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## Surrey Landscape Character Assessment:

# Epsom and Ewell Borough





## April 2015


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The Surrey Landscape Character Assessment 2015 incorporates parts of the Guildford Landscape Character Assessment prepared in January 2007 by Guildford Borough Council and Land Use Consultants, modified as appropriate.

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Surrey Biodiversity Opportunity Areas (BOAs) Map

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## 1. INTRODUCTION

1.1 Surrey County Council commissioned a review of the Landscape Character of Surrey, to provide a consistent landscape character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment. This document contains the parts of the Surrey wide assessment which cover Epsom and Ewell Borough. Written in context with the county-wide Landscape Character Assessment 2015, there are likely to be references to locations outside of Epsom and Ewell Borough within this document.

### Background

1.2 In 1997, a landscape assessment was carried out entitled 'The Future of Surrey's Landscape and Woodlands', which covered the Surrey County Council administrative boundary. The approach adopted was based on the 1995 landscape assessment guidance and the Countryside Character map of England (1997), and therefore predates the current guidance on character assessment. The assessment identified 25 County Landscape Areas nesting inside 7 of the National Countryside Character Areas (figure 1). Within the study, each national area was broadly described, with more detail provided for each County Landscape Areas grouped within the National Countryside Character Areas.

1.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a nationally protected landscape which covers 422km² of the county (figure 2). It includes part of the North Downs and stretches from Farnham, in the west, around Guildford, Dorking, and Reigate, to Oxted, in the east. In 1998, a landscape character assessment was carried out for the Surrey Hills AONB. The character assessment drew upon the 1997 Surrey County Landscape Assessment and the landscape assessment 'The Surrey Hills Landscape' published by the Countryside Commission in 1998. It identified 13 local landscape character areas, the boundaries of which were derived from the earlier county assessments.

1.4 Since the county assessment and Surrey Hills AONB assessment have been completed, a National Landscape Typology has been developed (see figure 3) and was published in 2001 by the Countryside Agency (now Natural England). In some parts of the county, the 1997 Surrey county-wide assessment fits comfortably within the national landscape typology, for example in the North Downs, in other areas there are anomalies which result from the greater level of detail provided by the national typology assessment.

1.5 In 2002, the Countryside Agency (now Natural England) and Scottish Natural Heritage published its 'Landscape Character Assessment Guidance for England and Scotland'. The assessment methodology contained within the 2002 guidance was subsequently reaffirmed by National England in October 2014 with publication of 'An Approach to Landscape Character Assessment', which incorporates the assessment processes set out in the 2002 guidance.

1.6 The county of Surrey is made up of 11 Districts and Boroughs. Individually, some districts and boroughs have undertaken landscape character assessments, employing various methodologies, a number of which pre-date the current guidance. Guildford Borough has recently published a series of comprehensive studies in line with Natural England's guidance, which was originally set out in 2002.

**Aims and Objectives of the Study**

1.8 The landscape character assessment presented in this study, sits within the framework provided by the national landscape character areas and the national landscape typologies. The assessment draws on existing baseline information contained in the previous county assessment, the 1998 AONB assessment and management plan, and the existing District and Borough-wide landscape character assessments.

1.9 Landscape character assessment is a process by which the key characteristics of an area of landscape can be identified and which contribute to the sense of place of a locality. It is also a tool by which one can achieve an understanding of the landscape today and how it has changed over time. It is as an aid to decision making and the future management of the landscape.

1.10 Government guidance requires that Plans, including Local Development Frameworks should be "objective led". To this end Landscape Character Assessment provides a clear statement of the landscape resource within a Plan area. The Surrey Landscape Character Assessment forms part of the evidence base from which development and management strategies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape. This fulfils one of the core principles in national planning policy to recognise the intrinsic character and beauty of the countryside, and the requirement for Local Plans to include policies for the conservation and enhancement of the natural environment, including landscape.

## 2. METHOD STATEMENT

**Introduction**

2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002), and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.

2.2 Geographic Information Systems (GIS) has been used to collate and present the graphical data provided as paper mapping within this study. This data will be maintained by Surrey County Council. Public access to the landscape character assessment will be available electronically through county and relevant District/Borough websites.

**Stage 1: Desk Study/Review**

2.3 The initial desk study reviewed the existing landscape character assessments that cover the county. 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.

2.4 The desk study also reviewed the physical and human influences that have shaped the landscape of the county. 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. The study also reviewed cultural/social factors such as patterns of settlement and land use, enclosure, and socio-economic and cultural traditions and influences and looked at current change in the landscape and the pressures for change acting on the landscapes of the county.

**Stage 2: Local Landscape Characterisation**

2.5 Overlays of baseline information were produced using GIS mapping for geology, soils, landform, drainage, land cover, environmental designations, land use and historic landscape types/areas

(figures 4-9). Analysis of this range of data, covering both natural and cultural attributes of the landscape, were utilised in the development of draft characterisation prior to field testing.

2.6 The draft characterisation stage mapped draft landscape types and landscape character area boundaries and established a detailed methodology for the assessment across the county, in advance of the fieldwork.

2.7 The approach taken followed best practice as promoted by Natural England in maintaining a distinction between landscape types and character areas, and developing a hierarchical approach as follows:

- **Landscape Types:** generic, often extensive areas of landscape that share common combinations of geology, topography, vegetation and human influences, e.g. 'Wooded Greensand Hills' or 'Chalk Ridge'.

- **Character Areas:** which are unique, discrete geographical areas of the Landscape Type, e.g. 'Hindhead Wooded Greensand Hills' or ''Box Hill to Tatsfield Chalk Ridge', which exhibit all, or the majority of, the recognisable characteristics of the Type, depending on the location of the Character Area.

**Stage 3: Field Survey**

2.8 Field survey was used to verify draft landscape type classifications, to identify landscape character area subdivisions and define precise boundaries. The survey was systematic, using written observations, map annotations, and photographs. Standard survey checklists were used to ensure that landscape features and characteristics were recorded in a consistent and objective way. Photographs were used to record general landscape character, key characteristics and specific attributes.

2.9 The field survey assessed and recorded each area in terms of the extent and combination of its key characteristics and features as well as the perceptual characteristics of each area. It noted a description of landscape character, a list of landscape elements and characteristics, e.g. settlement form, landmarks and building style and assessed the aesthetic and perceptual factors e.g. pattern, scale, unity, remoteness and tranquillity of the landscape.

2.10 The field assessment also reviewed the current condition and management of the landscape.

**Stage 4: Classification and Description**

2.11 A final review of the draft area boundaries was undertaken having regard to the desk research findings, field maps and field record sheets and the guidance on current best practice. Summary descriptions of each landscape type and landscape character area were compiled in accordance with the guidelines.

2.12 The landscape character assessment has been mapped at the scale of 1:25,000 and the boundaries to specific areas defined using the level of detail available at this scale. The boundaries selected for landscape types and landscape character areas are firm and recognisable features on the ground and represent a 'best fit' to the change in landscape type or character within an area. Boundaries to landscape character areas are defined but field observation often identifies a gradual transition in landscape character, it seldom changes abruptly.

**Stage 5: Evaluation and Guidance**

2.13 The current status of the elements and features of the landscape was recorded and forces for change noted as examples of past change and the potential pressures for future change. Information from the desk study, fieldwork and consultation with the relevant Local Authorities was used to determine the forces for change. This evaluation identified a number of factors that may have an effect landscape character in future.

2.14 An outline landscape strategy was prepared for each landscape type. The strategy addresses the landscape area as a whole and identifies broad objectives for each landscape type. The aim is to set out broad objectives and principles to manage and direct landscape change in order to protect the highest quality and most sensitive landscapes from adverse change and to encourage positive change in weak or degraded landscapes.

2.15 For each landscape type there are a set of broad objectives; where individual character areas highlight specific issues of local importance more specific prescriptions are identified. The guidelines indicate the actions required, with reference to the overall landscape objective in order to ensure that distinctive character is maintained. To aid ease of reference the guidelines have been divided into prescriptions related to land management and prescriptions specifically related to development.

## 3. THE SURREY LANDSCAPE

### 3.1 Introduction

3.1.1 Stretching from the Thames Valley in the north, to the edge of the High Weald in the south-east, the county of Surrey contains a wide variety of landscape types. The county includes significant areas of high quality and attractive landscape, with a quarter of the county designated as an Area of Outstanding Natural Beauty (AONB). The county includes six of England's National Character Areas: the Thames Valley, Thames Basin Heaths, Thames Basin Lowlands, the North Downs, Wealden Greensand, the Low Weald and High Weald (see figure 2). The Surrey Hills Area of Outstanding Natural Beauty lies at the heart of the Surrey countryside, incorporating parts of the North Downs, the Wealden Greensands and the Wooded Low Weald. The south-eastern corner of the county includes a small section of the High Weald AONB.

3.1.2 To the north, the Surrey Hills give way to the Thames Basin, which includes a band of rolling claylands, areas of sandy heath and farmland, and river valley floor and floodplain. Bordering Greater London to the north, some of these areas have undergone significant change, and continue to face considerable pressure from the capital and its immediate hinterland.

3.1.3 To the south, between the Surrey Hills AONB and the High Weald AONB, the landscape is dominated by the Low Weald. The Low Weald is deeply rural, sparsely populated and to the west a heavily wooded landscape. Decreasing amounts of woodland are present in the south-east of the county, where the landscape turns to more open Wealden farmland.

3.1.4 Watercourses, mostly notably including the Wey and Mole rivers, transverse the county, flowing northwards from the Low Weald, and crossing the Surrey Hills, until eventually reaching the River Thames.

3.1.5 Surrey is one of the most densely wooded counties in England, with around 20% woodland cover. A significant proportion of the woodland is identified as ancient (see figure 8). Many areas

of the county are protected by nature conservation designations, including Special Protection Areas (SPAs), which require decision making authorities to consider the effects of development on the habitats of migratory and threatened birds found within the SPAs (see figure 7). SPAs are composed of many individual Sites of Special Scientific Interest (SSSI), and within Surrey include parts of the South West London Water Bodies SPA, the Thames Basin Heaths SPA, and the Wealden Heaths SPA. Large areas of Surrey are also protected for their habitats as Special Areas of Conservation, and these are Thursley, Ash, Pirbright & Chobham, the Mole Gap to Reigate Escarpment, and Windsor Forest & Great Park.

### 3.2 Surrey Hills AONB

3.2.1 The Surrey Hills AONB was one of the first landscapes in the country to be designated as an Area of Outstanding Natural Beauty in 1958. It stretches across the county, meeting with the Kent Downs AONB to the east and the 'South Downs' National Park to the south and west. It includes three of England's National Character Areas: the North Downs, Wealden Greensand and Low Weald (see figure 2).

3.2.2 The Surrey Hills AONB lies within one of the most impressive geological features in the British Isles, the wealden uplift. Between 130-65 million years ago the landscape of South-East England was gradually inundated by the sea with the deposition of 800-1000m of sedimentary material. Layers of sand, silt, clay and chalk were laid down and compacted into what is now the wealden clays, the upper and lower greensands and gualt clay and chalk. Following a period of uplift (commensurate with the formation of the Alps) the wealden dome was raised above the sea. The dome, some 215km long and up to 80km wide and lying on an east-west axis covered large parts of Kent, Sussex and Surrey. In the succeeding 20 million years the centre of the dome has been eroded to reveal the structure of the present day landscape (see figures 4 and 5).

3.2.3 All the rock types found in the wealden dome, with the exception of the Hasting Beds, occur in the Surrey Hills AONB and all have a profoundly different effect on the fabric of the landscape. There is a strong correlation between the geology and the landscape that has developed, which has been accentuated by the relative resistance to weathering of the various rock types.

3.2.4 The Surrey Hills has been shaped and used by man for thousands of years. The poor sandy soils of the Greensands and the Heavy clays of the Weald have been difficult to cultivate productively and the area has seen limited settlement. The towns around the AONB, Guildford, Godalming, Haslemere, Dorking and Reigate have all had an influence on the landscape. New roads, rail links and canals cross the Surrey Hills and the demands of growing populations in local towns and London require food, homes and recreation.

3.2.5 The countryside has gone through successive phases of agriculture, woodland management and quarrying and the fluctuating fortunes of rural communities has left their mark on the landscape. Although much of the archaeological evidence of early intervention lies undiscovered beneath the woodlands the history of the Surrey Hills can be seen in the architecture and settlement pattern of the area which makes a significant contribution to the landscape character of the AONB and its environs.

3.2.6 The most prominent feature of the Surrey Hills AONB is the chalk escarpment which marks the edge of the orth Downs along the Chalk Ridge (Type CR) and provides a dramatic backdrop to the Weald to the south. The escarpment runs the length of the AONB, forming The Hog's Back

in the western section. It is generally consistent in height but the steepness of the scarp varies. On the south-facing scarp there is a mosaic of dense woodland, scrub and open downland, the woodland cover being more extensive along the eastern end of the scarp. The escarpment has been eroded by the River Mole to form the impressive and striking chalk cliffs of the Mole Gap above Dorking.

3.2.7 To the north of the escarpment, on the chalk dipslope, lies areas of Chalk Down with Woodland (Type CD), Open Chalk Farmland (Type CF), and Wooded North Down (Type CW). Dry valleys and coombes have been formed, set within open rolling farmland interspersed with woodland, whilst elsewhere significant later deposits of clay with flints have produced acid conditions, such as at Ranmore Common and Headley Heath, which contrast markedly with the surrounding chalk farmland.

3.2.8 To the south of the escarpment, the relatively soft Folkstone and Sandgate Greensands Beds form the Wooded Greensand Plateau (Type GP) south of Farnham, and also occur in the shallow and low lying Greensand Valley (Type GV) along the Tillingbourne and Pipp Brook. Harder and more resistant Greensand deposits, the Hythe Beds, form the high hills of the Greensand escarpment including the Wooded Greensand Hills (Type GW) at Hindhead, Hascombe and Leith Hill, and Open Greensand Hills (Type GO) to the south of Puttenham. Extensive woodlands cover substantial parts of the Greensand, along with important heaths, such as Thursley Heath. Fields have been carved out of the woodland and heaths fragmenting the landscape in some areas. The settlement within the Greensand Hills is sparse and road access limited to the distinctive sunken lanes which traverse the hills. The lack of access and ancient and tranquil character of the hills provides a tangible sense of remoteness within the area.

3.2.9 The weald clays lie at the southern foot of the greensand escarpment as a gently undulating plain. It comprises a mixture of sandstone and clays and mudstones. The soils associated with the weald are heavy and more difficult to work than the lighter soils of the adjacent greensands. The Wooded Low Weald (Type WW) is heavily wooded, much of it Semi Natural Ancient Woodland. The farmland is typically small scale with irregular field patterns and densely hedged with mixed hedgerows and hedgerow trees.

### 3.3 High Weald AONB

3.3.1 The High Weald AONB was designated in 1983. It covers only a small part of Surrey at its south-east corner. The High Weald AONB stretches far into Kent to the east, East Sussex to the south-east, and West Sussex to the south-west.

3.3.2 The high weald is underlain by bands of sandstone and clay. Following the wealden dome uplift, the soft clay has been worn away creating a rolling landscape, with the clay forming the low valleys and the harder sandstone forming the high ridges. Elevated sandstone underlays the Wooded High Weald (Type WH) within the south-east corner of Surrey.

3.3.3 The high weald is an historic landscape with a mosaic of small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. Steep-sided, wooded gills are a distinctive feature of the area, having been created by streams carving deep, steep sided, channels through the area's hillsides.

### 3.4 Northern Surrey

3.4.1 To the north of the Surrey Hills AONB, lies the broad Thames Basin, occupying the north-western quarter of the county. The North Downs are located both within the Surrey Hills AONB, to the north of Dorking and Reigate and outside the AONB, to the north-east of the county, where urban influences of London increase. Fingers of development, including Leatherhead, Tadworth and Kingswood, Caterham, and Woldingham penetrate southwards into the Downs from the northern edge of the county, and transport routes, in particular the M25 motorway, cut through the downland landscape. Exposed elevated locations within the downs afford extensive views of London to the north, with landmark buildings in the city discernible in the distance.

3.4.2 The Thames basin to the north-west of the county, is centred on the floodplains and valley floor associated with the River Thames, the basin is underlain by London Clay with superficial deposits of alluvium and river terrace gravels. The wider Thames Basin rises slightly to the south-west onto sand and gravel terraces, the flood plain being replaced by sandy heaths, woodland and farmland which surround Camberley, Woking and Weybridge. London Clays become exposed to the south to form the rolling claylands which rise to meet the dip slope of the North Downs to the south.

3.4.3 The River Thames itself occupies only a small part of the wide flat floodplain. Bordering London to the north, the areas of River Floodplain (Type RF) and adjacent River Valley Floor (Type RV) are characterised by heavy urban influence, including Built Up Areas, roads and gravel workings. A number of large elevated reservoirs, with high, steep and engineered embankments are also a distinctive feature in the area, and as such warrant their own landscape Type (Type RS).

3.4.4 Extensive areas underlain by sand and gravel drift geology which is found to the south and west of the River Thames floodplain. The extensive areas of intact heath and common, and large tracts of woodland define the distinct landscape types of Sandy Heath and Common (Type SH), and Sandy Woodland (Type SW). Areas of Sandy Heath and Common include extensive 'secret' areas of heathland used exclusively by the Ministry of Defence, but also popular recreational resources such Chobham Common. The large tracts of Woodland often consist of plantation and can be dark and secluded. Remaining areas underlain by sand are less intact and have a significantly greater human influence upon them. They are predominately farmland, with varying degrees of settlement and woodland, and as such are classified as Settled and Wooded Sandy Farmland (Type SS).

3.4.5 Further south, undulating clay lowlands rise up towards the north facing dipslope of the North Downs. Either side of Guildford, there is an extensive band of Wooded Rolling Clayland (Type LF), which comprises a somewhat fragmented mosaic of land cover, including dispersed woodland blocks, pastoral and arable farmland, and parkland. Land cover at the eastern end of the clay lowlands becomes more defined, with either continuous tracts of Clay Woodland (Type LW) or Rolling Clay Farmland (Type LF). Areas of Clay Woodland are largely common land, such as Epsom Common, and their proximately to significant areas of settlement make them valuable recreational resource. Although generally rural, areas of Rolling Clay Farmland have limited woodland cover, and therefore the surrounding settlements exert urban influence upon them.

### 3.5 Southern Surrey

3.5.1 Between the Surrey Hills AONB, to the north, and High Weald AONB to the south-east, the landscape is dominated by the Low Weald. The Wooded Low Weald (Type WW) is an extensive area, stretching east from within the southern parts of the Surrey Hills AONB, along the southern part of the county as far east as Charlwood. The area is underlain by a mixture of sandstone and clays, siltstone and mudstones, and generally has heavy, poorly drained soil, which is nutrient poor and better suited to pasture than arable farming. The area is heavily wooded with small scale farmland of irregular field patterns and densely vegetated boundaries of mixed hedgerows and hedgerow trees. The landscape is sparsely settled, remote and deeply rural in character.

3.5.2 The wealden landscape become less wooded and more open towards the east to give way to the larger scale and more regular field patterns of the Low Weald Farmland (Type WF). Towns and transportation routes are set in the landscape, but both the Wooded Low Weald and Low Weald Farmland are predominantly rural landscapes.

3.5.3 The river Mole and Wey, wind their way northwards across the county, cutting through the Surrey Hills, including at the dramatic 'Mole Gap', until reaching the Thames. In contrast to the Thames River Floodplain, the upper reaches of these rivers, which run through the low weald, are peaceful and bordered by a narrow floodplain of rural pastoral landscape.

## 4. LANDSCAPE CLASSIFICATION

4.1 Landscape types reflect the dominant influences on landscape character, often combining, geology, landform and landcover. In all cases the name conveys some sense of the character of the landscape.

4.2 A single landscape type (excluding Types UE and UW) 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 landscape character areas.

4.3 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 is therefore named to reflect the geographically specific qualities based on a place name or established locality.

4.4 The landscape types and character areas for the county are set out as follows. The areas are illustrated on figure 11, which has been prepared on a Geographic Information System (GIS), with mapping undertaken at a scale of 1:25,000.

4.5 The twenty one landscape types which create the unique and distinctive character of the Surrey landscape are listed below, (see figure 10):

CD Chalk Down with Woodland
CF Open Chalk Farmland
CR Chalk Ridge
CW Wooded North Down

GO Open Greensand Hills
GP Wooded Greensand Plateau
GV Greensand Valley
GW Wooded Greensand Hills

LF Rolling Clay Farmland
LR Wooded Rolling Clayland
LW Clay Woodland

MP Mudstone Plateau

RF River Floodplain
RS Reservoirs
RV River Valley Floor

SH Sandy Heath and Common
SS Settled and Wooded Sandy Farmland
SW Sandy Woodland

WF Low Weald Farmland
WH Wooded High Weald
WW Wooded Low Weald

4.6 The landscape types listed above frequently adjoin or encircle, but do not include, the Built Up Areas within settlement boundaries. The following landscape type is a group of small individual areas on the edges of, or surrounded by, the Built Up Areas of towns across the county. These are unique areas, with a variety of characteristic and uses, which do not readily fall within the landscape types set out above:

UE Distinct Areas on the Edge of Urban Areas

4.7 Additionally, this study has identified and briefly considered, several significant individual green space areas within the county's Built Up Areas of towns across the county. These areas are entirely within the Built Up Areas of settlements and are grouped as the following landscape type:

UW Significant Greenspaces Within Urban Areas

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## 5. LANDSCAPE TYPES AND CHARACTER AREAS

(See figure 11. For more detail of Epsom and Ewell Borough only, see figure 12.)

5.1 For contextual completeness, every landscape type and character area identified in the Surrey Landscape Character Assessment 2015 is listed below. However, landscape types and character areas which are outside Epsom and Ewell Borough are not described in this document, refer to the Surrey countywide document for these areas.


| **LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND** | | **see page 20** |
|---|---|---|
| **Character Areas:** | | |
| CD1 | Ashtead and Woodcote Parks Chalk Down with Woodland | see page 22 |
| CD2 | Tyrrell's Wood to Walton Oaks Chalk Down with Woodland* | |
| CD3 | Courtlands to Margery Chalk Down with Woodland* | |
| CD4 | Chaldon Chalk Down with Woodland* | |
| CD5 | South Woldingham Chalk Down with Woodland* | |
| CD6 | Forestdale to Woldingham Chalk Down with Woodland* | |
| CD7 | Tatsfield Chalk Down with Woodland* | |
| Evaluation and guidance | | see page 24 |

| **LANDSCAPE TYPE CF: OPEN CHALK FARMLAND** | | **see page 26** |
|---|---|---|
| **Character Areas:** | | |
| CF1 | Clandon Open Chalk Farmland* | |
| CF2 | Ranmore to Hawk's Hill Open Chalk Farmland* | |
| CF3 | Leatherhead to Epsom Downs Open Chalk Farmland | see page 28 |
| CF4 | North Looe Open Chalk Farmland | see page 30 |
| CF5 | Hooley to Chaldon Open Chalk Farmland* | |
| CF6 | Caterham to Woldingham Open Chalk Farmland* | |
| CF7 | Woldingham to New Addington Open Chalk Farmland* | |
| Evaluation and guidance | | see page 32 |

| **LANDSCAPE TYPE CR: CHALK RIDGE** | |
|---|---|
| **Character Areas:** | |
| CR1 | Hog's Back Chalk Ridge* |
| CR2 | Albury to Ranmore Chalk Ridge* |
| CR3 | Box Hill to Tatsfield Chalk Ridge* |
| Evaluation and guidance | |


* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE CW: WOODED NORTH DOWN | |
|---|---|
| **Character Areas:** | |
| CW1 | Merrow and Clandon Wooded North Down* |
| CW2 | Effingham Forest Wooded North Down* |
| CW3 | Oaken Grove to Ranmore Common Wooded North Down* |
| CW4 | Norbury Park Wooded North Down* |
| CW5 | Box Hill to Oyster Hill Wooded North Down* |
| CW6 | Banstead Heath Wooded North Down* |
| CW7 | Chussex Plain Wooded North Down* |
| CW8 | South Caterham Wooded North Down* |
| Evaluation and guidance | |

| LANDSCAPE TYPE GO: OPEN GREENSAND HILLS | |
|---|---|
| **Character Areas:** | |
| GO1 | Shackleford Open Greensand Hills* |
| GO2 | Godalming to Sutton Abinger Open Greensand Hills* |
| GO3 | West Farnham Open Greensand Hills* |
| GO4 | Dockenfield to Millbridge Open Greensand Hills* |
| GO5 | Churt to Hascombe Open Greensand Hills* |
| GO6 | Bramley West Open Greensand Hills* |
| GO7 | Shamley Green Open Greensand Hills* |
| GO8 | Betchworth and Chart Parks Open Greensand Hills* |
| Evaluation and guidance | |

| LANDSCAPE TYPE GP: WOODED GREENSAND PLATEAU | |
|---|---|
| **Character Areas:** | |
| GP1 | Frensham to Witley Common Wooded Greensand Plateau* |
| Evaluation and guidance | |

| LANDSCAPE TYPE GV: GREENSAND VALLEY | |
|---|---|
| **Character Areas:** | |
| GV1 | Tillingbourne and Pipp Brook Greensand Valley* |
| GV2 | Pixham to Reigate Greensand Valley* |
| GV3 | Gatton Greensand Valley* |
| GV4 | Merstham to Clacket Lane Greensand Valley* |
| Evaluation and guidance | |

* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE GW: WOODED GREENSAND HILLS | | |
|---|---|---|
| **Character Areas:** | | |
| GW1 | Puttenham Wooded Greensand Hills* | |
| GW2 | Chinthurst to Hurt Wood Wooded Greensand Hills* | |
| GW3 | St Martha's Wooded Greensand Hills* | |
| GW4 | Rowledge to Tilford Wooded Greensand Hills* | |
| GW5 | Hindhead Wooded Greensand Hills* | |
| GW6 | Wormley West Wooded Greensand Hills* | |
| GW7 | Wormley East Wooded Greensand Hills* | |
| GW8 | Loxhill to Catteshail Wooded Greensand Hills* | |
| GW9 | Leith Hill to Bury Hill Wooded Greensand Hills* | |
| GW10 | Dorking Wooded Greensand Hills* | |
| GW11 | Skimmington Wooded Greensand Hills* | |
| GW12 | Earlswood to Oxted Wooded Greensand Hills* | |
| GW13 | The Chart Wooded Greensand Hills* | |
| Evaluation and guidance | | |

| LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND | | **see page 36** |
|---|---|---|
| **Character Areas:** | | |
| LF1 | Knowle Hill to Leatherhead Rolling Clay Farmland* | |
| LF2 | Claygate Rolling Clay Farmland* | |
| LF3 | Lower Ashtead Rolling Clay Farmland* | |
| LF4 | Horton Rolling Clay Farmland | see page 38 |
| LF5 | Ashtead East Rolling Clay Farmland | see page 40 |
| LF6 | North Farnham Rolling Clay Farmland* | |
| Evaluation and guidance | | see page 42 |

| LANDSCAPE TYPE LR: WOODED ROLLING CLAYLANDS | |
|---|---|
| **Character Areas:** | |
| LR1 | Wanborough Wooded Rolling Claylands* |
| LR2 | Ockham and Clandon Wooded Rolling Claylands* |
| Evaluation and guidance | |

| LANDSCAPE TYPE LW: CLAY WOODLAND | | **see page 46** |
|---|---|---|
| **Character Areas:** | | |
| LW1 | Great Bookham Common Clay Woodland* | |
| LW2 | Prince Coverts to Leatherhead Common Clay Woodland* | |
| LW3 | Ashtead and Epsom Commons Clay Woodland | see page 48 |
| Evaluation and guidance | | see page 50 |


* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE MP: MUDSTONE PLATEAU | |
|---|---|
| **Character Areas:** | |
| MP1 | Loseley Mudstone Plateau* |
| Evaluation and guidance | |

| LANDSCAPE TYPE RF: RIVER FLOODPLAIN | |
|---|---|
| **Character Areas:** | |
| RF1 | Colne River Floodplain* |
| RF2 | Ash River Floodplain* |
| RF3 | Thames River Floodplain* |
| RF4 | Northern Bourne River Floodplain* |
| RF5 | Windlebrook and Southern Bourne River Floodplain* |
| RF6 | Blackwater River Floodplain* |
| RF7 | Lower Wey River Floodplain* |
| RF8 | Upper Wey River Floodplain* |
| RF9 | Wey and Arun Canal River Floodplain* |
| RF10 | Lower Mole River Floodplain* |
| RF11 | Upper Mole River Floodplain* |
| Evaluation and guidance | |

| LANDSCAPE TYPE RS: RESERVOIRS | |
|---|---|
| **Character Areas:** | |
| RS1 | Thames Valley Reservoirs* |
| Evaluation and guidance | |

| LANDSCAPE TYPE RV: RIVER VALLEY FLOOR | |
|---|---|
| **Character Areas:** | |
| RV1 | Colne River Valley Floor* |
| RV2 | Thames River Valley Floor* |
| RV3 | Ash River Valley Floor* |
| RV4 | Send River Valley Floor* |
| RV5 | Slyfield River Valley Floor* |
| RV6 | Peasmarsh River Valley Floor* |
| RV7 | Shalford River Valley Floor* |
| RV8 | Badshot River Valley Floor* |
| Evaluation and guidance | |

* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE SH: SANDY HEATH AND COMMON | |
|---|---|
| **Character Areas:** | |
| SH1 | Deer Rock Hill Sandy Heath and Common* |
| SH2 | Chobham Sandy Heath and Common* |
| SH3 | Westend and Pirbright Sandy Heath and Common* |
| SH4 | Ash Common to Cobbetthill Sandy Heath and Common* |
| SH5 | Whitmoor Sandy Heath and Common* |
| Evaluation and guidance | |

| LANDSCAPE TYPE SS: SETTLED AND WOODED SANDY FARMLAND | |
|---|---|
| **Character Areas:** | |
| SS1 | Cooper's Hill Settled and Wooded Sandy Farmland* |
| SS2 | Englefield Green West Settled and Wooded Sandy Farmland* |
| SS3 | Trumps Green to New Haw Settled and Wooded Sandy Farmland* |
| SS4 | Wentworth to Sheerwater Settled and Wooded Sandy Farmland* |
| SS5 | Bagshot to Windlesham Settled and Wooded Sandy Farmland* |
| SS6 | Windlesham Settled and Wooded Sandy Farmland* |
| SS7 | Windlesham to Knaphill Settled and Wooded Sandy Farmland* |
| SS8 | Chobham East Settled and Wooded Sandy Farmland* |
| SS9 | Weybridge South Settled and Wooded Sandy Farmland* |
| SS10 | Woking to Byfleet Settled and Wooded Sandy Farmland* |
| SS11 | Pirbright to Hook Heath Settled and Wooded Sandy Farmland* |
| SS12 | Wyke to Mayford Settled and Wooded Sandy Farmland* |
| Evaluation and guidance | |

| LANDSCAPE TYPE SW: SANDY WOODLAND | |
|---|---|
| **Character Areas:** | |
| SW1 | Virginia Water Sandy Woodland* |
| SW2 | Bagshot and Lightwater West Sandy Woodland* |
| SW3 | Foxhill Sandy Woodland* |
| SW4 | Horsell Sandy Woodland* |
| SW5 | Wisley Sandy Woodland* |
| SW6 | Fairmile to Esher Sandy Woodland* |
| SW7 | Deepcut Sandy Woodland* |
| SW8 | Bricksbury Hill to Rowhill Copse Sandy Woodland* |
| Evaluation and guidance | |

* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE WF: LOW WEALD FARMLAND | |
|---|---|
| **Character Areas:** | |
| WF1 | Dorking to Hookwood Low Weald Farmland* |
| WF2 | Flanchford to Horley Low Weald Farmland* |
| WF3 | Horley to Swaynesland Low Weald Farmland* |
| Evaluation and guidance | |

| LANDSCAPE TYPE WH: WOODED HIGH WEALD | |
|---|---|
| **Character Areas:** | |
| WH1 | Domewood to Dormansland Wooded High Weald* |
| WH2 | Dormansland East Wooded High Weald* |
| Evaluation and guidance | |

| LANDSCAPE TYPE WW: WOODED LOW WEALD | |
|---|---|
| **Character Areas:** | |
| WW1 | Chiddingfold Wooded Low Weald* |
| WW2 | West Dunsfold Wooded Low Weald* |
| WW3 | Tugley to Sidney Wood Wooded Low Weald* |
| WW4 | Pinks Hill to Park Hatch Wooded Low Weald* |
| WW5 | Grafham to Dunsfold Wooded Low Weald* |
| WW6 | Dunsfold to Pollingfold Wooded Low Weald* |
| WW7 | Rowly Wooded Low Weald* |
| WW8 | Cranleigh to Charlwood Wooded Low Weald* |
| WW9 | Shamley Green to Holmwood Wooded Low Weald* |
| WW10 | Holmwood Common Wooded Low Weald* |
| Evaluation and guidance | |

* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

| LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS | | see page 52 |
|---|---|---|
| **Character Areas:** | | |
| UE1 | Heathside* | |
| UE2 | Walton Common* | |
| UE3 | Epsom Downs | see page 54 |
| UE4 | Burgh Heath* | |
| UE5 | Banstead Downs* | |
| UE6 | Redhill Common* | |
| UE7 | Earlswood Common* | |
| UE8 | Petridgewood Common and Woodland* | |
| UE9 | Holmthorpe Pits and Mercer's Park* | |
| Evaluation and guidance | | see page 57 |

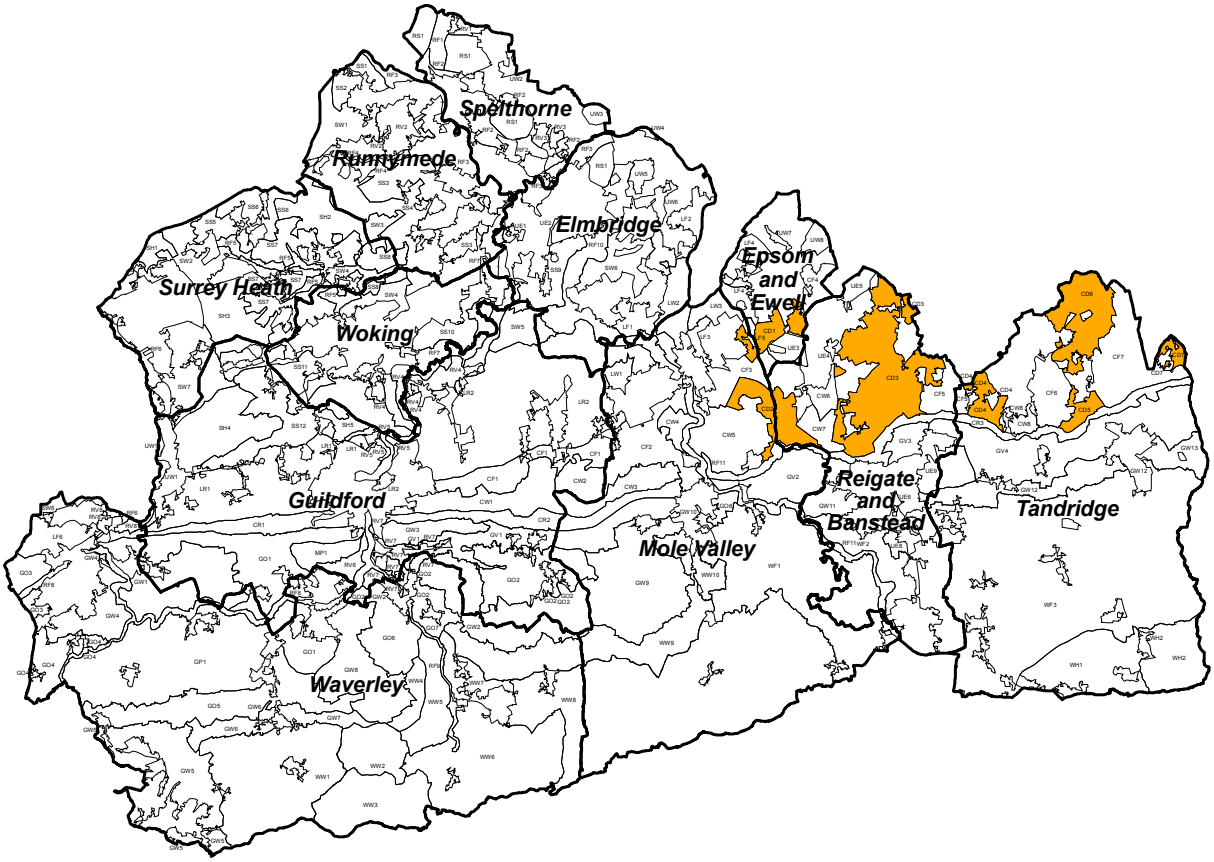
| LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS | | see page 58 |
|---|---|---|
| **Character Areas:** | | |
| UW1 | North Camp to North Town Lakes* | |
| UW2 | Princes Lakes* | |
| UW3 | Kempton Park* | |
| UW4 | Hurst Park* | |
| UW5 | Island Barn Reservoir and River Ember* | |
| UW6 | Lower Green to Weston Green and Littleworth Common* | |
| UW7 | Ewell Hogsmill | see page 60 |
| UW8 | Nonsuch Park | see page 61 |
| Evaluation and guidance | | see page 63 |


* These character areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

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## 6. LANDSCAPE TYPES AND CHARACTER AREAS WITHIN EPSOM AND EWELL BOROUGH

6.1 The following pages describe the landscape types and character areas located within Epsom and Ewell Borough. The location and boundaries, and the key characteristics, of each type and area are set out, followed by evaluation and guidance for the type.




## LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND

### Landscape Character Areas

| | |
|---|---|
| CD1 | Ashtead and Woodcote Parks Chalk Down with Woodland |
| CD2 | Tyrrell's Wood to Walton Oaks Chalk Down with Woodland* |
| CD3 | Courtlands to Margery Chalk Down with Woodland* |
| CD4 | Chaldon Chalk Down with Woodland* |
| CD5 | South Woldingham Chalk Down with Woodland* |
| CD6 | Forestdale to Woldingham Chalk Down with Woodland* |
| CD7 | Tatsfield Chalk Down with Woodland* |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND

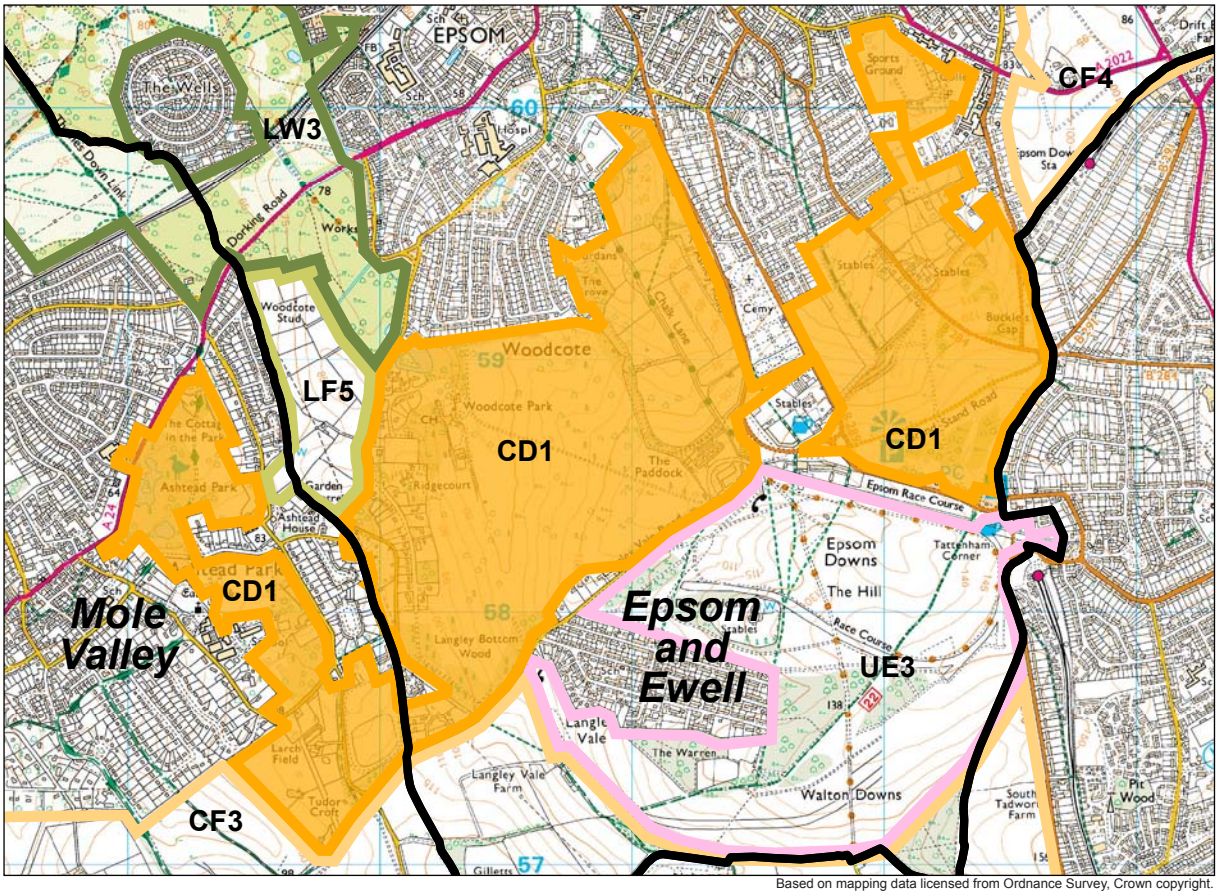
### Location and Boundaries

The Chalk Down with Woodland Type is located to the north-east of the county. Along with areas of Open Chalk Farmland (Type CF) and Wooded North Down (Type CW), it forms part of a wide band of downland, to the north of the Chalk Ridge (Type CR) and the south facing scarp. To the south, the chalk downland gives way to greensand hills and valleys, while to the north, downland turns to rolling clayland. Defined by underlying geology, scale of woodland cover and land use. Boundaries follow easily recognisable features including roads, woodland edges and field boundaries. A relatively limited portion of the Type is within the north-eastern extent of the Surrey Hills AONB.



### Key Characteristics

- Rolling downland, with occasional steep slopes. Landform is generally 100m AOD to 200m AOD in elevation, but up to 250m in some places.
- Consists predominately of a mosaic of medium to small scale fields and woodland.
- Woodland is dispersed, but includes some large blocks, and wide tree belts.
- Fields are predominately pastoral, but small scale paddocks and parcels of land associated with settlement are also a common feature.
- Less intensively farmed than the Open Chalk Farmland Type, with significantly more settlement, including hamlets such as Headley near Walton on the Hill and Farnleigh near Warlingham, other small groups of dwellings, and more isolated scattered farmsteads and houses.
- Elevated locations afford long distance views, often framed by woodland.
- Historic landscapes associated with the management of woodland, grazing of animals and human occupation.




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## CD1: ASHTEAD AND WOODCOTE PARKS CHALK DOWN WITH WOODLAND

### Location and Boundaries

The Ashtead and Woodcote Parks Chalk Down with Woodland Character Area is located between the southern edge of Epsom, and the eastern edge of Ashtead. The character area boundary mostly follows the edges of settlement, and occasionally roads and field boundaries. Ashtead Park extends over the western edge of the character area, adjacent to the settlement of Ashtead. Woodcote Park extends to the south west of Epsom and joins Epsom Downs Golf Course to the east.

### Key Characteristics

- Elevated chalk downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating landform with minor valleys and ridges, but generally rising to the south.
- Woodcote Park and Epsom Downs which form a significant portion of the character area, are mainly golf courses. Elsewhere, there are large paddocks, gallops and stables, and sports fields, including those associated with Epsom College. Ashtead Park, listed in the Register of Historic Parks and Gardens, is at the western end of the character area, enclosed by Built Up Areas.
- Ashtead Park includes an area of woodland. Tree belts and small areas of woodland line the boundaries between paddocks, and there are tree groups within the golf courses. There are a limited number of small areas of ancient wood, including isolated fragments within Woodcote Park golf course.
- Elevated locations allow long distance views over lower areas to the north, in particular from Grand Stand Road, which has wide ranging views towards London. To the north and west of the character area, tree cover and Built Up Areas restrict views and provide enclosure.

- ‘B’ roads and a limited number of public rights of way, including a short length of the Thames Down Link Recreational Path, provide access, but formal public access is limited in large areas by golf courses.
- There is a hamlet at Ridgecourt, and elsewhere there are scattered buildings including stable complexes, and large houses/schools.
- The character area includes part of the Chalk Lane Conservation Area, and the registered Ashtead Park. The wooded areas of Ashtead Park form a Local Nature Reserve and is designated as a Site of Nature Conservation Interest for its mixed broadleaved woodland and semi-improved neutral grassland. Epsom golf course is a Site of Nature Conservation Interest, designated for its calcareous grassland.
- The character area overlooks Built Up Areas to the north and acts as a setting to surrounding settlement, with varying degrees of openness. The area provides recreation in the form of Ashtead Park and golf courses, however public access across a considerable portion of the character area is restricted. Whilst tranquillity and remoteness is limited due to surrounding settlement, roads, and internal land use, the majority of the character area is a well-treed, relatively rural, landscape.

## LANDSCAPE TYPE CD: CHALK DOWN WITH WOODLAND 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:

- Rolling small-medium scale downland.
- Mosaic of woodland, pasture and low-key settlement.
- Blocks of woodland including ancient woodland and tree belts.
- The network of hedgerows with hedgerow trees.
- Remnant chalk grassland.
- Historic settlements designated as Conservation Areas.
- A network of rural roads and lanes.
- Distant views from elevated southern areas, occasionally framed by tree cover, including views over chalk scarp and greensand hills to the south.
- Role of the area as a relatively rural backdrop to the claylands to the northwest and built up areas to the northeast.
- Historic land and field patterns, field systems, and monuments.

#### Forces for change/sensitivities/pressures

***Past Change***

- Loss of areas of chalk grassland.
- Hedgerow and hedgerow trees losses, resulting from poor management of remaining hedgerows.
- Increase of settlement, including proliferation of low density dwellings along roads and expansion/ development of villages.
- Increase in horse paddocks with consequent subdivision of the fields and installation of shelters.
- Development of golf courses.

***Future potential forces for change***

- Loss of areas of chalk grassland.
- Further loss of hedgerow boundaries and hedgerow trees.
- Loss of key views.
- Pressure for ribbon development along lanes, increase of individual dwellings and decline in importance of historic settlement cores.
- Pressures for further conversion of agricultural landscapes 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 for new golf courses.
- Increasing traffic on narrow rural road network leading to urbanisation of rural roads through kerbing, additional lighting and signage.
- Pressure for development of road infrastructure.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the Chalk Down with Woodland Type is to conserve the rural mosaic of fields and woodland whilst resisting increase in urbanisation through further ribbon development and horse paddocks. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland.

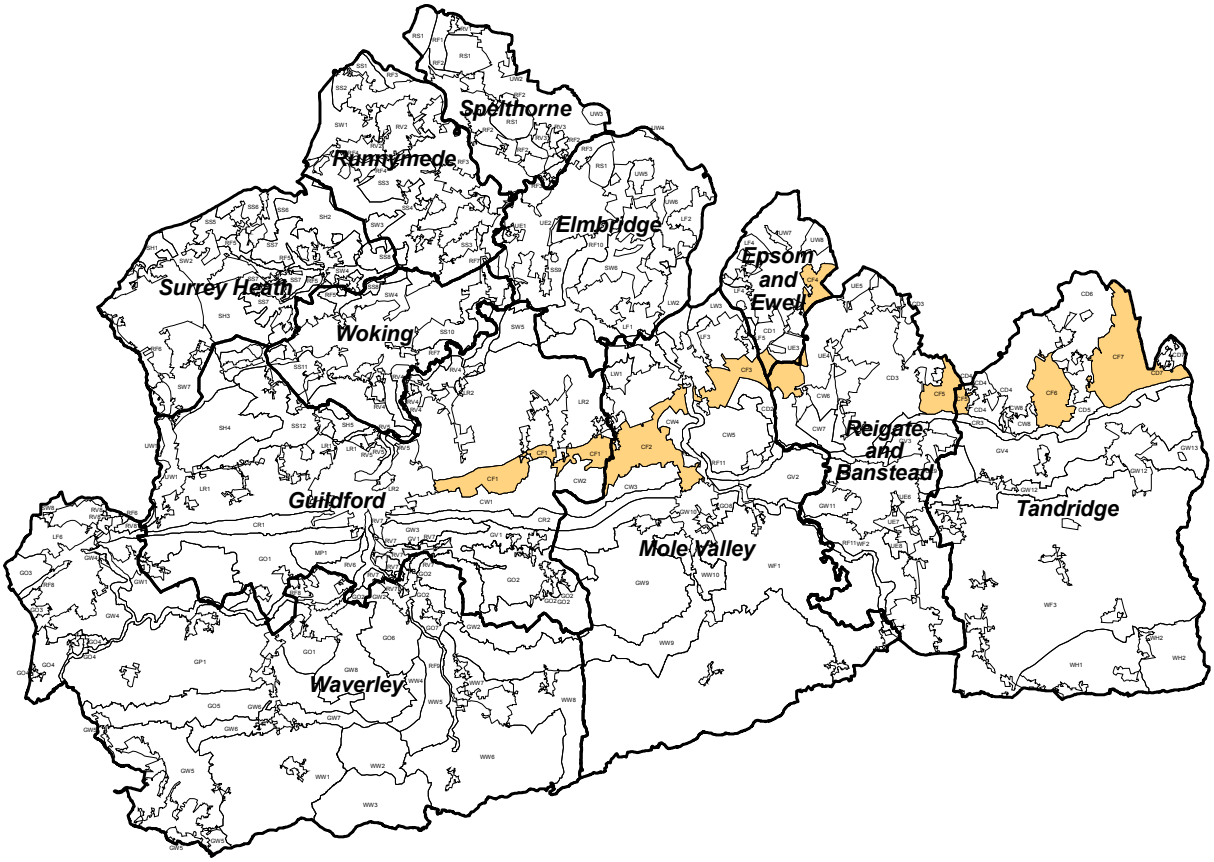
**Landscape Guidelines**

***Land Management***

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity and key positive landscape attributes. This character type coincides with the Surrey's North Downs biodiversity opportunity area.
- Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners including the field patterns 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.
- Ensure consistent management and restocking of hedgerows.
- 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***

- Limit expansion of settlement, through ribbon development along rural lanes, and conserve existing historic settlements and farmsteads.
- Retain natural buffers and boundaries to settlements using existing landscape features and characteristics. To protect existing green gaps between settlements and prevent urban sprawl from the outer suburbs of London and existing urban settlements from merging.
- Encourage any new built development to respect locally distinctive settlement patterns, employ locally characteristic building forms and include 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) and Building Design in the Surrey Hills (Surrey Hills AONB).
- 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.
- Conserve the rural roads lanes, minimising small-scale incremental change such as signage, fencing and kerbing, 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 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.




## LANDSCAPE TYPE CF: OPEN CHALK FARMLAND

### Landscape Character Areas

| | |
|---|---|
| CF1 | Clandon Open Chalk Farmland* |
| CF2 | Ranmore to Hawk's Hill Open Chalk Farmland* |
| CF3 | Leatherhead to Epsom Downs Open Chalk Farmland |
| CF4 | North Looe Open Chalk Farmland |
| CF5 | Hooley to Chaldon Open Chalk Farmland* |
| CF6 | Caterham to Woldingham Open Chalk Farmland* |
| CF7 | Woldingham to New Addington Open Chalk Farmland* |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE CF: OPEN CHALK FARMLAND

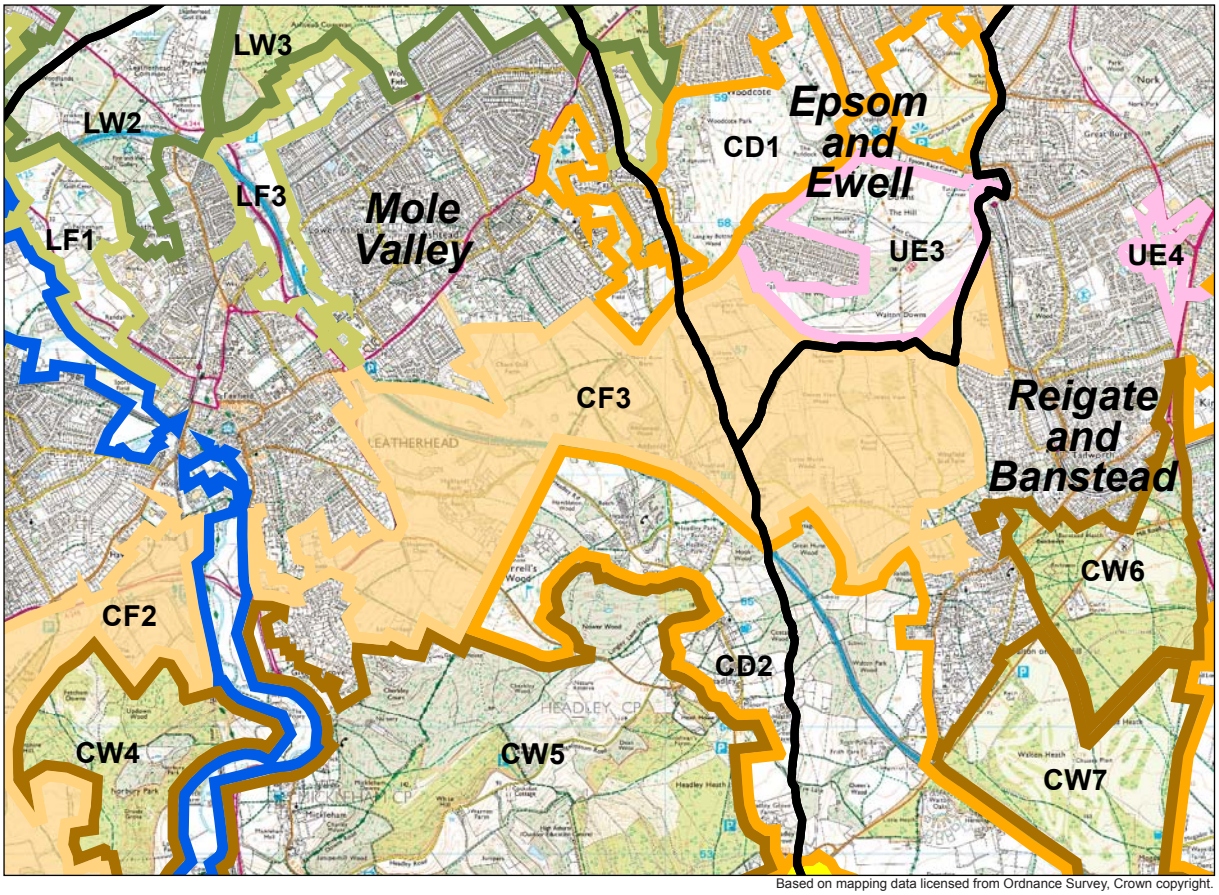
### Location and Boundaries

The Open Chalk Farmland Landscape Type comprises a number of Character Areas extending across the central and north-eastern part of the County, and are interspersed with areas of Chalk Down with Woodland (Type CD) and Wooded North Down (Type CW). The boundaries are based on the changes in geology, scale of landscape and land cover. Parts of the Type are within the northern and eastern extents of the Surrey Hills AONB.



### Key Characteristics

- Founded on chalk, forming the lower slopes of the dip slope 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, and 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.




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## CF3: LEATHERHEAD TO EPSOM DOWNS OPEN CHALK FARMLAND

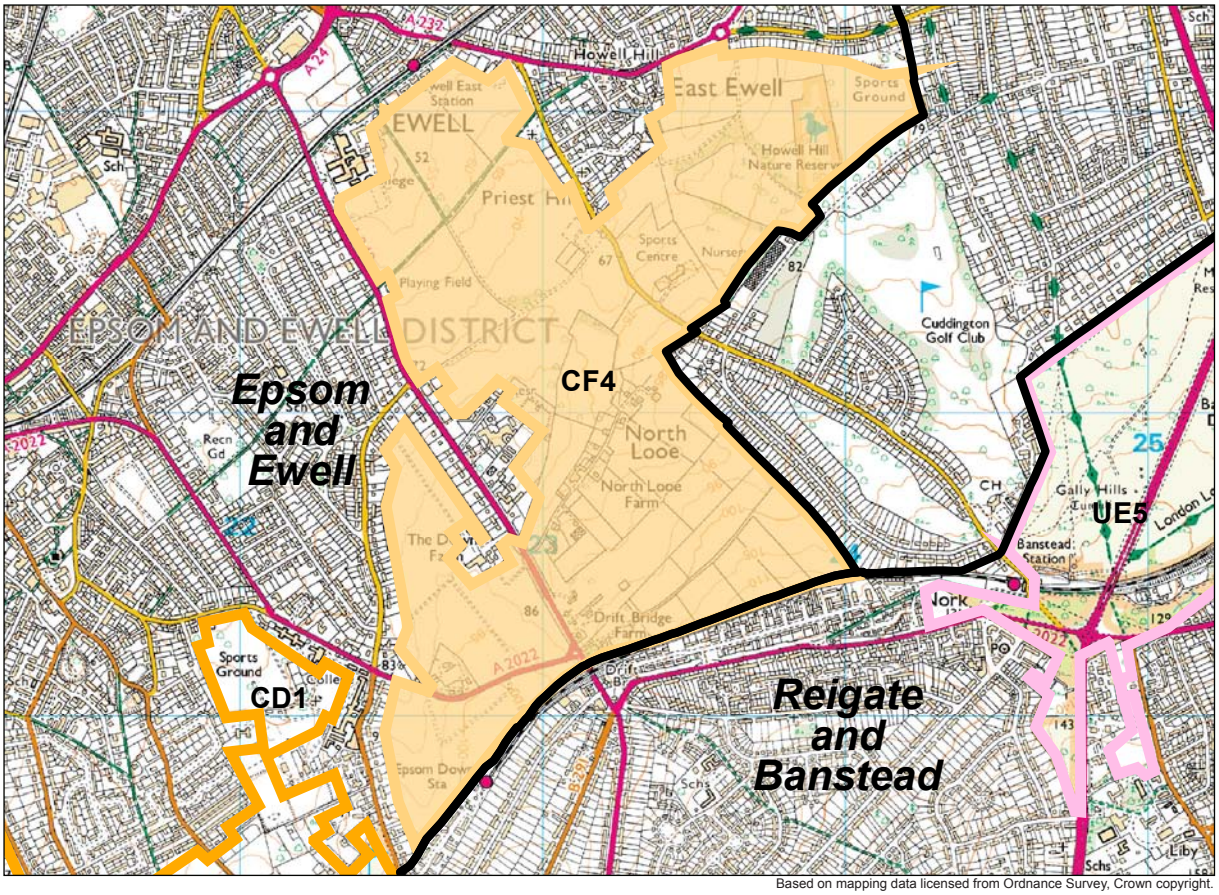
### Location and Boundaries

The Leatherhead Downs Open Chalk Farmland Character Area is an area of open chalk downs surrounded by more wooded areas and settlement, and lies to the east of the River Mole River Floodplain. Boundaries follow the edges of settlement, woodland, floodplain, and easily recognisable features such as roads. The character area is outside the Surrey Hills AONB, but abuts it to the west.

### Key Characteristics

- Elevated chalk downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating landform, generally facing north, with the western part of the character area turning to face west and form the eastern slopes of the River Mole River Floodplain. In the north, topography falls towards a local valley feature around Langley Vale and Walton Downs.
- Consists of large scale, arable fields with some hedged field boundaries and occasional small groups of mature trees.
- Relatively open landscape across the character area with long distance views across the downs. Occasional blocks of woodland and some significant hedges and tree belts result in some localised enclosure.
- Includes and abuts the M25 motorway to the south and the A24 and B2033 cut through the character area, but otherwise there are a relatively limited number of roads/lane across the character area. Access to a number of areas limited to minor tracks and rights of way. Public rights of way cross the character area and connect with the Thames Down Link Recreational Path at the western edge of the character area.

- Settlement is limited to isolated farmsteads and other occasional dwellings, including Downside Manor, and a small service area off the A24; influence from settlement surrounding the character area is generally limited.
- A rural, relatively tranquil landscape, providing open aspect between the south of Leatherhead and more wooded areas beyond. Western part of the character area provides a sloping setting to the River Mole River Floodplain.
- The character area includes an enclosure scheduled as an ancient monument at South Tadworth Farm, at the west of the character area.
- A number of woodland blocks are designated as Sites of Nature Conservation Importance, including areas designated for their ancient semi-natural woodland and ground flora.
- Large scale landscape with a sense of remoteness. Limited settlement and road network aids tranquillity, particularly towards the centre of the character area.




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## CF4: NORTH LOOE OPEN CHALK FARMLAND

### Location and Boundaries

The North Looe Open Chalk Farmland Character Area is a small area of open chalk downs surrounded by settlement, to the east of Epsom at the northern edge of the county. The boundary of the character area is almost entirely defined by the edge of adjacent Built Up Areas, with the exception being a short section to the north-east which follows the county boundary.

### Key Characteristics

- North facing sloping chalk downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Undulating landform, but rising to the south overall. Cut off from countryside to the south by surrounding Built Up Areas.
- Consists mainly of farmland with arable fields, smaller pastoral fields and paddocks, along with sports fields, part of Cuddington golf course, and some small horticultural fields with glasshouses.
- Hedges along field boundaries vary in intactness, with a number of boundaries marked by individual small trees rather than continuous hedgerows. There are very limited areas of significant woodland.
- Relatively long distance views are possible across farmland and sports fields to the nearest settlement edges due to limited boundary vegetation.
- A limited number of public rights of way cross the northern end of the character area, including a link across the character area between Epsom and East Ewell, but across the rest of the character area there is no formal public rights of way.

- Busy main roads run through, or adjacent to, the character area. The Epsom Downs branch railway line runs along the southern edge of the character area. Epson Downs railway station forms the terminus of the line, at the south-western corner of the character area; public access from the station into the character area is indirect. Ewell East Station to the north provides more direct access into the character area via nearby public footpaths.
- Settlement is limited to farm buildings associated with North Looe Farm and Drift Bridge Farm, and low density settlement along the road towards the centre of the character area. There is a small industrial area enclosed by dense boundary vegetation in the south-west corner of the character area. Although surrounded by Built Up Areas, views of houses are often filtered by boundary vegetation where present.
- Howell Hill is a small nature reserve designated as a Site of Nature Conservation Interest for its chalk downland flora. Priest Hill is a large chalk grassland area managed as a nature reserve.
- Tranquillity, remoteness and scenic beauty are limited due to urban influences, albeit it filtered in places, and land use. However the character area is a valuable area of open spaces given the surrounding urban context.

## LANDSCAPE TYPE CF: OPEN CHALK FARMLAND 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:

- Pattern of rolling large-scale fields.
- Hedgerows and hedgerow trees.
- Remnant chalk grassland.
- Woodland including ancient woods, plantations, regenerated woodland on common land and quarries and shaws, and occasional linear 'hangers' on local north-south valley sides, particularly within Caterham to Woldingham Open Chalk Farmland (Area CF6) and Woldingham to New Addington Open Chalk Farmland (Area CF7), to the east of the County.
- Limited settlement, connected by a network of rural roads, including narrow sunken lanes.
- Open views across uninterrupted undulating landform to woodland.
- Role of the area as a rural backdrop to the claylands to the northwest and built up areas to the northeast.
- Historic field patterns, trackways and parkland.

#### Forces for change/sensitivities/pressures

***Past Change***

- Loss of hedgerows and hedgerow trees plus poor management of remaining hedgerows.
- Loss of areas of chalk grassland due to conversion to improved pasture.
- Increase in scrub establishment.
- Conversion of fields for horse paddocks with consequent subdivision of the fields and installation of shelters.
- Expansion of villages.
- Past quarrying of slopes now abandoned.
- Development of golf courses.

***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.
- 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 the Open Chalk Farmland is to conserve the open character of the area, 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 distinctive rural character.

**Landscape Guidelines**

***Land Management***

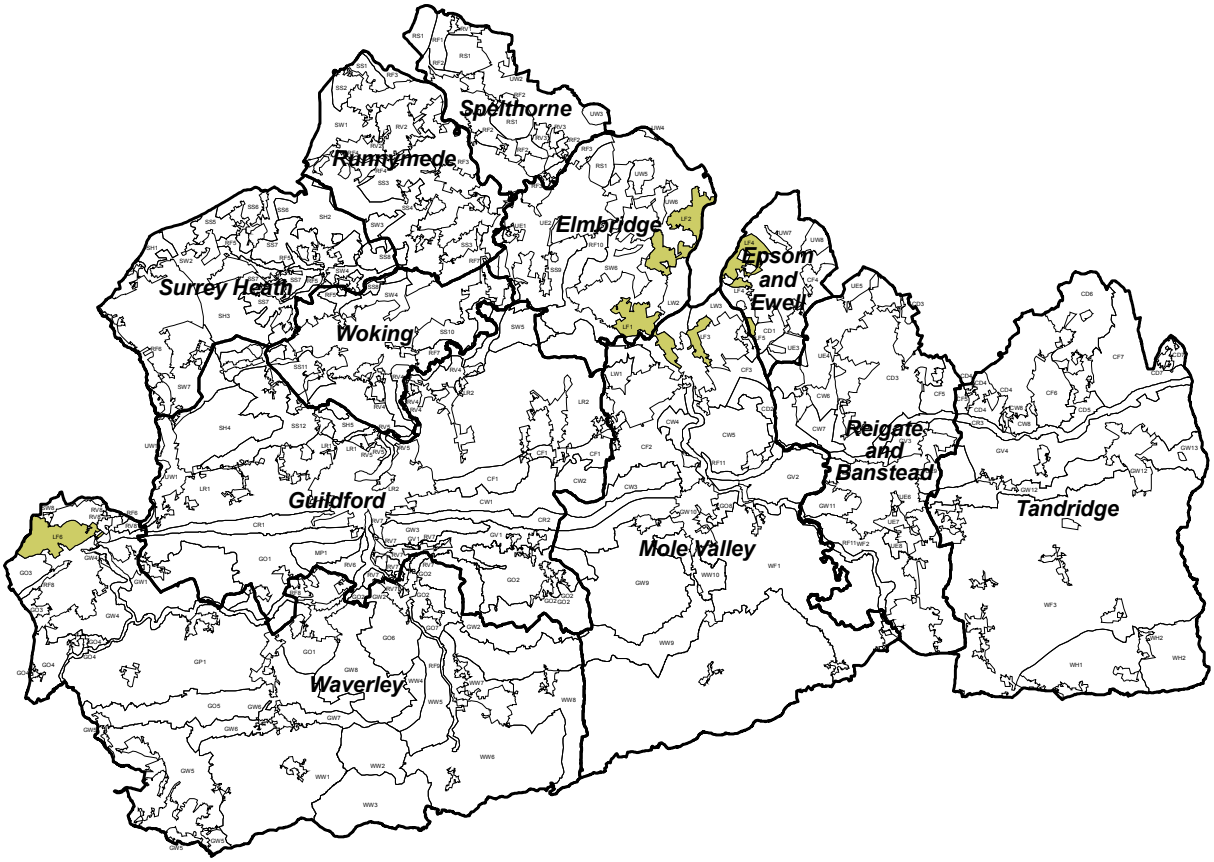
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such hedgerows, chalk grassland and woodlands.
- Conserve and enhance connectivity of areas of high biodiversity value and key positive landscape attributes. This landscape character type coincides with Surrey's North Downs biodiversity opportunity area.
- Raise awareness of the historic dimension and underlying archaeology 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 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, 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, including the removal of scrub, 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 a precedent.
- 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, and maintain open views across uninterrupted rolling landform. Any development located to minimise visual impact on the 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) and Building Design in the Surrey Hills (Surrey Hills AONB).
- 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 they would be visually intrusive. 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 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.

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## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

### Landscape Character Areas

| | |
|---|---|
| LF1 | Knowle Hill to Leatherhead Rolling Clay Farmland* |
| LF2 | Claygate Rolling Clay Farmland* |
| LF3 | Lower Ashtead Rolling Clay Farmland* |
| LF4 | Horton Rolling Clay Farmland |
| LF5 | Ashtead East Rolling Clay Farmland |
| LF6 | North Farnham Rolling Clay Farmland* |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND

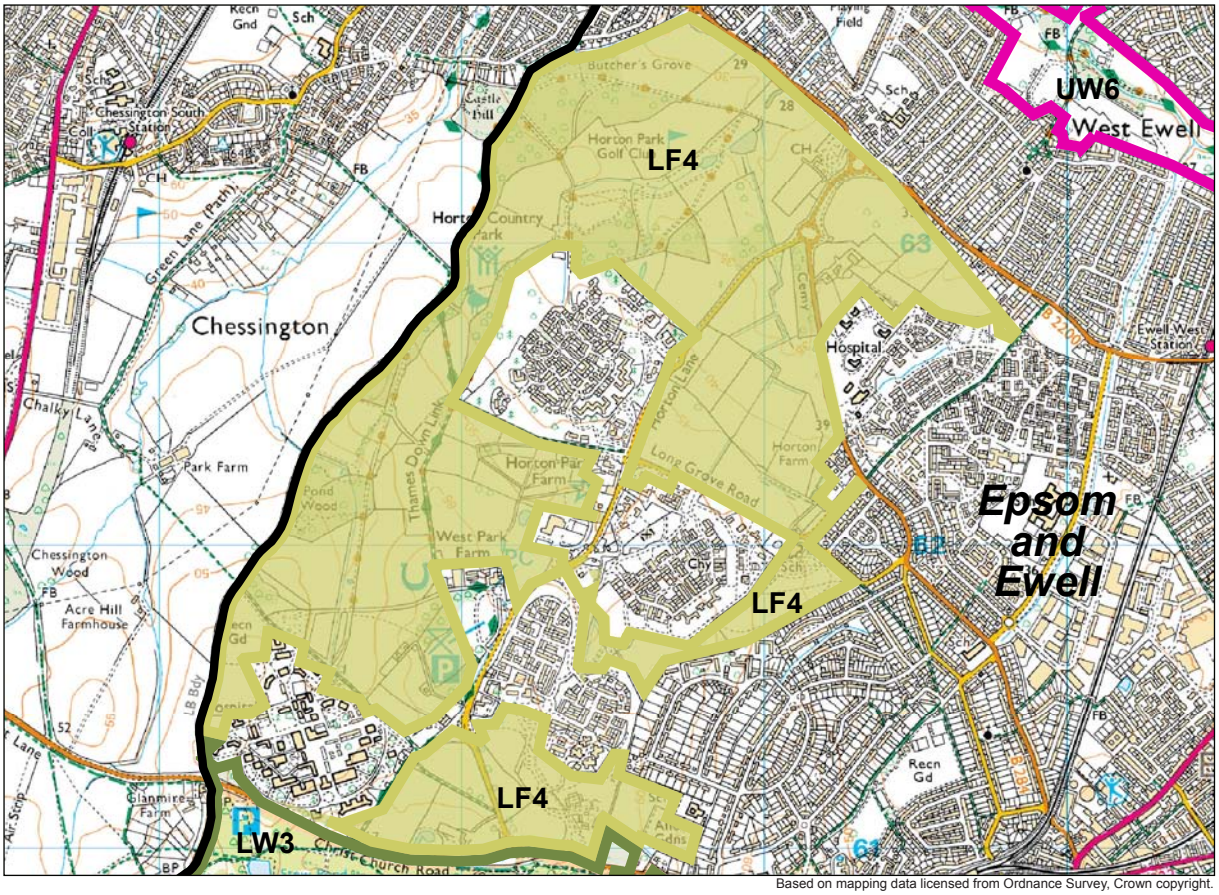
### Location and Boundaries

A group of relatively small Character Areas, at either end of the east-west band of Wooded Rolling Claylands (Type LR). Boundaries are based on the underlying geology marking the transition from the clay to the chalk associated with the higher ground to the south and the sand or gravel terraces to the north.



### Key Characteristics

- Gently rolling topography based on the London Clay Formation.
- Largely made up of arable and pastoral farmland, with paddocks, stables, and golf courses. Limited woodland cover generally, with small scattered blocks of woodland, substantially less woodland cover than is evident in the Wooded Rolling Clayland (Type LR).
- Settlement is relatively light, consisting mainly of scattered farmsteads, giving rise to a rural farmland character in some areas.
- Generally, the Character Areas within this Type are surrounded by Built Up Areas which encloses areas of landscape and results in urban influence limiting the sense of tranquillity and remoteness.



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## LF4: HORTON ROLLING CLAY FARMLAND

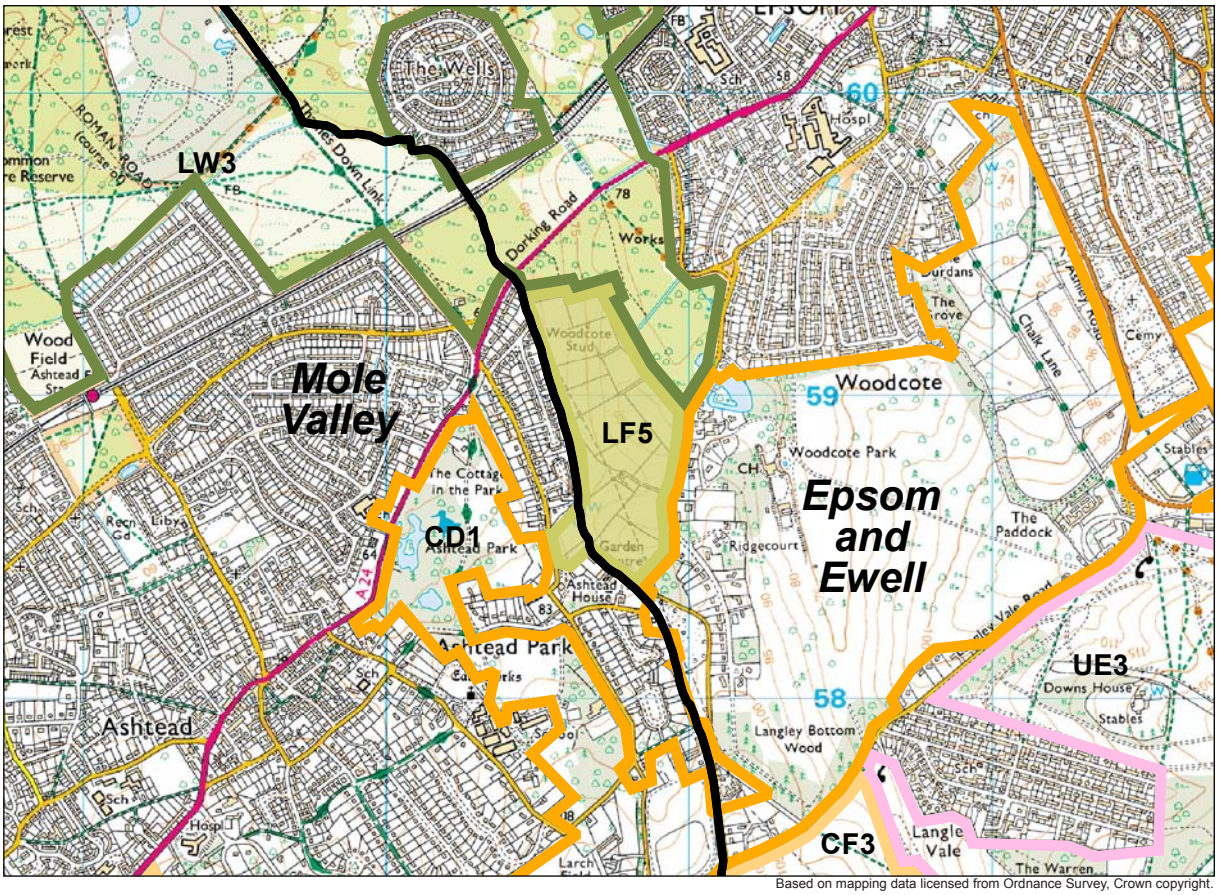
### Location and Boundaries

The Horton Rolling Clay Farmland Character Area is located to the north-west of Epsom. The complex boundary follows the edge of the surrounding Built Up Areas (including a number of recent residential developments), the county boundary to the west, and Christchurch Road along the edge of Epsom Common to the south. Recent settlement splits the character area into two parts, with a small separate area to the south-east.

### Key Characteristics

- Gently undulating clayland, falling to minor watercourses within the character area.
- Underlain by London Clay Formation Clay and Silt solid geology.
- The character area is largely surrounded by Built Up Areas.
- The majority of the western edge of the character area is contained by belts of woodland, beyond which is a more open landscape. The southern edge of the character area borders Epsom Common.
- Horton Country Park and golf course occupies a large part of the character area. Elsewhere there are arable and pastoral fields along with paddocks, allotments and a golf course.
- There are a number of small woodland blocks scattered across the character area, some of which are recorded as ancient woodland. There is generally a good network of hedgerows, although there are areas where field boundaries are open without hedges, allowing views across the local area.
- Public rights of way, including the Thames Downs Link Recreation Path, cross through the western and southern parts of the character area, but elsewhere there are no formal public rights of way.
- The character area is largely unsettled, although there are occasional large buildings within the character area, including agricultural buildings and a school.

- The character area includes part of West Park and Manor Conservation Areas, and the majority of the western and northern parts which form Horton Park are a Local Nature Reserve.
- The character area is fragmented and substantially affected by the adjacent residential areas and associated busy road network. There is no sense of remoteness or tranquillity, but the country park is relatively peaceful.



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## LF5: ASHTEAD EAST ROLLING CLAY FARMLAND

### Location and Boundaries

The Ashtead East Rolling Clay Farmland Character Area is a small area located to the east of Ashtead, south of Epsom. The boundary follows the edges of woodland, settlement edges and Wilmerhatch Lane.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt, and Lambeth Group Clay, Silt and Sand solid geology.
- Gently undulating clayland, generally west facing. Located at the eastern edge of underlying clay where it meets chalk downland to the east.
- The character area consists of well-maintained paddocks with clipped hedge boundaries, standard trees, and buildings associated with Woodcote Stud, and trees hedges and paddock of a large private garden.
- The character area forms a pocket of undulating rural open landscape, enclosed by a combination of woodland and settlement.
- Combination of mature garden boundaries, standard trees and hedges create verdant character
- There are no public rights of way, and vehicle access is by minor tracks.
- The character area abuts Ashtead House Conservation Area to the south and Ashtead Park Farm House (Grade II* listed) forming an open area and setting to both.
- The Local Nature Reserves of Ashtead Park and Epsom Common are located to the south west, north and east enclosing the character area by woodland. There are no such designations within the character area.

- Settlement to the west and the current land use are obvious human influences which limit sense of remoteness, and associated activities limit tranquillity to the surrounding area.

## LANDSCAPE TYPE LF: ROLLING CLAY FARMLAND 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:

- Areas of peaceful rural farmland.
- Network of hedgerows, hedgerow trees and field trees.
- Woodland blocks including areas of ancient woodland of high biodiversity value.
- Meadow pasture of high biodiversity value.
- Seasonally wet soils fed by small brooks and watercourses and naturally high groundwater.
- Limited settlement of scattered farmsteads.

#### Forces for change/sensitivities/pressures

***Past change***

- Small scale infill and expansion of residential development.
- Loss of hedgerows.
- Decline in numbers of hedgerow trees and field trees.
- Introduction of horse paddocks.
- Expansion of settlement and roads.
- 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.
- 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.

### GUIDANCE

#### Landscape Strategy

The strategy for the Rolling Clay Farmland is to conserve the pastoral landscape with its network of hedgerows and frequent mature trees, woodland and commons of ecological and historic value and the scattered farmsteads including farmhouses and barns of traditional structure and local materials. Elements to be enhanced are the hedgerows, tree cover, meadows, and brooks.

#### 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, woodlands and meadows.

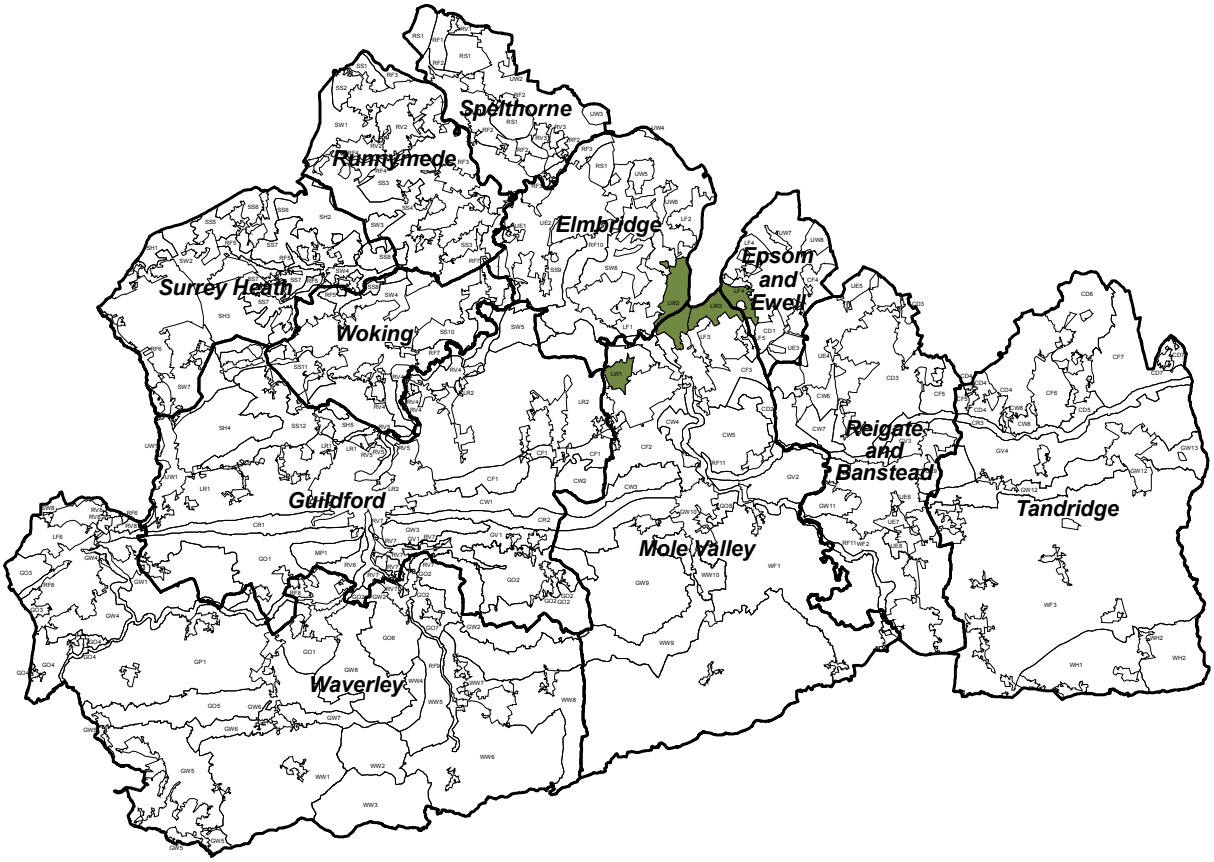
- Resist drainage or water management schemes which could disturb the characteristic land cover and vegetation patterns, adversely affecting the area's character or ecological value.
- Encourage sensitive management of brooks and meadows, to conserve and enhance habitats on seasonally wet soils. Character Area LF4 coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area TBL04. Character Area LF3 contains the Rye Brook and associated meadows.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns, remnants of parkland and the woodlands, and underlying archaeology.
- 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 and conserve local historic dimension of the landscape , alongside 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.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development 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 development or bulky structures where these would be 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 native 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.

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## LANDSCAPE TYPE LW: CLAY WOODLAND

### Landscape Character Areas

| | |
|---|---|
| LW1 | Great Bookham Common Clay Woodland* |
| LW2 | Prince Coverts to Leatherhead Common Clay Woodland* |
| LW3 | Ashtead and Epsom Commons Clay Woodland |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE LW: CLAY WOODLAND

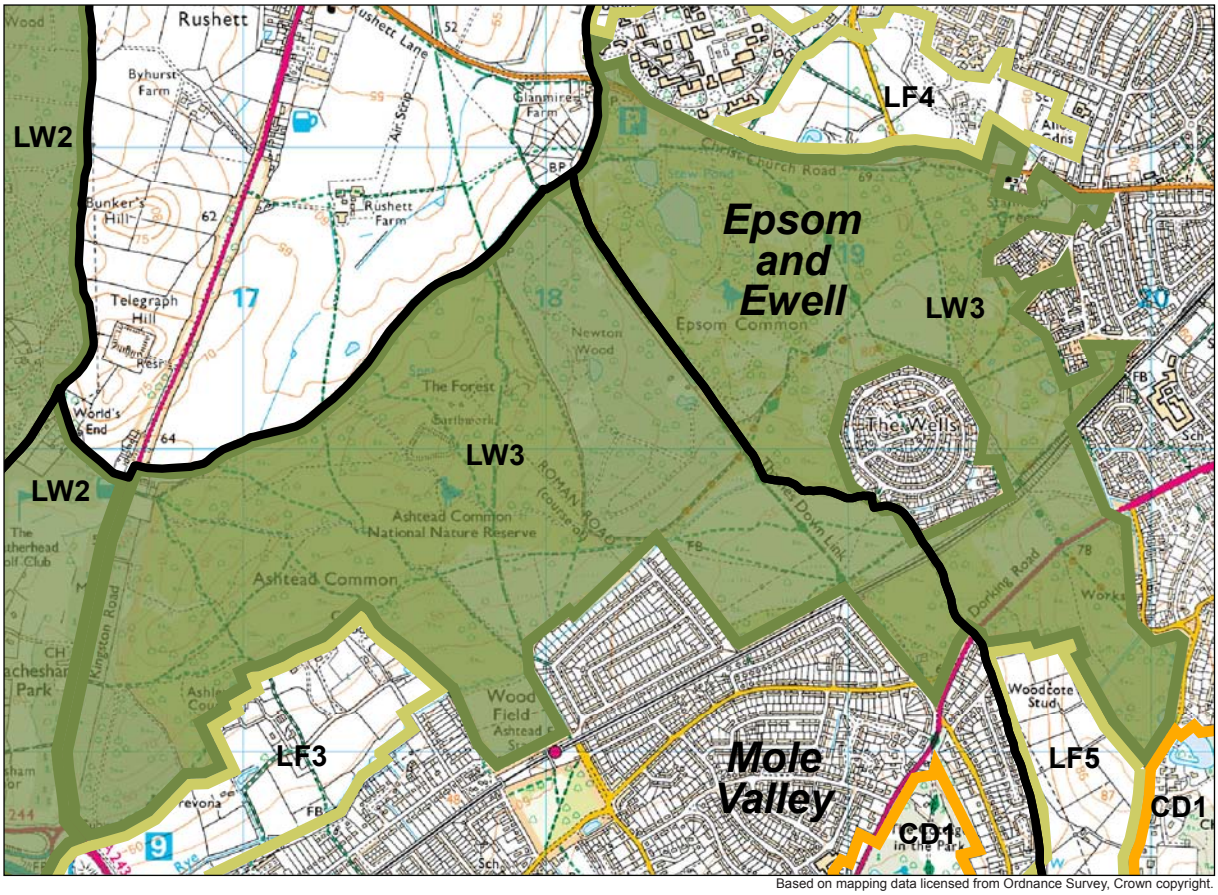
### Location and Boundaries

The Clay Woodland Type consists of three Character Areas, covering a relatively small area north of Leatherhead. The Type is towards the eastern end of a band of clayland located between sandy heathland to the north and Downs to the south.



### Key Characteristics

- Gently rolling lowland based on the London Clay Formation.
- Consists mostly of large tracts of wooded common.
- Contains limited settlement, the main exception being an area of low density dwellings and golf course located within the woodland north of Leatherhead.
- Abuts significant areas of built up settlement.
- A seclude, largely peaceful landscape, due to the extensive woodland cover.




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## LW3: ASHTEAD AND EPSOM COMMONS CLAY WOODLAND

### Location and Boundaries

The Ashtead and Epsom Commons Clay Woodland Character Area is located to the west of Epsom. The majority of the boundary follows the edges of woodland, which often coincides with settlement edges, roads and the county boundary.

### Key Characteristics

- Undulating clayland rising up to several high points within the character area, underlain by London Clay Formation Clay and Silt solid geology. The area is bounded by Ashtead to the south, and by Epsom to the east and north. The character area entirely surrounds The Wells residential area.
- The character area consists of woodland and wooded common land. Newton Wood in the centre of the character area, is a large area of ancient woodland. There are a number of ponds within the woodland to the north and east.
- Area includes distinctive old gnarled oaks.
- Tree cover generally obscures views, however there are attractive views across open areas of common and waterbodies, tree lined views along routes within the woodland, and from high points within the commons.
- A significant proportion of the character area is Open Access Land and is criss-crossed by public rights of way. Vehicle access within the character area is limited to tracks through the woodland, road access to The Wells and a short stretch of the A24 at the south-eastern end of the character area. The Epsom to Leatherhead railway line passes through the southern part of the character area, with Ashtead railway station adjacent to the south.
- Although surrounding The Wells, there are no dwellings within the character area itself.

- The majority of the character area is designated as Common Land, with the main exception being Newton Wood. There are two scheduled monuments in Ashtead Forest, remains of a Roman villa and a camp. The character area includes a small part of Stamford Green Conservation Area and is adjacent to West Park Conservation Area.
- The majority of the character area is covered by a Site of Special Scientific Interest designation, and forms National and Local Nature Reserves.
- Extensive woodland, combined with a lack of urban influence, provides a sense of tranquillity and remoteness.

## LANDSCAPE TYPE LW: CLAY WOODLAND 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:

- Varied woodlands, including extensive tracts of ancient woods, distinctive old oaks, plantations and heath land, with high biodiversity and historic value.
- High proportion of natural greenspace designated for nature conservation.
- Peaceful, mostly secluded landscape with limited settlement.
- Roads through woodland forming corridor views overhung by trees.
- Immediate views, or more distant views largely framed by woodland.
- Large areas of Common land with extensive public right of way network.

#### Forces for change/sensitivities/pressures

***Past Change***

- Loss of hedgerows and hedgerow trees.
- Loss of broadleaf woodland and increase in conifer plantations.
- Increased use of the area for leisure leading to the creation of car parks and picnic areas (suffering problems with fly tipping), and golf courses.

***Future potential forces for change***

- Further loss of hedgerows and hedgerow trees, including threat to distinctive old oaks from bracken and birch.
- Proximity of areas designated for high biodiversity value to urban areas.
- Pressure for further recreational facilities such as car parks and increasing use of footpaths, bridleways and Open Access Land.
- Pressure for further expansion of settlement.
- 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 Clay Woodland landscape is to conserve the peaceful, rural landscape with large tracts of ancient woodland. Opportunities for enhancement are restocking and replanting of hedgerows and ensuring appropriate management of varied woodlands to conserve their ecological and historic interest.

#### Landscape Guidelines

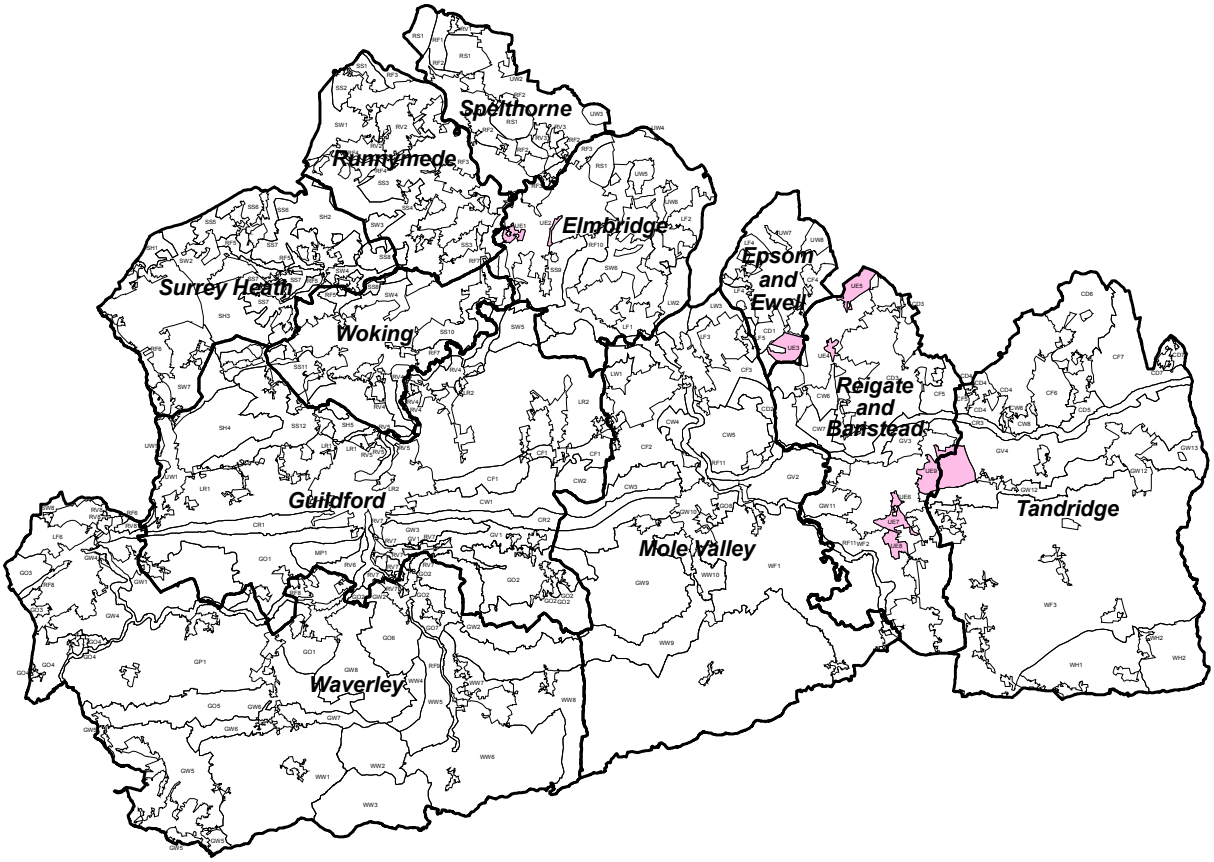
***Land Management***

- This character area type coincides with Surrey's Thames Basin Lowlands biodiversity opportunity area. Consisting of slowly permeable seasonally wet rich loam and clay soils which supports large areas of woodland.
- 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 woodland and the use of locally appropriate species.

- Ensure consistent management and restocking of hedgerows.
- Raise awareness of the historic dimension of the landscape to landowners including the field patterns and woodlands, and underlying archaeology. Conserve historic elements of the landscape.
- 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.
- Encourage appropriate surfacing, materials and signage for footpaths, bridleways and car parks to retain the rural, unsettled character of the landscape.
- Remove fly tipping as soon as possible.
- 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.
- Maintain the wooded and undeveloped skyline.
- Ensure lighting schemes are assessed for visual and biodiversity impact and encourage conservation of the existing 'dark skies' on the ridge slopes and skyline.
- Promote the use of traditional materials and signage features with particular regard to local style and materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Avoid urbanisation and ensure all types of surfacing are sympathetic to the rural and natural character of the landscape.




## LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS

### Landscape Character Areas

| | |
|---|---|
| UE1 | Heathside* |
| UE2 | Walton Common* |
| UE3 | Epsom Downs |
| UE4 | Burgh Heath* |
| UE5 | Banstead Downs* |
| UE6 | Redhill Common* |
| UE7 | Earlswood Common* |
| UE8 | Petridgewood Common and Woodland* |
| UE9 | Holmthorpe Pits and Mercer's Park* |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

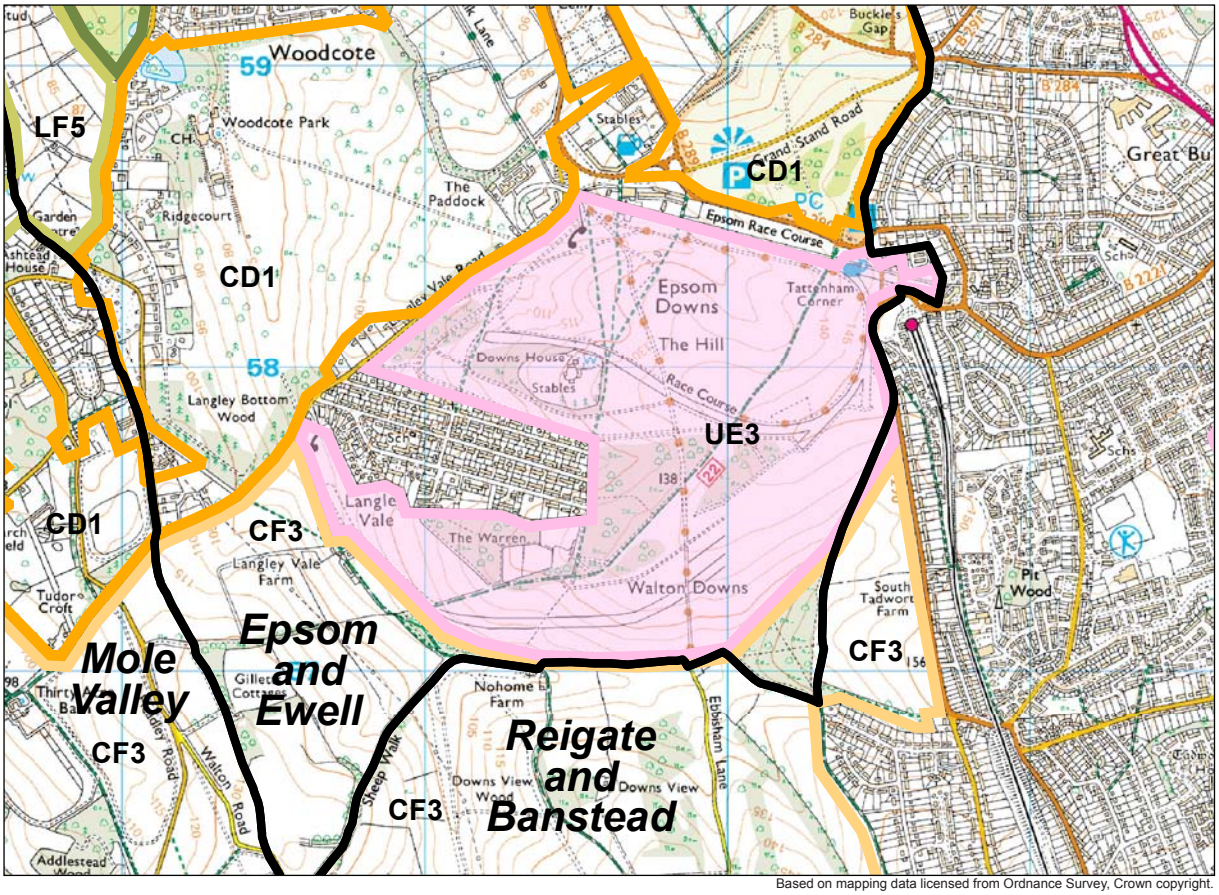
## LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS

**Location and Boundaries**

A group of small individual areas on the edges of, or surrounded by, the Built Up Areas of towns across the County.

**Key Characteristics**

- Unique areas, with a variety of characteristic and uses, which do not readily fall within the broader character types set out in the preceding sections of this document.
- On the edges of towns, often entirely enclosed by Built Up Areas, the majority of these areas have significant human intervention, and frequently provide outdoor amenity for the surrounding population.
- Although often enclosed by urban areas, they maintain physical and visual connections to the wider landscape.
- Provide landscape setting to adjacent urban areas and settlements.
- These areas are also characterised by having high biodiversity value and potential, close to Built Up Areas.




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## UE3: EPSOM DOWNS

### Location and Boundaries

The Epsom Downs Character Area is relatively small area of open chalk downs, to the south of Epsom. Boundaries mostly follow roads and tracks.

### Key Characteristics

- Elevated downland, underlain by the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation.
- Landform slopes up from the south and west towards Tattenham Corner, at the north-eastern character area boundary.
- Consists of open, large scale, relatively exposed fields used for Epsom Race Course and associated gallops, paddocks etc., along with irregular shaped blocks of woodland. Large grandstand buildings are located outside the character area to the north.
- Open across the majority of the character area with long distance views of London from high ground, but occasional blocks of woodland result in some localised enclosure.
- Abuts the roads on three sides, but access is limited to tracks and rights of way within the main body of the character area.
- The character area surrounds Langley Vale to the south-west, and abuts development to the east, but the character area is largely unsettled within.
- Includes enclosure scheduled as an ancient monument at South Tadworth Farm, at the west of the character area.

- Two areas of chalk grassland at the edges of the racecourse are designated as Sites of Nature Conservation Importance.
- The racecourse allows an open aspect to the character area, with views to the wider landscape to the south although the sense of remoteness is reduced due to human influence within and surrounding the character area.

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## LANDSCAPE TYPE UE: DISTINCT AREAS ON THE EDGE OF URBAN AREAS EVALUATION AND GUIDANCE

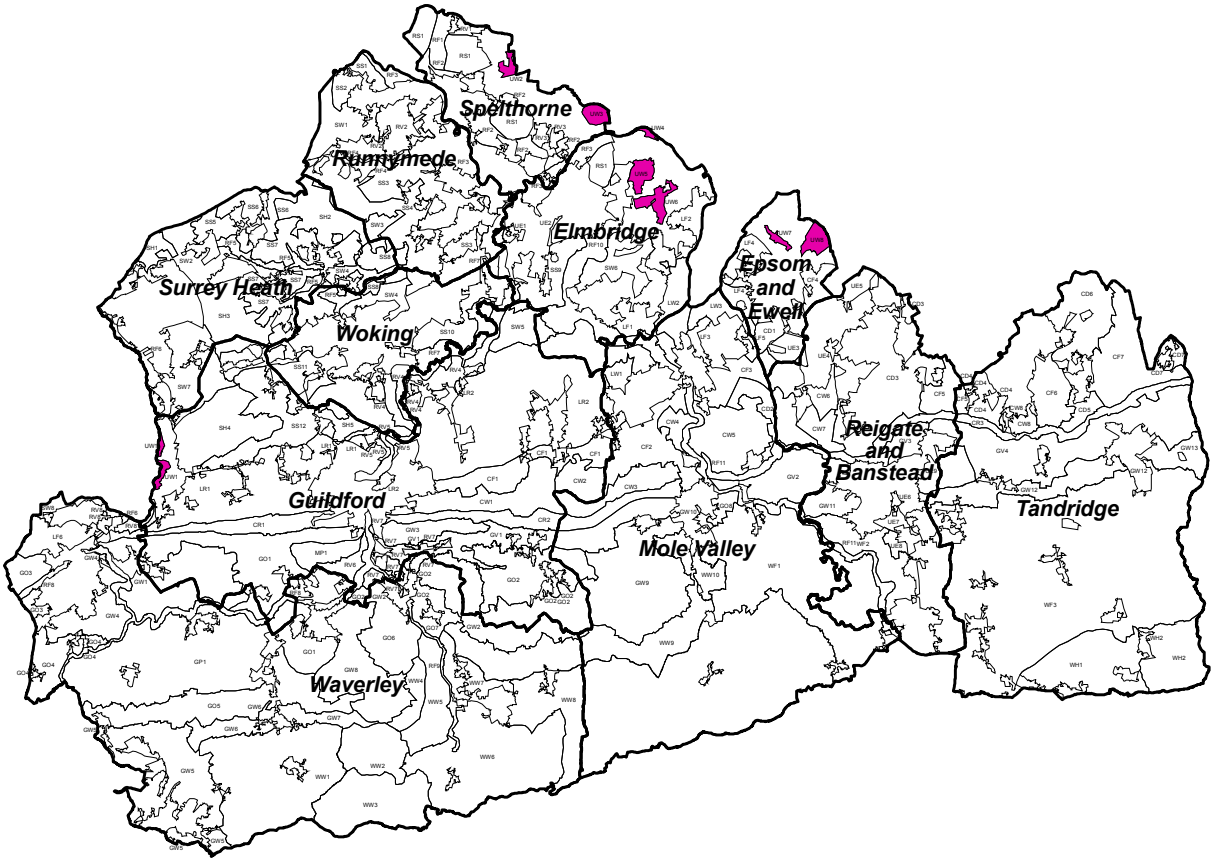
### EVALUATION

Although varied, all these character areas provide pockets of quality landscape, of historic importance or importance for existing biodiversity and biodiversity potential, adjoining Built Up Areas or settlements. They provide open areas, often intensively managed for public access, recreation or sport, but still remain rural or natural in character. They provide a natural landscape setting to the adjoining settlements or Built Up Areas. They also provide a visual link or physical bridge to the wider landscape, and share many of the key characteristics of their respective surrounding landscapes. The natural character is in direct contrast to the adjoining dense urban areas of the adjoining settlements.

- **UE1:** This area could act as a gateway to the Wey valley, but unfortunately there are no external links westwards from the Open Access Land. However, this area coincides on the western edge with Surrey's Rivers biodiversity opportunity area R04 and provides potential as a biodiversity link to the Wey.
- **UE2:** Currently there is limited use as a recreation resource, given the density of the woodland, but provides an attractive finger of wooded common land extending through a dense urban area and linking to the Mole Valley to the south-east.
- **UE3:** Although intensively managed for the racing industry this area combines with adjacent Areas CD1 and CF3 to provide large open area of farmed downs landscape between settlements, with views out to the wider landscape. Fragments of a chalk grassland exist on the perimeter of the racecourse.
- **UE4:** An area of wooded common designated for a variety of habitats including woodland, grassland and ponds. Connects to the wider wooded landscape to the south. A direct formal link to the wider countryside to the east would further improve connectivity and further enhance local walking recreation.
- **UE5:** Although managed as a gold course and public open space Banstead Downs is designated as a Site of Special Scientific Interest, important for chalk flora and plant species, including a number of locally rare plants.
- **UE6, UE7** and **UE8** coincide with Surrey's Low Weald biodiversity opportunity area LWO7 which is a series of connected wooded commons extending as a wedge in to the south of Redhill. The acid soils supporting various types of woodland, including ancient woodland.
- **UE9:** This area coincides with Surrey's Wealden Greensand biodiversity opportunity area WG11 which is a mixture of floodplain grazing marsh, woodland and heathland.

### GUIDANCE

- Conserve and enhance biodiversity value of remnant habitats, and key landscape characteristics that are identified as priority habitats.
- Seek opportunities to link existing habitats through habitat restoration.
- Protect and enhance the landscape setting to adjacent settlements and urban areas.
- Maintain physical links and open views to the wider landscape.
- Maintain and enhance the network of public access, whilst ensuring significant biodiversity value and resource of these areas is sensitively managed and protected.
- Encourage understanding of the biodiversity and historic elements of the landscape.
- Conserve the historic elements of the landscape as remnants of an older landscape.




# LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

### Landscape Character Areas

| | |
|---|---|
| UW1 | North Camp to North Town Lakes* |
| UW2 | Princes Lakes* |
| UW3 | Kempton Park* |
| UW4 | Hurst Park* |
| UW5 | Island Barn Reservoir and River Ember* |
| UW6 | Lower Green to Weston Green and Littleworth Common* |
| UW7 | Ewell Hogsmill |
| UW8 | Nonsuch Park |

* These Character Areas are outside Epsom and Ewell Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

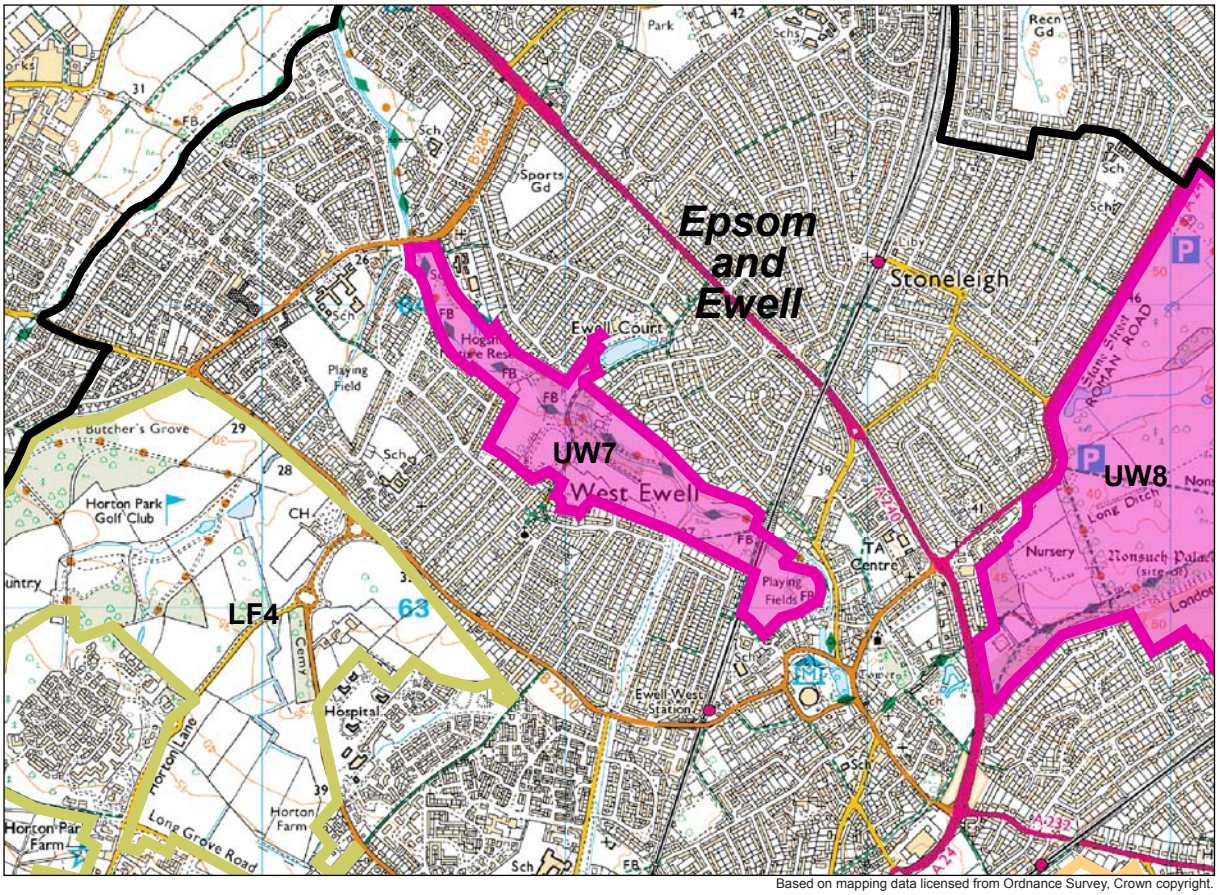
## LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

**Location and Boundaries**

A group of individual areas within the Built Up Areas of towns across the County.

**Key Characteristics**

- Individual areas, with a variety of characteristic and uses, within the Built Up Area.
- Entirely enclosed by urban areas, the majority of these areas have significant human intervention, and provide outdoor amenity for the surrounding population.
- These areas are of high biodiversity value and potential within the Built Up Area.
- Provide visual and physical break of rural or natural open character within the Built Up Area.




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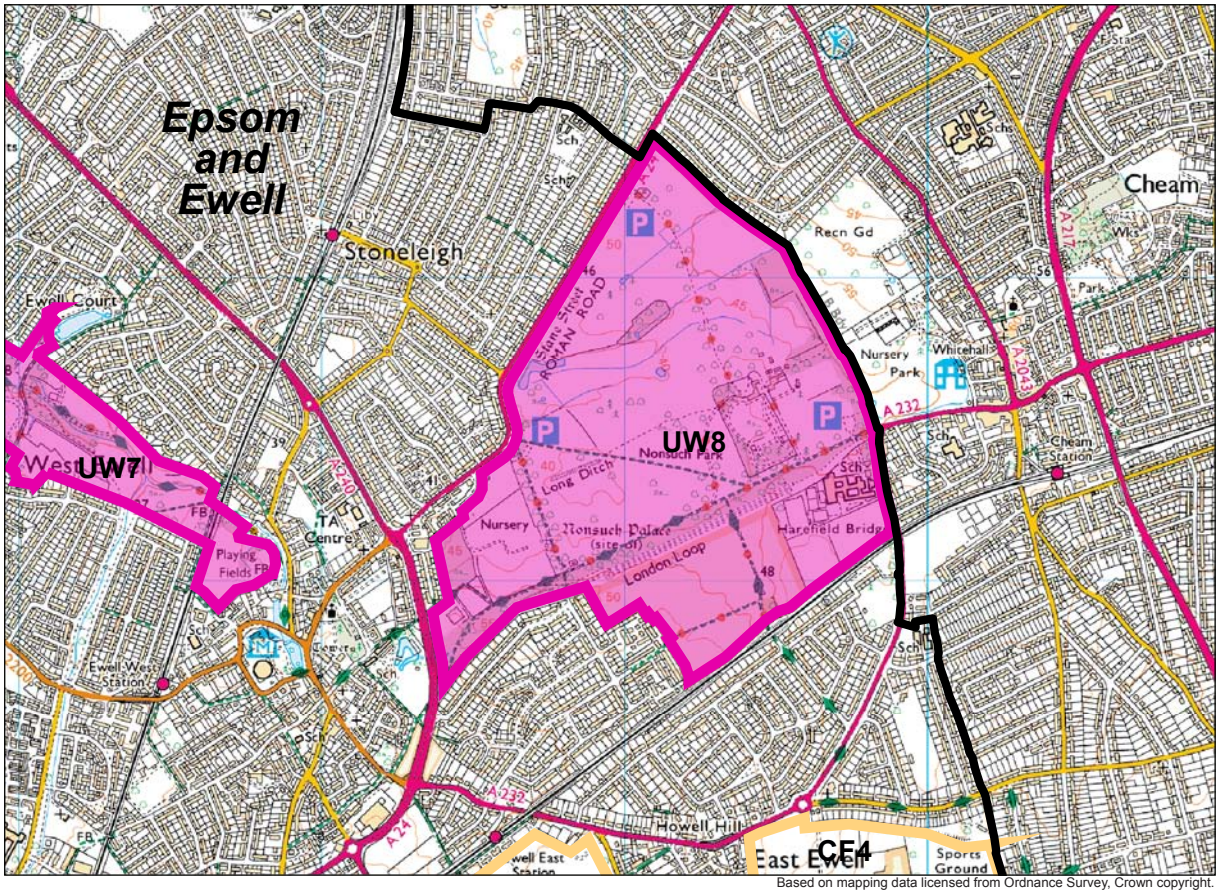
## UW7: EWELL HOGSMILL

### Location and Boundaries

Located to the north-west of Ewell, within the urban area at the northern edge of the county.

### Key Characteristics

- Underlain by London Clay Formation Clay and Silt solid geology.
- A linear area along the Hogsmill River, surrounded by Built Up Areas.
- The Hogsmills winds through grassland and between blocks of tree cover, as part of the Hogsmill Riverside open space. Additionally there are allotments and a sports ground.
- Although surrounded by residential areas, tree cover obscures the surrounding housing in the majority of views.
- Public rights of way, including the London Loop Recreational Path pass through the area into surrounding urban areas.
- The river and its environs are designated as a Site of Nature Conservation Interest.
- A well maintained recreational resource, providing a waterside experience, albeit it carefully managed.
- Coincides with Surrey's Rivers biodiversity opportunity area R01.



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## UW8: NONSUCH PARK

### Location and Boundaries

Located to the north-east of Ewell, within the urban area at the northern edge of the county. The eastern edge of the area is defined by the county boundary.

### Key Characteristics

- Underlain by a combination of London Clay Formation Clay and Silt, Lambeth Group Clay, Silt and Sand, Thanet Formation Sand, and Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation, solid geology.
- An area of historic parkland with public access; the site of Nonsuch Palace and part of former deer hunting grounds.
- Numerous walking routes, plus car parks, and links to public rights of way, including the London Loop Recreational Path, make this a valuable recreational and cultural resource for the surrounding population and visitors from further afield.
- The park is grade II registered, with Nonsuch Park House grade II* listed.
- The vast majority of the area is designated as a Site of Nature Conservation Interest, with its secondary broadleaved woodland, mesotrophic grassland, wet ditches and ponds, scattered trees, shrubs and hedgerows.
- Well enclosed by perimeter trees and woodland, this is a large pocket of distinctive open space within the surrounding urban context.

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## LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS EVALUATION AND GUIDANCE

### EVALUATION

Although varied, all these character areas provide pockets of quality landscape, of historic importance or importance for existing biodiversity and biodiversity potential, embedded within the Built Up Areas. They provide open areas that are rural or natural in character in direct contrast to the surrounding dense urban areas of north Surrey, and between Aldershot and Ash.

### GUIDANCE

- Conserve and enhance biodiversity value of remnant habitats, and key landscape characteristics that are identified as priority habitats.
- Seek opportunities to link existing habitats through habitat restoration.
- Protect and enhance the landscape setting to adjacent settlements and urban areas.
- Maintain and enhance the network of public access, whilst ensuring significant biodiversity value and resource of these areas is sensitively managed and protected.
- Encourage understanding of the biodiversity and historic elements of the landscape.
- Conserve the historic landscapes, such as along the Hogsmill and around Nonsuch Park.