landscape
- Traditional mixed farming creating a beautiful and forever changing landscape with the seasonal cycle of ploughing, drilling seeds and harvesting providing a valuable habitat
- a pastoral landscape of muted colours especially in autumn with turning beech and ploughed chalky soil

EVALUATION

Key positive landscape attributes

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

- Intact pattern of large-scale fields of parliamentary enclosure with isolated area of irregular assarts bounded by shaws at Rowbarns Manor.
- Hedgerows and hedgerow trees.
- Remnant chalk grassland.
- Woodland including plantations, regenerated woodland on common land and quarries and shaws.
- Pattern of sunken rural lanes running north-south across the area.
- Open character of the pastures, and the uninterrupted undulating landform.
- Views across pastures to the wooded backdrop and ridgeline to the south.
- Role of the area as an unsettled rural backdrop to the claylands to the north.
- Historic chalk quarries.

Forces for change/sensitivities/pressures

Past Change

- Past quarrying of slopes now abandoned.
- Loss of hedgerows and hedgerow trees plus poor management of remaining hedgerows.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.

- Loss of areas of chalk grassland due to conversion to improved pasture.
- Linear expansion of villages northwards along roads.
- Development of golf course south of Effingham.

Future potential forces for change

- Pressure for expansion and infill of settlement along lanes, expansion of individual dwellings and a higher density of building plots.
- Further loss of hedgerow boundaries and hedgerow trees.
- Pressures for further conversion to horse paddocks with subsequent subdivision of fields, potential damage and loss of parkland trees, installation of associated ancillary buildings and structures.
- Conversion of agricultural land uses to park and ride sites and golf courses.
- Pressure to widen or improve the A246 with associated signage, lighting and infrastructure.
- Increasing traffic on narrow rural road network (including sunken lanes) leading to damage to the structure of the sunken lanes urbanisation of rural roads through kerbing, additional lighting and signage.

GUIDANCE

Landscape Strategy

The landscape strategy for *Clandon Open Chalk Farmland* is to **conserve** the open pastoral character of the area framed by the woodlands to the north, retaining the sparsely settled ambiance, rural sunken lanes and remaining hedgerow boundaries, woodland plantations, shaws and remnant chalk grassland. Elements requiring **enhancement** are the hedgerows and hedgerow trees while any increase in horse paddocks and further settlement needs to be carefully managed to retain the area's rural character.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as hedgerows, chalk grassland and woodlands.
- Raise awareness of the historic dimension of the landscape to landowners including the quarries, field patterns and woodlands.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their character and their ecological value.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.

- Promote the use of locally appropriate species such as oak, beech, ash, hazel and yew within woodlands and hedgerows.
- Encourage consistent management and restocking of hedgerows and nurture new hedgerow trees to maintain stock.
- Conserve and enhance the areas of chalk grassland and consider opportunities to extend and link fragmented sites.
- Encourage appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape.
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as a boundary treatment. Avoid fencing small areas of land in this landscape type.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent horse exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.
- Encourage sensitive design and management of new land uses such as golf courses to retain and existing landscape features and promote the restoration or planting of key landscape features and species rich chalk grassland.

Built development

- Conserve the sense of an open unsettled landscape, with limited visible development.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials
- Ensure any new large-scale structures to respect the area's rural context through appropriate form, scale and materials.
- Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, particularly regarding issues of intrusive colour and glare, and integrate with the area's rural context.
- Retain woodland that screens development and consider opportunities for further such linear tree belt planting to enhance rural views and to better integrate development into the rural area.
- Ensure that infill or further development along the tree lined sunken lanes conserves their distinctive rural character.
- Conserve the rural roads and sunken lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which could change their character and protecting the sunken lanes from damage through over use.
- Resist urbanisation of roads within settlements or as part of new development through encouraging appropriate surfacing of existing pavements, enhancing the immediate

landscape setting and ensuring minimum clutter including inappropriate boundary fences and entrance features.

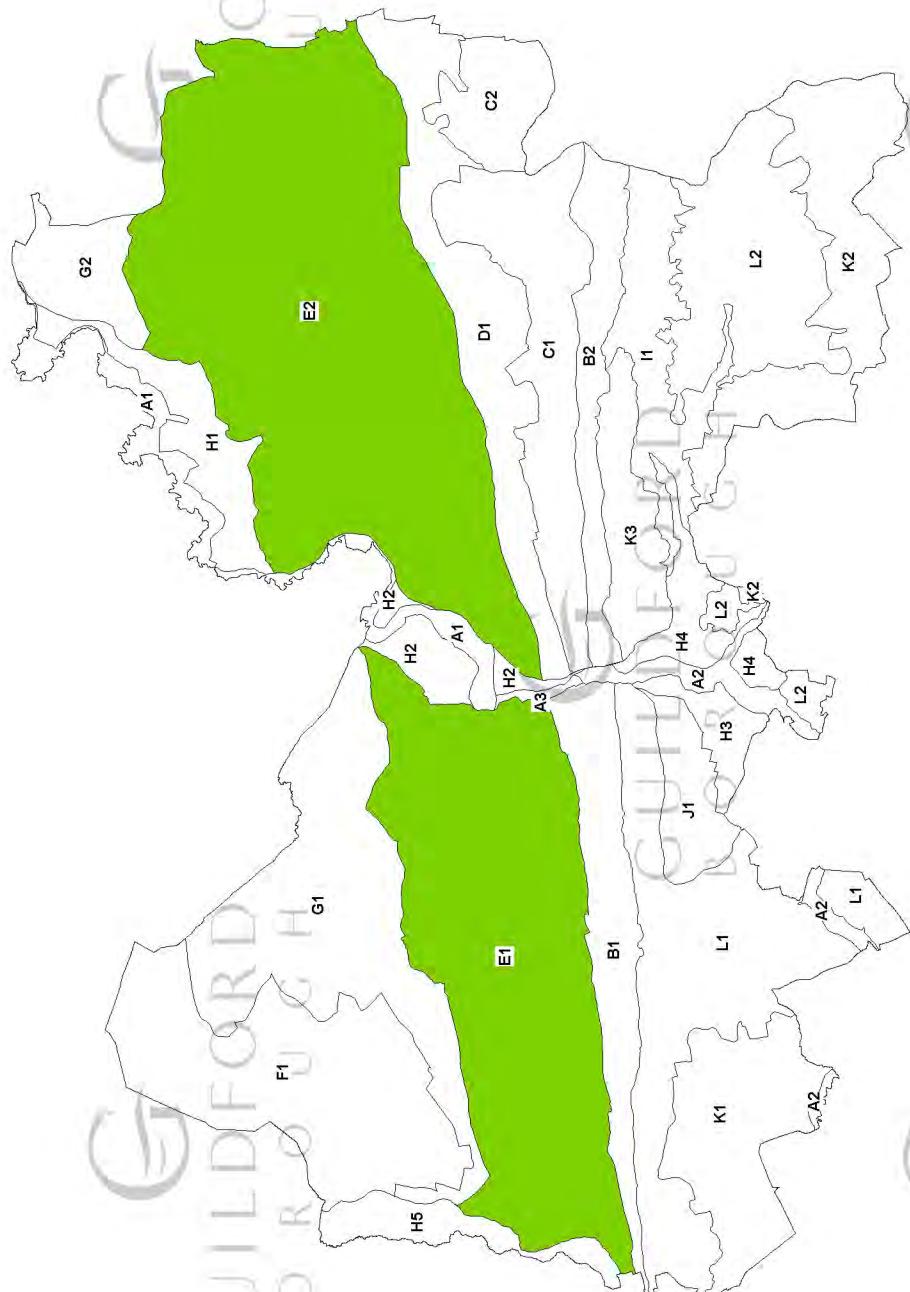
- Ensure that road schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' on the unsettled ridge slopes.
- Promote the use of traditional signage features with particular regard to local style and materials.

E: WOODED ROLLING CLAYLANDS

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

E: Wooded Rolling Claylands



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GUILDFORD
Borough of Guildford

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LANDSCAPE TYPE E: WOODED ROLLING CLAYLANDS

Landscape Character Areas

E1: Wanborough Wooded Rolling Claylands

E2: Ockham and Clandon Wooded Rolling Claylands

Location and Boundaries

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

Key Characteristics

- **Gently rolling lowland** based on the **London Clay Formation**.
- A **mix of land uses** with pastoral and arable farmland, woodland and historic parkland.
- Settlement pattern of **scattered farmsteads and small, nucleated villages plus substantial areas** of largely 20th century dwellings clustered along the line of the railway and extending along the rural roads.
- A largely **peaceful, rural landscape** fragmented in some areas by dense clusters of settlement.

GUILDFORD LANDSCAPE TYPE E:Wooded Rolling Claylands



E1: WANBOROUGH WOODED ROLLING CLAYLAND

Location and Boundaries: Wanborough Wooded Rolling Clayland is a belt of land lying at the centre of the west of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the chalk to the south or the sandy heathlands to the north.

The east and west edges of the area are considered in further detail the rural-urban fringe assessment.

Key Characteristics

- Gently undulating lowland based on the Clay, Silt and Sand of the **London Clay Formation**.
- A largely **peaceful, rural area** with views to the unsettled slopes of the Hog's Back.
- A predominantly **pastoral area** of cattle and some horse grazing with some arable farmland, plus copses and woods particularly to the west.
- Varied field patterns with **large, medium and small scale fields** bounded by hedgerows and fences.
- Mature **hedgerow trees** and occasional field trees.
- **Woodlands** provide more enclosure to the west of the area and include ancient woodland of high biodiversity value, typically oak and ash with hazel coppice.
- **Commons** lie to the west of the area; these are either heathlands or regenerated woodland and form a recreational resource as Open Access Land.
- Site of Guildford **Royal Deer Park** to the east of the area.
- Network of **small streams** and drainage channels with ponds and springs.
- A fairly sparse pattern of **scattered farmsteads, manors and historic villages** is overlaid by more recent dense clusters of mainly 20th century **settlement** centred on the railway line and spreading along roads.
- **Buildings** predominantly of red brick and render with clay tile roofs, sometime combined with flint in the south of the area.
- A **peaceful rural landscape fragmented** in some areas by large scale recent settlements.

DESCRIPTION

Landscape character

Wanborough Wooded Rolling Clayland is an area of pastoral farmland founded on London Clay rising gently from around 45m AOD at its northern boundary to 100m AOD to the south where it borders the slope of the chalk downs of the Hog's Back. The area is gently undulating with a network of streams and drainage channels, some fed by springs at the base of the downs. The *Wanborough Wooded Rolling Clayland* supports predominantly pastoral farmland grazed by cattle, with some horse paddocks. There are also sections of arable farmland particularly to the south east and south west of the area. The field pattern is varied from large regular fields typical of 19th century parliamentary enclosure particularly to the south to medium and small irregular fields elsewhere. Fields are bounded by hedgerows in variable condition, replaced in some areas by fences. There are many mature hedgerow trees and occasional field trees, often oaks, the remnants of former hedgerows and woodlands or of 18th century parkland for instance at Poyle Park to the west, where the original house is now demolished but the parkland, a pond and boundary copse to the east survive, and Down Place to the far south east of the area. To the east of the area are the remains of the Royal Park of Guildford, a medieval deer park established by Henry II in the 12th century. The former park pale now defines the western edge of Guildford, with remnant landscape features including woodland sites at Strawberry Grove and hedgerow boundaries representing the former extent of the park.

Scattered through the area but particularly to the west there are substantial copses and woodland blocks, many of them ancient woodland including Whitegate Copse, Highgate Copse and Wanborough Wood. This is largely deciduous woodland of oak and ash trees and hazel coppice. There are also numerous fragments of woodland that has regenerated on farmland no longer in active use and these various woodlands give a more enclosed character to the western part of the *Wanborough Wooded Rolling Clayland*.

There is a band of commons centred around Wood Street Village to the east of the area including Broadstreet Common and Backside common. These are a mix of open heathland and regenerated woodland, and, as open access land, provide a considerable recreational resource. A golf course has been created at Roker Park in the north-east of the area.

Minor roads form a network to the north of the area, some lined by dwellings and suburban in character, with garden boundaries visually dominant. To the south there are few roads, but footpaths and bridleways run north south to climb the chalk ridge of the Hog's back. The main railway line to Reading runs east west through the area and a disused branch line runs off to the south west now used as a bridle way and green lane.

Settlement and built character

Wanborough Wooded Rolling Clayland has two distinct patterns of settlement. There is a long established configuration of scattered farmsteads and a few small historic villages – most notably Wanborough, a compact brick and flint settlement originating from a farm belonging to Waverley Abbey, including the 13th century St Bartholomew's Chapel Wanborough Manor, and the Great Barn, a medieval Tithe barn. Some of the structures are traditional buildings of mellow red brick and clay tile with weatherboard barns while others feature new brick built farmhouses and more recent industrial style farm buildings. Imposed on this sparse settlement pattern is mainly 20th century development spreading along the network of rural roads and sometimes associated with railway stations (as at Flexford). This type of settlement began in the mid/late 19th century and has been infilled and intensified since

particularly at Ash Green, Flexford and Wood Street Village and roads running northwards from these. At Wood Street Village houses lining the roads face onto small areas of common, retaining a strong rural feel through their direct relationship with these semi-natural open spaces. Elsewhere, particularly at the north of the area where residential development sometimes completely lines the roads (as on the route from Flexford to Normandy) the pattern of settlement has fragmented the landscape and diluted its rural character.

Views

- Views to the unsettled chalk ridge of the Hog's Back form a rural backdrop to the area.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A 'quiet' landscape sitting between 'stronger' more distinct character areas
- A long tradition of human settlement and groups or individuals shaping and managing the landscape
- Farm boundaries, principally shaws and hedgerows, some of which have considerable antiquity and historical interest, provide wildlife corridors and have considerable influence on the pattern, scale and character of the landscape
- 'Ruralness' of landscape perceived to be under threat of development through amalgamation of existing larger settlements

EVALUATION

Key positive landscape attributes

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

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

Forces for change/sensitivities/pressures

Past change

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

Future potential forces for change

- Continued infill and expansion of residential development.
- Continued loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Further loss of open heathland due to regenerating woodland.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Development of formal recreational, sport or community facilities associated with settlements.

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

Land Management

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

Built development

- Seek to conserve fragmented landscapes including the surviving areas of open farmland with scattered farmsteads and the historic village of Wanborough and its setting.

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

E2: OCKHAM AND CLANDON WOODED ROLLING CLAYLANDS

Location and Boundaries: *Ockham and Clandon Wooded Rolling Claylands* is a broad band of land lying to the east of the borough. The boundaries are defined by the change in underlying geology from the London Clay to the rising chalk downs to the south (following the line of the A246) and to the gravel terrace and sand heath to the north.

A section of the area to the west is considered in further detail under the rural-urban fringe assessment.

Key Characteristics

- Gently sloping lowland based on the Clay, Silt and Sand of the **London Clay Formation**.
- The area supports a range of land uses; **pastoral and arable farmland**, woodland, parkland and leisure along with substantial settlements spreading along roads.
- **Large scale geometric fields** of pasture and some arable are bounded by hedgerows or fences.
- **Parkland** is prominent with a line of historic parks to the south of the area with open grassland, mature parkland trees (often oaks), woodland plantations, lakes, and views to grand houses.
- Blocks of **woodland and plantations** are often associated with the historic parks.
- **Horse paddocks** are present particularly to the north where they fragment the field pattern by subdividing the large fields with fences, and attract associated buildings and facilities.
- Network of **small streams, ponds and ditches**.
- **Settlement** consists of scattered farmsteads, grand houses in parkland and large extended villages, some with historic village cores, which expanded following the arrival of the railway, creating a strong suburban feel in some areas.
- Varied **building materials** include brick, timber frame, flint and weatherboard with tile and some thatch roofs.
- A fragmented area, enriched by parklands and woodland but with **rural views often obscured by settlement**.
- **Dissected by major transport routes** including the A3 (both old and new) London to Portsmouth Road and London-Portsmouth main railway line

DESCRIPTION

Landscape character

Ockham and Clandon Wooded Rolling Claylands is a gently shelving area founded on London Clay rising from 30m AOD in the north to around 90m AOD in the south at the base of the chalk downs.

The area supports a range of land uses with cattle grazed pasture, some arable, some horse paddocks, and large areas of parkland and woodland. Other major land uses include golf courses, plant nurseries and the disused airfield at Wisley. The subtly rolling topography is crisscrossed by small streams and drainage channels and dotted with ponds, highly affected by seasonal weather variations and variously in flood or running dry. Large scale fields, typical of parliamentary enclosure are bounded by hedgerows in mixed condition and replaced by fences in some places. The area has a semi-enclosed character created by the frequent woodland blocks and enhanced by the presence of mature hedgerow and parkland. In the early medieval period, much of the surrounding land was allied to the church of England as part of the estates of the bishoprics of Exeter and archbishopric of Canterbury. Much of the woodland is 19th century plantation (such as Frithys Wood and Brambleridge Copse) but there are also smaller areas of ancient woodland such as Great Wix at Hatchlands Park. A number of the woodlands such as Gason Wood, Humphreys Copse and Brambleridge Copse are Sites of Nature Conservation Importance (SNCI's)

Historic mansions and parklands are a prominent feature of *Ockham and Clandon Wooded Rolling Claylands*. To the north is Ockham Park, with many individual features of different periods still surviving, despite the loss of its main 18th century house and the segregation of the north-west section by the A3. A line of historic parks runs across the south side of the area along the A246 road.

This pattern was noted by Daniel Defoe in 1724 as 'Gentlemen's houses between Guildford and Leatherhead' and is thought to be associated with the turnpike road. These sites are made evident in the landscape not only by extensive grasslands, designed water features, individual trees, avenues, clumps and woodlands but also by distinctive buildings such as temples, icehouses, stable blocks and gatehouses and designed views to the central mansions.

They include East Clandon, its Brownian parkland landscape with chain of ponds on the National Register of Historic Parks and Gardens. Hatchlands, whose grand house was Robert Adam's first commission in England and in its wider parkland setting with decorative gardens close by reflecting many periods including proposals and interventions by Repton and Jekyll. West Horsley Place, whose walled garden was in place from the early 18th century and sits in a wider parkland setting to the south and west with extensive views to the north across agricultural pasture, and lastly Horsley Towers, with tudor gothic architectural features by Charles Barry, although more distinctive for its late Victorian 'Lovelace' architectural detailing.

The 1st Earl of Lovelace, formerly of Ockham Park, adorned the landscapes of his extensive Surrey estates with tree groups, clumps and belts to create parklands with a series of vistas and views, now lost to the north but remaining to the east and south. Village improvements, it is claimed, was one of his hobbies and he created a local architectural design wave between 1860's –1870's embellishing his estate with characteristic, highly ornamental, flint rubble with brick and terracotta dressings and slate roofed houses, cottages, lodges, and service buildings, and similarly detailed structures including walls,

bridges, garden grotto's, pavilions and a mausoleum in the local church. All are now listed, creating a local building vernacular unique to East Horsley Parish.

Major transport corridors cross the area causing some visual fragmentation of the landscape and local noise pollution; the A246 along the southern boundary, the A3 through the northern section and the railway across the centre. A network of rural roads run mainly north south, some lined by settlement and others retaining their rural character and either bounded by woodland belts or with views across open farmland. There are numerous footpaths and bridleways but comparatively little Open Access Land in this area, just Effingham Common (grassland and ancient woodland), Merrow Common (regenerated woodland on the outskirts of Guildford) and Ridings Wood.

Settlement and built character

Settlement within the *Ockham and Clandon Wooded Rolling Claylands* is varied. There is a row of historic springline villages at the southern boundary of the area where the clay meets the chalk of the North Downs dipslope. These have either remained nucleated villages such as East Clandon, where brick and half-timbered cottages are tightly knit around a narrow zig-zag Ripley Road with the focal point of St Thomas of Canterbury Church and the neighbouring Wishing Well pub, or have become the historic cores of larger settlements as at West Clandon, East and West Horsley and Effingham.

The mansions, previously described with their historic parks are interspersed with the villages, their relationship revealed where unique architectural styles or estate colours are prevalent such as at East Horsley. To the north this association of grand house and village is echoed at Ockham Park and Ockham village, part of the wider estate of the Lovelace family, and largely made up of mid 19th century decorated-brick estate cottages set back from the road in well-kept gardens. The village focus is formed by the Hautboy Inn, an ornamental terracotta Lovelace building. The village church of All Saints stands half hidden within the mature trees of the approach to Ockham Park House.

To the south Effingham has a similar landed relationship where the former Effingham Court Palace, the home of the Howards, now only survives as remnants including a chain of fish ponds and lakes at Lower Farm. There were two other important manors in Effingham parish, one is the moated grange in Great Lee Wood, once the manor of Effingham la Leigh and the other was the medieval property of the Earls of Gloucester, East Court which is now incorporated into a St Teresa's School to the south within C2: *Effingham Forest*.

To the middle and north of the area there are sparsely scattered farmsteads, however most of the village settlement dates from the mid to late 19th century when the arrival of the railway brought housing development to Clandon, East Horsley and Effingham Junction. The greatest area of development has occurred in East Horsley, which has expanded into a general residential area mostly in a linear pattern along the Ockham Road. Within the 20th century as these settlements and others, such as Send to the north west, continued to expand along or infill between roads larger areas of inter and post war housing developed, particularly near transport routes such as the main London railway line and the A247 Woking to Clandon Road. This looser, later form of disparate development dilutes the more typical local character of the area, as within Send and Send Marsh.

The nature of these developments, of detached houses set in gardens lining the roads means that the garden boundaries are a dominating visual element on routes through the area and the impression of a rural landscape is diminished. The edges of settlements also detract from the rural character in some areas with domestic fencing to back gardens prominent in

views across fields. Building materials vary from timber frame, to Victorian and modern brick, flint, weatherboard, render, usually with clay tile roofs.

Both localised community amenities and small parades of shops with parking are present within most of the villages along their main roads, and levels of local vehicular traffic are quite high. A wide network of footpaths and bridleways runs between the villages and out into the surrounding countryside, contributing to the accessibility to the countryside for local and visitors to the area.

To the north of the area, Wisley airfield opened in 1944 by the Vickers-Armstrong/BAC company to support its nearby facilities in Brooklands, Woking and has been subject to various development proposals since its closure in 1972, including general aviation, a prison and minerals extraction. In the late 1980s, came public pressures to restore the land for agriculture, but today the disused airfield still lies privately owned and empty, although the runway, taxiways and hangar bases are easily recognised. Most recently Surrey County Council's Waste Plan proposes to safeguard the site as a favourable site for waste management including options for a thermal treatment facility including incineration, and facilities for recycling, storage, transfer, materials and processing of waste materials.

Views

- Long views over the area towards the higher ground of the chalk downs to the south with their unsettled open lower slopes and wooded upper slopes and ridgeline.
- Views across designed parklands and gardens to historic mansions.
- View of Guildford Cathedral from the A3 announces the town to those arriving from the north east.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Proud legacy of historic landscape features together with landscaped parks create distinctive local landscapes where high levels of patrimony have created a strongly cultural, designed landscape
- Highly individualistic villages with unique local building traditions utilising local building materials creating unique sense of place
- An area of open, undulating lowland landscape of farmland, woodland and parkland that looks to the North Downs which forms its horizon to the south
- Farm boundaries, principally shaws and hedgerows, some of which have considerable antiquity and historical interest, provide wildlife corridors and have considerable influence on the pattern, scale and character of the landscape
- 'Ruralness' of landscape perceived to be under threat of development causing amalgamation of existing settlements
- A local landscape pattern affected considerably by its watercourses and ponds and local natural vegetation variations, caused by localised differences of the underlying geology. A distant water catchment area fed from the River Mole beyond and therefore outside local political boundaries.

EVALUATION

Key positive landscape attributes

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

- The extensive historic parklands with their pastures, parkland trees, avenues, woodlands and distinctive buildings.
- The many woodlands including ancient woodlands and 19th century plantations.
- Network of hedgerows and hedgerow trees.
- Historic farmsteads.
- Historic villages and village cores.
- Rural lanes and tracks.
- Views into the historic parklands including designed views to mansions.
- Views to the open slopes and wooded crest of the chalk downs to the south forming a rural backdrop to the area.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Decline in active management of woodland.
- Introduction of horse paddocks, with subsequent subdivision of fields, potential damage and loss of parkland trees, installation of associated ancillary buildings and structures.
- Expansion of residential development along roads.
- Conversion of large historic estates to modern uses including golf course creation, loss of traditional land management practices and loss and fragmentation of historic design landscapes
- Development of A3 and other 'A' roads with increasing speed and volumes of traffic creating a general barrier to north-south movement.
- Creation of Wisley Airfield from farmland.

Future potential forces for change

- Further loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees from loss of mature and over mature tree stock.

- Farmland/land holding fragmentation around settlements.
- Increase in demand for horse paddocks and associated infrastructure such as fencing and shelters.
- Further loss of historic designed landscapes and land patronage through conversion of large historic estates to modern uses.
- Pressure for additional residential development through edge of town development and infilling within existing settlements causing erosion of distinctive settlement character, pressure for lighting, and loss of screening on settlement boundaries resulting in incremental changes in the character of the village and its inter-relationship between the settlement and its landscape setting.
- Pressure for community facilities on village ‘green space’ and additional formal and informal recreational use on common land.
- Expansion of individual dwellings and dilution of vernacular form leading to erosion of distinctive architectural form and character within settlements, and a higher density of built elements within plots leading to long term changes in village character and structure.
- Possible pressures for further urbanising of the A3, and for further road infrastructure, lighting and development on other A roads. Increasing volumes of local traffic.
- Inappropriate management and use of verges and common land for car parking.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Intensification of use at Wisley Airfield.

GUIDANCE

Landscape Strategy

The strategy for Ockham and Clandon Wooded Rolling Clayland is to **conserve** the rural pastoral landscape with its network of hedgerows, frequent historic parklands, woodlands and the traditional farmsteads and villages. Elements to be **enhanced** are the hedgerows, tree cover, and the settlement pattern where this dilutes the rural character of the area.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow and field trees, parkland and woodlands.
- Raise awareness of the historic dimension of the landscape to landowners including the parkland and woodlands.
- Conserve, enhance and restore the woodlands through effective long term management and replanting to retain their varied character and their ecological value, particularly

retaining a sense of enclosure within woodlands and, where appropriate, opening up glimpsed views and internal glades to enhance biodiversity.

- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands, including promoting a suitable level of recreational use and facilities to respect setting, context and scale of individual landscape features.
- Promote the use of locally appropriate species such as oak, ash and hazel within woodlands and hedgerows.
- Enhance the hedgerows but respect locally important viewpoints by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Raise awareness of the historic dimension of the landscape with landowners and local communities.
- Conserve and, where appropriate, encourage repair of the historic parks and gardens to maintain and restore key elements such as parkland trees, avenues, woodland blocks, designed views and boundary features.
- Raise awareness of local hydrology with land owners and encourage appropriate land management to ensure flooding is avoided
- Encourage appropriate siting and management of horse paddocks, for instance in utilising existing hedges or planting new native hedges as boundary treatments. Resist fencing small areas of land out of keeping with the scale of surrounding field patterns.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Avoid development of permanent exercise areas and siting of exercise equipment such as treadmills, pens, and jumps where this is visually intrusive on the landscape.

Built development

- Conserve the surviving areas of open farmland (mainly at the north and centre of the area) with scattered farmsteads.
- Conserve the small historic villages (including East Clandon and Ockham) and historic village cores (including West Clandon, East and West Horsley and Effingham) and the structure and setting of historic buildings within settlements, with particular regard to proportion and scale between elements.
- Retain the individual village settlements avoiding merging these through dense linear development along roads for instance between East Horsley and Effingham or between West Clandon and Send, to retain interrelationship of settlements to surrounding landscape.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials

- Conserve built features associated with historic estates to maintain and restore traditional estate links and patronage.
- Seek to conserve existing historic designed landscapes patronage through the enhancement and restoration of degraded and fragmented landscape. Promote conservation management plans to provide guidance where development proposed within historical landscapes.
- Retain gaps in linear development (for instance between Effingham and Effingham Junction) particularly where these allow rural views over farmland or into woodland.
- Retain sufficient gaps between individual settlements and where appropriate concentrate new built development only where sympathetic to the wider pattern of settlement morphology and where well related to existing settlements, local landform and within strong existing boundaries to retain the traditional inter-relationship with the surrounding landscape.
- Improve present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Conserve and restore traditional boundary features with particular regard to local styles, materials and construction methods.
- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Consider woodland planting to screen views to visually intrusive settlement boundaries across farmland.
- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness, and work to foster local distinctiveness where standard design criteria creates a lack of variation and ‘urbanisation’ of rural roads. Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Encourage environmental assessment and visual impact assessment in the planning stage of projects to ensure fragmentation of natural, historical and landscape features is avoided and prevent unacceptable visual intrusion from traffic, roads and roadside furniture.
- Promote landscape benefits in road design, construction and mitigation and resist fragmentation of habitats and promote nature conservation schemes and maintenance, which enhance the contribution of verges and road boundaries to biodiversity and screening.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and oak and ash trees. Encourage planting of native tree species in gardens.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ in the more rural unsettled sections of the area. Promote the use of traditional signage features with particular regard to local style and materials. Encourage any new large-scale structures to respect the area’s rural context through appropriate form, scale and materials.

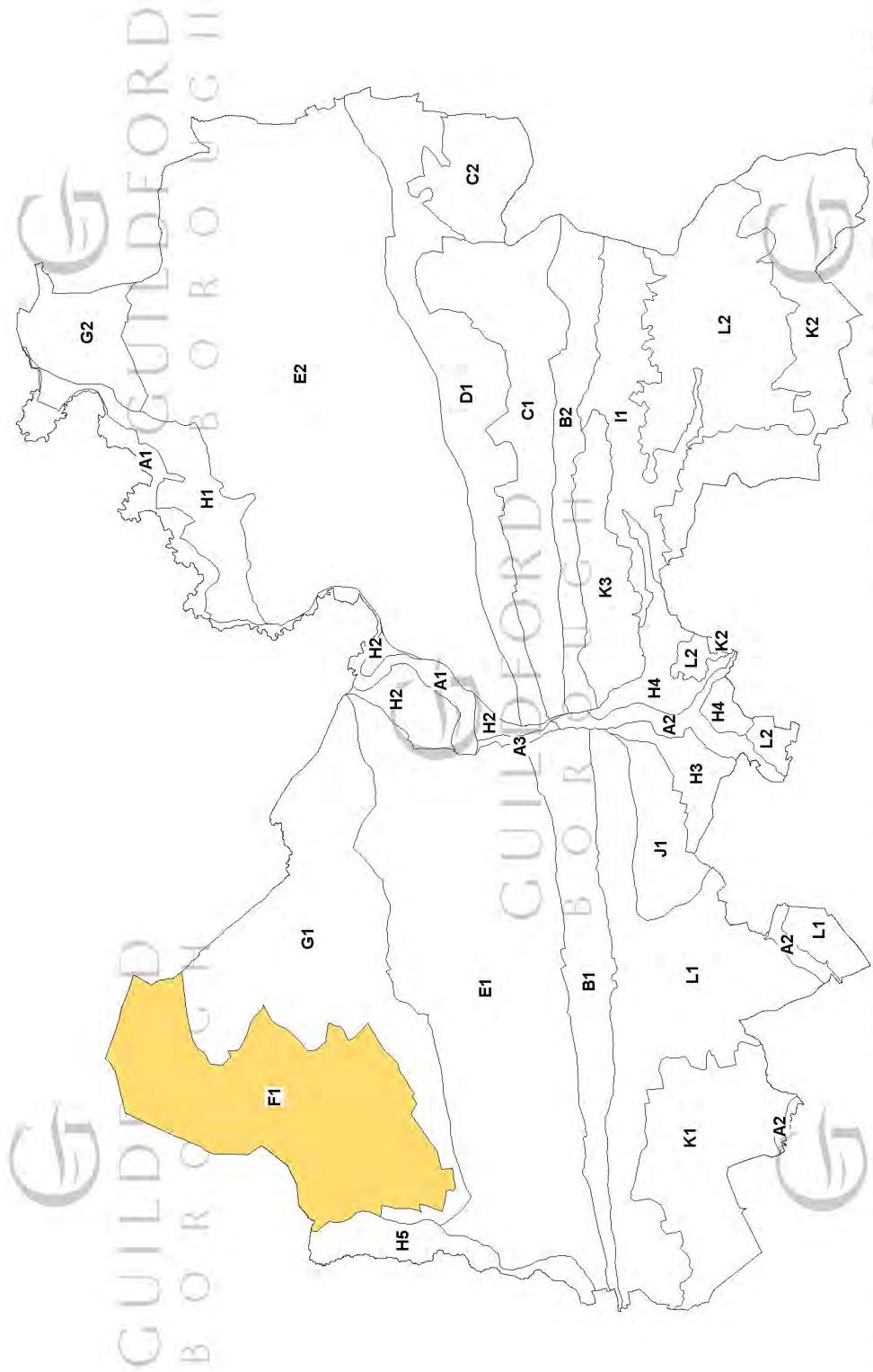
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Ensure any development is subject to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the area's rural context.
- Conserve the views south to the rural, unsettled slopes and wooded ridge of the North Downs to the south for instance from open farmland to the north of the area.

F: UNSETTLED SANDY HEATH

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

F: Unsettled Sandy
Heath



F1: Pirbright Common Unsettled Sandy Heath

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LANDSCAPE TYPE F: UNSETTLED SANDY HEATH

Landscape Character Areas

F1: Pirbright Common Unsettled Sandy Heath

Location and Boundaries

The *Unsettled Sandy Heath Type* comprises of one character area in the north western corner of the borough. The boundaries of the type are based on the underlying geology and land cover.

Key Characteristics

- A **level landscape** with slight undulations underlain by a solid geology of the Camberley **Sand Formation**.
- A **Densely vegetated landscape** with mixed woodland blocks and belts, scrub, and heathland vegetation of high ecological interest.
- Dominated by **military land use** with limited or no public access.
- **Settlement is largely absent** apart from densely concentrated settlement of army barracks and camps.
- This is a **secret and remote landscape** largely hidden from view apart from occasional glimpses through the woodland into the more open interior.

GUILDFORD LANDSCAPE TYPE F: Unsettled Sandy Heath



F1: PIRBRIGHT COMMON UNSETTLED SANDY HEATH

Location and Boundaries: The *Pirbright Common Unsettled Sandy Heath* character area lies at the north western extent of the borough. The boundaries of the area are based on the change in geology to gravel to the west and changing nature of the land cover to the *Settled Sandy Heath* to the east and south.

The western side of *Pirbright Common Unsettled Sandy Heath* towards Ash is considered in further detail in the rural/urban fringe assessment.

Key Characteristics

- **Level and gently undulating landscape** underlain by the Camberley **Sand Formation**.
- A **densely vegetated, enclosed and remote landscape** with mixed woodland blocks and scrub hiding the more open central heathland from view.
- The area is dominated by **military use** for ranges, barracks and camps and military fencing, gates and danger signs are highly visible around the periphery.
- The use of the area by the army has left it largely undisturbed and secluded with **high biodiversity value** with large areas of woodland and dry heathland supporting a rich variety of plant and animal species, and protected as a Special Protection Area (SPA).
- **Water** is present in the form of ponds, bogs, brooks, springs and streams and the Basingstoke Canal crosses the northern part of the area through a series of locks.
- A few roads and the railway line cross the area and although it is in part inaccessible due to military activities around the firing ranges. Public footpaths and tracks dissect the Commons.
- Concentrated **settlement** is in the form of Pirbright Camp and Barracks, built in a simple late 20th century style of modern brick and clay tiles and screened by woodland.
- Unique area of architectural and historical importance at Bisley Camp, created by a series of pioneer 'pavilions' constructed from the 1890's within lawns and formal landscape features.
- This is a **contained inward looking** and secluded landscape.

DESCRIPTION

Landscape character

The *Pirbright Common Unsettled Sandy Heath* area is founded on the Camberley Sand Formation and although predominantly flat has slight undulations rising from between approximately 50m AOD in the north east to approximately 118m in the south. It forms part of a wider heathland area which stretches to the north and west, including the MOD

land at Deep cut Barracks and Westend Common, to the edge of Frimley, and West End and Bisley villages, it is enclosed by a dense mosaic of woodland, heath and scrub with a more open heathland interior as well as large rectangular open areas maintained as for firing ranges. Woodland is largely secondary having developed on the heathland due to lack of grazing, and consisting of Scots pine, silver birch, oak and holly. The historic uses of the heathland as commons for grazing or turf cuttings were superseded by its use for military training and this has conserved the largely unsettled character and ecological value of this area. Some of the land in the area was once part of Henley Park which lies to the south.

The majority of the area, except that covered by the barracks and Porridgepot Hill have multiple national and international natural environment protection designations. The Ash to Brookwood Heaths SSSI is contained within the south east section of the *Pirbright Common Unsettled Sandy Heath* west of Henley Park. This forms the largest area of dry heathland remaining in the London Basin and bog and wet heath habitats are also present. It is part of the Thames Basin Heaths Special Protection Area, part of a network of the most important nature conservation sites in Europe, and is particularly important as habitat for nightjars, woodlarks and Dartford warblers. A rich variety of plant and animal species are supported by the open heathland including heather, bracken, red fescue, purple moorgrass and animals including the woodlark, smooth snake and nightjar. The same area is also considered as a Candidate Special Area of Conservation (cSAC).

The Basingstoke Canal, is designated a SSSI for virtue of its exceptional value to nature conservation and botanically one of the most species rich aquatic systems in England. It supports a range of valuable habitats for aquatic plants and invertebrates and is in turn sustained by the hinterland of woodland, heath, and fens through which its flows. The presence of near-by water features including several ponds and 'flashes' such as Great Bottom Flash, Ash Vale and New Pond, Pirbright, are integral parts of the overall hydrological system providing shallow water conditions now rare in the restored main line of the Canal.

The withdrawal of this landscape from general settlement is shown by the disused Old Guildford Road, now a 'green lane' in part, which once crossed the area from Frimley Green towards Henley Park. This lack of public access and views into the *Pirbright Common Unsettled Sandy Heath* area makes it a secluded landscape unique in the borough.

Settlement and built character

Settlement in this landscape is solely in the form of Pirbright and Bisley army barracks and camp. This self contained settlement is intensively concentrated in the north of the area with its own access roads and facilities and is effectively screened by the surrounding mature mixed woodland. Bisley Camp is now the National Shooting Centre, holds special historic architectural and landscape interest, and is open to visitors. Rifle ranges to the west form the boundary with the urban area of Ash.

Settlement within the barracks and camp is arranged in linear blocks of large buildings or terraced houses with small back gardens and communal greens. Pirbright Camp is described by Pevsner as the '*Guards' training depot comprising of 20th Century blocks set amongst trees and providing an ideal example of military neatness*'. The buildings are of simple, restrained style in modern brick and clay tile.

Bisley Camp, the home of the National Rifle Association since 1889 was once served by its own railway spur line from the main London line adjacent. A series of pavilions were constructed by famous pioneering companies specialising in pre-fabricated buildings for the

colonies, many of which feature distinctive colonial influences such as verandas and corrugated iron roofs, within a landscape setting of lawns and open spaces lined by ornamental tree avenues. Several of the original buildings from this period remain, now listed, within a Conservation Area.

Views

- Corridor views along wooded roads around the periphery of the area and the railway, and along the Basingstoke Canal.
- Occasional views between woodland blocks into the more open interior or into firing ranges.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A secret landscape with a proud military tradition
- The 'dark' unsettled landscape which stretches away to the north in views from the North Downs
- The intact heathlands representing one of Europe's most important and threatened habitats
- A landscape of water features such as Hodge Brook and Hoe Stream with their now disused watermills and low lying pastures – also act as focal points for perceived problems of localised flooding associated with poor drainage management

EVALUATION

Key positive landscape attributes

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

- Rich biodiversity of dry heathland, wet heathland and bogs.
- Secluded character of landscape.
- Intensively contained settlement pattern.

Forces for change/sensitivities/pressures

Past Change

- Regeneration of woodland on lower heathland.
- Military development of barracks, camps and ranges with associated fencing and signage.

Future potential forces for change

- Further expansion of military development or, if this land use declines, pressure for other forms of development.

- Urbanisation of perimeter roads through kerbing, lighting and signage relating to military function.
- Further encroachment of woodland onto heathland.
- Insufficient active land management to manage land drainage effectively

GUIDANCE

Landscape Strategy

The landscape strategy for the *Pirbright Common Unsettled Sandy Heath* landscape is to **conserve** the secluded, largely unsettled character of the area and its varied heathland habitats of high biodiversity value. Elements for **enhancement** are the management of the balance between heathland and woodland to minimise scrub and woodland encroachment.

Landscape Guidelines

Land Management

- Seek to conserve internationally, nationally and locally important habitats and species.
- Seek to preserve the integrity of the secluded character and the setting of key natural and built features.
- Promote the control of woodland and scrub growth to minimise invasion into open heathland.
- Encourage heathland management using traditional techniques. Balance extent of woodland and open areas along the Basingstoke canal.
- Seek to conserve and restore linked water features and wetland habitats ensuring balance between drainage to prevent flooding and promotion of valuable wetland habitats
- Encourage the adoption of landscape masterplans and estate management plans by the Ministry of Defence to conserve, preserve and enhance existing landscape features within camps and barracks, and provide a suitable plan for future replacement and addition to landscape features when development occurs.

Built development

- Conserve the sense of remoteness and isolation, with contained areas of dense settlement and few roads. Resist any development - settlement or road building which reduces or fragments important heathland habitat.
- Promote the use of appropriate plant species and boundary treatments at the edge of the military installations to integrate development into the adjacent rural character.
- Minimise small-scale incremental change such as military signage and fencing around the perimeter of the danger zone which could change the rural peaceful character of the landscape.
- Manage any recreational use of the areas of high ecological importance to avoid deterioration of important habitats and disturbance of designated species, provide habitat buffer zones if necessary.

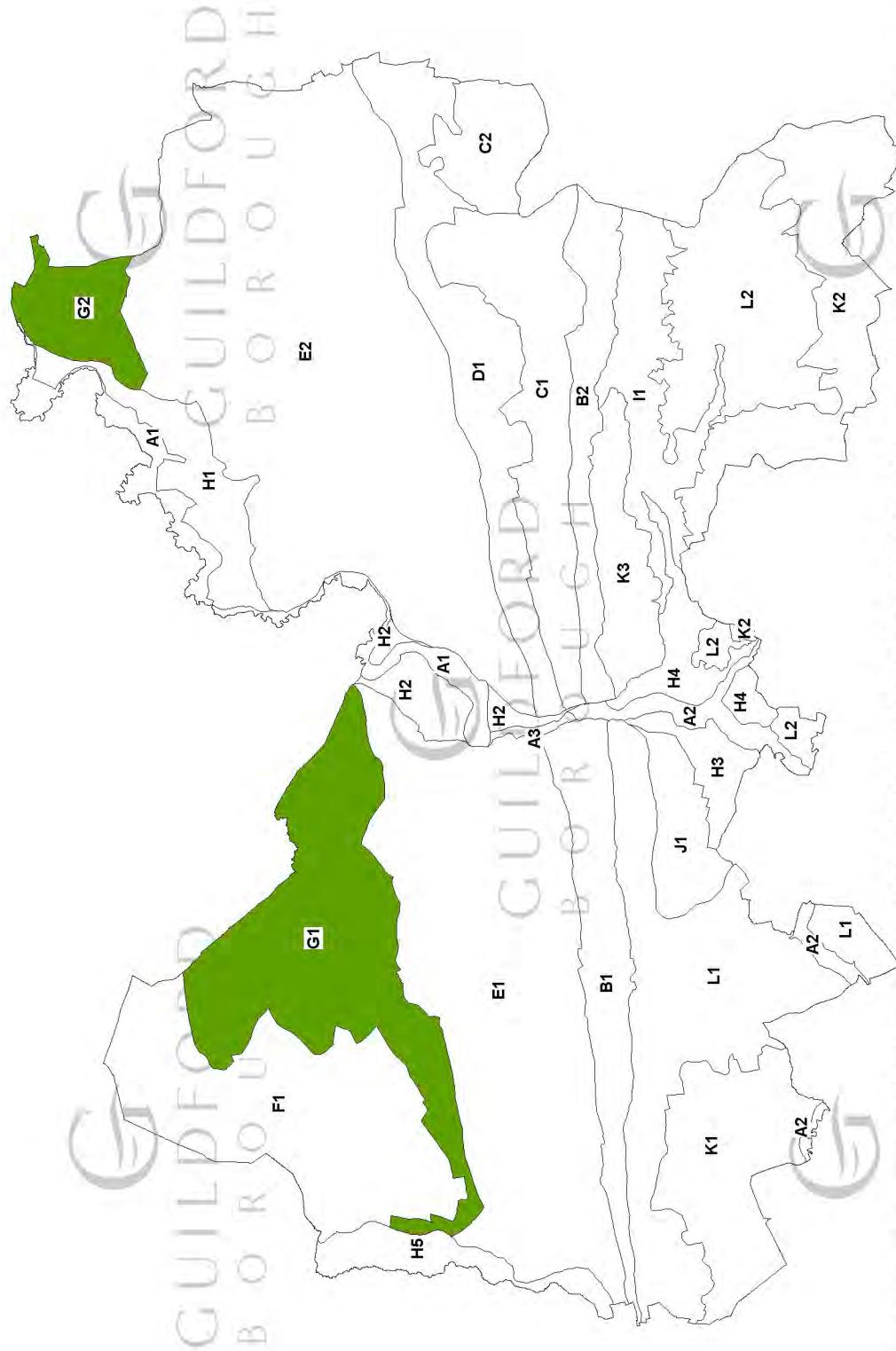
- Conserve the rural roads minimising change such as signage, fencing or improvements such as kerbing to the road network which would change their character.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' over much of this largely unsettled area.
- Conserve the existing 'dark skies' in the more rural unsettled sections of the area.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Conserve the views south to the rural, unsettled slopes and wooded ridge of the North Downs to the south for instance from open farmland to the north of the area.
- Conserve the rural setting of the Basingstoke Canal Conservation Area, and reduce the visual effect of any development in adjacent military barracks by appropriate siting, design, and use of materials in any future building development proposals. Ensure screening of new buildings from the canal corridor by provision of an appropriate landscape scheme.

G: WOODED AND SETTLED SAND HEATH

Guildford Landscape
Character Assessment

Rural Landscape
Character Assessment

G: Wooded and Settled
Sand Heath



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LANDSCAPE TYPE G: WOODED AND SETTLED SAND HEATH

Landscape Character Areas

G1: Worplesdon Wooded and Settled Sand Heath

G2: Wisley Wooded and Settled Sand Heath

Location and Boundaries

The Wooded and Settled Heath Landscape Type consists of two character areas, which lie at the northern edge of the borough. The boundaries of the areas are based on the underlying sandy geology and the land cover and follow the edge of roads, tracks, field boundaries and contours.

Key Characteristics

- **Gently rolling landscape** based on the Bagshot Sand Formation, Camberley Sand Formation and Windlesham **Sand** Formation.
- Frequent **heathland commons, now largely regenerated or plantation woodland** create an enclosed landscape with glimpses to pastures, open heathland and water bodies.
- **High biodiversity value** in the mosaic of heaths, wetlands, scrub and woodland.
- **Scattered settlement** with dwellings often edging commons and rural roads.
- **An intimate, sometimes hidden landscape** with intermittent views framed by woodland.

GUILDFORD LANDSCAPE TYPE G:Wooded & Settled Sandy Heath



GI: WORPLESDON WOODED AND SETTLED SAND HEATH

Location and Boundaries: The Worplesdon Wooded and Settled Heath character area lies to the northwest of the borough. The boundaries of the area are defined by the change in underlying geology to the claylands to the south and the change in land cover to the Unsettled Sandy Heath to the west.

The south eastern edge of this character area around Whitmoor Common is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- **Gently rolling** landform reflecting the underlying geology of the Bagshot, Camberley and Windlesham Sand Formations.
- **A mosaic of land uses** with frequent wooded or heathland commons, pastoral and arable farmland, and woodlands belts and copses of oak, Scots pine and birch creating a varied and enclosed landscape.
- **Medium and small fields** are bounded by rural fences.
- **Water** is a feature of this area with streams, ponds and drainage ditches, plus springs, wet heathland and marsh.
- **Rich ecological interest** in the heathland habitats such as Whitmoor, Bullswater, and Pirbright Commons, and around Cobbett Hill.
- Dense **network of footpaths and bridleways** and substantial areas of Open Access Land on the commons.
- **Settlement** of hamlets and villages often alongside commons or greens, plus scattered farmsteads and a few large scale institutional buildings.
- Presence of **historic designed landscapes** with parkland dating from the 14th century at Henley Park plus smaller historic gardens.
- **Bronze Age remains** present including barrows on Whitmoor Common and hut circles at Bullswater Common.
- An **intimate, partially hidden** landscape with intermittent views through woodland interspersed with more open views across heathland commons and pastoral farmland.

DESCRIPTION

Landscape character

The Worplesdon Wooded and Settled Heath is a flat to gently undulating landscape founded on sand, rising from approximately 45m AOD in the eastern corner to approximately 100m AOD towards Ash in the west.

Commons are a major feature of the area with some retaining open heathland (for instance Whitmoor, West Heath, and Cobbethill Commons) while the majority are dominated by regenerated mixed woodland of birch, oak and Scots pine (such as Bullswater and Pirbright Commons, some of which was planted by the MoD for commercial gain) or 19th century plantation woodland (Leapingbar Copse, Bowling Hill and Worplesdon), with small stands of good quality timber. Many of the commons are Open Access Land including Bullswater, Rickford and Whitmoor Commons. The heathland has considerable biodiversity interest with Stanford Common (Cobbett Hill), Bullswater and Pirbright Commons designated SSSI's as part of the wider Ash and Brookwood Heaths SSSI, and Whitmoor Common is singularly designated an SSSI for its mix of wet and dry heath and woodland. These areas combine to form part of the Thames Basin Heaths SPA, which is internationally important for birds.

Set amongst the wooded commons are areas of pastoral and some arable farmland. Fields are generally medium in scale and irregular in areas of assart such as around Mazamboni Farm to the northwest or more regular in areas of later parliamentary enclosure such as Rails Farm or Henley Park Farm.

An individual country house of note for its cultural association is Stanley Hill Place, which was once owned by the explorer Sir Henry Morton Stanley. Both general estate elements and landscape features designed during Stanley's ownership bear his name such as Stanley Pool, or names evocative of his time in Africa, such as Manyuema copse, Ruzenzori Hill, the aforementioned Mazamboni Farm, and Congo Stream. He died in 1904 and is buried in the churchyard at Pirbright.

There are also areas of horse pasture particularly to the east on the fringe of Guildford. Fields are bounded by fences with few hedgerows, however this is not an open landscape as the blocks of fields are generally enclosed by woodland.

Water is common, with several springs rising in the area and numerous streams, ponds of varying sizes and origins, occurring naturally within both the open agricultural land and the wooded commons, and enhanced to create larger lakes within the designed landscapes of Henley Park, Mazamboni Farm and at Merrist Wood Golf Club.

The Worplesdon Wooded Heath area contains significant Bronze Age remains with land divisions found around Whitmoor Common along with two Bronze Age Barrows and Late Bronze Age hut circles found at Bullswater Common.

To the south of the area Henley Park originated as a 14th century Royal Park, associated with other local land held under the crown through general management under 'The Keeper of the Royal Parks at Guildford, Henley and Pirbright'. The line of the park's embanked boundary exists in the landscape in the form of Pirbright Road to the north, documented by a map by Rocque in 1770, with 18th century formal gardens with parterres to the south and south-east, and tree lined drives to the north and east. Latterly the seat of Lord and Lady Pirbright, the avenue to the east survives to the present day, however the house and its immediate landscape setting has declined with the loss of the most of its gardens, the encroachment of woodland regeneration, and the intensification of residential use with division of the main house and the addition of a cul-de-sac of residential properties within the former domestic gardens. Elsewhere in the type there are smaller historic designed landscapes: Admiral's Walk in Pirbright is a hillside garden of 1908 designed by Walter Sarel and at Worplesdon there are the 18th century formal gardens of Maryland and the 20th century garden of Sudpre.

A fairly dense network of minor roads crosses the area and these largely retain their rural character with small contained rows of houses set at intervals rather than the extensive settlement that often lines the roads in the claylands to the south.

Settlement and built character

Settlement in this landscape is of a moderate density. As well as scattered farmsteads, and a number of modest country houses of various ages with associated small-scale designed landscapes and gardens, there are a number of loose villages and hamlets, generally strung along a main road, with a core of houses typically facing onto greens or small commons. Examples are Pirbright, which was mainly consolidated in the 19th century after the coming of the nearby railway at Brookwood within an area of former heathland. The presence of a moated manor house to the immediate west of Pirbright betrays an earlier phase of more scattered settlement. The village benefited within the 19th century from patronage by Lord and Lady Pirbright, of nearby Henley Park and the village is centred around a traditional green.

Cemetery Pales leads from the village into the adjacent vast Brookwood Cemetery, opened in 1854 to resolve London's burial crisis and now the largest Muslim cemetery in Europe. Although soon enclosed by the boundary walls of the cemetery that remove views into the cemetery itself from the road there is a strong cohesion between the cemetery and its landscape hinterland with a number of footpaths through the various designed landscapes of the cemetery. This associated landscape provides strong links between this character area and the landscape and settlements to the north-east beyond the Borough boundary, including nearby Brookwood and its mainline Station and further away to Knaphill and Woking.

Worplesdon has an older village core facing onto a small roadside common and later expansion to east, west and north. The village is bisected by the busy main road between Guildford and Woking (A322), however the village does retain some semblance of its historic character. Worplesdon once had a station on the semaphore line for the Admiralty from London to Plymouth from a tower next to the centrally positioned St Mary's Church (now demolished), although it did not attract much development relating to the railway, probably due to more remote location of Worplesdon Railway Station.

On the edges or away from the villages short rows of Victorian and Edwardian red brick houses face onto roads or small estates infill between roads and woodland blocks. There are also a few large-scale scattered industrial complexes such as the former Volks works, Animal Research Institute at Bakersgate and a sewage works near Fox Corner, plus institutional buildings, which have utilised and built upon larger country houses such as the Worplesdon Place Hotel and Merrist Wood College. The latter's core is a listed house designed by the Arts and Crafts architect, Richard Norman Shaw in 1877 and is now set within a wider agricultural estate which has been developed to support various educational land management courses with agricultural and student accommodation buildings, equestrian facilities, a golf course, agriculture and woodland. The enclosed and wooded nature of the landscape means that settlement is largely concealed apart from views along roads and across open commons and village greens.

Building materials range from traditional red brick, weatherboard and slate tiles to industrial buildings of modern brick and stone.

Views

- Intermittent views with glimpses through woodland blocks to pastures and heathland beyond.
- Views across greens and commons to settlement at their edges.
- Expansive views towards the Hogs Back in the distance to the south from the area around Worplesdon.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A linking landscape which looks to both north and south, and historically connected with land to the north now outside present administrative boundaries
- Unique remnant landscape features as a legacy from individuals or businesses
- A series of living settlements
- Concentrated settlement which still retains its rural and historical origins through its setting on common land or traditional village greens usually evolved from common land

EVALUATION

Key positive landscape attributes

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

- Rural, hidden, peaceful character.
- Commons with their heathland vegetation of high biodiversity interest, Open Access Land and function 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 the area.
- Areas of pastoral farmland with intact field patterns.
- Remnant historic parkland and Bronze Age remains.
- Historic villages centred on greens or commons.
- 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.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows.
- Secondary woodland encroachment onto pastures.
- Regeneration of scrub and woodland on heathland commons.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Industrial development including sewage works, Volks site works, Research Institute plus cluster of telecom masts at Cobbett Hill.
- Piecemeal linear settlement development associated with or along transport connections including railways and roads.
- Cluster of golf courses.

Future potential forces for change

- Further regeneration of woodland in more open areas, for instance where pastures are under grazed or on the surviving heathland.
- Further loss of hedgerow boundaries.
- Pressures for further conversion to horse paddocks.
- Increased leisure use of public rights of way network and Open Access Land.
- Increased traffic on rural road network leading to urbanisation though kerbing, lighting and signage.
- Pressure for expansion of settlement along rural roads leading to merging of villages and hamlets and loss of rural character.
- Inappropriate sub-division of plots and possible piecemeal settlement extension impacting on village morphology.
- Development of a waste facility within a new building at the Volks site.

GUIDANCE

Landscape Strategy

The landscape strategy for Worplesdon Wooded Heath is to **conserve** the peaceful enclosed nature of the area with its mosaic of heathland, woodland, and pastoral farmland, and its historic villages and small scale settlement set around greens and commons. Opportunities for **enhancement** include management of the open heathlands and pastures to prevent encroachment by woodland and restocking hedgerows.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the commons, woodlands and pastures.
- Raise awareness of the historic dimension of the landscape to landowners including the commons, parklands and woodlands.
- Conserve, manage and encourage the increase of the heathland habitats, continuing to promote local community and volunteer involvement, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners and the farming community.
- Promote the use of locally appropriate species such as oak, birch and Scots pine.
- Conserve and, where appropriate, encourage repair of the historic parkland to maintain and restore key elements such as parkland trees, avenues and woodland blocks.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as ménages that would affect the rural character of the area.
- Seek appropriate siting of facilities for leisure and tourism (such as car parks, play areas or picnic sites on the commons). Through active visitor management plan to predict and support appropriate levels of circulation and movement patterns. Ensure recreation use and facilities respect the low key rural character of the commons.
- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the footpaths and car parks through the encouragement of appropriate surfacing, materials and signage.

Built development

- Retain the pattern of villages, hamlets, isolated farmsteads and short rows of houses facing onto roads or commons set within the matrix of woodland, heathland and open farmland.
- Conserve and enhance the historic village cores such as Worplesdon and Normandy and their settings with particular regard to proportion and scale between elements, and the scattered farmsteads.
- Conserve the greens and commons that form the rural settings for villages such as Worplesdon and Pirbright.
- Retain the individual settlements avoiding merging these through linear development along roads for instance between Pirbright and Stanford Common or Worplesdon and Fox Corner.

- Retain the individual settlements avoiding merging these through linear development along roads for instance between Pirbright and Stanford Common or Worplesdon and Fox Corner.
- Ensure that new development is designed to retain tree cover that is essential to the rural character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and maintain development control to ensure that new development is sympathetic to the wider pattern of settlement.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Resist urbanisation of roads within settlement through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' in the area.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Aim to utilise existing telecom masts in preference to the erection of new ones. Oppose the erection of new masts where they will be visually dominant and where they would adversely affect views from the wider landscape. Ensure sympathetic siting and design of any new tall features.

G2: WISLEY WOODED AND SETTLED HEATH

Location and Boundaries: *Wisley Wooded and Settled Heath* is a small area to the far north east of the borough. The boundaries are defined by the edge of the borough and the change in underlying geology from sand to clay to the south.

Key Characteristics

- **Level landform** based on the Bagshot Sand Formation.
- A secluded, enclosed landscape of **heathland commons** lying between the Mole and Wey Rivers, now largely overgrown by secondary woodland.
- Substantial areas of **mixed woodland and scrub** are interspersed with **heathland**, open water bodies, pasture, parkland and gardens.
- **High biodiversity value** in the dry and wet heathland, bog and water bodies reflected in a large proportion of the area designated as SSSI.
- Wisley and Ockham Commons are **Open Access Land** with a network of footpaths and rides through the woodland.
- There are few rural roads but the **major transport corridors of the A3 and M25** cross the area fragmenting the commons and bringing noise and views of moving traffic.
- **Sparse settlement pattern** of a few farmsteads and cottages plus large houses at Wisley and Foxwarren.
- Presence of **designed landscapes** of Royal Horticultural Gardens at Wisley and Foxwarren Park to the north.
- **Intermittent views** into and through the woodland to pastures, heathland and the open water of Bolder Mere.
- An **intimate secret landscape** dominated by woodland and fragmented by the major roads of the A3 and M25.

DESCRIPTION

Landscape character

Wisley Wooded and Settled Heath is founded on the sands of the Bagshot Formation which give rise to acidic sandy soils supporting heathland vegetation. The area is a predominantly flat and low lying at 20 to 30 AOD with a local variation at Hut Hill where the landscape rises steeply to 40m AOD.

The area is largely made up of Wisley and Ockham Commons. These are heathland commons now dominated by regenerated woodland of birch, scots pine and oak, although in several areas birch colonisation and dense pine plantations have replaced heathland completely. This has created an enclosed secret landscape with glimpsed views into the area restricted from the surrounding landscape to small surviving open areas of heath, pastoral farmland, the designed gardens at RHS Wisley and Boulder Mere, a large lake

hidden in the centre of the woodland, although exposed to the adjacent A3 to the north. The variety and ecological value of the habitats present at Ockham and Wisley Commons (including heath, bog, peat, open water, secondary woodland and scrub) have led to their designation as an SSSI and part of a wider SPA, continuous with Chatley Heath, immediately to the east within Mole Valley. These commons are Open Access Land and there is a network of footpaths and rides across the area along a few parking areas (including a popular car park off the A3) and picnic sites. On their western and southern boundaries the heathlands covered by the SSSI are continuous with secondary birch woodland, which provides a buffer zone for the protected internal habitat from the surrounding open landscape.

In addition to the heathland and woodland there is a small section of farmland at Pond Farm, and two areas of designed landscape. The Royal Horticultural Society Gardens at Wisley, a registered historic garden, was originally one of the first 'wild' gardens developed in 1878-1902 by GF Wilson acquired and laid out under by the RHS in 1903 and improved by the addition of vernacular style offices with a central formal canal in 1914. Today the gardens are a national and international tourist attraction (mainly falling within the north and west facing open landscape of the *H1: Send Gravel Terrace* of the River Wey to the west), and a range of buildings of various ages and design housing research and visitor facilities with offices and laboratories, a garden centre, catering outlets and a bookshop around Wisley House itself. The success of the gardens has required the provision of large-scale but relatively low-key coach and car parking facilities within the wooded landscape bounding Wisley Lane and the SSSI of Wisley Common. Foxwarren Park is a Victorian gothic country house with matching water tower in elaborate polychromatic terracotta and brickwork. The estate, although now divided contains significant portions of the original mid-19th century gardens and park including terraces, plantations, paths and rides.

Access into the area by road is limited to a few minor roads crossing the margins of the area. However, the major road corridors of the M3 and M25 run through the area and meet at a junction to the north east. These roads fragment the landscape, in particular cutting sections of the commons off from each other. They also affect the rural, secluded nature of the *Wisley Wooded and Settled Heath* with high exposure to direct views or noise of moving vehicles such as within the RHS Gardens or Bolder Mere or through more indirect ambient levels of traffic noise generally throughout the area.

Settlement and built character

This area is largely unsettled with the few buildings enclosed and screened by woodland. Wisley Village lies immediately to the north within the adjacent character area, and although having its most direct approach in Wisley Lane through this area is both visually distinct and remote from its southern hinterland. A handful of brick and clay tile farmsteads and cottages are sited mainly at the edges of the area while there are substantial traditional brick buildings at Wisley which are contemporary with the gardens and an ornate mansion of 1860 at Foxwarren Park. Chatley Semaphore Tower lies just outside the Borough to the east but is of interest. Built in 1822 and recently restored, it continues the invisible east-west line of Naval communication across the wider Borough area from London to Portsmouth.

Views

- Enclosed wooded nature of this landscape means that there are limited views into and out of the landscape.

- Intermittent views into the woodland and glimpses through to open pastures, heath and water bodies particularly Bolder Mere.
- Views to moving traffic on the major roads through the area.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- An isolated landscape type well used by locals and bringing in others for both formal and informal recreation
- Views through deep, dark woodland stands into light woodland glades
- Wisley Garden a national treasure

EVALUATION

Key positive landscape attributes

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

- Peaceful secluded enclosed character.
- Varied heathland and wetland habitats of high biodiversity value.
- Designed landscapes at Wisley RHS Gardens and Foxwarren Park.

Forces for change/sensitivities/pressures

Past Change

- Building and expansion of the A3 and M25 cutting across the area.
- Encroachment of secondary woodland, bracken and scrub into open heathland.
- Extension of horticultural infrastructure and visitor facilities at Wisley.
- Invasion of rhododendron into woodland.

Future potential forces for change

- Pressure for further recreational facilities such as car parks, increasing use of footpaths and open access land and pressure for remedial works leading to unsympathetic features and wear and tear to infrastructure and fragile heathland and wetland habitats.
- Continuing development of RHS Wisley visitor facilities leading to some inappropriate massing, scale, or formalisation of car parks and buildings, and pressure from high levels car and coach access.
- Further invasion of rhododendron into woodland and scrub.
- Increasing traffic on the few rural roads through the area leading to urbanisation though kerbing, lighting and signage.
- Pressures for widening of A3 and M25 and for associated services and car parks.

- Continued loss of heathland to woodland encroachment.

GUIDANCE

Landscape Strategy

The landscape strategy for Wisley Wooded and Settled Heath is to **conserve** the strong character of this secluded wooded landscape with its glimpsed views to pastures, gardens and water bodies, and its rich ecology of heath, bog and scrub plus the designed landscapes at Foxwarren and Wisley RHS Gardens. Care is needed in providing access facilities such as car parks while retaining the peaceful rural character of the area, continuity of enclosure and protecting fragile habitats. Some elements of the area would benefit from **enhancement**, in particular control of woodland encroachment into the remaining open heath and restoration of this habitat with ongoing active management for instance through grazing.

Landscape Guidelines:

Land Management

- Conserve the secluded, peaceful landscape with limited visible development.
- Conserve and manage the internationally and nationally important heathland habitats, including their immediate environs to preserve their integrity and setting, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Conserve the wetlands and open water bodies, taking measures such as educational initiatives and, if appropriate, fencing to avoid damage associated with increasing levels of public access.
- Conserve and enhance woodland for biodiversity value, maintain and strengthen woodland that screens the major roads through the area and consider opportunities for new woodland planting for screening settlement and motorways.
- Promote traditional woodland management techniques with local landowners.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks and Scots pine.
- Control invasive species in the woodlands such as rhododendron.
- Conserve the historic designed landscapes maintaining key elements such as parkland trees, woodland blocks, designed views and boundary features.
- Ensure that leisure facilities including car parks, footpaths and picnic sites are of an appropriate low key design to retain the rural ambience of the area through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities for leisure and tourism through visitor management plan to predict and support appropriate levels of circulation and movement patterns.

Built development

- Conserve the secluded, rural landscape with its sparse pattern of settlement.
- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local

distinctiveness, and work to foster local distinctiveness where standard design criteria creates a lack of variation and ‘urbanisation’ of rural roads.

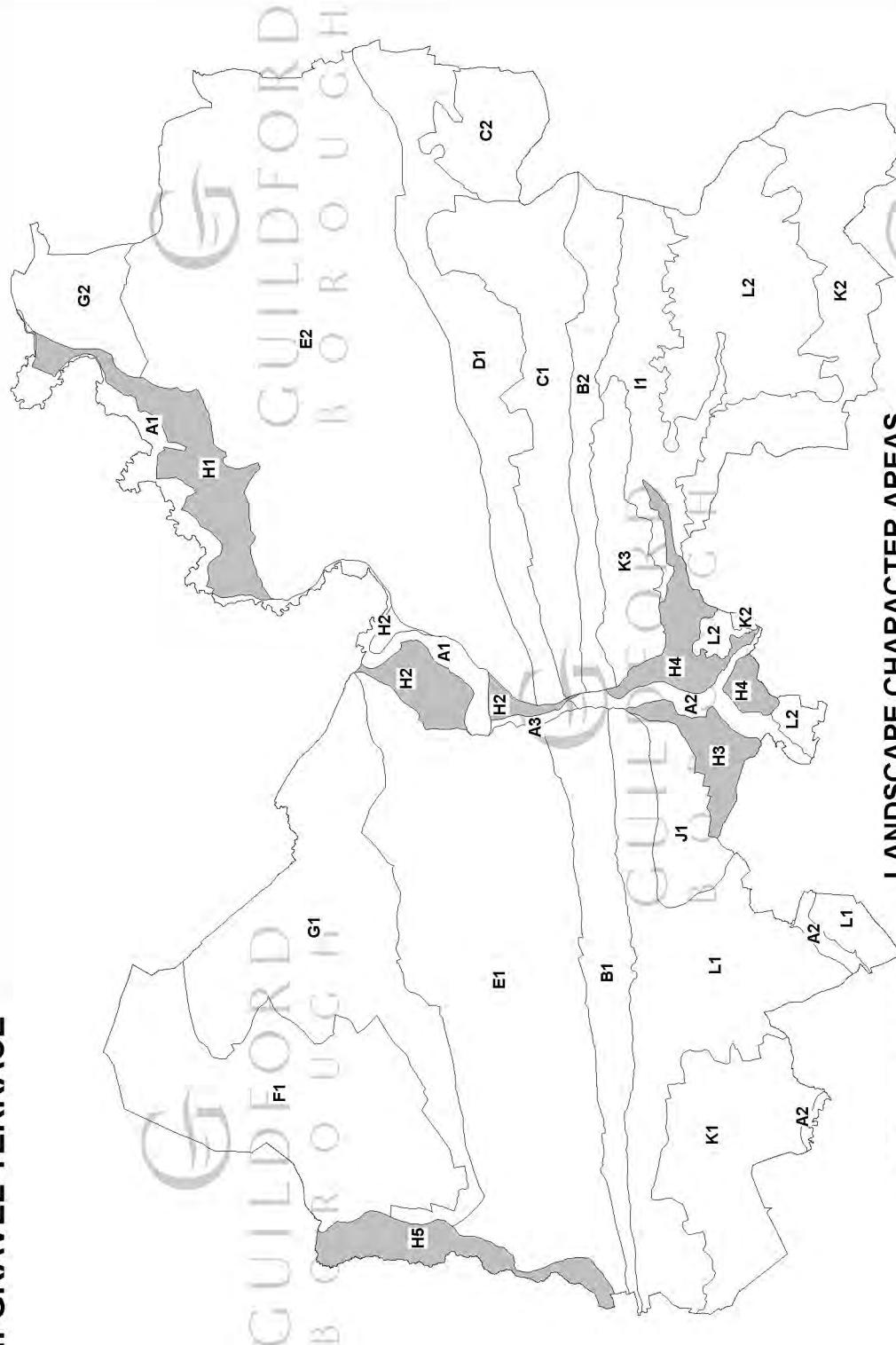
- Encourage environmental assessment and visual impact assessment in the planning stage of projects to ensure fragmentation of natural, historical and landscape features is avoided and prevent unacceptable visual intrusion from traffic, roads and roadside furniture.
- Promote landscape benefits in road design, construction and mitigation and resist fragmentation of habitats and promote nature conservation schemes and maintenance, which enhance the contribution of verges and road boundaries to biodiversity and screening.
- Conserve the rural roads network, particularly the strong sense of enclosure created by narrow, woodland lined lanes, minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ in the area.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Promote appropriate management of car parks and rest areas by land owners and support sense of ownership through the encouragement of stakeholder or local community adoption of areas to combat anti-social behaviour

H: GRAVEL TERRACE

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

H: Gravel Terrace



LANDSCAPE CHARACTER AREAS

H1: Send Gravel Terrace

H2: Slyfield Gravel Terrace (covered in urban assessment)

H3: Peasmash Gravel Terrace (covered in rural-urban fringe assessment)

H4: Shalford Gravel Terrace

H5: Blackwater Valley Gravel Terrace (covered in rural-urban fringe assessment)



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LANDSCAPE TYPE H: GRAVEL TERRACE

Landscape Character Areas

H1: Send Gravel Terrace

H2: Slyfield Gravel Terrace (covered in townscape assessment under character areas IIA:

Woodbridge Industrial Estates and IIB: Slyfield Green)

H3: Artington Gravel Terrace (covered in rural-urban fringe assessment under character area H3:
Artington Terrace Rural-Urban Fringe)

H4: Shalford Gravel Terrace

H5: Ash Vale Gravel Terrace (covered in rural-urban fringe assessment under character area H5:
Blackwater Valley Rural-Urban Fringe)

Location and Boundaries

The *Gravel Terrace Landscape Type* comprises four separate areas of slightly elevated river terrace gravel fringing the flood plain of the River Wey which runs from south to north through the centre of the borough. There is, in addition, one area at the far west of the borough associated with the Blackwater River. The gravel geology gives rise to a distinct landscape character and boundaries are based on the change from gravel to the alluvium of the floodplain or to the surrounding sands, clays and greensand.

Key Characteristics

- **Level or gently shelving areas** underlain by river terrace gravel and elevated above the floodplain.
- **Diverse landscape** including pastoral farmland, mixed woodland, industrial, commercial and sports complexes.
- Variety of **water bodies**, developed by modification of naturally occurring water sources, including rivers, canals, steams, lakes and ponds.
- **Settlement** predominantly in the form of medium to large villages often expanded along transport corridors.
- Semi-enclosed areas with **intermittent views** over pastures and waterbodies.

GUILDFORD LANDSCAPE TYPE H: Gravel Terrace



HI: SEND GRAVEL TERRACE

Location and Boundaries

The Send Gravel Terrace character area lies to the east of the floodplain of the River Wey to the north of Guildford. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the sand and clay of the surrounding areas to the east.

Key Characteristics

- **A gently shelving area** underlain by Kempton Park Gravel Formation **Sand and Gravel**.
- **A diverse and fragmented** landscape with large open water bodies, pastures, mixed woodland and nurseries plus substantial villages and industrial works.
- **Variety of both natural and made water bodies** in the form of flooded gravel pits, the River Wey and Wey Navigation, streams, drainage channels, mill streams, ditches, and small ponds.
- **Pastoral fields** are variable in size and regular with straight boundaries of fences, hedges, poplar or conifer shelterbelts and occasional ditches with ditch line willows.
- Frequent **footpaths and bridleways** cross the area and link to the River Wey Navigation towpath.
- A **dense network of rural roads**, many of them lined by settlement giving a suburban character and a **main railway line**.
- Settlement pattern of **substantial villages**, Send, Send Marsh and Ripley plus scattered farmsteads and industrial buildings.
- **An enclosed area** with intermittent views across pastoral farmland and occasional glimpses of lakes in the former gravel pits.

DESCRIPTION

Landscape character

Send Gravel Terrace is a gently shelving landscape based on gravel rising from approximately 20m AOD at the edge of the River Wey floodplain to the west to approximately 30m AOD at the eastern boundary.

This is a small area fragmented by its variety of land uses and extensive settlement. To the south there are large areas of disused gravel workings now flooded to form lakes. These are largely hidden from view by surrounding settlement, woodland shelterbelts and willow scrub. The lakes are a valuable habitat particularly for birds with two areas at Papercourt forming part of an SSSI, with the larger lake used for fishing and boating. Other forms of water prominent in this landscape are the Wey Navigation, which passes through the southwest section of the area and the River Wey, which runs along the western boundary

of the area to the north. There are in addition a number of small streams, drainage ditches and ponds.

The influence of the waterways along the west side of the area is evident in meadows edged by willows, and small areas of withy beds. Elsewhere there are pastoral fields, varying in size but with straight boundaries typical of parliamentary enclosure and bounded by a mix of hedgerows (some in poor condition) rural fences and ditches lined by trees. Paddocks are present south of Papercourt Lane along with nurseries adjacent to Heath Farm and around Ockham Mill. The small woodlands, often regenerated such as at Ripley Green, plus coniferous and poplar shelterbelts, and ditchline and hedgerow trees contribute to the enclosed nature of the landscape.

To the north further variety is given by the small wooded section of the RHS Gardens at Wisley and the historic gardens at Dunsborough Park with 18th century features such as a walled garden.

A network of rural roads crosses the area. To the south these are lined by houses and bungalows, giving a suburban character to this part of the area. At the margins of the area to the west where the roads cross the Wey Navigation and the River Wey or pass through meadows, and to the north where settlement is less dense the roads retain their rural character.

Settlement and built character

Settlement within the Send Gravel Terrace is varied. To the south it takes the form of predominantly late 19th and early 20th century houses spreading along roads from the centres of Send and Send Marsh. Here, settlement dominates views with front gardens lining roads and sometimes abrupt settlement boundaries highly visible across the small areas of open farmland. The few shops in the village and the recreation ground represent the modern centre of Send, but the more expected traditional centre, around the church, is in fact very remote. At some distance to the south west St Mary's Church stands rather isolated with only one large house and Sendgrove Farm forming the group; however this isolation and its proximity to the river make it highly visible from the River meadows and Navigation towpath.

To the north there are the more contained villages of Ripley and Wisley. Ripley is an older village, originally a coaching village on the Portsmouth Road, its High Street buildings still portray this history including the half timbered Anchor Inn, originally a 16th Century Alms House, the 17th century Talbot Hotel with its large coaching arch, and includes the late Norman church of St Mary, the early 18th century Clocke House and the Manor House of 1650. Once a mecca of day trip cycling for Londoners the advent of the motorcar resulted in increasing in congestion through the village, which eventually saw the relocation of the A3 further to the south.

Wisley is to be found hidden further downstream on the River Wey with the village squeezed between the boundaries of the River Wey, the M25 and the A3 with an area of sewage works just to the north. However, for all this modern infrastructure it has retained an aura of remoteness and is a remarkable survival of a tiny hamlet remaining very much as it was in the 12th century, a church, farm and a small group of houses beside the River Wey.

Although feeling visually remote, the village now functions largely as an estate village of the Royal Horticultural Society, which now brings the name of Wisley such fame.

As well as the villages there are scattered farmsteads, nursery greenhouses and large scale industrial buildings. Along the western margins of the area close to the River Wey development is often connected to the waterway for instance the buildings at Ockham Lock and mills at Ockham and Tannery Lane.

Materials include both traditional and modern red brick, clay tile and render as well as timber frame. Send Manor House is described by Pevsner as characteristic of Surrey, a three-storey property made of 17th century red brick with a Dutch gabled design facing a tiny green and dwarfing other surrounding homes.

Views

- Intermittent views over meadows, pastures and withies plus glimpses of lakes on the former gravel workings.
- The western edge of the area forms the setting for the Lower Wey Flood Plain and the woodland and meadows at the edge of the *Send River Terrace* are important in containing rural views within this adjacent area.
- Views from the towpath across the river meadows to St Mary's church tower, Send

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A quiet, yet living landscape, visually linked to the adjacent River Wey
- Traditional village greens, sometimes with ponds, as a focus for communities
- A partially 'restored' landscape where the resulting large scale water features provide valuable local features

EVALUATION

Key positive landscape attributes

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

- Hedgerows and hedgerow trees.
- Lakes enclosed by willow scrub and woodland forming valuable habitats for birds and recreational resources.
- Meadows and withies, bounded by ditches with ditchline willows.
- Historic village core of Ripley plus scattered traditional farmsteads and mills.
- Historic designed landscapes at Dunsborough and Wisley.

Forces for change/sensitivities/pressures

Past Change

- Loss and poor management of hedgerows and hedgerow trees.
- Regeneration of woodland on former gravel workings.

- Introduction of horse paddocks.
- Gravel pits now disused and flooded to form lakes.
- Spread of settlement out from historic village cores along rural roads.
- Congestion of villages on line of old London to Portsmouth Road and consequent widening leading to realignment of A3 to the south.
- Fragmentation of the Ockham and Wisley Commons by the M25/A3.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Increasing use of the lakes for boating and fishing leading to further loss of biodiversity interest.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Pressures for residential and industrial development, which may further fragment the landscape.
- Pressure for infilling and expansion of existing settlements causing erosion of distinctive settlement character, pressure for lighting, and loss of screening on settlement boundaries creating harsh edge and loss of adjacent rural character.

GUIDANCE

Landscape Strategy

The landscape strategy for Send Gravel Terrace is to **enhance** the landscape taking opportunities to unify this fragmented area and **strengthen** its open rural character. While conserving the positive features such as the meadows, pastures, varied water bodies and designed landscapes, opportunities should be taken to restore the field boundaries and enhance management of the woodland and wetlands and to better integrate settlement into the landscape for instance through woodland planting to screen settlement boundaries.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the ditches, meadows and hedgerows.
- Encourage restocking and consistent management of hedgerows including low hedges beside roads and paths, and resist development which results in the further loss of hedgerows.
- Conserve the ditches and ditchline willows through replanting and pollarding.

- Conserve the meadows and manage them through grazing to prevent scrub encroachment.
- Conserve, enhance and restore riparian and other woodlands.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as willows, alder and oak trees.
- Consider planting new woodlands of locally appropriate species, particularly on the edges of the *Lower Wey Flood Plain* to the west where this will enhance the rural secluded character of the floodplain or around settlement to screen edges and integrate it with the landscape.

Built development

- Retain the distinct separate settlements of Send, Send Marsh and Ripley and avoid merging these through linear development along rural roads. Retain gaps such as along the B368 between Send and Send Marsh or between Ripley and Send Marsh along the B2215.
- Conserve the historic village of Ripley, the pattern of scattered farmsteads and buildings associated with the River Wey and Wey Navigation such as mills and canalside structures and their settings.
- Ensure that development is appropriate in scale, form and materials to conserve and enhance the rural context and that suitable boundary treatments are used to integrate development with the surrounding landscape.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridge, which would change their rural character particularly to the north and west of the area.
- Resist urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' particularly to the west of the area where it abuts the *Lower Wey Floodplain*.
- Promote the use of traditional signage features with particular regard to local style and materials.
- Consider future opportunities to improve visual and physical links previously fragmented by the M25/A3.

H4: SHALFORD GRAVEL TERRACE

Location and Boundaries

The *Shalford Gravel Terrace* character area lies to the south of the borough bordering the eastern side of the floodplain of the River Wey. The boundaries are based on the underlying geology and broadly follow the edge of the gravel where it meets the alluvium of the floodplain to the west and the greensand of the surrounding areas to the east.

The western section of the area is considered in more detail in the rural-urban fringe assessment.

Key Characteristics

- A level area underlain by River Terrace **Sand and Gravel**.
- A semi-enclosed landscape with **substantial areas of settlement** along with commons, woodland, pasture and meadows along the course of the Tilling Bourne.
- **Small and medium sized pastoral fields** are bounded by hedgerows with hedgerow trees.
- **Small mixed woodlands**, some regenerated on commons.
- The area is crossed by **major roads**.
- **Shalford Common** forms the setting for the historic settlement of Shalford with views to houses facing onto the common.
- **The villages of Shalford and Chilworth** cover much of the area, with buildings dating mainly from the late 19th and the 20th century.
- **Views to the greensand hills to the north and the steeply rising chalk ridge to the west** form a **rural backdrop** to the area.
- A **highly settled area** that retains some rural ambience due to the commons, woodlands and views to the wooded slopes to the north.

DESCRIPTION

Landscape character

Shalford Gravel Terrace is a level landscape based on gravel rising from approximately 35m AOD at the edge of the River Wey flood plain to the west to approximately 50m AOD at its eastern extent at Chilworth.

The area contains the main road and rail links into Guildford from the south east and, because of its proximity to the town and the extent of settlement forms a transitional zone at the edge of the urban area. Much of *Shalford Gravel Terrace* is settled, however there are sections of farmland to the north and east of Shalford, with irregular small and medium pasture fields bounded by hedges with hedgerow trees (often oaks). Commons are a feature in the area and Shalford Common is an important open space, consisting of grassland

and woodland, forming a setting for the village and assisting in retaining its rural character, although becoming encroached upon by parking and public facilities. There is also a small isolated common at Gosden and an area of heathland at Peasmash. Playing fields at Gosden House School and the grassland of Shalford Park provide further open spaces within the urban fabric.

Settlement and built character

Settlement with the *Shalford Gravel Terrace* consists of the large village of Shalford, with a small historic core and later expansion of the 19th and 20th centuries. Emerging beyond Guildford's suburbs, the earlier portion of Shalford is scattered along the Guildford to Horsham Road with the former Shalford Park and St Mary's Church with its unusual copper spire. The 19th Century Bargate stone Shalford Parish Council Chapel and cemetery on the Common forms a focus and entrance for the modern day village centre with 19th Century extensions extending along the main railway line. The village centre retains a rural character with views across the grassland to redbrick Georgian and Victorian houses.

The main body of the village lies between the River Wey within the *River Wey Floodplain* and its tributary the Tillingbourne, which runs through this area, although for the most part, is visually distinct from the surrounding water features apart from at Broadford Bridge. However historical and architectural connections are present at Shalford Watermill, now owned by the National Trust.

Beginning a chain of villages aligned along the A248 under the shadow of the Greensand Ridge and North Downs, to the east of Shalford is the linear village of Chilworth. A wooded section of Shalford Common between the two settlements differentiates the ribbon of development along the road. Shalford and Chilworth are also linked on an east west alignment by the railway and both villages have stations on the line to London.

Views

- Views across Shalford Common to the houses of the village.
- Visual connection with *Upper River Wey Floodplain* and adjacent character areas across the river with long distance views towards St Mary's spire creating a local landmark
- Views across open farmland from gaps in roadside settlement in particular between Shalford and Chilworth.
- Views to the unsettled wooded backdrop of *St Martha's Greensand Hills* to the north and the steep wooded slopes of the *Hog's Back Chalk Ridge* to the west.
- The western edge of the area forms the setting for the *Upper Wey Floodplain* and the woodland and commons at the edge of the *Shalford River Terrace* are important in retaining rural views within this adjacent area.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A small scale landscape creating a bridge between the river and the surrounding wider landscape
- Concentrated settlement which still retains its rural and historical origins through its setting on common land

- Traditional village greens, sometimes with ponds, usually evolved from common land as a focus for communities

EVALUATION

Key positive landscape attributes

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

- The commons which provide a rural setting for settlement and a recreational resource as areas of Open Access Land.
- Hedgerows and hedgerow trees.
- Historic village core of Shalford and characteristic pattern of settlement of houses facing onto the common.
- Role as rural setting for the adjacent flood plain.
- Views to unsettled areas to the north and west.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Regeneration of woodland and loss of mature trees on commons.
- Encroachment of car parking by residents, workers and commuters onto the common land.
- Spread of settlement out from villages along rural roads.
- Standardisation of main roads.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Further encroachment of car parking on common land.
- Pressures which will lead to urbanisation of commons such as for placing facilities like recycling centres or car parking.
- Pressures for further residential and industrial development, with sub-division of plots and piecemeal settlement extension impacting on the historic form of the villages and commons.

GUIDANCE

Landscape Strategy

The landscape strategy for Shalford Gravel Terrace is to **conserve** the commons and the pastoral farmland, the historic village centres and the characteristic relationship of the buildings edging the common.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the pasture fields, hedgerows, hedgerow trees and woodlands.
- Conserve and manage areas of common land in particular common heathland at Peasmash.
- Encourage restocking and consistent management of hedgerows.
- Encourage sensitively placed tree planting to maintain stock of trees on the common land.
- Conserve, enhance and restore riparian woodland and the blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Consider opportunities for new woodland planting to enhance the setting of the flood plain to the west, for instance by screening large scale development.
- Promote the use of locally appropriate species such as oaks and, close floodplain, willows and alder.

Built development

- Retain the distinct settlements of Shalford and Chilworth and avoid merging these through linear settlements along roads, retaining the gap along the A248.
- Conserve the historic village of Shalford and Chilworth, and the distinctive pattern of houses facing onto the common.
- Ensure that any new large scale development does not impact adversely on rural views particularly from the *Upper Wey Floodplain*, the commons or from nearby high ground such as St Martha's Hill or the North Downs.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and to ensure that new development is sympathetic to the wider pattern of settlement.
- Resist urbanisation of the common land through the addition of inappropriate facilities such as car parking, consider screening and enhancement of existing facilities to strengthen rural character.

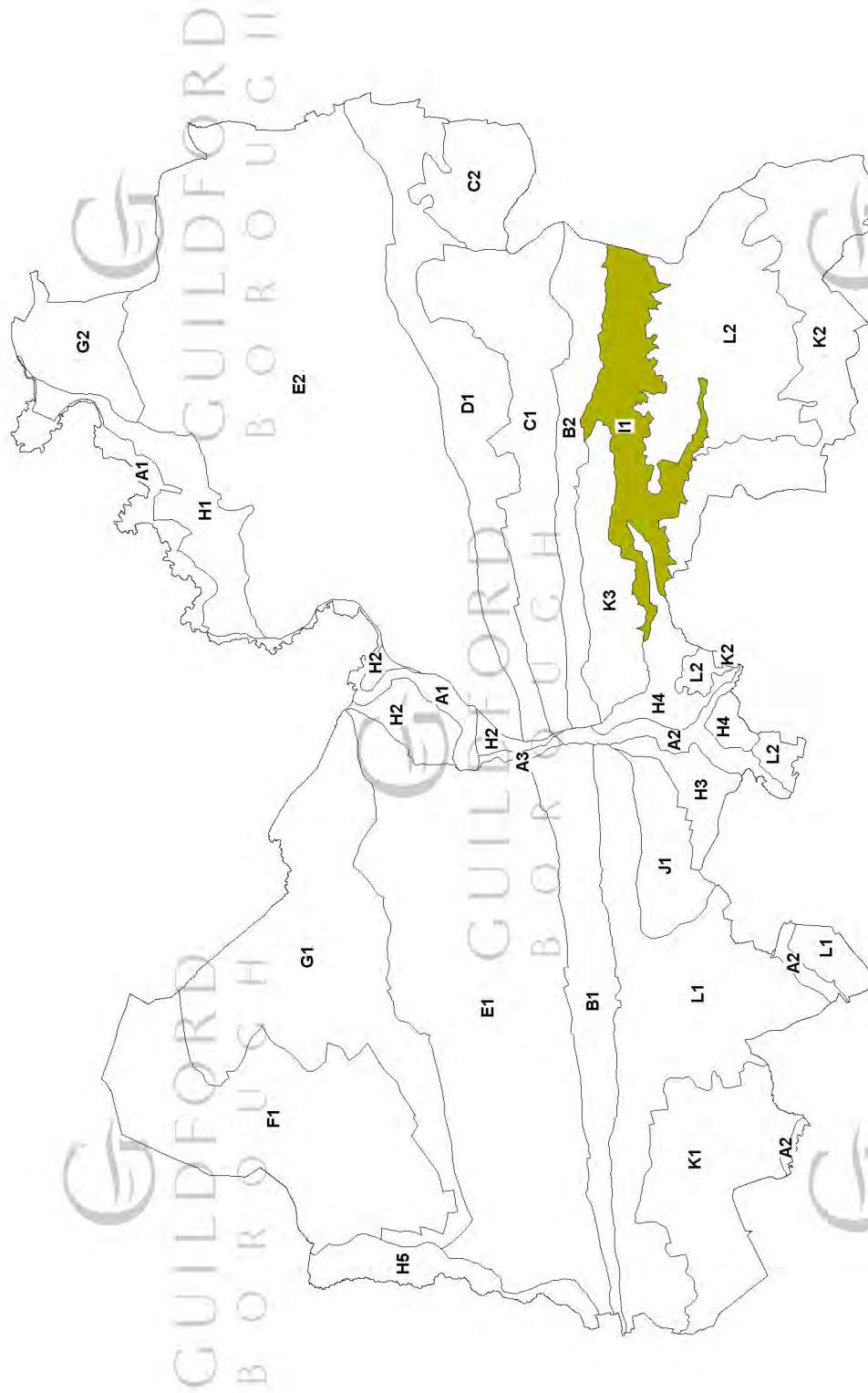
- Protect landscape character and quality from negative impact of transport networks including the introduction of signs, gantries and lighting columns that impact on local distinctiveness.
- Work to foster local distinctiveness in villages where standard design criteria creates a lack of variation and ‘urbanisation’ of rural roads. Seek opportunities to ‘downgrade’ main roads through village centres, enhancing the immediate landscape setting and ensuring minimum clutter through encouraging appropriate surfacing of existing pavements, quality signage and reduced speed limits where possible.
- Ensure that road lighting schemes are assessed for visual impact particularly where these may affect the commons or the adjacent *Upper Wey Floodplain*.
- Promote the use of traditional signage features with particular regard to local style and materials.

I: GREENSAND VALLEY

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

I: Greensand Valley



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GUILDFORD
BOROUGH COUNCIL

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LANDSCAPE TYPE I: GREENSAND VALLEY

Landscape Character Areas

II: Tilling Bourne Greensand Valley

Location and Boundaries

The Greensand Valley Type contains a single character area, the valley of the Tilling Bourne, lying at the south east of the borough. Boundaries are based on topography and land cover marking the transition from the open valley sides to the wooded hills to north and south.

Key Characteristics

- Narrow valley based on **greensand** with alluvium and sand and gravel drift geology.
- Presence of the **Tilling Bourne** with ponds, streams and weirs.
- Intimate, small scale valley floor with a **chain of historic villages** set amongst **pastures, woodland and parkland**.
- **Semi-enclosed area with rural views** to the open pastoral valley sides and the wooded slopes of the greensand hills.

GUILDFORD LANDSCAPE TYPE I: Greensand Valley



II: TILLINGBOURNE GREENSAND VALLEY

Location and Boundaries

This is a narrow valley sited at the south west of the borough following the east west course of the Tillingbourne. The boundaries of the area are based on the landform and land cover and follow contours defining the top of the open lower slopes of the valley sides where they meet the steeper wooded crests of the greensand hills to north and south.

Key Characteristics

- **Narrow valley** underlain by Folkestone and Hythe Formations Sandstone with Alluvium along the course of the Tillingbourne and Head Deposits of Clay, Silt and Sand along the valley floor and lower slopes.
- **Intricate settled and wooded valley floor.**
- Presence of the **Tillingbourne with evidence of past industry in ponds and weirs and mills**, and current economic use such as watercress beds at Abinger and Trout farm at Gomshall.
- **Open farmland on the lower valley slopes** with pastures grazed by sheep, cattle and horses plus arable fields.
- **Large and medium irregular fields** are bounded by rural fences and hedgerows with some hedgerow trees.
- **Small woods including ancient woodland** along the valley floor and rising up the slopes give a sense of enclosure.
- **The A25 and A248** travel along the edge of the floodplain while a **network of rural sunken lanes** rise up the slopes to link with the chalk downs and the greensand hills.
- **Dense settlement** along the valley floor with a string of historic villages, while the valley sides are sparsely settled with scattered farmsteads.
- Widespread use of **sandstone (Bargate stone)** as a building material sometimes with characteristic decorative galleting in Ironstone.
- **Historic parks and gardens** include Albury Park, with gardens designed by John Evelyn in the 17th century and still retaining strong physical and visual influence locally plus the smaller historic parks and gardens of Weston House, Postford House and Woodhouse Copse.
- **The wooded slopes** of the greensand hills and the chalk ridge form a rural backdrop to the area.
- **A varied landscape** with the more intimate and settled valley floor contrasting with the open farmland of the slopes.

DESCRIPTION

Landscape character

The *Tillingbourne Greensand Valley* area is founded on greensand with drift geology of alluvium along the course of the Tillingbourne and sand and gravel on the valley floor and lower slopes. This is a narrow valley with steeply rising slopes following the course of the Tillingbourne as it runs from east to west to join the Wey to the south of Guildford.

The valley floor is an intricate and historic landscape with remnants of past industries connected to the river including fishponds, mill ponds, weirs, remains of gunpowder mills in the woodland north of Chilworth and disused watercress beds west of Albury.

Small blocks of woodland along the valley floor and occasionally rising up the slopes give an enclosed ambience. Ghylls (steep valley-side ancient woodlands) are evident south of Postford House and Colyers Hanger at the north western boundary designated as an SSSI with oak/birch/hazel woodland and a diverse field layer.

All these features were described well by William Cobbett on November 30th 1822 as “I came over the high hill on the south of Guildford, and came down to Chilworth, and up the valley to Albury. I noticed, in my first Rural Ride, this beautiful valley, its hangers, its meadows, its hop-gardens, and its ponds. This valley of Chilworth has great variety, and is very pretty”. In contrast the slopes of the valley are open farmland, with large or medium scale irregular fields grazed by cattle, sheep and horses or under arable cultivation. Fields are bounded by hedgerows in variable condition with some hedgerow trees or by fences.

Historic parkland and gardens are a feature, exploiting the natural drama of the intimate valley floor and the wooded hills. Albury Park is the largest site, a wooded pleasure grounds and park developed from the 15th century with gardens designed by John Evelyn in the mid 17th century. This retains a strong visual influence on the local area through the consistent maintenance regime and common vocabulary of its estate. Weston House, also in Albury includes a rectangular garden area still laid out much as it was in the 18th century. Woodhouse Copse in Shere includes a 1920s garden designed by Gertrude Jekyll while Postford House, towards the west of the area is a 19th century house and garden set in the surrounding woodland.

The valley provides a transport corridor with the railway crossing it to east and west and the A25 and A248 running along the edge of the floodplain. Locally views of moving traffic and noise from these major roads tend to disrupt the peaceful, rural character of the valley. A network of rural lanes, some of them sunken, plus footpaths and bridleways rise up the slopes of the hills to north and south connecting the North Downs with the greensand hills and the Weald to the south.

Settlement and built character

Settlement in the *Tillingbourne Greensand Valley* consists of a series of historic springline villages along the Tillingbourne as it traverses the valley (including Albury, “Eldeberie” in the Doomsday Book but once also called Weston Street, the Saxon villages of Shere “Essira” in the Domesday Book and nearby Gomshall (Gomesele) and finally Abinger Hammer with its name portraying connections with the now-vanished iron smelting industry, utilising the local ironstone).

The villages are distinctive with their centres in or close to the valley floor and Victorian and 20th century residential development spreading up the lower slopes to north and south (as at Gomshall) or along roads (for instance eastwards from Chilworth). Shere has a

strong and aesthetic historic core. The most outstanding feature of Abinger Hammer being an unusual clock overhanging the village street (just outside the Borough boundary).

Water features dominate the area with abundant Hammer ponds formed by damming the stream at various points along its course to drive the wheels of the watermills that operated the heavy hammers of the local iron works. At Abinger Hammer today these ponds are utilised by the watercress growers, the chalk beds being ideal for the purpose.

To the north of Chilworth the river was the basis of a gunpowder industry, which lasted from the early 17th century to the 20th century and significant remains of this survive including the Scheduled Ancient Monument site of Chilworth Mill and now a site of locally valued conservation interest.

There are also large houses and manors which create a common vocabulary of landscape features and management regimes within the valley with their designed gardens and parks, well managed woodlands and varied estate buildings, most notably Shere Manor of the Bray's and Albury Park, now owned by the Duke of Northumberland. Once the site of the original Albury village, the house (of tudor origins later remodelled by August Pugin), is set within Grade I listed terraced gardens, its features including a formal pool and a crypta and underground tunnels created between 1655-77 by John Evelyn. It is surrounded by finely wooded pleasure grounds and park many planted by Henry Drummond and much admired by Cobbett in his *Rural Rides* in 1822.

Building materials include timber-frame, weatherboard, flint, traditional and modern brick, with a strong local tradition of ornate brickwork chimneys in Albury, and clay tile plus frequent use of Bargate stone sometimes with characteristic decorative galleting in ironstone. A strong sense of estate patronage is present with the dark green Albury Estate colours locally prevalent.

Views

- Views up to the unsettled rural pastoral slopes and to the wooded greensand hills and chalk ridge contrasting with the settled valley floor.
- Corridor views along the Tillingbourne and glimpses of the ponds between valley floor woodlands.
- Locally the sand pit at Weston Wood (in the *St Martha's Greensand Hills*) is a dominant feature in views from below (for instance from New Road and Blackheath Lane) which affects the undisturbed, rural backdrop of the greensand hills.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- A busy rural, yet historically industrious, landscape
- Strong visual and physical connections with and traditional use of water from the chain of water features along the Tillingbourne, with a rich diversity of natural and man made features associated with water, including springs, mill and hammer ponds, and wooded ghylls.
- A series of highly individualistic villages supported by unique local building traditions, or strong patrimonial roles but all linked by the Tillingbourne
- Visual links between the nestling valley floor beneath the rolling slopes and coombes of the North Downs above

- Historic landscape and built features which together with landscaped parks, create distinctive local landscape

EVALUATION

Key positive landscape attributes

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

- Enclosed intimate valley floor landscape.
- Open pastoral, unsettled lower slopes of valley sides.
- Views across pastures to wooded hills.
- Varied woodland including valley floor woods and ancient woodland.
- River Tillingbourne and linked historic remnants of former industries such as gunpowder manufacturing, mill ponds, fishing lakes, weirs and watercress beds.
- Historic parks and gardens.
- Historic village centres and manors.

Forces for change/sensitivities/pressures

Past Change

- Loss of hedgerows and hedgerow trees.
- Decline in active management of woodland.
- Introduction of horse paddocks.
- Expansion of villages along roads and on the lower slopes of the valley to north and south threatening the open rural views and the individual identity of the settlements.
- Growth of car based tourism and visitor pressure on villages, particularly Shere.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Increase in demand for horse paddocks with associated infrastructure such as fencing and shelters.
- Pressures of increased recreational use, and for more fishing lakes.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Pressure for further residential development within and around the villages.

- Erosion of distinctive architectural forms and character within settlements.
- Continuing traffic congestion.
- Introduction or upgrading of urban road lighting schemes
- Development creating a higher density of built elements within plots resulting in changes in the character of village structure over the long term.

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodlands.
- Encourage consistent management and restocking of hedgerows.
- Nurture new hedgerow trees.
- Promote restoration and traditional management techniques for woodlands and species rich grassland with local landowners, horse owners and the farming community.
- Encourage sustainable and multi-purpose woodlands.
- Encourage traditional management techniques such as coppicing where appropriate to maintain the character and ecological interest of the woodlands for instance at Colyers Hanger.
- Promote the use of locally appropriate species such as oak, hazel and birch and alder along the river edge.
- Raise awareness of the historic dimension of the landscape to landowners including the designed landscapes, woodlands and features connected to the river such as fishponds and watercress beds.
- Conserve and, where appropriate, encourage repair of the historic designed landscape to maintain and restore key elements such as avenues, woodland blocks, designed views and boundary features.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as ménages that would affect the rural character of the area.
- Conserve the diverse water bodies along the valley floor including historic feature such as fish ponds, leats and mill ponds.

- Conserve the open views up to wooded ridge of chalk ridge to the north and greensand hills to the north and south.
- Seek to conserve and enhance the low key, rural character of the many footpaths and occasional small car parks through the encouragement of appropriate surfacing, materials and signage.

Built development

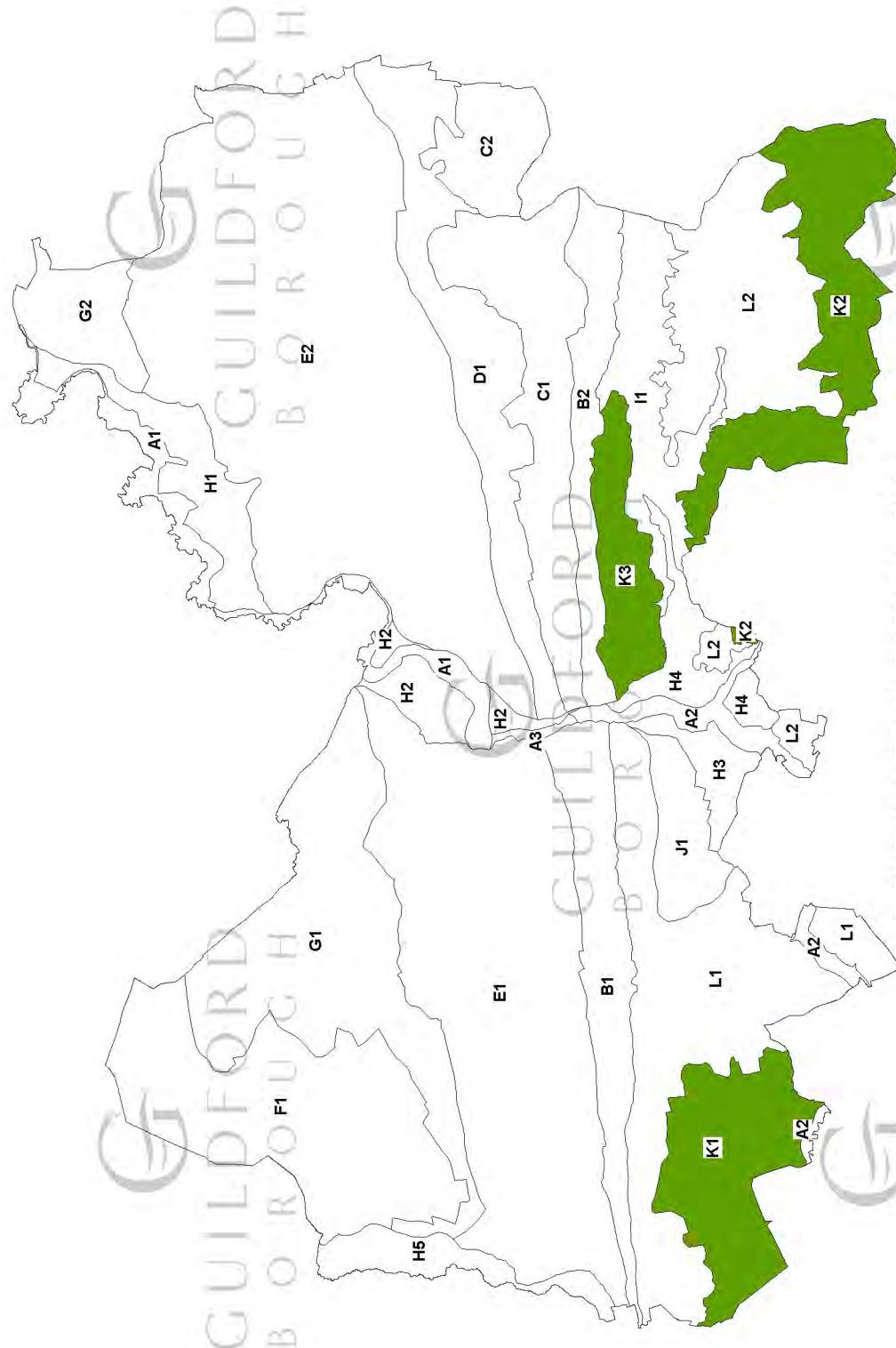
- Conserve the historic cores of the villages along the valley floor (Gomshall, Shere and Albury) with particular regard to the proportion and scale between elements and their settings.
- Retain the character of the individual settlements avoiding merging these through dense linear development along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

K: WOODED GREENSAND HILLS

Guildford Landscape
Character Assessment

Rural Landscape
Character Areas

**K: Wooded Greensand
Hills**



LANDSCAPE CHARACTER AREAS

K1: Puttenham Wooded Greensand Hills

K2: Winterfold Wooded Greensand Hills

K3: St Martha's Wooded Greensand Hills

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**GUILDFORD
Borough Council**

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LANDSCAPE TYPE K: WOODED GREENSAND HILLS

Landscape Character Areas

- K1: Puttenham Wooded Greensand Hills
- K2: Winterfold Wooded Greensand Hills
- K3: St Martha's Wooded Greensand Hills

Location and Boundaries

The Wooded Greensand Hills Type contains three character areas sited on the greensand at the south of the borough, with boundaries based on landform and on the wooded land cover and broadly following contours and the edges of woodland blocks.

Key Characteristics

- **Undulating hills** based on greensand.
- A **secluded landscape dominated by woodland**, with areas of pasture and open heathland.
- **Sparingly settled** with scattered farmsteads and small cottages along rural lanes.
- **Historic parklands** are sited on the slopes and Bronze Age burial mounds and Iron Age hillforts crown the hills.
- **Peaceful, remote landscape** with panoramic views out over lower ground.

GUILDFORD LANDSCAPE TYPE K:Wooded Greensand Hills



KI: PUTTENHAM WOODED GREENSAND HILLS

Location and Boundaries

The Puttenham Wooded Greensand Hills character area is situated at the south western corner of the borough based on the greensand geology. The boundaries of the area are the borough boundary to the south and west and the edge of woodland blocks marking the change in land cover to the unwooded hills to the north and east.

Key Characteristics

- **Undulating landscape** underlain by a solid geology of Folkestone Formation Sandstone and drift geology of Head - Clay, Silt, Sand and Gravel.
- **An enclosed and secluded area dominated by woodlands and heathland commons within the AONB** with areas of historic parkland, most notably Hampton Park, as well as pastures and paddocks.
- **Heathland of high ecological interest** survives at Puttenham and Crooksbury Commons SSSI, a fragment of a once much larger area of open heathland.
- **Varied woodlands** of 19th century plantations, regenerated woodland on heathland, plus fragments of alder carr, ancient woodland, coppice and wood pasture.
- Large **water bodies of the Tarn and Long Pond** are associated with the 18th century parkland Hampton Park.
- A few **rural roads and sunken lanes** cross the area from The Sands to Shackleford and north south from Seale to Elstead.
- **Sparse settlement** with the small hamlet of The Sands to the northwest and large houses and farmsteads dispersed amongst the woodland and parkland.
- Presence of **Bronze Age burial mounds and Iron Age Hillforts**.
- **Peaceful and remote area with panoramic views** from the summits of the hills for instance from Puttenham Common to the north and east.

DESCRIPTION

Landscape character

The Puttenham Wooded Greensand Hills area is an undulating area founded on greensand with drift geology of clay, silt, sand and gravel and rising from around 45m AOD at the south to 120m AOD at its northern boundary.

This is a secluded, densely wooded landscape with blocks of 19th century plantations and extensive areas of woodland regenerated on former heathland, comprising birch, oak and scots pine. Set within the woodland are open areas of heathland, parkland and pastures.

The commons of Puttenham, with its deciduous woodland cover and the mainly coniferous stands of Crooksbury retain occasional heathland of high biodiversity value and are designated an SSSI. As well as open areas dominated by heather, there are small areas of wet woodland and two large shallow ponds which support a rich variety of fauna including locally rare species of beetle and dragonfly. These ponds are the southern sections of the ornamental lakes of the Tarn and Long Pond, which form part of the historic landscape of Hampton Park, an extensive 18th century parkland associated with Humphry Repton and designed to take advantage of its dramatic setting within the wooded hills. To the east there are a few areas of farmland with medium scale regular fields of parliamentary enclosure plus an area of large irregular assarts at Rodsall Manor, now subdivided into paddocks. Fields are bounded by hedges and rural fences.

The *Puttenham Wooded Greensand Hills* is an historic landscape with Bronze Age burial mounds sited on promontories at Crookesbury Common and Culverswell Hill and Iron Age hillforts on the high ground at the north of the area at Crooksbury Hill and Puttenham Common.

Large sections of the area are Open Access Land (Puttenham Common, Lower Puttenham Common, Crooksbury Common and Crooksbury Hill) and car parks are provided off the sparse rural roads and sunken lanes that cross the area and climb the slopes. The high open commons (in particular Puttenham Common) provide vantage points from which there are panoramic views out to the north and east.

Settlement and built character

The *Puttenham Wooded Greensand Hills* area is sparsely settled with occasional farmsteads and roadside cottages, the grand house of Hampton Park, and the hamlet of The Sands. Building materials used include stone, traditional and modern red brick and clay tiles as well as half-timbering.

Views

- Semi-enclosed views across open heathland, pastures, and parkland framed by woodland.
- Corridor views along rural roads and sunken lanes.
- Distant views from Puttenham Common north and east to the chalk downs and the open greensand hills.
- Function as a wooded rural backdrop in views from the *Shackleford open Greensand Hills* and *Hog's Back Chalk Ridge* to the north.
- Locally to the mature pine capped Crooksbury Hill and nearby Stone Hill with its highly visible telecommunications mast.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Open access for low key recreation
- Local patrimony creating a strongly cultural, designed landscape
- Contrasts between the dark enclosure of conifer plantations and the sudden open clearings of heathland and parkland.

EVALUATION

Key positive landscape attributes

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

- Remote unsettled character.
- Open heathland of high ecological value.
- Mixed woodlands including ancient woodland, and alder carr.
- The historic parkland of Hampton Park including the lakes of the Tarn and Long Pond.
- Rural roads and sunken lanes.
- Bronze Age Barrows and Iron Age hillforts.
- Wide views out over the surrounding lower ground from viewpoints at the edges of the area such as at Puttenham Common.
- Function as an unsettled and wooded skyline in views from surrounding areas to the north.

Forces for change/sensitivities/pressures

Past Change

- Regeneration of woodland on heathland commons.
- Loss or poor management of hedgerows in farmland areas.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Telecommunications mast on Stone Hill.

Future potential forces for change

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

GUIDANCE

Landscape Strategy

The landscape strategy for the *Puttenham Wooded Greensand Hills* is to **conserve** the unsettled rural landscape with its open heathland, varied woodland and historic parkland. Elements to be enhanced are the field boundaries and the heathland and woodland with management focussed on conserving and enhancing their historic and ecological value.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the heathland, woodlands, hedgerows and parkland.
- Encourage consistent management and restocking of hedgerows.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Conserve and enhance the woodlands of historic and ecological interest principally the ancient woodland and alder carr.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine and alder.
- Raise awareness of the historic dimension of the landscape to landowners including the parkland and woodlands.
- Conserve and, where appropriate, encourage repair of the historic parkland to maintain and restore key elements such as parkland trees, avenues, woodland blocks, designed views and boundary features.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as ménages that would affect the rural character of the area.
- Ensure that infrastructure supporting recreational activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Minimise small-scale incremental change such as signage, fencing or improvements to the rural lanes and roads
- Conserve the wide views from the hills to surrounding lowlands for instance from Puttenham Common to the chalk downs to the north and open greensand hills to the east.

Built development

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern of sparse scattered farmsteads and manors.
- Conserve the distinct character of The Sands and avoid the expansion of development along rural roads where this will cause merging with adjacent settlements.
- Conserve the undisturbed wooded skyline of the hills.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character and take measures to protect the banks of the sunken lanes from damage by vehicles.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area.
- Oppose the erection of further tall vertical structures such as telecom masts on the ridge top where they will be visually dominant and potentially impact on the essentially unsettled character. Aim to utilise existing masts in preference to the erection of new ones. Ensure sympathetic siting and design of new features if introduction is necessary.

K2: WINTERFOLD WOODED GREENSAND HILLS

Location and Boundaries

The Winterfold Wooded Greensand Hills character area is an extensive area lying at the south eastern edge of the borough. The boundaries are based on the borough boundary to the south, east and west and the transition in land cover from the woodland of Blackheath Forest, Winterfold Wood and Hurt Wood to the open farmland of the Peaslake Open Greensand Hills to the north. There is also a small isolated section of this area on the southern edge of the Borough based around Chinthurst Hill.

Key Characteristics

- **Steeply sloping and undulating landscape** underlain by solid geology of Hythe Formation Sandstone, Folkestone Formation Sandstone and drift geology of Head - Clay, Silt, Sand and Gravel.
- **A secluded and heavily wooded landscape** of 19th and 20th century plantations and regenerated woodland on former heathland.
- Some small areas of open farmland pasture, plus surviving **fragments of heath** and acid grassland of high ecological interest at Blackheath.
- Large areas of **Open Access Land** at Hurt Wood and Blackheath Forest with numerous car parks, footpaths and bridleways forming a recreational resource.
- Presence of **Iron Age hillfort** on Holmbury Hill, a Romano-British temple at Farley Heath and Roman Road.
- Occasional **rural roads, sunken lanes and tracks** lead north south across the area from Farley Green and Peaslake.
- **Sparsely settled** with scattered, remote farmsteads and cottages along the edges of roads and the outskirts of the hamlets of Peaslake and Holmbury St Mary.
- **A peaceful remote and enclosed area** but with **wide views** from the edge of the woodlands to the north and west.

DESCRIPTION

Landscape character

The Winterfold Wooded Greensand Hills area is a dramatically undulating area founded on greensand with drift geology of clay, silt, sand and gravel ranging from around 75m AOD at the north western edge of the area to 215m AOD at the southern boundary.

This is secluded, densely wooded landscape with large areas of 19th and 20th century inter-war woodland plantation of spruce, larch hemlock, Scot's and Corsican Pine at Winterfold Forest and Blackheath and regenerated secondary woodland on heathland with heather, bracken and birch scrub at Hurt Wood, Sheep Walk and Romping Downs. Amongst the woodland, enclosed by a network of nature hedges of holly, hawthorn and oak, are isolated

areas of farmed pastures, paddocks and surviving remnants of heathland as at Blackheath SSSI where areas of dry lowland heath and acid grassland support diverse heathland fauna. In places the former heathland groundcover survives with bilberries, locally known as hurt, wavy-hair grass and heather under pedunculate oak, birch and Scot's pine. The areas of pasture vary in field pattern but are generally medium to large, bounded by hedgerows and enclosed by the surrounding woodland. Old woodland boundaries and ancient trackways still survive as low banks, often marked by beech. An Iron Age hillfort commands the summit of Holmbury Hill while Farley Heath is the site of a Romano-British temple and enclosure linked by a roman road.

Winterfold Wooded Greensand Hills is a remote, peaceful landscape with a sparse network of rural sunken lanes. Recreation is now a major land use within the local area with substantial former commons now Open Access Land (including the Hurt Wood, Winterfold Wood and Blackheath Forest in this area).

This secluded landscape has resulted from links to the major landowners of the villages of Albury and Shere to the immediate north. The Hurtwood Control, now a registered charity, was created in 1926 by Reginald Bray of Shere Manor Farm and controls access to 1,200ha of approved woods and heaths, mostly owned by the Shere Manor and Albury Estates, from approved car parks, from where there are wide views over the lower ground of the *Tilling Bourne Greensand Valley* to the *Albury and Hackhurst Ridge* to the north.

The woodlands are continuous over the Borough boundary, reaching to the scarp slope of the Greensand Hills, where the Greensand Way long-distance footpath gives access to the woodland and to vantage points created by Holmbury, Pitch and Winterfold Hills, with long-distance views over the Weald to the South Downs.

Chinthurst Hill is open access land owned by Surrey County Council and managed by the Surrey Wildlife Trust. The lower slopes are covered with oak, sweet chestnut, hazel and rowan woodland with an open summit of grass slopes. A listed round four-storey tower with castellated top built in the 1930's, gives extensive panoramic views of Guildford, the North Downs and the surrounding countryside.

Settlement and built character

The *Winterfold Wooded Greensand Hills* are largely unsettled with occasional small cottages and farmsteads along the edges of rural roads, lanes and tracks and in more open pastures surrounded by woodland. To the north and the west the margins of the villages of Peaslake and Holmbury St. Mary extend into the area from adjacent areas or outside the borough.

The materials used in the buildings in this area include stone (Bargate sandstone and Ironstone) clay tiles, weatherboard and traditional and modern red brick.

One of the most evocative symbols of this area are the sunken lanes, hollowed out through the sandstone with high banks of orange stone held together by the exposed roots of overhanging trees.

Views

- Essentially enclosed by woodland and landform with corridor views along rural roads and sunken lanes.
- Wide views from the northern edge of the area down over the *Open Greensand Hills*, *Tilling Bourne Greensand Valley*, to the North Downs and beyond.

- The area forms a wooded rural backdrop in views from the pastures of the Peaslake Open Greensand Hills.
- Panoramic views across the landscape from Chinthurst Hill.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Shady dense mixed woodland with a thick groundcover particularly where bilberries
- Open access for low key recreation by a extensive network of sandy footpaths scattered with ironstone
- A long history of ancient trackways and settlements

EVALUATION

Key positive landscape attributes

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

- Remote, peaceful and unsettled character.
- Open heathland of high ecological value.
- Mixed woodlands.
- Rural roads and sunken lanes with exposed rock and tree roots.
- Iron Age hillfort and Romano-British temple.
- Wide views out over the surrounding lower ground from viewpoints at the northern edge of the area for instance from Ridge Hill above Peaslake.
- Unsettled wooded skyline in views from areas to the north.

Forces for change/sensitivities/pressures

Past change

- Regeneration of woodland on heathland commons.
- Loss of hedgerows in farmland areas.

Future potential forces for change

- Further regeneration of woodland on surviving open heathland.
- Further loss of hedgerows.
- Pressures for conversion of pasture to horse paddocks.
- Increased leisure use of public rights of way network and Open Access Land.

- Increased traffic on rural roads and sunken lanes leading to urbanisation through kerbing, lighting and signage and damage to the banks of the sunken lanes.
- Pressure for further residential development.

GUIDANCE

Landscape Strategy

The landscape strategy for the *Winterfold Wooded Greensand Hills* is to **conserve** the peaceful remote character of this area with its secluded woodlands, the pockets of heathland and pasture, and the rural roads and sunken lanes. Opportunities should be taken to **enhance** the landscape through heathland and woodland management to prevent further loss of open heath.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the heathland, woodlands, pasture and hedgerows.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Encourage consistent management and restocking of hedgerows.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oak and Scots pine.
- Ensure that infrastructure supporting leisure activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as ménages that would affect the rural character of the area.
- Conserve the wide views from the hills to the lower ground to the north for instance from Ridge Hill over the *Peaslake Open Greensand Hills* to the chalk ridge to the north.
- Conserve the undisturbed wooded skyline of the hills.

Built development

- Conserve the secluded largely unsettled landscape.
- Conserve distinct character of villages such as Peaslake and Holmbury St. Mary that sit at the margins of the area avoiding expansion of development along rural roads where it will affect the secluded rural landscape.

- Conserve the undisturbed wooded skyline of the hills.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network, which would change their character and take measures to protect the banks of the sunken lanes from damage by vehicles.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ within this largely unsettled area.

K3: ST MARTHA'S WOODED GREENSAND HILLS

Location and Boundaries

St Martha's Wooded Greensand Hills character area is a line of small hills lying to the south east of Guildford. The boundaries are based on the underlying greensand geology and follow contours at the base of the slopes.

The western section of the area is considered in more detail in the rural-urban fringe assessment.

Key Characteristics

- **A chain of small steeply elevated hills** underlain by a solid geology of Hythe Formation Sandstone and drift geology of Head - Clay, Silt, Sand and Gravel.
- **A secluded heavily wooded landscape** dominated by mixed woodland blocks but with areas of pastoral and arable farmland on the lower slopes as well as parkland around Chilworth Manor.
- **Woodlands** include 19th century plantation and woodland regenerated on heathland with characteristic tree species of oak and Scots pine.
- **High biodiversity interest** in the **woodland and remnant heathland** at Colliers Hangar.
- Pastures with **medium sized or large regular fields** with straight boundaries typical of parliamentary enclosure type, bounded by hedges.
- Occasional **steep sunken lanes** cross the area and provide access to farmsteads.
- **St Martha's Hill** is a focus for **recreational use** of the area, with a large area of Open Access Land and the meeting point of the North Downs Way, the Pilgrims' Way and the Downs Link.
- **Sparse settlement** of a few cottages situated along the edge of Halfpenny Lane and farmsteads hidden within the undulations of the landscape.
- Landmark building of **St Martha's Church** on the summit of the hill with Chilworth Manor below.
- **Sand extraction** at Weston Wood.
- **Panoramic views** from St Martha's Hill across the borough to the Thames basin to the north and the greensand hills and the Weald to the south.
- The area forms an **unsettled, wooded backdrop** to the *Tilling Bourne Greensand Valley* to the south.

DESCRIPTION

Landscape character

St Martha's Wooded Greensand Hills consists of three small hills founded on greensand with drift geology of clay, silt, sand and gravel. The hills rise from around 60m AOD at the southern edge of the area to over 170m AOD at the summit of St Martha's Hill.

The upper slopes are dominated by woodland with 19th century plantations of larch and pine at the Chantries. Mature pines top a mixed oak, holly and birch woodland characteristic of regeneration of heathland at St Martha's Hill. Lately some restoration of views has been achieved by clearing areas on the ridge. Low key facilities such as the Borough Council owned informal un-mettled car park off Echo Pit Lane support open access to the extensive network of permissive footpaths within the Chantries. The steeply sloping woodland of Colyer's Hanger is broadleaved mixed and yew woodland of ecological interest and is designated an SSSI. There are also small remnants of heathland in this area. The lower slopes are open pastures mainly with medium scale regular fields with straight boundaries typical of parliamentary enclosure with smaller fields around Water Lane Farm. Sunken lanes rise up the hillsides and St Martha's Hill with many deep sandy footpaths is Open Access Land with the Pilgrims' Way and the North Downs Way meeting to the east of its summit.

There is a sand extraction pit at Weston Wood which is highly visible from the surrounding areas for instance from the rising greensand hills and the New Road to the south or the chalk ridge and the Shere Road to the north.

Settlement and built character

Settlement in *St Martha's Wooded Greensand Hills* is limited to occasional cottages along Halfpenny and Guildford Lanes and farmsteads in the more open pastures. St Martha's Church is a landmark due to its elevated position and outstanding views. It is an 11th century building of Bargate stone incorporating extensively restored in the mid 19th century. The 18th century brick Chilworth Manor is located on the open lower slopes to the south of the church.

Views

- Panoramic views from the summits of the hills particularly around St Martha's Church, with several key viewpoints from elevated landform when emerging from continuous woodland.
- The area forms a wooded, unsettled backdrop to the *Shalford Gravel Terrace* and *Tillingbourne Greensand Valley* to the south and visually connected by cross views to the *Albury and Hackhurst Ridge* to the north, and *St Catherine's Chapel* on the *Shackleford Open Greensand Hills* across the River Wey Valley.
- The quarry on the ridge of Weston Wood detracts from rural views to the hills from adjacent areas.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Iconic landmark of St Martha's Church associated with rich myth, legend and local history, with panoramic views, particularly from the south.

- An open landscape, both through its high level of public ownership and many footpaths, much valued for informal recreation and historical connections.
- The immediate rural setting for a popular long distance footpath through the heart of ‘rural’ Surrey - the co-joined Pilgrims Way and North Downs Way splitting to the west of St Martha’s Hill, well used locally and by tourists and visitors, particularly from London.

EVALUATION

Key positive landscape attributes

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

- Peaceful, rural unsettled character.
- Varied woodlands on the upper slopes of the hills.
- Open pastures on lower slopes with largely intact hedgerow network.
- Sunken lanes and tracks.
- Sparse settlement with historic buildings of St Martha’s Church and Chilworth Manor.
- Panoramic views from the summits of the hills.
- Wooded undisturbed skyline apart from the quarry to the east of the area.

Forces for change/sensitivities/pressures

Past change

- Regeneration of woodland on heathland.
- Loss of hedgerows in farmland areas.
- Pressure on rural tracks from vehicular use.
- Loss of views to St Martha’s Church through tree regeneration.
- Quarry at Weston Wood.

Future potential forces for change

- Further regeneration of woodland on surviving fragments of heathland.
- Further loss of hedgerows.
- Pressures for conversion of pasture to horse paddocks.
- Continuing impact of sand quarrying causing further loss of land to extraction, and creating visual impact including on views from surrounding hills to north and south and the Tillingbourne Valley.

- Increased leisure use of public rights of way network and Open Access Land – particularly pressure for widening and surfacing of the North Downs Way.
- Increased traffic on rural roads and sunken lanes leading to urbanisation through kerbing, lighting and signage and damage to the banks of the sunken lanes.

GUIDANCE

Landscape Strategy

The landscape strategy for St Martha's Wooded Greensand Hills is to **conserve** the remote unsettled character of the landscape with its wooded skyline, pastoral farmland, pockets of heathland, rural lanes, historic buildings and outstanding views. Opportunities for **enhancement** are in the management of the heathland and woodland, preventing further encroachment of woodland into the open heath.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the woodlands, heathland, pastures, species rich chalk grassland, and hedgerows.
- Conserve the heathland habitats, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Encourage consistent management of hedgerows.
- Manage the woodlands to ensure that views to St Martha's Church are retained.
- Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine and yew.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other facilities such as ménages that would affect the rural character of the area.
- Ensure that infrastructure supporting leisure activities (such as car parking, signage, seating and dog bins) is sensitively designed and placed to conserve the rural, undisturbed character of the area.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Maintain unsettled wooded skyline.
- Consider mitigation such as woodland planting to reduce the visual impact of the quarry at Weston Wood.

Built development

- Conserve the sparse settlement pattern which gives a strong sense of rural seclusion.

- Conserve the historic buildings of St Martha's Church and Chilworth Manor and their settings.
- Seek to conserve the surrounding character and key landscape features within areas of sand extraction and reinstate landscape elements following restoration of worked sites.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character and take measures to protect the banks of the sunken lanes and the tracks from damage by vehicles.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area.
- Seek to conserve key landscape features within areas of extraction and reinstate landscape elements following restoration of worked sites.

L: OPEN GREEN SAND HILLS

Guildford Landscape
Character Assessment

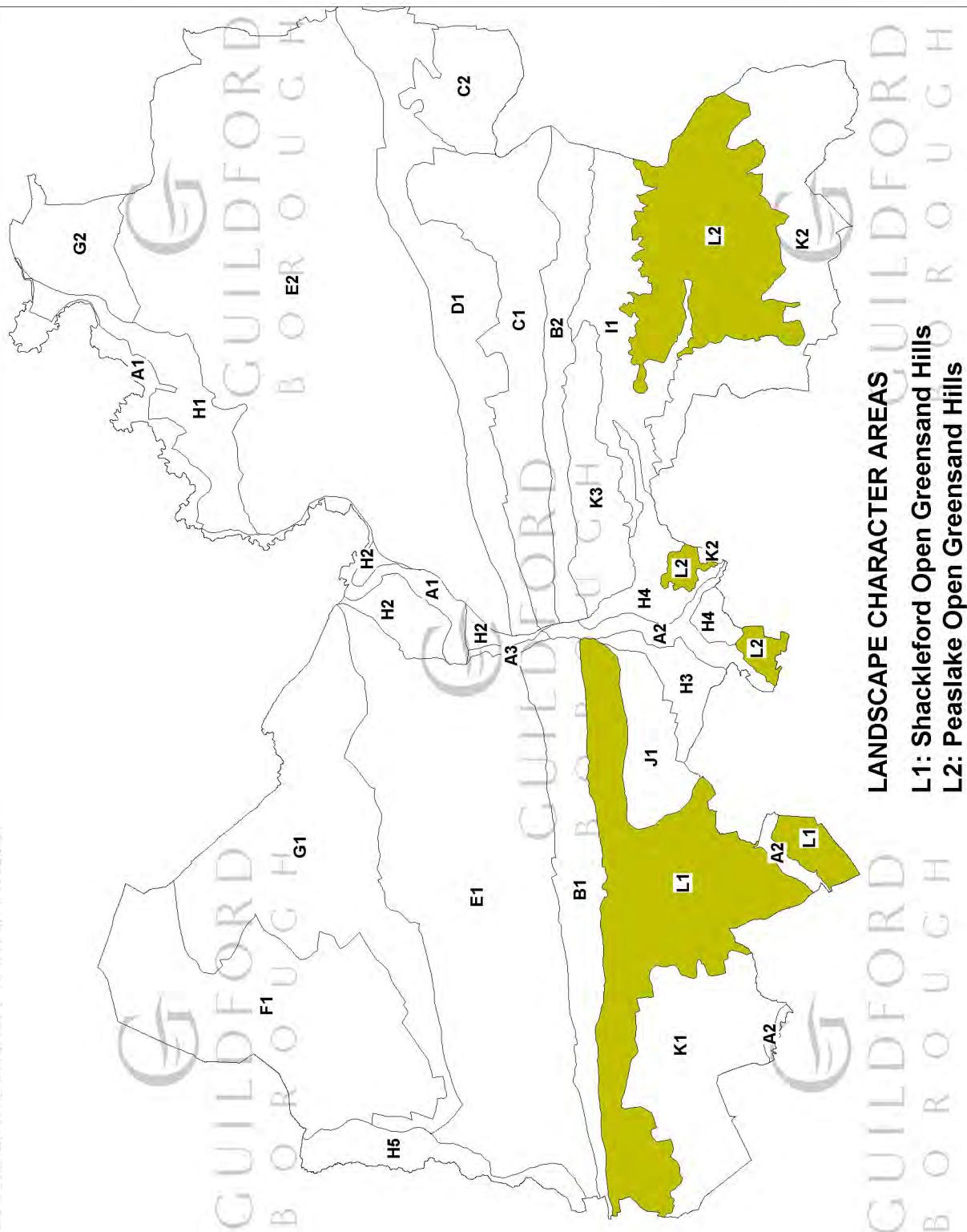
Rural Landscape
Character Areas

L: Open Greensand
Hills

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GUILDFORD
Borough



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Print Date: June 2006

LANDSCAPE TYPE L: OPEN GREENSAND HILLS

Landscape Character Areas

L1: Shackleford Open Greensand Hills

L2: Peaslake Open Greensand Hills

Location and Boundaries

The *Open Greensand Hills* Type consists of two areas in the south of the borough.

Boundaries are based on the underlying geology and the open farmland land cover marking the transition to the chalk landscapes to the north and the *Wooded Greensand Hills* to the south.

Key Characteristics

- **Undulating landscape** underlain by greensand.
- Predominantly **pastoral** with woodland, heathland and paddocks.
- **Low to medium density settlement** with scattered farmsteads, historic villages and linear settlement along rural lanes and roads.
- **Views** across valleys and open farmland to surrounding **unsettled wooded hills**.

GUILDFORD LANDSCAPE TYPE L: Open Greensand Hills



LI: SHACKLEFORD OPEN GREENSAND HILLS

Location and Boundaries

The *Shackleford Open Greensand Hills* character area is an irregular section of land at the south western corner of the borough. The boundaries of the area are based on the change in landcover from the open farmland to the edge of the wooded blocks which make up the *Puttenham Wooded Greensand Hills* to the south and the change in geology and landform at the base of the steep chalk ridge to the north. The *Shackleford Open Greensand Hills* are largely within the Surrey Hills AONB.

The eastern section of the area is considered in further detail in the rural-urban fringe assessment.

Key Characteristics

- **Undulating** landscape underlain by a solid geology of Folkestone Formation **Sandstone** and Bargate Sandstone as well as a drift geology of Head - Clay, Silt, Sand and Gravel.
- **A diverse landscape**, predominantly **pastoral** but with areas of arable farmland, woodland, heathland, golf courses, parkland, nurseries and paddocks.
- Field pattern of mainly **medium to large regular fields** with straight boundaries typical of parliamentary enclosure bounded by hedgerows with hedgerow trees or by fences.
- **Presence of ponds and streams** including a tributary of the River Wey which runs south through the area to Shackleford through a small scale valley bounded by narrow woodland belts.
- Small areas of Open Access Land on heathland commons plus footpaths including the **North Downs Way** provide a recreational access.
- A network of **rural roads and lanes** spreads across the area and the major route of the A3 creates a physical barrier and traffic noise where it runs north-south through the centre of the area
- **Sparsely settled with historic villages** of Seale, Puttenham, Compton and Shackleford, traditional farmsteads plus some more modern settlement spreading along roads at Sandy Cross and Hurtmore.
- Presence of **historic houses** such as Puttenham Priory, Eastbury Manor and Brabeouf Manor plus parks and gardens.
- **A rural, peaceful area with views** across the valley pastures to wooded hills to the south.

DESCRIPTION

Landscape character

The *Shackleford Open Greensand Hills* area is an undulating landscape founded on greensand and drift geology of clay, silt, sand and gravel. The southern parts of the area are more gently rolling while to the north a series of low hills rises just to the south of the chalk ridge of the *Hog's Back* creating an intimate enclosed east-west valley. The land rises from 50m AOD to the south around Lower Eashing to around 120m AOD at the northern boundary of the area.

The area is largely open farmland, with pastures predominating to the north where the landform is more intricate and steeply sloping and a higher proportion of arable fields on the more level ground to the south. The area bounding the small local valley which runs north-south through the valley of Shackleford is characterised by pastures, generally medium to large, with straight boundaries indicative of parliamentary enclosure but with some variations for instance wavy boundaries of earlier enclosure around Sandy Farm and an area of assarts at Stony Hill. Local field names highlight historical agricultural traditions and local connections, such as those of Lydling Farm with Whirl Hill, Kiln Field and Bar Field. Traditional field boundaries are hedges (in variable condition) with hedgerow trees and some fences and new hedge planting on some of the actively managed agricultural landholdings has restored these features. Paddocks are associated with settlement for example around Hoe and Sandy Cross while large scale prairie fields often in arable cultivation and with few hedges dominate to the south around Shackleford and Upper Eashing. The recent switch to soft fruit production in the area has proliferated the large scale use of polytunnels.

At the margins of the area varied small woodlands give a more enclosed landscape with copses, plantations of pine, larch and sweet chestnut, and ancient woodland belts and ghylls (steep valley side woods). Common heathland is present at Little Common, Wanborough Common and Puttenham Heath although the latter also contains one of several golf courses to be found in the area. Historic parkland is also a feature of the area particularly to the north and east and is evident at Puttenham, at Eastbury Park, Eashing Park and Brabouf Manor.

The *Upper Wey Floodplain* crosses the south east of the area with narrow bands of woodland lining the steep slopes down to the floodplain. Small ponds and streams are present particularly to the north of Shackleford where a narrow minor valley lined by woodland belts winds through the open farmland.

The North Downs Way traverses the north of the area connecting to the Open Access Areas of Little Common and Puttenham Heath. Minor rural roads and lanes connect the villages of Puttenham, Seale and Shackleford while, to the east, the A3 crosses the area, bringing traffic noise and views of moving traffic that locally reduces the rural tranquillity of the area.

Settlement and built character

Settlement in the *Shackleford Open Greensand Hills* is of low density, and takes two distinct forms. The first is sparsely scattered farmsteads and the highly characteristic historic linear villages such as Puttenham, Seale, and Compton within the greensand valley linked by ancient trackways and footpaths, and Shackleford in its own local valley to the south. The

second comprises late 19th century and 20th century estates (as at Hurtmore and Norney) and spread along roads (as at Sandy Cross).

18th and 19th Century historic parklands utilise the local topography and survive at Puttenham Priory and Eastbury Park with specimen trees and water features created from local streams.

The area is a focus for the arts and crafts with several Lutyens, Voysey and Gilbert Scott houses and Jekyll gardens and a miscellany of architectural elements created by the patronage of the late Victorian painter G F Watts who lived in Compton at Limnerslease and his wife Mary Tyler Watts who designed the cemetery chapel which is largely in the Art Nouveau style, and cloister using local clay. This use of terracotta was influential in the local area. An art gallery set up by the Watts continues at Compton today.

Mary Watts also influenced the creation of a unique tunnel designed by Lutyens dating from 1931 when the A3 was constructed through the area, including the erection of two large wooden crosses where the route passes over the Pilgrims Way. The A3 road corridor today has had a negative effect on the adjacent open landscape with the introduction of a highly segregating feature and high levels of noise.

Materials used in buildings in the *Shackleford Open Greensand Hills* area generally reflect its traditional rural character with stone (Bargate sandstone and Ironstone), red brick and clay tiles, a cluster of black and white timber framed houses around Compton and timber framed and weatherboard barns.

Views

- Intimate, rural views along the greensand valley at the base of the chalk ridge at the north of the area.
- Views across open pastures to the wooded backdrop of the *Puttenham Wooded Greensand Hills*.
- Open views across the flat open landscape to the south of the area.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Traditional mixed farming creating a beautiful and forever changing landscape with the seasonal cycle of ploughing, drilling seeds and harvesting providing a valuable habitat
- Local unusual crops such as hops around Puttenham creating a unique sense of place and linking to surrounding, local food industries
- The immediate rural setting for a popular long distance footpath through the heart of 'rural' Surrey - the co-joined Pilgrims Way and North Downs Way, well used locally and by tourists and visitors, particularly from London

EVALUATION

Key positive landscape attributes

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

- Pastoral, rural, peaceful character.

- Woodland shelterbelts, copses and farm woods.
- Hedgerows and hedgerow trees.
- Remnant heathland.
- Ponds and streams.
- Intimate valleys to north and running south the Shackleford.
- Historic parklands.
- Isolated farmsteads and historic villages of traditional local materials.
- Open views across pastures to wooded backdrop of hills to the south.

Forces for change/sensitivities/pressures

Past Change

- Loss or poor management of hedgerows and hedgerow trees.
- Loss of heathland areas due to encroachment by woodland and creation of golf course at Puttenham Heath.
- Increased number of horse paddocks and ménages with attendant field shelters and post and rail fences.
- The negative noise and light pollution effect of the A3.
- Some additional rural light pollution from the conversion of farm buildings.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Further increase in number of horse paddocks across the landscape.
- Pressure for increased recreational use leading to widening and surfacing of footpaths.
- Further encroachment of woodland on heathland.
- Increasing traffic on the rural tracks and roads leading to urbanisation though kerbing, lighting and signage.
- Pressure for expansion of settlements.
- Potential for location of extractive and waste industries with Eashing Farm highlighted within the Surrey Waste Plan for sand extraction.
- Potential for increased intensification of agriculture including additional polytunnel expansion

GUIDANCE

Landscape Strategy

The landscape strategy for the *Shackleford Open Greensand Hills* is to **conserve** the pastoral landscape, the intimate valleys, historic villages, scattered farmsteads, woodlands and heath. Opportunities for **enhancement** are in management of the hedgerow network and the woodland and heath, and in new woodland planting to screen visually intrusive elements such as the A3.

Landscape Guidelines

Land Management

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

Built development

- Conserve the sparse settlement of intact contained historic villages (Seale, Puttenham and Shackleford) and scattered farmsteads.
- Retain the distinct individual villages avoiding expansion along roads which would lead to merging of these for instance between Seale and Sandy Cross or Shackleford and Norney.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this rural area.
- Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area. Or where appropriate, subject development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact, particularly regarding issues of intrusive lighting, colour and glare, and integrate with the area's rural context through mitigation.
- If extraction development occurs, seek to conserve key landscape features within areas of extraction and reinstate landscape elements following restoration of worked sites

L2: PEASLAKE OPEN GREENSAND HILLS

Location and Boundaries

The Peaslake Open Greensand Hills character area lies to the south east of the borough with boundaries based on the change in land cover to the Wooded Greensand Hills to the south and in the change in topography to the Greensand Valley to the north. There are small isolated sections of this area in the south of the Borough which form part of a ridge which extends outside the borough boundary into Waverley Borough, this is important in forming the setting for Godalming with its hanging woods.

Key Characteristics

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

DESCRIPTION

Landscape character

The Peaslake Open Greensand Hills area is an undulating landscape rising from 75m AOD at the north western edge to around 170m AOD at the south western boundary. The area is largely founded on Hythe and Sandgate Formation Sandstone with the harder Folkestone Formation Sandstone underlying the steeper hills around Albury Heath to the north. Alluvial Clay, Silt, Sand and Gravel deposits follow the course of the Lawbrook which runs north westwards across the area to join the Tillingbourne near Chilworth.

Peaslake Open Greensand Hills is a predominantly pastoral area with some arable farmland. The core of the area is a rural open, gently rolling landscape of large to medium fields bounded by rural fences and hedgerows with some mature hedgerow trees. At the margins

of the area the landscape is more enclosed and varied, with settlement, paddocks, smaller fields and woodland including ancient assarted woodland at Burrows Cross.

To the north of the Lawbrook the land rises to form a series of small hills founded on the Folkestone Formation Sandstone. The western end of these, centred on Albury Heath, is an area of woodland and remnant common heathland, which provides ecological interest and a recreational resource as Open Access Land. There are coniferous plantations dating from the 19th century on former heathlands at Shere Heath and unenclosed heathland and scrub at Albury Heath. Albury Warren is regenerated mixed coniferous woodland on former common land while the woodland north of Park Road is part of the historic parkland of Albury Park.

Narrow rural roads and lanes (including sunken lanes) cross the area mainly running north to south linking to the chalk downs to the north and the Weald to the south. Footpaths and bridleways also follow this pattern. A railway line runs across the north west of the area but it has little impact on the peaceful nature of this landscape.

The two isolated sites of this area in the south of the borough are based around the land to the north of Chinthurst Hill and around Farley Hill/Unstead Wood. They are interspersed amongst other equally small scale areas (H4: *Shalford Gravel Terrace*, K2: *Winterfold Wooded Greensand Hills* and A2: *Upper Wey River Floodplain*) which together create a mosaic of landscapes.

Settlement and built character

Settlement in this landscape is of moderate density consisting of sparse scattered farmsteads plus mainly late 19th century and early 20th century houses set in large gardens lining roads around Hoe, Farley Green and Peaslake. Settlement is particularly intense to the east at Hoe where there are several large housing estates, with no traditional centres and no identifiable local character where many of the lanes are entirely lined by houses, imparting a suburban character to this part of the area. Small woodlands provide screening to settlement but there are still views across pastures to back garden boundaries again detracting on the rural character of the landscape.

Materials used in buildings in this area generally reflect its traditional rural character with stone (Bargate sandstone and Ironstone), traditional red brick and clay tiles often used for tile hanging on the sides of buildings as well as on the roofs. Peaslake is described by Pevsner as a 'tile-hung' hamlet. Substantial stone farm buildings are a feature of the landscape around Peaslake and timber framed and weatherboard barns are present elsewhere.

Views

- Over the open pastures towards the rural unsettled backdrop of the Peaslake Wooded Greensand Hills to the south and east and Albury Warren to the north.

Local Landscape perceptions

Summary of key valued features perceived as important or special within the area, drawn from local stakeholder consultation.

- Use of local materials in built heritage defines sense of place
- Farm boundaries, principally shaws and hedgerows, some of which have considerable antiquity and historical interest, provide wildlife corridors and have considerable influence on the pattern, scale and character of the landscape

- Traditional mixed farming creating a beautiful and forever changing landscape with the seasonal cycle of ploughing, drilling seeds and harvesting providing a valuable habitat

EVALUATION

Key positive landscape attributes

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

- Pastoral, rural, peaceful character.
- Woodland shelterbelts, copses and farm woods.
- Hedgerows and hedgerow trees.
- Remnant heathland.
- Isolated farmsteads of traditional local materials.
- Strong settlement and road pattern.
- Open views across pastures to wooded backdrop of hills to the south, east and north.

Forces for change/sensitivities/pressures

Past Change

- Loss and poor management of hedgerows and hedgerow trees.
- Loss of heathland areas due to encroachment by woodland as at Albury Warren.
- Fragmentation of land holdings primarily for horse paddocks with increased number jumps, fences and poached fields.
- Individual farms and established settlements added to by 20th Century suburban development.
- Woodland edges containing mature stands of pines and ornamental garden trees.
- Disparate boundary treatments around settlement fringes.

Future potential forces for change

- Further loss of hedgerows and hedgerow trees.
- Further increase in number of horse paddocks across the landscape.
- Further encroachment of woodland on heathland.
- Increasing traffic on the rural tracks and roads leading to urbanisation though kerbing, lighting and signage.
- Pressure for expansion of settlements.
- Extension to existing gas storage facility at Albury Park

GUIDANCE

Landscape Strategy

The landscape strategy for the Peaslake Open Greensand Hills is to **conserve** the pastoral, rural character of the area with its largely intact field patterns, woodland and heathland, scattered farmsteads of traditional materials and views to rural unsettled hills. There is potential to **enhance** the landscape through improvements to woodland management and restocking of hedgerows and hedgerow trees and taking measures to integrate more recent linear settlement with the rural landscape.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the heathland, woodlands and hedgerows.
- Encourage consistent management and restocking of hedgerows.
- Conserve the remnant areas of heathland, preventing further encroachment by woodland and taking opportunities to restore and extend these habitats.
- Conserve and enhance the woodlands and promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands. Avoid planting of exotic or garden species and manage to contain spread within native woodlands.
- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate species such as oaks, Scots pine and yew.
- Consider new woodland planting to screen views to domestic boundaries of settlements and reinforce rural character.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Encourage sensitive design and management of horse paddocks for instance in retaining hedges and resist development of other built facilities such as ménages that would affect the rural character of the area.
- Maintain open views across pastures and to wooded ridges in south and at Albury Warren.

Built development

- Retain the identity of the individual settlements avoiding merging these by linear development along roads (for instance between Hoe and Gomshall).
- Conserve the distinctive dispersed character of isolated farmsteads and rural roadways, particularly the strong north-south pattern created by narrow roadways and tracks.
- Encourage opportunities to enhance the character within 20th century developments through high quality design and particular regard to traditional local styles, materials and construction methods.

- Consider opportunities to create small semi-natural public open spaces of woodland or commons to enhance the character of settlement and to integrate it with the rural landscape.
- Conserve the rural roads and sunken lanes minimising small-scale incremental change such as signage, fencing or improvements to the road network which would change their character and take measures to protect the banks of the sunken lanes from damage by vehicles.
- Enhance the character of the settled roads through taking opportunities for rural planting of hedgerows and oak or Scots pine trees and keeping urban features such as kerbs and pavements to a minimum.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing 'dark skies' within this sparsely settled area.

APPENDIX I

APPENDIX I: MAPS SUMMARISING LANDSCAPE CONDITION, STRENGTH OF CHARACTER AND STRATEGY

The following maps give a simple overview of the rural landscape of Guildford Borough summarising condition, strength of character and strategy. The maps give broad indications of these aspects of the landscape; the descriptions, evaluations and guidance in the main body of the report provide the supporting information showing how the strategy for each area was derived and how it should be applied to the various elements of the landscape through the guidelines.

Figure A1.1: Condition shows the appraisal of condition for each character area on a three point scale; good, moderate or poor. From this it can be seen that most of the borough is in moderate or good condition, with only one area in poor condition.

Figure A1.2: Strength of character shows that a high proportion of the borough is strong in character, in particular the chalk downs, the wooded greensand hills to the south and the sandy heaths to the north. The less distinctive claylands and the open greensand hills are moderate in strength of character and an area of gravel terrace is considered weak in character.

Combining these two measures of landscape character determines the strategies for individual character areas and these are shown in graphic form in **Figure A1.3: Landscape Strategy**. The methodology for determining the strategy is outlined in Chapter 2. This map is a summary of the strategy borough-wide; the text for each character area gives the detailed strategies for the areas with the specific characteristics and features that require conservation, restoration, strengthening or improvement.

Figure A1.3 shows that for substantial areas of the Borough, particularly the chalk downs, sandy heaths, and Wey river floodplain the strategy is to conserve these landscapes of strong character and good condition. Here the emphasis is on conservation of existing character and of the particular features that contribute to this character. The aim should be to continue the current management regime and/or adopt best practice approaches. New characteristics should be introduced only with great care.

Elsewhere either the character of the landscape is less strong or the condition is moderate and in these areas the policies are of conservation combined with restoration, strengthening or improvement. Here the emphasis is on restoring elements that have been lost or are declining and on improving enhancing character. This may include improvements to landscape management practices and the introduction of positive new elements or features. In the area of weak character and poor condition the emphasis is on encouraging positive change to strengthen rural character.

Landscape Condition

Condition - Poor

Condition - Moderate

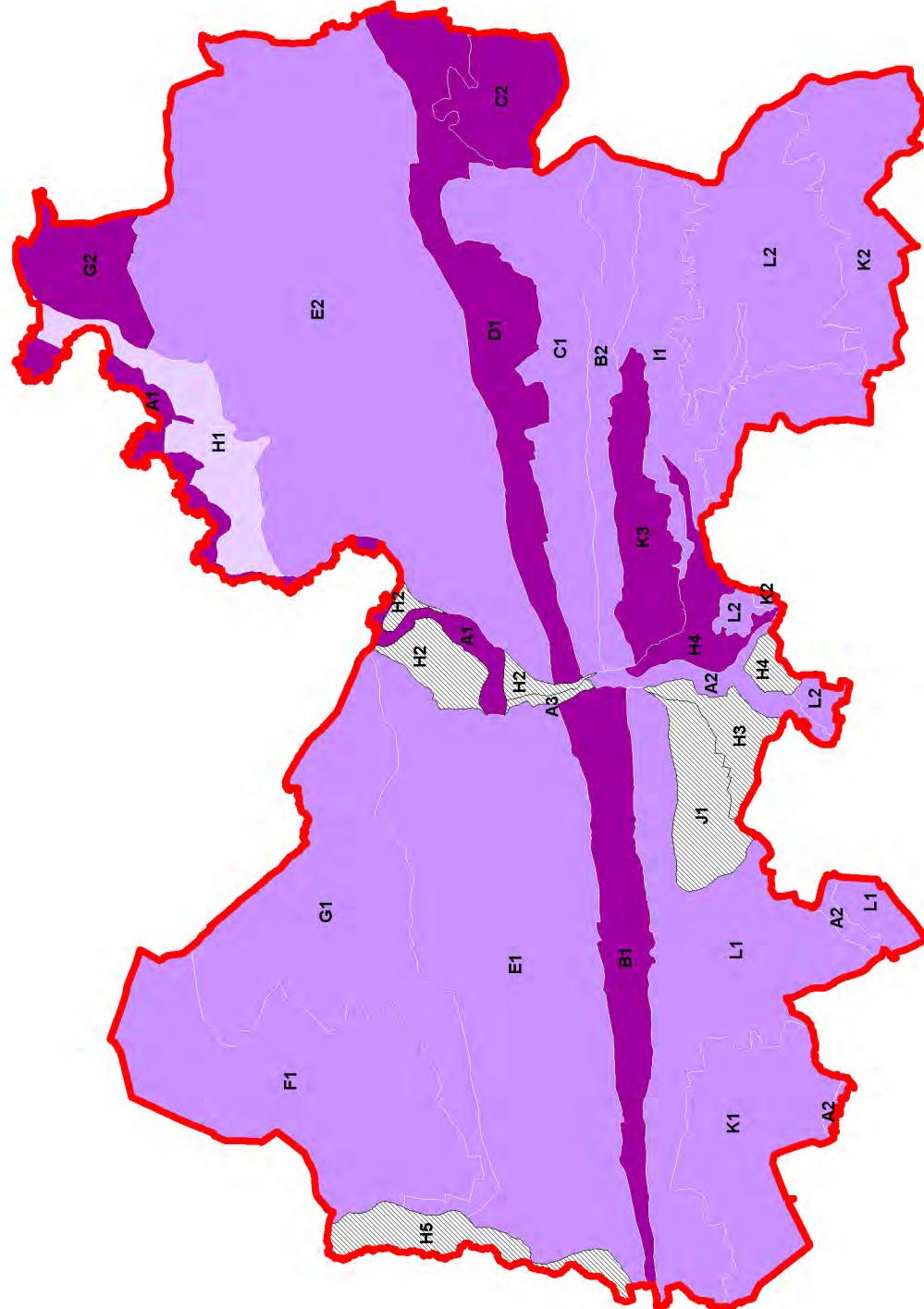
Condition - Good

Covered in Urban
Assessment and
Urban Rural Fringe
Assessment

Guildford Borough
Boundary

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

Figure A1.1 - Landscape Condition



Not to Scale

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Luc@london.landuse.co.uk



G
GUILDFORD
B O R O U G H

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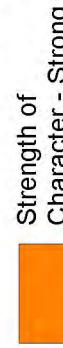
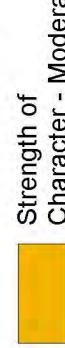
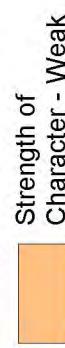
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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT

Figure A1.2 - Landscape Strength of Character

Landscape

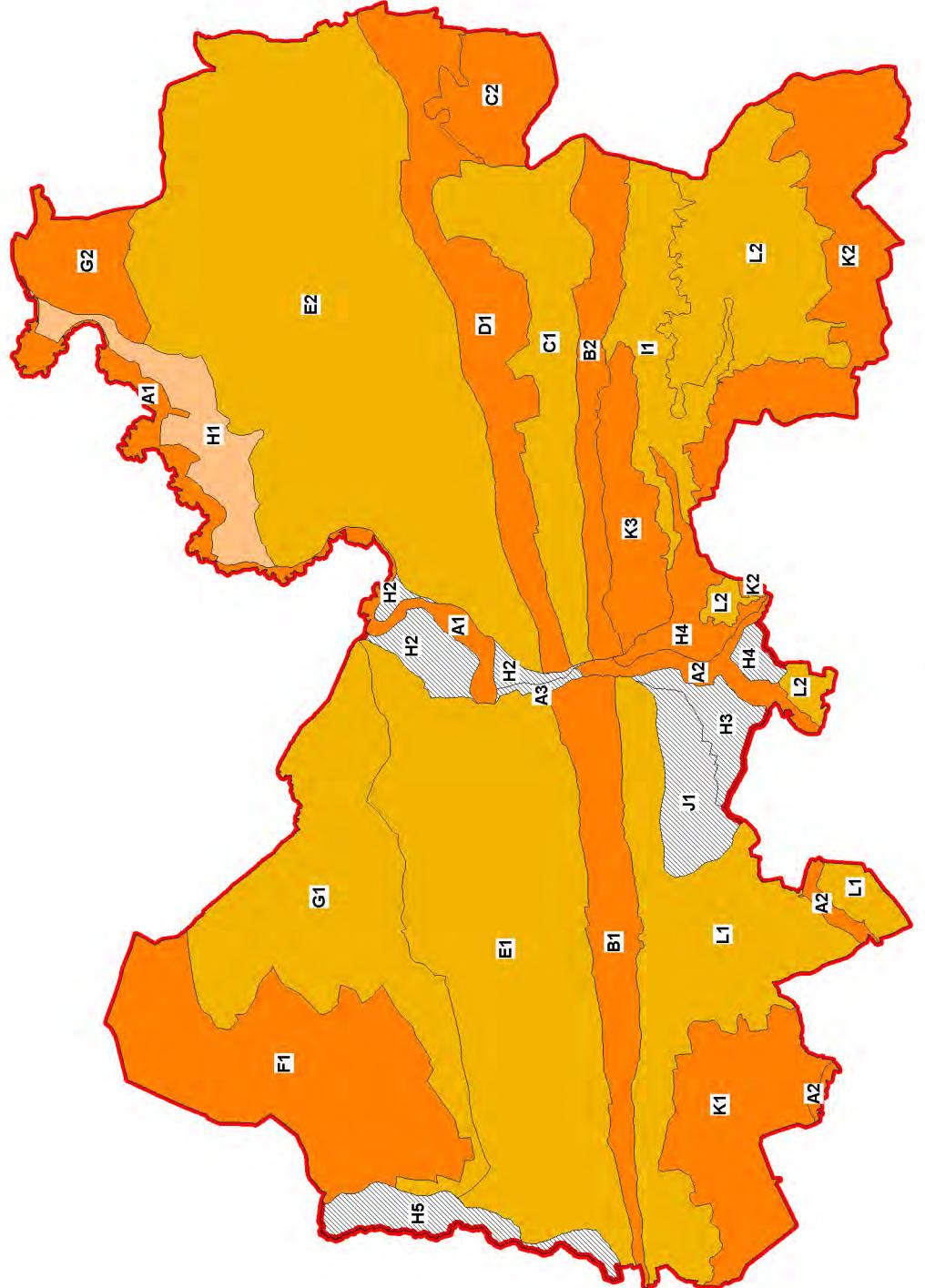
Strength of Character



Covered in Urban Assessment and Urban Rural Fringe Assessment



Guildford Borough Boundary



Not to Scale

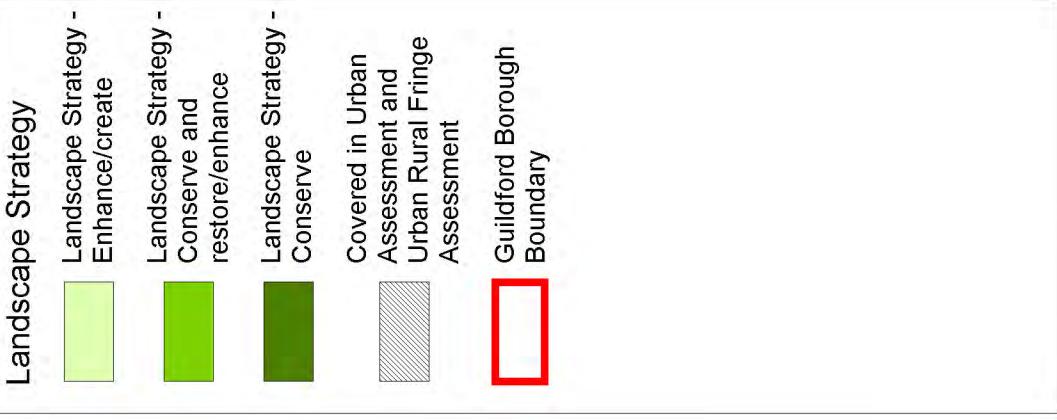
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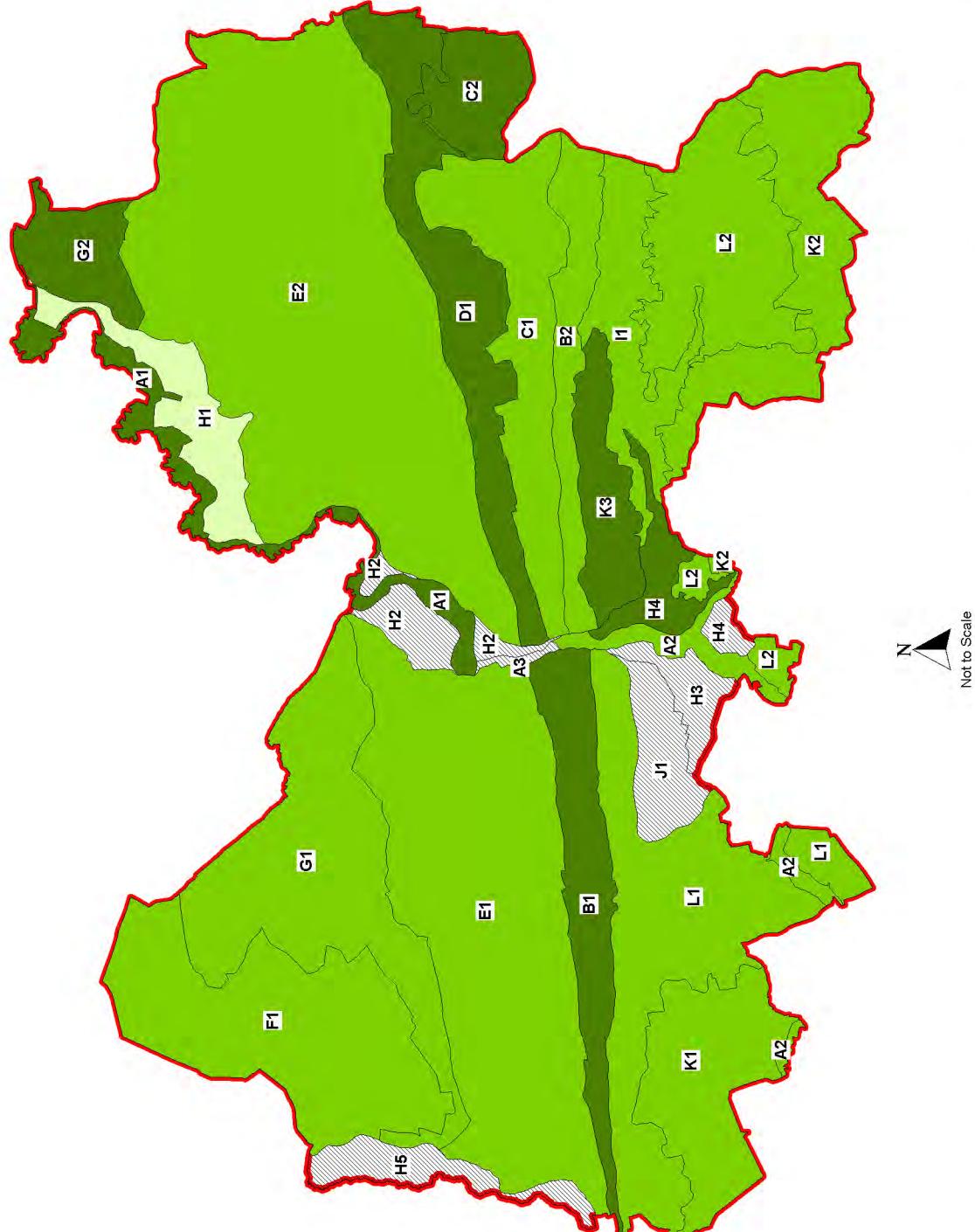
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GUILDFORD LANDSCAPE CHARACTER ASSESSMENT
Figure A1.3 - Landscape Strategy



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APPENDIX 2

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APPENDIX 3

GUILDFORD LANDSCAPE CHARACTER ASSESSMENT: FIELD SURVEY SHEET

Sheet No: _____ Photograph Nos: _____
Location: _____ Date: _____
Direction of view: _____ Time: _____
OS Grid Reference: _____ Weather: _____

FINAL APPRAISAL (To be determined on completion of field and desk survey)

FINAL LANDSCAPE TYPE:	FINAL CHARACTER AREA:
-----------------------	-----------------------

DRAFT LANDSCAPE TYPE: _____

DRAFT LANDSCAPE CHARACTER AREA: _____

Keywords describing the landscape:

PHYSICAL FEATURES

DRIFT GEOLOGY			
Alluvium	Valley Brickearth	Plateau Gravel	Sand
Peat	River Terrace Deposits Sand & Gravel	Clay, Silt, Sand and Gravel	Clay with flints

SOLID GEOLOGY			
London Clay	Limestone	Chalk	
Sandstones	Gault Clay	Mudstone	
Mudstone	Sand	Clay, silt and sand	

ELEVATION

>50m 50-100m 100 – 150m

LANDFORM

<input type="checkbox"/>	Downs	<input type="checkbox"/>	Cliffs	<input type="checkbox"/>	Gorge
<input type="checkbox"/>	Steep slopes	<input type="checkbox"/>	Escarpm ent	<input type="checkbox"/>	Broad valley
<input type="checkbox"/>	Gentle slopes	<input type="checkbox"/>	Knoll	<input type="checkbox"/>	Narrow valley
<input type="checkbox"/>	Floodplain	<input type="checkbox"/>	Plateau	<input type="checkbox"/>	Shallow valley
<input type="checkbox"/>	Hills	<input type="checkbox"/>	Coomb Valley	<input type="checkbox"/>	Deep valley

WATER/HYDROLOGY

<input type="checkbox"/>	River (S/M/L)	<input type="checkbox"/>	Stream/tributary	<input type="checkbox"/>	Flooded gravel pits	<input type="checkbox"/>	Engineered/artificial
<input type="checkbox"/>	Speed (F/M/S)	<input type="checkbox"/>	Drainage channels	<input type="checkbox"/>	Lake	<input type="checkbox"/>	Locks/Weirs
<input type="checkbox"/>	Clarity (C/M)	<input type="checkbox"/>	Drainage ditches	<input type="checkbox"/>	Ponds	<input type="checkbox"/>	Other
<input type="checkbox"/>	River Meanders?	<input type="checkbox"/>	Spring	<input type="checkbox"/>	Bog	<input type="checkbox"/>	Other

LAND COVER

LAND USE

<input type="checkbox"/>	Farmland	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Natural
<input type="checkbox"/>	Forestry/woodland	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Military
<input type="checkbox"/>	Historic Parkland	<input type="checkbox"/>	Leisure/Recreation	<input type="checkbox"/>	Mineral Working	<input type="checkbox"/>	Other

LAND/VEGETATION COVER (INDICATE RELATIVE %)

<input type="checkbox"/>	Arable	<input type="checkbox"/>	Amenity grassland	<input type="checkbox"/>	Small farm woods	<input type="checkbox"/>	Heathland
<input type="checkbox"/>	Perm. pasture	<input type="checkbox"/>	Scrub	<input type="checkbox"/>	Shelterbelts	<input type="checkbox"/>	Acid grassland
<input type="checkbox"/>	Pasture	<input type="checkbox"/>	Withies	<input type="checkbox"/>	Cop ses/ clumps/shaws	<input type="checkbox"/>	Wetland/Aquatics
<input type="checkbox"/>	Ley/improved	<input type="checkbox"/>	Decid. woodland	<input type="checkbox"/>	Woodland belt	<input type="checkbox"/>	Gardens

<input type="checkbox"/> Rough grazing	<input type="checkbox"/> Mixed woodland	<input type="checkbox"/> Hanging woodland	<input type="checkbox"/> Common
<input type="checkbox"/> Wet Meadow	<input type="checkbox"/> Parkland	<input type="checkbox"/> Scattered Trees	<input type="checkbox"/> Green
<input type="checkbox"/> Calc. grassland	<input type="checkbox"/> Avenues	<input type="checkbox"/> Hedgerow trees	<input type="checkbox"/> Paddocks
<input type="checkbox"/> Set-aside	<input type="checkbox"/> Orchards (type..)	<input type="checkbox"/> Hedgerows	<input type="checkbox"/> Ditchline trees

Notes on ecological character

LANDSCAPE ELEMENTS/FEATURES Subtle Evident Conspicuous

<input type="checkbox"/> Motorway	<input type="checkbox"/> Farm buildings	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Nucleated settlem.
<input type="checkbox"/> Dual Carriageway	<input type="checkbox"/> Manor/Parkland	<input type="checkbox"/> Moats	<input type="checkbox"/> Linear settlement
<input type="checkbox"/> Rural Road	<input type="checkbox"/> Landmark Building	<input type="checkbox"/> Ridge and furrow	<input type="checkbox"/> Dispersed settlem.
<input type="checkbox"/> Rural Lanes Track	<input type="checkbox"/> Mills	<input type="checkbox"/> Tumuli	<input type="checkbox"/> Industrial workings
<input type="checkbox"/> Sunken Lane	<input type="checkbox"/> Church	<input type="checkbox"/> Hamlet	<input type="checkbox"/> Mast/poles
<input type="checkbox"/> Bridleway	<input type="checkbox"/> Fortifications	<input type="checkbox"/> Village	<input type="checkbox"/> Telecom. Masts.
<input type="checkbox"/> Footpath	<input type="checkbox"/> Hill forts	<input type="checkbox"/> Town Edge	<input type="checkbox"/> Dry stone walls
<input type="checkbox"/> Railway	<input type="checkbox"/> Ruins	<input type="checkbox"/> Suburb	<input type="checkbox"/> Other

SETTLEMENT WITHIN THE LANDSCAPE

Size.....

.....

Pattern.....

Density.....

.....

Age, style and materials.....

.....

Relationship to the landscape.....

.....

Types of Settlement.....

.....

Settlement edge character.....

.....
Views.....

BUILT/ARCHITECTURAL CHARACTER

<input type="checkbox"/>	Timber-frame	<input type="checkbox"/>	Brick - traditional	<input type="checkbox"/>	Stone	<input type="checkbox"/>	Tile
<input type="checkbox"/>	Weatherboard	<input type="checkbox"/>	Brick - modern	<input type="checkbox"/>	Slate	<input type="checkbox"/>	other
<input type="checkbox"/>	Flint	<input type="checkbox"/>	Conglomerate	<input type="checkbox"/>	Thatch	<input type="checkbox"/>	other

Notes on built/settlement character

KEY VIEWS

FIELD PATTERNS

<input type="checkbox"/>	Banks	<input type="checkbox"/>	Fence - rural	<input type="checkbox"/>	Geometric	<input type="checkbox"/>	Small
<input type="checkbox"/>	Ditch/Rhyne	<input type="checkbox"/>	Fence – ‘urban’	<input type="checkbox"/>	Sinuous	<input type="checkbox"/>	Medium
<input type="checkbox"/>	Ditch line trees	<input type="checkbox"/>	Hedge	<input type="checkbox"/>	Irregular	<input type="checkbox"/>	Large
<input type="checkbox"/>	Walls - rural	<input type="checkbox"/>	Hedgerow trees	<input type="checkbox"/>	Regular	<input type="checkbox"/>	Other
<input type="checkbox"/>	Wall – ‘urban’	<input type="checkbox"/>	Drove				

PERCEPTION

VIEWS	distant	framed	intermittent	panoramic	corridor
SCALE	intimate	small	medium	large	
ENCLOSURE	confined	enclosed	semi-enclosed	open	exposed
VARIETY	complex	varied	simple	uniform	
TEXTURE	smooth	textured	rough	very rough	
COLOUR	monochrome	muted	colourful	garish	
MOVEMENT	remote	vacant	peaceful	active	

UNITY	unified	interrupted	fragmented	chaotic
NATURALNES	undisturbed	restrained	tamed	disturbed
S				

Landscape Description and Additional Notes

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.....
.....
.....

FEATURES OF KEY SIGNIFICANCE

- • • • •

STRENGTH OF LANDSCAPE CHARACTER

.....
.....
.....

CONDITION OF THE LANDSCAPE

.....
.....
.....

SPECIFIC LANDSCAPE SENSITIVITIES

.....

LANDSCAPE GUIDELINES

MANAGEMENT ISSUES AND OPPORTUNITIES

(highlight condition/survival, threats/pressures, sensitivity, fragility/vulnerability, management issues and opportunities)

Agriculture

.....
.....

Field patterns/boundaries

.....
.....

Trees and woodland

.....
.....

Archaeology/historic components

.....
.....

Buildings/settlement/development

.....
.....

Linear features

.....
.....

Quarrying/mineral reclamation

.....
.....

Other land uses

.....
.....

General Notes on Management

.....
.....
.....
.....
.....

.....
.....

NOTES ON OTHER AREAS/FEATURES WITHIN DRAFT CHARACTER AREA

APPENDIX 4

GLOSSARY OF TERMS

Term	Definition
AOD	Above Ordnance Datum (sea level).
AONB	Area of Outstanding Natural Beauty – a statutory national landscape designation.
Ancient woodland	Woods that are believed to have been continuous woodland cover since at least 1600 AD.
Assart	The informal inclosure of private farmland by encroachment into woodland or heath.
Built Form	The characteristic nature of built development.
Character of England Map	A map developed by English Heritage, English Nature and the then Countryside Commission that divides England into Joint Character Areas.
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Communities of interest	Groups that have an interest in the landscape including government departments, statutory agencies, adjoining local authorities, and local interest groups such as environmental groups and landowner or farming organisations.
Communities of place	Groups or individuals who live or work in a particular area or visit it.
Condition	A judgement on the intactness and condition of the elements of the landscape.
Conserve	Strategy where the emphasis is conservation of existing character and of particular features that contribute to this character.
Coppice	A traditional form of woodland management where trees (commonly hazel) are cut regularly on a cycle to promote growth from their bases.
Create	A strategy that provides the opportunity to create or accelerate change towards a new positive landscape character.
Deerpark	Enclosed private hunting ground.

Term	Definition
Enhance	Strategy where the emphasis is on restoring elements that have been lost or declined and on enhancing character. This may include improvements to landscape management practices and the introduction of positive new elements or features.
Forces for change	These are both positive and negative factors that are known to or have potential to act on the landscape, including agricultural management issues, policy and development pressures.
Ghyll	Steep sided valley woodland (generally ancient woodland).
Guidelines	Guidelines outline the actions required to ensure that distinctive character is maintained.
Inclosure/Enclosure	The placing in private hands of land to which there were previously common rights; the merging of strip fields to form a block surrounded by hedges.
Joint Character Areas (national/regional)	Areas defined by broadly similar cultural, historical, wildlife, landscape and natural characteristics.
Landscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape character areas	Single unique areas that are the discrete geographical area of a particular landscape type.
Landscape character types	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern.
Restore	A strategy which focuses upon restoration or renewal of landscape features or characteristics that have been or are currently being lost or degraded, alongside active management of the remaining resource.
Sensitivity	A judgement of how sensitive or vulnerable a landscape component is to change.
Shaw	A strip of woodland forming the border of a field.

Term	Definition
Significant landscape attributes	Positive features and characteristics that are important to landscape character.
Skyline	The outline of a range of hills, ridge or group of buildings seen against the sky.
Strategy	Principles to manage and direct landscape change for a particular landscape type or character area including identification of any particular management needs for specific elements.
Strength of character	A judgement on how distinctive and recognisable the pattern is that defines the character of the landscape. This includes the combination of physical and cultural attributes and the sense of place that they evoke.
Strengthen	A strategy which focuses upon strengthening the existing characteristics of the landscape character through improvements to landscape management practices.
Townscape character	The distinct, recognisable and consistent pattern of elements that occurs consistently in a particular urban area and how these are perceived. This reflects land use and urban morphology as well as the underlying landscape character.
Townscape character areas (borough level)	Single unique areas that are the discrete geographical area of a particular townscape type.
Townscape character types (borough level)	Distinct types of townscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the urban area or the country, but share broadly similar combinations of land use and urban morphology.
Urban/Townscape morphology	The form and structure of the urban area/townscape including for instance street pattern, scale and density of buildings, focal points and landmarks, and views and visual sequences.