

APPENDIX 5.4
LCA EXTRACTS

APPENDIX 7.4 - LANDSCAPE CHARACTER ASSESSMENT EXTRACTS

National Character Area profile: **114 Thames Basin Lowlands**

Supporting documents

Introduction & Summary Description Opportunities Key facts and data Landscape change Analysis

Statements of Environmental Opportunity

SEO1: Maintain and restore the natural functions of the rivers Wey, Mole, Hogsmill and Wandle at a landscape scale, providing improvements in water quality and water availability and helping to regulate water flow while reducing pollution and the risk of flooding to benefit biodiversity, geodiversity and enhance a sense of place.

SEO2: Conserve and manage the semi-natural vegetation and farmed landscape of the Thames Basin Lowlands to reduce fragmentation between the semi-natural habitats and enhance ecological connectivity, provide benefits for water quality, enhance biodiversity, strengthen the landscape character and increase a sense of well-being.

SEO3: Promote creative and effective sustainable urban development, including a well-connected network of high quality green infrastructure in and around Greater London and other urban areas incorporating sustainable transport, while managing and enhancing public green space and recreational opportunities for local communities to enjoy, and to benefit biodiversity and landscape character.



Rivers within the NCA, such as the Hogsmill at Surbiton, are often highly modified.

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Description

Physical and functional links to other National Character Areas

The Thames Basin Lowlands National Character Area (NCA) lies entirely within the London Basin. It shares a bedrock geology of Thames Group (London Clay) in common with the neighbouring Inner London NCA and Thames Valley NCA. Here the London Clay is fringed by Lambeth Group sediments, small areas of Thanet Formation and Chalk on the southern border between Ewell and Croydon.

Several rivers including the Wey, Mole, Hogsmill and Wandle, flow north across the NCA to join the Thames, forming part of the Thames catchment area. The Mole and Wandle have their origins in the North Downs while the Wey rises in the Hampshire Downs.

In the north-east of the NCA are the Greater London suburbs and the area is highly urban in character. The area has good rail and road transport links into the capital, allowing many residents to commute and work in central London. Several major roads cross the region such as the A3 and A24 cross the area, linking central London with ports and seaside resorts on the south coast. In addition the M25 London Orbital dissects the area.

There are extensive views across the Thames Basin Lowlands from the neighbouring North Downs NCA, particularly from the Hog's Back chalk ridge outside Guildford.

A small proportion of the Surrey Hills AONB falls within the NCA around Leatherhead and East Horsley. The Thames Basin Heaths Special Protection Area is adjacent to this NCA, and is vulnerable to the high population, so there are opportunities to create natural green space within this NCA to ease the recreational pressures.



River Mole.

National Character Area profile: **114 Thames Basin Lowlands**

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Key characteristics

- Gently undulating lowlands crossed by meandering rivers with broad and flat valley plains.
- Underlying geology of predominantly London Clay with sediments and Chalk to the south and small sand / clay bands; river terrace gravels and alluvium overlie the bedrock along the river valleys.
- A pastoral landscape interspersed with woodland and shaws, hedgerows and trees, remnant commons, villages and farmsteads.
- Increasing fragmentation of farmland character from spread of development, urban fringe influences and transport infrastructure.
- Modified and straightened rivers marked by riparian woodlands and meadows in more rural sections.
- Small-to-medium irregular fields bounded by hedgerows, often with gaps or replaced by wire fences close to urban areas.
- Densely populated and urban towards the east and the Greater London area with sparser settlement in the west around Esher and Guildford.
- Numerous major road and rail networks criss-cross the area.



Major transport links, such as the M25, fragment some habitats within the NCA.

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Landscape opportunities

- Expand, link and enhance riparian habitats along river corridors through habitat creation of wet grassland and planting of wet woodland.
- Protect, manage and enhance the rivers Hogsmill, Mole, Wandle and Wey and their rich and diverse riparian habitats that support a wide range of flora and fauna.
- Plan for the anticipated higher frequency of flood events and higher levels of winter rainfall through the restoration of traditional flood meadows and expansion of riparian habitats such as wet grassland and wet woodland along river corridors.
- Discourage inappropriate development on the flood plains of the rivers Wey, Mole and Hogsmill and promote the restoration of the natural river geomorphology. Where possible reconnect the rivers with their flood plains.
- Restore and enhance the hedgerow network to improve ecological networks and enhance the landscape character.
- Improve management of local nature reserves and where possible extend and link the network so that they can act as stepping stones for wildlife and help overcome the fragmentation of the semi-natural habitats of the NCA.
- Restore and manage woodland, particularly semi-ancient woodland, parkland and wood pasture, by encouraging and reintroducing management practices such as pollarding and coppicing. Where possible link existing sites to avoid fragmentation.

- Encourage sensitive development within and around the edge of villages so that their character is preserved.
- Ensure new good quality recreational opportunities are provided for any new development including in areas experiencing a high degree of infill and construction on brownfield sites.

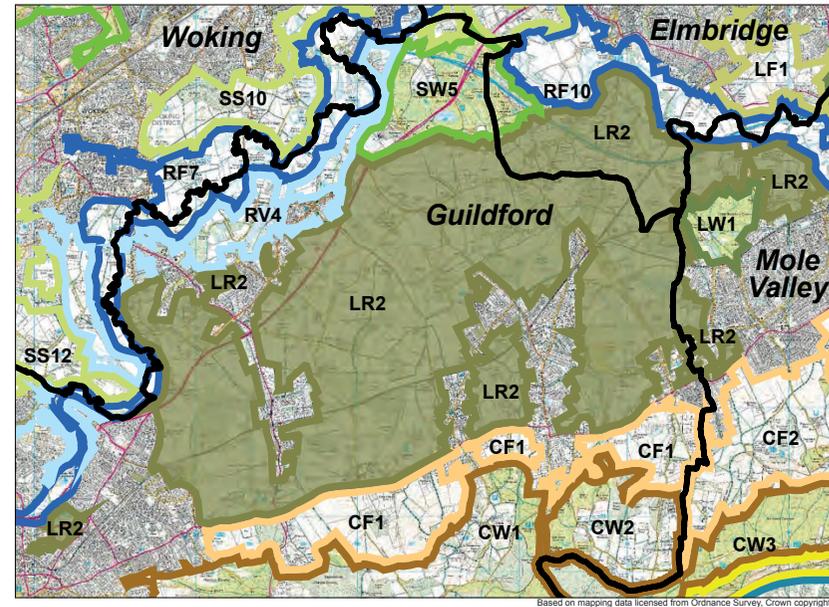


River Wey Navigation Canal.

Surrey Landscape Character Assessment:
Guildford Borough



April 2015



LR2: OCKHAM AND CLANDON WOODED ROLLING CLAYLANDS

Location and Boundaries

Ockham and Clanton Wooded Rolling Claylands is a broad band of land lying to the east of Guildford. 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. The character area continues eastwards until reaching the Lower Mole river floodplain. The character area is outside the Surrey Hills AONB, but adjoins it in small places to the south.

Key Characteristics

- Gently sloping lowland based mainly on the London Clay Formation Clay, Silt and Sand solid geology.
- The area supports a range of land uses; pastoral and arable farmland, woodland, parkland and leisure along with substantial settlements spreading along roads.
- Medium to large scale 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. Shaws are a common feature, and there is a significant, but dispersed, amount of ancient woodland.
- 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.

- Dissected by major transport routes including the A3 (both old and new), London to Portsmouth Road, and a stretch of the M25 motorway along with the large recently constructed motorway service area. Elsewhere, there are narrow roads enclosed by hedgerows. The London-Portsmouth main railway line passes through the character area, including West Clandon railway station, and Effingham Junction railway station where the main line meet the Mole Valley railway line.
- 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.
- The character area contains a considerable number of Conservation Areas including West Clandon, East Clandon, West Horsley, East Horsley, Ockham, Effingham, Downside Village, Cobham Plough Corner, Little Bookham, and a small part of the Ripley Conservation Area.
- Clandon Park and Hatchland Gardens, towards the south of the character area are listed as historic parks and gardens, and there are scheduled monuments south of Boughton Mall and near Effingham.
- There are various Sites of Nature Conservation Importance across the character area, such as Cotts Wood, Clandon Woods, Lollesworth Woods, and Wisley Field. There a few small areas of Common Land, including Effingham Common, and the northern part of the character area includes a small part of the Ockham and Wisley Local Nature Reserve.
- A fragmented area, enriched by parklands and woodland but with rural views often obscured by settlement.

LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS EVALUATION AND GUIDANCE

EVALUATION

Key positive landscape attributes

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

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

Forces for change/sensitivities/pressures

Past change

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

Future potential forces for change

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

GUIDANCE

Landscape Strategy

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

Landscape Guidelines

Land Management

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

Built Development

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

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 dip slope. 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.

REGIONAL	COUNTY	BOROUGH	Extent Of Representation Within The Site (High, moderate, low, none)	Narrative in relation to the site
National Landscape Character Type (LCT) and Land Description Units (LDU) - Natural England 2014	Surrey Landscape Character Assessment - 2015	Guildford Borough Landscape Character Assessment – Rural Assessment (GBLCA) - 2007		
114 Thames Basin Lowlands (LCA) Lowlands, Clayland and Wooded – ancient woods 129 Thames Basin Heaths (RDS) Intermediate, Heath & Moorland, Wooded – secondary	Landscape Type LR2: Ockham and Clandon Wooded Rolling Claylands.	E2: Ockham and Clandon Wooded Rolling Claylands		
114 - Gently undulating lowlands crossed by meandering rivers with broad and flat valley plains.	N/A		N/A	N/A
114 - Underlying geology of predominantly London Clay with sediments and Chalk to the south and small sand / clay bands; river terrace gravels and alluvium overlies the bedrock along the river valleys. 129 - Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang.	Gently sloping lowland based mainly on the London Clay Formation Clay, Silt and Sand solid geology.		N/A	N/A
129 - Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.	N/A		None	This majority of this section of the airfield has been utilised for arable purposes.
114 - A pastoral landscape interspersed with woodland and shaws, hedgerows and trees, remnant commons, villages and farmsteads. 129 - High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.	The area supports a range of land uses; pastoral and arable farmland, woodland, parkland and leisure along with substantial settlements spreading along roads. Blocks of woodland and plantations are often associated with the historic parks. Shaws are a common feature, and there is a significant, but dispersed, amount of ancient woodland.		Low	Whilst its former operation as an airfield has largely dominated its function, this section of the site has been widely used as arable farmland following its closure. The area does however remain largely devoid of features with the exception of a mature woodland belt within the western extent and the wider wooded/treed boundaries that define the northern extents. Seasonal change is limited to the crop cycles which often reflect a baron character during winter months.
114 - Increasing fragmentation of farmland character from spread of development, urban fringe influences and transport infrastructure. 129 - Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment.	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. A fragmented area, enriched by parklands and woodland but with rural views often obscured by settlement.		None	This section of the site reflects an open and expansive arable area. It is defined by densely vegetated boundaries to the north, east and west with the southern boundary undefined. Whilst views are open, they are directed across the wider airfield and runway with wider views limited by topography. Long views towards the South Downs are available from limited points within this area. These views are not typically influenced by settlements.
114 - Modified and straightened rivers marked by riparian woodlands and meadows in more rural sections. 129 - Valley floors are wet with ditches, numerous watercourses, ponds, waterfilled gravel pits, reedbeds and carr. Historic features include mills, relict water meadows, and canals such as the River Wey Navigations.	Network of small streams, ponds and ditches.		None	Due to its man-made character relating to its former airfield use, the area is largely devoid of natural features. Bolder Mere lies further north of the site but there are no visual or physical associations with it.

REGIONAL National Landscape Character Type (LCT) and Land Description Units (LDU) - Natural England 2014	COUNTY Surrey Landscape Character Assessment - 2015	BOROUGH Guildford Borough Landscape Character Assessment – Rural Assessment (GBLCA) - 2007	Extent Of Representation Within The Site (High, moderate, low, none)	Narrative in relation to the site
114 Thames Basin Lowlands (LCA) Lowlands, Clayland and Wooded – ancient woods 129 Thames Basin Heaths (RDS) Intermediate, Heath & Moorland, Wooded – secondary	Landscape Type LR2: Ockham and Clandon Wooded Rolling Claylands.	E2: Ockham and Clandon Wooded Rolling Claylands		
<p>114 - Small-to-medium irregular fields bounded by hedgerows, often with gaps or replaced by wire fences close to urban areas.</p> <p>129 - Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.</p>	<p>Medium to large scale fields of pasture and some arable are bounded by hedgerows or fences.</p> <p>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.</p>		None	<p>Whilst former hedgerows and field patterns are evident within the wider western extent of the airfield, field patterns within this area have been lost through the formation of the runway. The current land-use is arable however it is vast and open in character contained only by the runway to the south and mature tree/ woodland boundaries to the north.</p> <p>There are no visual or physical connections with any historic parklands.</p>
<p>114 - Densely populated and urban towards the east and the Greater London area with sparser settlement in the west around Esher and Guildford.</p> <p>129 - 20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally-made brick and tile.</p>	<p>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.</p> <p>Varied building materials include brick, timber frame, flint and weatherboard with tile and some thatch roofs.</p>		Low	<p>Whilst the site itself is devoid of any settlement, it is however influenced by small enclaves of housing at Elm Corner and Hatchford End. There are also visual links to additional residential areas further south, the majority of which reflect traditional building styles and materials.</p>
<p>114 - Numerous major road and rail networks criss-cross the area.</p>	<p>Dissected by major transport routes including the A3 (both old and new), London to Portsmouth Road, and a stretch of the M25 motorway along with the large recently constructed motorway service area. Elsewhere, there are narrow roads enclosed by hedgerows. The London-Portsmouth main railway line passes through the character area, including West Clandon railway station, and Effingham Junction railway station where the main line meet the Mole Valley railway line.</p>		Low/Moderate	<p>The site is influenced by the busy A3 corridor to the northwest and Old Lane to the east. Both routes are audible from within the site with occasional glimpses of vehicles using Old Lane afforded from the eastern extent.</p>
<p>129 - Prehistoric earthworks such as barrows and hill forts mark promontories on the plateaux. Archaeology is well preserved on historic heathland. Mosaics of open heathland and grassland with scrub, secondary woodland and plantation. Valley bogs, ponds and streams enhance diversity. Large, continuous mosaics are found in the east: they include Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and Chobham Common National Nature Reserve (NNR).</p>	<p>The character area contains a considerable number of Conservation Areas including West Clandon, East Clandon, West Horsley, East Horsley, Ockham, Effingham, Downside Village, Cobham Plough Corner, Little Bookham, and a small part of the Ripley Conservation Area.</p> <p>Clandon Park and Hatchland Gardens, towards the south of the character area are listed as historic parks and gardens, and there are scheduled monuments south of Boughton Mall and near Effingham.</p> <p>There are various Sites of Nature Conservation Importance across the character area, such as Cotts Wood, Clandon Woods, Lollesworth Woods, and Wisley Field. There a few small areas of Common Land, including Effingham Common, and the northern part of the character area includes a small part of the Ockham and Wisley Local Nature Reserve.</p>		None	<p>The site does not form part of any Conservation Area, historic park or garden, SNCI, LNR or Scheduled monument.</p>
<p>129 - 'Churring' nightjars, dragonflies and purple heather are all readily identified with heathland. The Thames Basin Heaths SPA protects internationally important populations of woodlark, nightjar and Dartford warbler.</p>	N/A		N/A	N/A