

Surrey Heath

Landscape Sensitivity Assessment

Surrey Heath Borough Council

Final report

Prepared by LUC

July 2021



Version	Status	Prepared	Checked	Approved	Date
1	Draft method & pilot example	A Knight D Hope	R Swann	R Swann	19.04.2021
2	Revised draft	A Knight D Hope	R Swann	R Knight	02.06.2021
3	Final	A Knight D Hope	R Swann	R Knight	14.07.2021

This report has been written in a bespoke accessible report template that meets relevant UK regulations and guidelines. This template complies with the Web Content Accessibility Guidelines (WCAG) 2.1 to Level AA, following the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations from 2018.



Land Use Consultants Limited

Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Surrey Heath

Executive Summary

The landscape sensitivity assessment considers the sensitivity of different landscapes within Surrey Heath Borough to residential development. The study forms part of the evidence base used in preparing the new Local Plan for the Borough and aims to inform decisions on potential locations for development.

Landscape sensitivity is defined by Natural England in 'Approach to landscape sensitivity assessment' (2019) as "a measure of the resilience, or robustness, of a landscape to withstand specified change... without undue negative effects on the landscape and visual baseline and their value".

Landscape sensitivity assessment requires judgements on both landscape susceptibility (how vulnerable the landscape is to change from the type being assessed) and landscape value (consensus about importance, which can be recognised through designation as well as through indicators of value). The landscape sensitivity indicators for this study include both 'landscape' and 'visual' aspects of sensitivity. The aspects considered are:

- Landform;
- Landscape pattern and time depth;
- Natural character;
- Built character;
- Recreational value;
- Perceptual aspects; and
- Settlement setting.

Landscape Character Areas (LCA) defined within the 'Landscape Character Assessment of Surrey: Surrey Heath Borough' (2015) provide a spatial framework for this study and are used as the basic assessment units. The evaluations against the landscape sensitivity indicators in some instances reflect variations within an LCA, and these are most commonly associated with the influence of built development on the settlement edge. Where this is the

Executive Summary

case the LCA is divided into sub-areas, with separate assessment summaries presented for those settlement-edge areas in addition to an assessment for the wider LCA.

An overall judgement on landscape sensitivity is made, using a five-point rating from 'low' to 'high', for all areas that are not subject to designations that represent an absolute constraint to built development. The results of the landscape sensitivity assessment are set out in the table below. For each LCA and sub-area guidance is also provided on mitigation measures to help reduce adverse effects on landscape and views and to maximise benefits arising from development.

Table 1.1: Landscape Sensitivity Assessment findings

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
RF5	Windlebrook and Southern Bourne River Floodplain	RF5a	East of Bagshot	Moderate
RF5	Windlebrook and Southern Bourne River Floodplain	RF5b	Between Lightwater/West End and Chobham/Shrubbs Hill	Moderate high
RF5	Windlebrook and Southern Bourne River Floodplain	RF5c	Settlement edge south of Chobham	Moderate high
RF5	Windlebrook and Southern Bourne River Floodplain	RF5d	East of Mimbridge	Moderate
RF6	Blackwater River Floodplain	RF6a	West of Camberley	Moderate high
RF6	Blackwater River Floodplain	RF6b	West of Frimley and Mytchett	Moderate high

Executive Summary

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
SH1	Deer Rock Hill Sandy Heath and Common	n/a	Whole LCA has absolute constraint	n/a
SH2	Chobham Sandy Heath and Common	SH2a	Stanners Hill and Valley End	High
SH3	Westend and Pirbright Sandy Heath and Common	n/a	Whole LCA has absolute constraint	n/a
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5a	Settlement edge north of Bagshot	Low moderate
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5b	Settlement edge west of Snows Ride	Moderate high
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5c	Wider landscape	Low moderate
SS6	Windlesham Settled and Wooded Sandy Farmland	SS6a	Settlement edges north and east of Snows Ride	Moderate
SS6	Windlesham Settled and Wooded Sandy Farmland	SS6b	Wider landscape	Moderate high
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7a	Settlement edges south of Windlesham	Moderate high
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7b	Settlement edges west of Chobham and Burrowhill	Moderate
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7c	Settlement edges of West End, Bisley and Lightwater	Moderate

Executive Summary

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7d	Wider landscape	Moderate high
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8a	Settlement edges east of Chobham	Moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8b	Settlement edge north of Mimbridge	Moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8c	Fairoaks Airport	Low moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8d	Wider landscape	Moderate high
SW2	Bagshot and Lightwater West Sandy Woodland	SW2a	Settlement edge north of Camberley	Moderate high
SW2	Bagshot and Lightwater West Sandy Woodland	SW2b	Settlement edges east of Camberley and west of Bagshot	Moderate high
SW2	Bagshot and Lightwater West Sandy Woodland	SW2c	Settlement edges east of Bagshot and Lightwater	Low moderate
SW4	Horsell Sandy Woodland	SW4a	Settlement edge south of Mimbridge	Moderate high
SW7	Deepcut Sandy Woodland	SW7a	Settlement edges of Frimley and Deepcut	High

Contents

Chapter 1	1
Introduction	1
Background and purpose	1
National policy context	1
Landscape Character of Surrey Heath	2
Settlement Hierarchy in Surrey Heath	2
Chapter 2	5
Methodology	5
Approach to assessing landscape sensitivity	5
Sensitivity to what?	6
Study area	6
Data Sources	8
Indicators of landscape sensitivity	14
Assessment sub-areas	20
Making judgements on levels of landscape sensitivity	21
Field verification	22
Chapter 3	24
Project Findings and Generic Guidance	24
Project findings	24
Generic guidance for accommodating development in Surrey Heath	34
References	36

Contents

Appendix A	37
Landscape Sensitivity Assessments	37
Landscape character area RF5: Windlebrook and Southern Bourne River Floodplain	38
Landscape character area RF6: Blackwater River Floodplain	63
Landscape character area SH1: Deer Rock Hill Sandy Heath and Common	79
Landscape character area SH2: Chobham Sandy Heath and Common	84
Landscape character area SH3: Westend and Pirbright Sandy Heath and Common	95
Landscape character area SS5: Bagshot to Windlesham Settled and Wooded Sandy Farmland	100
Landscape character area SS6: Windlesham Settled and Wooded Sandy Farmland	118
Landscape character area SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland	133
Landscape character area SS8: Chobham East Settled and Wooded Sandy Farmland	154
Landscape character area SW2: Bagshot and Lightwater West Sandy Woodland	175
Landscape character area SW4: Horsell Sandy Woodland	194
Landscape character area SW7: Deepcut Sandy Woodland	205

Chapter 1

Introduction

This section sets out the background and purpose of the study and presents the policy context.

Background and purpose

1.1 Surrey Heath's rural landscapes have a distinctive character and are a valuable resource for the Borough. At the same time the Borough Council is facing the need to accommodate more housing.

1.2 The Council recognises the need to balance accommodation of housing development with conservation and enhancement of the Borough's landscapes.

1.3 LUC was commissioned by Surrey Heath Borough Council in March 2021 to prepare an assessment of the sensitivity of different landscapes to built development. The study will inform decisions on potential locations for development and will form part of the evidence base used to prepare the new Local Plan for the Borough.

National policy context

1.4 The Government published the latest update to the National Planning Policy Framework (NPPF), which sets out the environmental, social and economic planning policies for England, in February 2019.

1.5 The NPPF does not specifically address the topic of landscape sensitivity, but one of its overarching objectives, set out in Paragraph 8, is “an

environmental objective – to contribute to protecting and enhancing our natural, built and historic environment”.

1.6 At Paragraph 170 the NPPF is explicit in its requirement for development plan policies to protect and where appropriate, enhance the landscape, stating that “planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes” and “recognising the intrinsic character and beauty of the countryside”.

1.7 At paragraph 127(c) the NPPF states that “Planning policies and decisions should ensure that developments ... are sympathetic to local character and history, including the surrounding environment and landscape setting”.

Landscape Character of Surrey Heath

1.8 The Landscape Character Assessment of Surrey: Surrey Heath Borough [See reference 1] divides the landscape of Surrey Heath into four Landscape Character Types (LCT) and 13 Landscape Character Areas (LCA), as shown on Figure 1.1. These LCAs provide a spatial framework, for this study, and the descriptions and evaluations for each area also provide some useful background information to inform the sensitivity assessment. It should be noted that several character areas are split into geographically separate locations, reflecting the fact that LCA’s were defined at a county level.

Settlement Hierarchy in Surrey Heath

1.9 Policy CP9 of the Surrey Heath Core Strategy and Development Management Options (2012) sets out a ‘hierarchy of centres’ as follows:

- Town: Camberley;
- District: Bagshot and Frimley;
- Local: Chobham, Deepcut, Frimley Green, Lightwater and Windlesham;

- Neighbourhood: Bisley and West End.

1.10 All of the above settlements are shown as inset from the LCAs in **Figure 1.1**, but the boundaries of the character areas do in many instances vary from the settlement edges defined on the Core Strategy Policies Map, reflecting the judgements on extent of openness/ development made in the Landscape Character Assessment of Surrey.

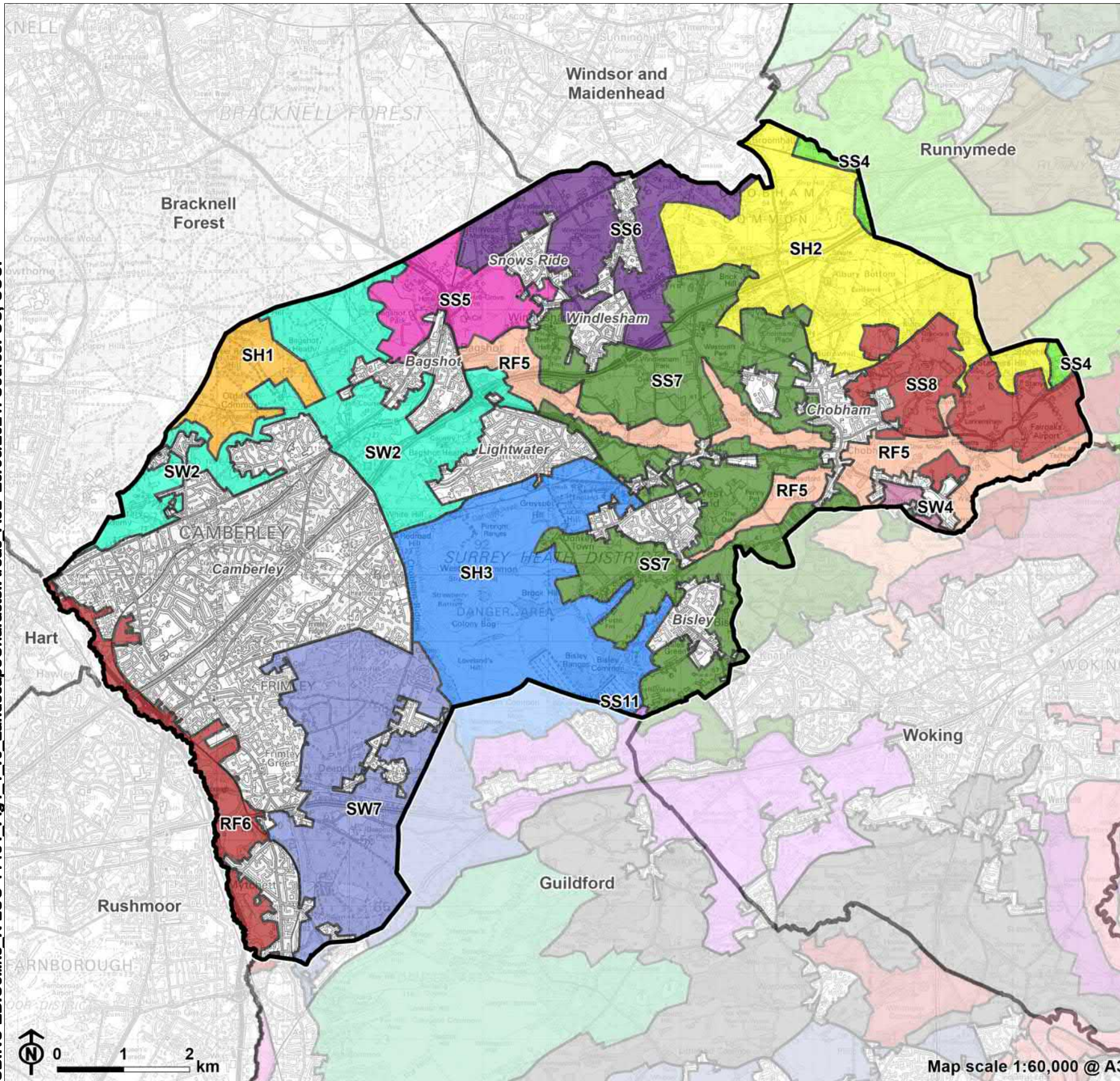
1.11 In addition to variations on the edges of district, local and neighbourhood centres, several other areas are sufficiently developed to have been excluded from the Landscape Character Assessment of Surrey. These include:

- Linear development extending out along Westwood Road between Windlesham and Sunningdale;
- Linear development extending east from West End along the A319 Bagshot Road;
- Housing at Shrub's Hill, west of Chobham (Burrowhill);
- Mimbridge, to the south-east of Chobham.



Figure 1.1: Landscape Character Areas

CB:NC EB:Collins_N LUC 11464 Fig1_1_r0 LandscapeCharacterAreas_A3L 29/06/2021. Source: OS, SCC.



- Surrey Heath District
- Neighbouring Local Authority
- Surrey County Council Landscape Character Areas 2015 within Surrey Heath**
- RF5: Windlebrook and Southern Bourne Floodplain
- RF6: Blackwater River Floodplain
- SH1: Deer Rock Hill Sandy Heath and Common
- SH2: Chobham Sandy Heath and Common
- SH3: Westend and Pirbright Sandy Heath and Common
- 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
- SS11: Pirbright to Hook Heath Settled and Wooded Sandy Farmland
- SW2: Bagshot and Lightwater West Sandy Woodland
- SW4: Horsell North Sandy Woodland
- SW7: Deepcut Sandy Woodland

Chapter 2

Methodology

This chapter presents the scope of the assessment and the approach to assessing landscape sensitivity.

Approach to assessing landscape sensitivity

2.1 This assessment draws on advice contained in Natural England's 'Approach to landscape sensitivity assessment' (Natural England, 2019) which supersedes 'Techniques and criteria for judging capacity and sensitivity' (Natural England, 2002). This describes landscape sensitivity, within the context of spatial planning and land management, as

"a measure of the resilience, or robustness, of a landscape to withstand specified change... without undue negative effects on the landscape and visual baseline and their value".

2.2 It is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource.

Sensitivity to what?

2.3 This assessment considers sensitivity to residential development, assumed to be of between two and three storeys in height. However, it also comments where there would be particular sensitivity, or lack of additional sensitivity, to taller or larger scale development.

2.4 This development type relates to the form of buildings rather than the quantity of development, so it is assessing the impact in principle on different landscape areas. The guidance provides information about mitigation measures to reduce adverse effects on landscape and views and to maximise benefits arising from development.

Study area

2.5 This study has considered all landscapes in the Borough, making a distinction between the fringes of the settlements (where urban expansion might occur) and the wider landscape (where new settlements might occur).

2.6 The basic assessment units are the LCA's defined in the Landscape Character Assessment of Surrey, but these are subdivided, as described under the 'Assessment sub-areas' heading below. As noted in Chapter 1, there are variations between settlement boundaries defined in the Local Plan Core Strategy and the boundaries of the county Landscape Character Assessment's LCA's; this sensitivity assessment is strategic in nature so it follows the defined LCA boundaries and does not attempt to review their precise definition.

2.7 Areas subject to 'absolute constraints' – that is where development will not be permitted – have been identified. These are not assessed in terms of their sensitivity to development, but it is important to note that any impact that they have on the sensitivity of adjacent, unconstrained land is taken into consideration. Absolute constraints are set out in the following list, which is

consistent with those defined in the Surrey Heath Countryside Capacity Study (2020):

- European nature conservation designations: Special Area of Conservation (SAC) and Special Protection Area (SPA)
- The 400m buffer zone around the Thames Basin Heaths SPA
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland
- Flood zone 3b (the functional flood plain)
- National Nature Reserve
- Farnborough Airport Public Safety Zone.

2.8 Although the study is assessing sensitivity to development in principle, rather than to any particular volume of potential development, it is intended to be a strategic scale assessment. In some instances the exclusion of absolute constraints from the assessment results in the isolation of areas of unconstrained land that are too small to be considered in a strategic scale assessment.

2.9 There are other designations which, whilst not considered 'absolute' at a strategic scale, are still likely to have a bearing on development potential. These include:

- Registered Parks and Gardens
- Scheduled Monuments
- Listed Buildings
- Local Nature Reserve
- Sites of Nature Conservation Importance
- Tree Protection Orders
- Biodiversity Opportunity Areas
- Flood zones 3a and 2

- Suitable Alternative Natural Green Space (SANGS)
- Parks and Green Space (comprising open space database, semi-natural green space and CROW Open Access Land)
- Conservation Areas
- Contaminated land.

2.10 Absolute constraints are shown on **Figure 2.1** and other constraints are shown on **Figure 2.2** (cultural heritage and open space) and **Figure 2.3** (natural heritage and flood risk).

Data Sources

2.11 Baseline landscape character analysis has been taken from the Landscape Character Assessment of Surrey. Reference has also been made to the site-level landscape character assessments contained in the 2018 Surrey Heath Sites Appraisal reports [\[See reference 2\]](#) and to Natural England’s National Character Area appraisal for the Thames Basin Heaths [\[See reference 3\]](#).

2.12 All relevant mapped data has been compiled in GIS. This is listed in **Table 2.1** below.

Table 2.1: GIS data sources

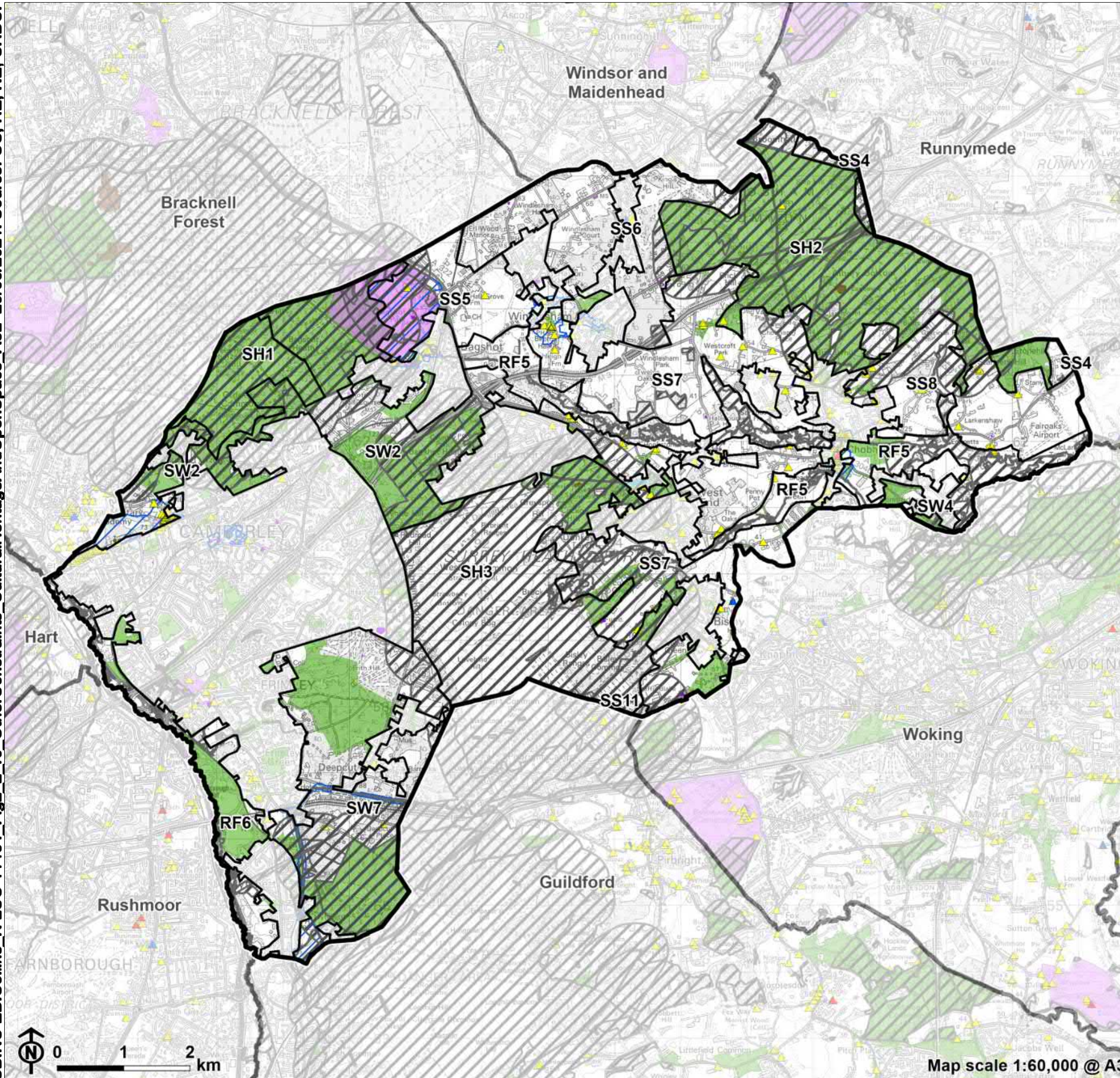
GIS layers	Source
OS 50K mapping	Surrey Heath Borough Council
OS VectorMap local	Surrey Heath Borough Council
OS 25K mapping	Surrey Heath Borough Council
Local authority boundaries	Ordnance Survey

GIS layers	Source
Aerial imagery	ESRI
Landscape Character Assessment of Surrey landscape types and areas	Surrey County Council
Historic Landscape Characterisation	Surrey County Council
Sites of Nature Conservation Interest (SNCI)	Surrey Heath Borough Council
Light Pollution (Night Blight)	CPRE
Tranquillity	CPRE
Flood zone 3a and 3b	Surrey Heath Borough Council
Flood zone 2	Environment Agency
National Forest Inventory	Forestry Commission
Ancient Woodland Inventory	Natural England
Local Nature Reserves (LNR)	Natural England
National Nature Reserves (NNR)	Natural England
Sites of Special Scientific Interest (SSSI)	Natural England
Special Areas of Conservation (SAC)	Natural England
Special Protection Areas (SPA)	Natural England
SPA 400m buffer zone	Surrey Heath Borough Council
Priority Habitat Inventory	Natural England
Agricultural Land Classification	Natural England
IBA	RSPB
RSPB Reserves	RSPB
Conservation Areas	Surrey Heath Borough Council
Listed Buildings	Historic England
Locally Listed Buildings	Surrey Heath Borough Council
Registered Battlefields	Historic England

GIS layers	Source
Registered Parks & Gardens	Historic England
Scheduled Monuments	Historic England
Local Wildlife Sites	Surrey Heath Borough Council
Ecological Network	Surrey Heath Borough Council
Biodiversity Opportunity Areas	Surrey Heath Borough Council
National cycle routes	Sustrans
National trails	Natural England
CROW access all areas data	Natural England
Registered common land	Natural England
Country parks	Natural England
Settlements identified in settlement hierarchy	Surrey Heath Borough Council
Farnborough Airport Public Safety Zone	Surrey Heath Borough Council
Open Space database	Surrey Heath Borough Council
Semi-natural green space	Surrey Heath Borough Council
Suitable Alternative Natural Green Space	Surrey Heath Borough Council
Tree protection orders	Surrey Heath Borough Council



Figure 2.2: Other Constraints - Cultural Heritage and Open Space



- Surrey Heath District
- Neighbouring Local Authority
- Landscape Character Area
- Absolute constraint(s)
- Conservation area
- Scheduled monument
- Registered parks and gardens
- Parks and green space
- Listed building - point**
 - Grade I
 - Grade II*
 - Grade II
- Listed building - polygon**
 - Grade I
 - Grade II*
 - Grade II
 - Unknown grade
 - Locally listed - Grade II
 - Locally listed - unknown grade

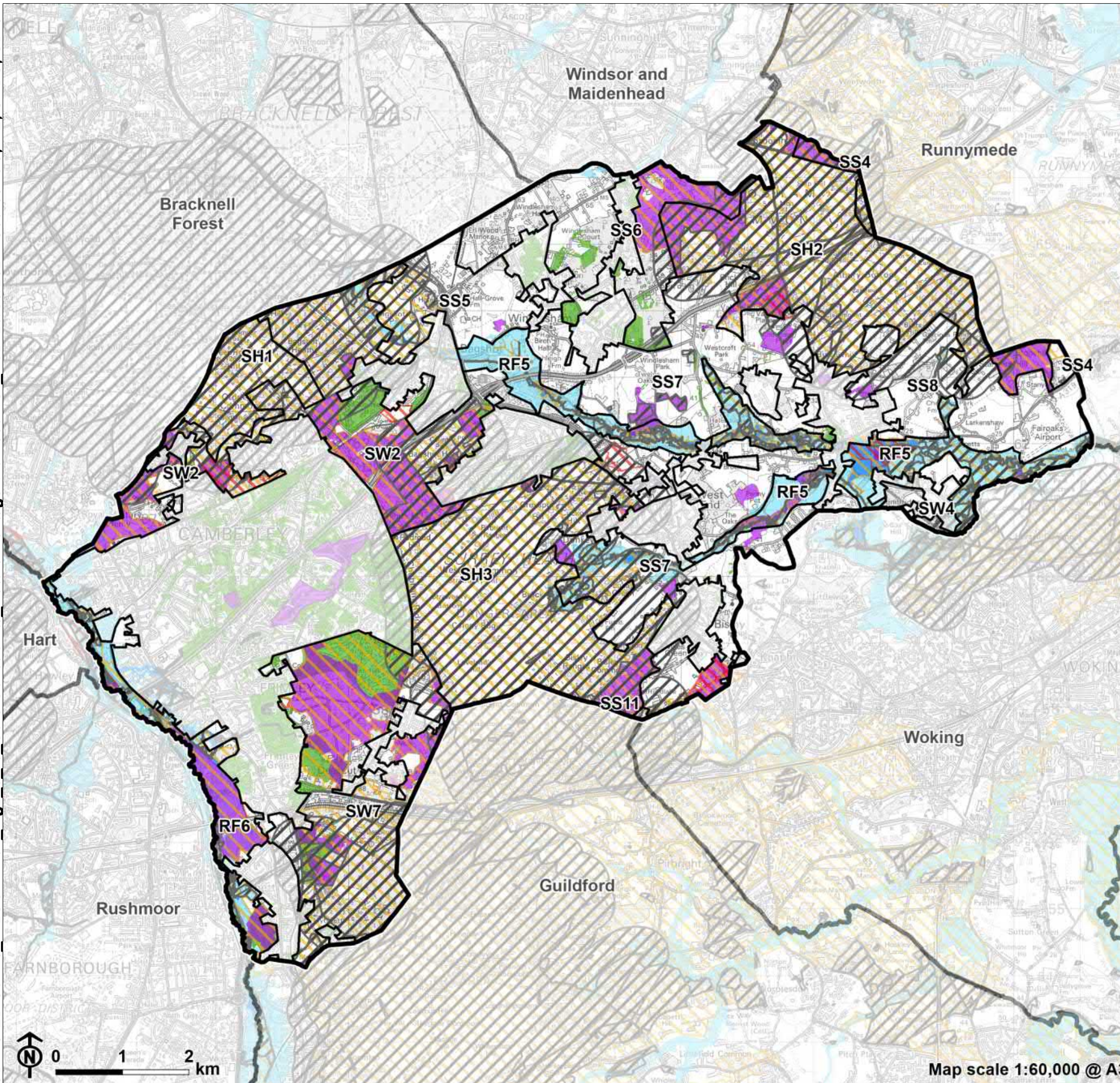
Parks and green space comprises of Surrey Heath Borough Council open space database and semi natural green space data, as well as CROW access all areas data.



Map scale 1:60,000 @ A3



Figure 2.3: Other Constraints - Natural Heritage and Flood Risk



- Surrey Heath District
- Neighbouring Local Authority
- Landscape Character Area
- Absolute constraint(s)
- Flood zone 2
- Flood zone 3a
- Tree Preservation Order (TPO)
- Site of Nature Conservation Interest (SNCI)
- Biodiversity Opportunity Area
- Suitable Alternative Natural Green Space (SANGS)

Map scale 1:60,000 @ A3

Indicators of landscape sensitivity

2.13 Landscape sensitivity assessment requires judgements on both landscape susceptibility (how vulnerable the landscape is to change from the type being assessed, in this case built development) and landscape value (consensus about importance, which can be recognised through designation as well as through indicators of value such as landscape quality/ condition, scenic quality, rarity, representativeness, conservation interests, wildness, tranquillity and associations with particular people, artists, writers, or other media, or events in history).

2.14 The selection of landscape sensitivity indicators for this study has been informed by attributes of landscape that could be affected by housing development. The sensitivity indicators include both 'landscape' and 'visual' aspects of sensitivity. The box below sets out indicators of landscape sensitivity that are used to assess each landscape character area in this study.

2.15 For each LCA, the study presents a commentary against each sensitivity indicator ('assessment criterion'), identifying landscape elements which are associated with higher, lower or moderate levels of sensitivity.

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

Lower sensitivity rating:

- Absence of strong topographical variety.
- Featureless, smooth, very gently undulating or flat landform.

Moderate sensitivity rating:

- Undulating landform or some distinct landform features.

Higher sensitivity rating:

- Presence of strong topographical variety or distinctive landform features like an incised valley with prominent slopes.

Landscape pattern and time depth

This considers the pattern and historic time depth of the landscape area (which is recorded in the Surrey landscape character assessment).

Landscapes with more irregular patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

Lower sensitivity rating:

- Simple, regular or uniform landscape patterns (mainly of modern origin).

Moderate sensitivity rating:

- Mixture of simple and complex landscape patterns.

Higher sensitivity rating:

- Complex. Irregular and varied landscape patterns (including historic field patterns and piecemeal enclosure with irregular boundaries).

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the coverage of semi-natural habitats and valued natural features (e.g.

trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with frequent natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

Lower sensitivity rating:

- Lack of semi-natural habitat coverage or valued natural features e.g. intensively farmed or areas with high levels of existing development or brownfield sites.

Moderate sensitivity rating:

- Some occurrence of valued semi-natural habitats and features (examples include trees, hedgerows and woodland).

Higher sensitivity rating:

- Frequent occurrence of valued natural features (tree, hedgerows, woodland) and presence of larger areas of semi-natural habitats.

Built Character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

Lower sensitivity rating:

- Absence of historic features in or adjacent to the area.

Moderate sensitivity rating:

- Presence of some historic features that contribute to landscape character, or adjacent to historic features.

Higher sensitivity rating:

- Presence of many historic features that contribute to landscape character.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

Lower sensitivity rating:

- Publicly inaccessible or limited provision of access routes. Recreational value limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).

Moderate sensitivity rating:

- Landscapes with green spaces or recreation areas valued in the local context. Includes some Public Rights of Way and footpaths.

Higher sensitivity rating:

- Landscapes important for access and enjoyment of the landscape. Examples include open access land, country parks, outdoor tourist attractions with visitor facilities and high density of well-connected Public Rights of Way.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

Any landscape value created through associations with particular people, artists, writers or other media, or events in history would be considered under this heading. However, at a strategic scale, no significant associations of this nature have been identified.

Lower sensitivity rating:

- Close to visible or audible signs of human activity and modern development.

Moderate sensitivity rating:

- Some sense of rural character but with some signs of human activity and modern development.

Higher sensitivity rating:

- A highly rural landscape, remote from visible or audible signs of human activity and modern development.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement. Examples include whether it provides an attractive backdrop or setting, plays an important role in views from a settlement, or preserves a clear separation between distinct settlements. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

Lower sensitivity rating:

- The area does not provide an attractive backdrop to adjacent settlement(s), play an important part in views from it, or preserve a clear separation between distinct settlements.

Moderate sensitivity rating:

- The area provides some contribution as a backdrop/ setting to existing settlements, or plays some part in views from it, or preserves some separation between distinct settlements.

Higher sensitivity rating:

- The area contributes positively as a scenic backdrop to a settlement(s) or contributes to views that are important to the character of a settlement or preserves a clear separation between distinct settlements. Examples include occurring in views highlighted in Conservation Area appraisals.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

Lower sensitivity rating:

- Visually enclosed landscape screened by landform or land cover.
- Does not form a visually distinctive or prominent skyline.

Moderate sensitivity rating:

- Semi-enclosed or has some enclosed and some open areas.
- The area may have some visually prominent skylines, but these could be avoided if developing.

Higher sensitivity rating:

- Open character with little screening land cover.
- Area is visually prominent or contains distinctive skylines.

Assessment sub-areas

2.16 The evaluations against the landscape sensitivity indicators in some instances reflect variations within an LCA, and these are most commonly associated with the influence of built development.

2.17 Where an LCA includes land which lies adjacent to one of the main settlements (those defined in the Core Strategy hierarchy, as listed in **Paragraph 1.9** above), the LCA is typically divided into sub-areas, with separate assessment summaries presented for those settlement-edge areas in addition to an assessment for the wider LCA.

2.18 This subdivision reflects the fact that landscape character will often reflect greater urban influence in the vicinity of settlements. Where areas of an LCA adjacent to a settlement are assessed as having the same sensitivity as areas more detached from the settlement (that is where no variation in sensitivity from the wider LCA has been identified), sub-areas are not defined, and these areas are assessed as part of the wider LCA.

2.19 Where a narrow area of land lies between two settlements (for example between West End and Bisley), only one sub-area is defined. This sub-area is then used to assess the sensitivity to urban expansion of both settlements.

Making judgements on levels of landscape sensitivity

2.20 For each sub-area an overall judgement on landscape sensitivity is made, drawing on the commentary provided for each sensitivity indicator (assessment criterion). This judgement relates to the sensitivity of the sub-area to residential built development. Commentary is then provided on localised factors that may raise or lower sensitivity within certain parts of an assessment sub-area.

2.21 A five-point rating from 'low' to 'high' is used to define levels of landscape sensitivity for both of these judgements, as follows:

Table 2.2: Landscape sensitivity ratings used to assess each landscape character area in this study

Landscape Sensitivity Rating	Definition
High (H)	Landscape and visual characteristics/ values very susceptible to change and unable to accommodate the relevant type of development without adverse change and significant effects. Thresholds for significant change are very low
Moderate High (M H)	Landscape and visual characteristics/ values susceptible to change. May be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects. Thresholds for significant change are low.
Moderate (M)	Landscape and visual characteristics/ values susceptible to change. May have some potential to accommodate the relevant type of development if sited and designed sensitively. Thresholds for significant change are intermediate.
Low moderate (L M)	Landscape and visual characteristics/ values more resilient and of lower susceptibility to change. Likely to be able to accommodate the relevant type of development, although care is still required in siting and design to minimise landscape and visual effects. Thresholds for significant change are high.
Low (L)	Landscape and visual characteristics/ values are robust and are not susceptible to change and likely to be able to accommodate the relevant type of development without significant change or adverse effects. Thresholds for significant change are very high.

Field verification

2.22 A structured process of field survey verification has been undertaken by landscape environment experts, in order to test and refine the outputs from the

Chapter 2 Methodology

desk study. Each assessment area was visited in turn to record information and take photographs. The field survey was undertaken from roads and Public Rights of Way.

Chapter 3

Project Findings and Generic Guidance

This chapter summarises the findings of the assessment and presents generic guidance for accommodating built development into the landscape. It also includes the detailed sensitivity evaluations by landscape character area.

Project findings

3.1 Table 3.1 provides a summary of the overall landscape sensitivity ratings for each of the assessment sub-areas. The results are also shown on the overview map in **Figure 3.1** and on the larger scale maps in **Figure 3.2 - Figure 3.5**.

3.2 Individual evaluations are presented in Appendix A. Each sensitivity evaluation in Appendix A includes:

- A description of the LCA location and key characteristics – taken from the Surrey Landscape Character Assessment;
- A map showing the location of the LCA in Surrey Heath;
- A map showing absolute and other constraints in and around the LCA, followed by text describing the impact of absolute constraints on the extent of the area being assessed;
- An evaluation of sensitivity within the LCA, under the headings of each of the defined assessment criteria;
- An explanation of any subdivision of the LCA into smaller assessment areas;
- For each assessment sub-area:
 - A map, including any absolute or other constraints;

Chapter 3 Project Findings and Generic Guidance

- A summary analysis of sensitivity together with a rating, noting any characteristics which could locally raise or reduce sensitivity from the overall sub-area rating;
- Any measures that could potentially mitigate the impact of development on the landscape and views;
- Any potential for enhancements to the landscape within the sub-area or within adjacent constrained parts of the LCA.

Table 3.1: Landscape sensitivity ratings

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
RF5	Windlebrook and Southern Bourne River Floodplain	RF5a	East of Bagshot	Moderate
RF5	Windlebrook and Southern Bourne River Floodplain	RF5b	Between Lightwater/West End and Chobham/Shrubbs Hill	Moderate high
RF5	Windlebrook and Southern Bourne River Floodplain	RF5c	Settlement edge south of Chobham	Moderate high
RF5	Windlebrook and Southern Bourne River Floodplain	RF5d	East of Mimbridge	Moderate
RF6	Blackwater River Floodplain	RF6a	West of Camberley	Moderate high
RF6	Blackwater River Floodplain	RF6b	West of Frimley and Mytchett	Moderate high
SH1	Deer Rock Hill Sandy Heath and Common	n/a	Whole LCA has absolute constraint	n/a
SH2	Chobham Sandy Heath and Common	SH2a	Stanners Hill and Valley End	High
SH3	Westend and Pirbright Sandy Heath and Common	n/a	Whole LCA has absolute constraint	n/a
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5a	Settlement edge north of Bagshot	Low moderate
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5b	Settlement edge west of Snows Ride	Moderate high

Chapter 3 Project Findings and Generic Guidance

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
SS5	Bagshot to Windlesham Settled and Wooded Sandy Farmland	SS5c	Wider landscape	Low moderate
SS6	Windlesham Settled and Wooded Sandy Farmland	SS6a	Settlement edges north and east of Snows Ride	Moderate
SS6	Windlesham Settled and Wooded Sandy Farmland	SS6b	Wider landscape	Moderate high
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7a	Settlement edges south of Windlesham	Moderate high
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7b	Settlement edges west of Chobham and Burrowhill	Moderate
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7c	Settlement edges of West End, Bisley and Lightwater	Moderate
SS7	Windlesham to Knaphill Settled and Wooded Sandy Farmland	SS7d	Wider landscape	Moderate high
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8a	Settlement edges east of Chobham	Moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8b	Settlement edge north of Mimbridge	Moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8c	Fairoaks Airport	Low moderate
SS8	Chobham East Settled and Wooded Sandy Farmland	SS8d	Wider landscape	Moderate high
SW2	Bagshot and Lightwater West Sandy Woodland	SW2a	Settlement edge north of Camberley	Moderate high

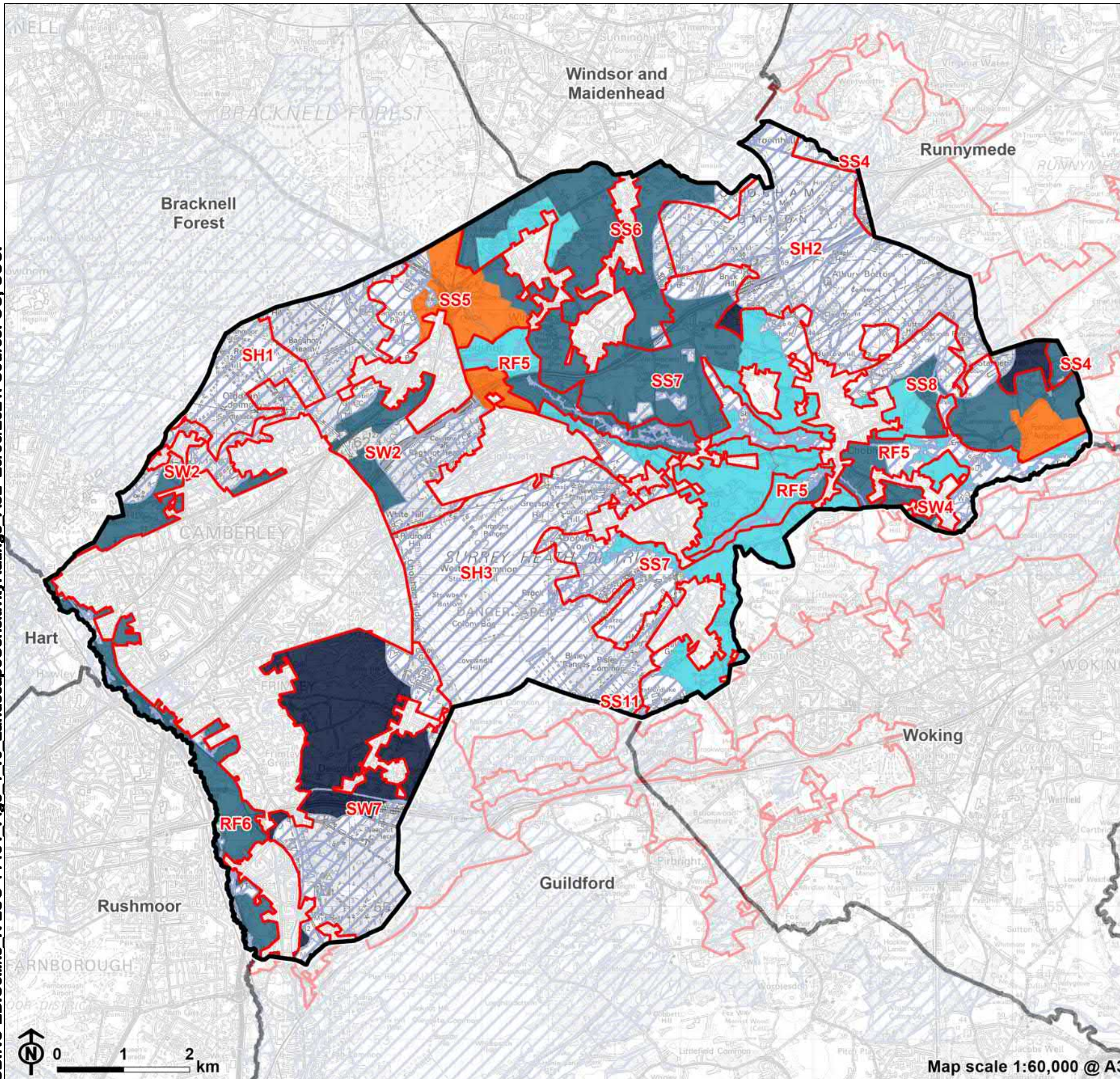
Chapter 3 Project Findings and Generic Guidance

LCA ref	LCA name	Sub-area ref	Sub-area name	Rating
SW2	Bagshot and Lightwater West Sandy Woodland	SW2b	Settlement edges east of Camberley and west of Bagshot	Moderate high
SW2	Bagshot and Lightwater West Sandy Woodland	SW2c	Settlement edges east of Bagshot and Lightwater	Low moderate
SW4	Horsell Sandy Woodland	SW4a	Settlement edge south of Mimbridge	Moderate high
SW7	Deepcut Sandy Woodland	SW7a	Settlement edges of Frimley and Deepcut	High



Figure 3.1: Landscape Sensitivity Ratings

CB:NC EB:Collins_N LUC 11464 Fig3 1_r0 LandscapeSensitivityRatings_A3L 29/06/2021. Source: OS, SCC.



- Surrey Heath District
- Neighbouring Local Authority
- Landscape Character Area
- Absolute constraint(s)
- Landscape sensitivity rating**
- High
- Moderate-high
- Moderate
- Low-moderate
- Low

Map scale 1:60,000 @ A3

CB:NC EB:Collins N LUC 11464 Fig3_X_r0 LandscapeSensitivityRatingsZoomed_A3L 29/06/2021. Source: OS, SCC.

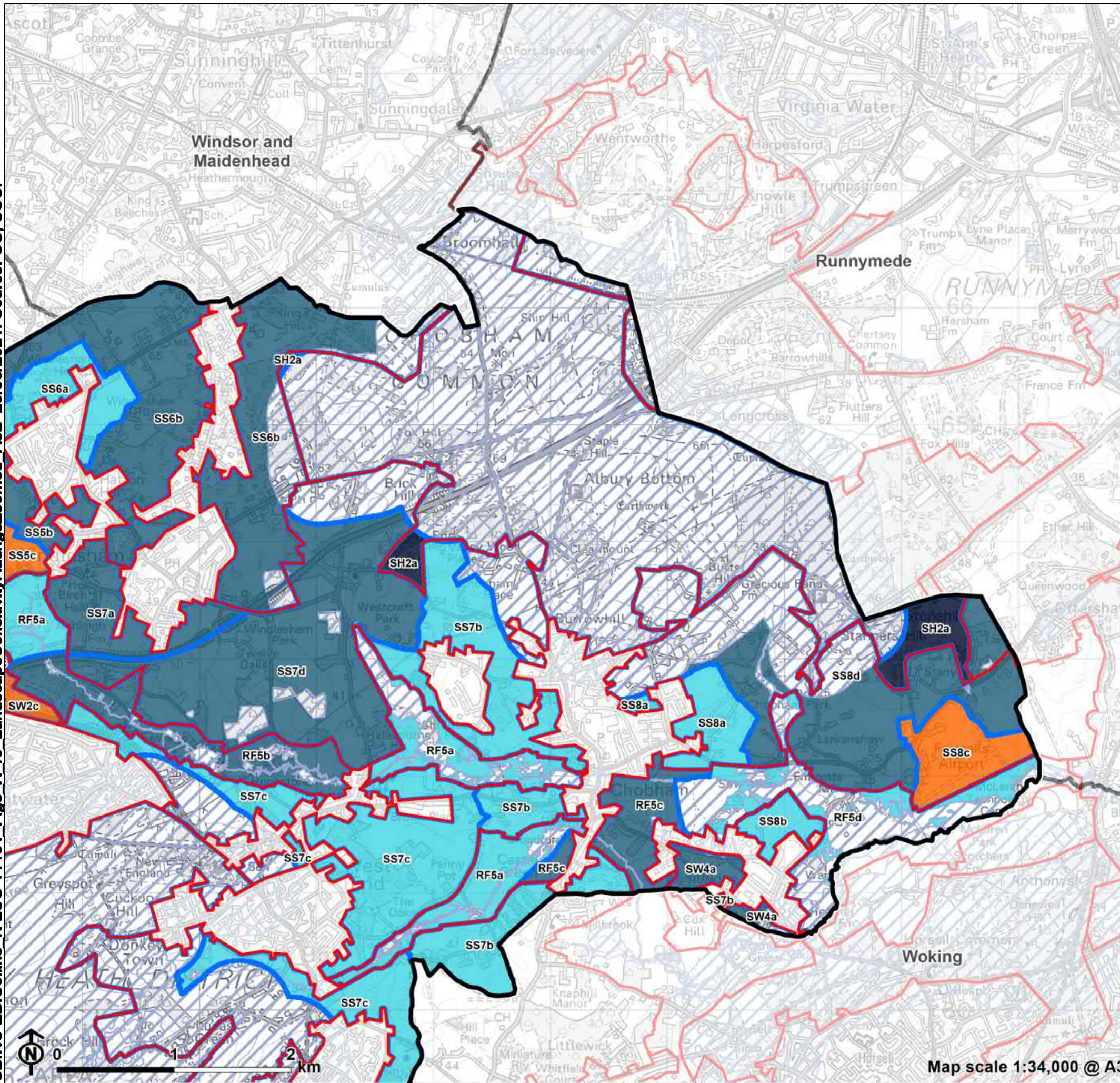


Figure 3.2: Landscape Sensitivity Ratings - North-east

- Surrey Heath District
 - Neighbouring Local Authority
 - Landscape Character Area
 - Sub area
 - Absolute constraint(s)
- Landscape sensitivity rating**
- High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low

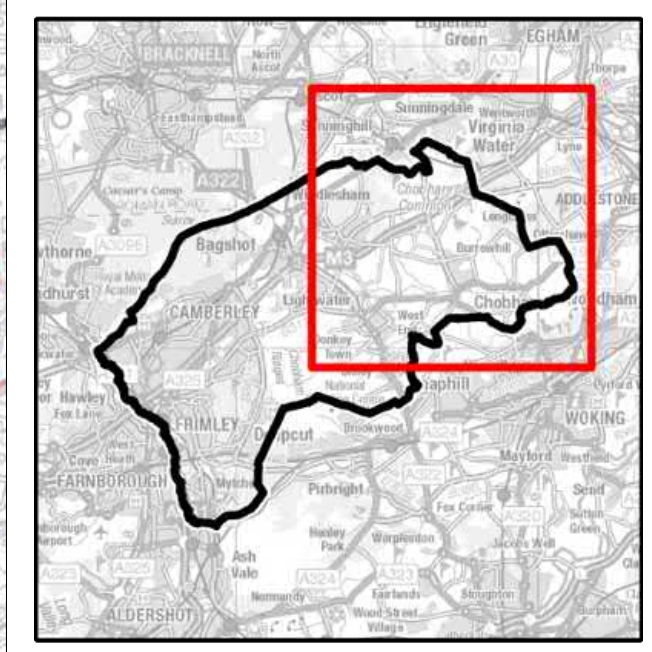
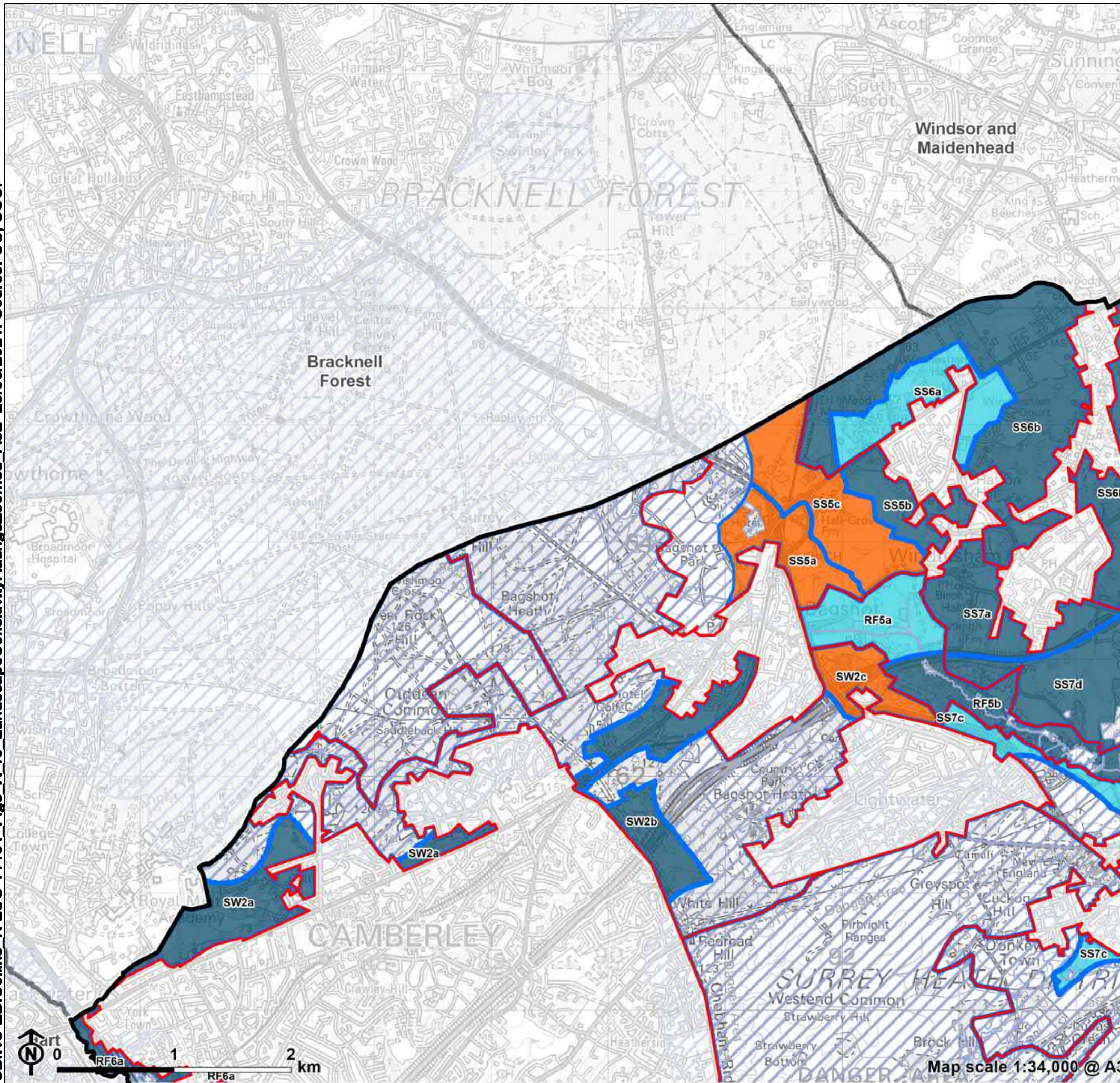
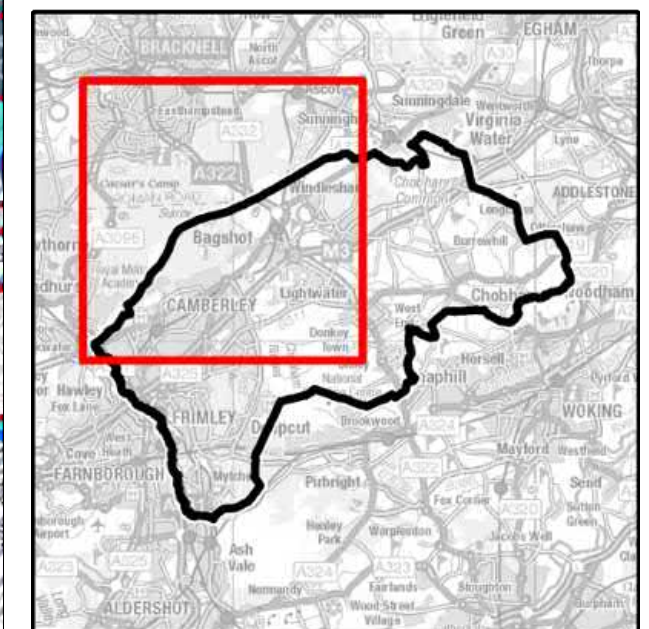




Figure 3.3: Landscape Sensitivity Ratings - North-west



- Surrey Heath District
 - Neighbouring Local Authority
 - Landscape Character Area
 - Sub area
 - Absolute constraint(s)
- Landscape sensitivity rating**
- High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low



CB:NC EB:Collins_N LUC 11464 Fig3_X_r0 LandscapeSensitivityRatingsZoomed_A3L 29/06/2021. Source: OS, SCC.

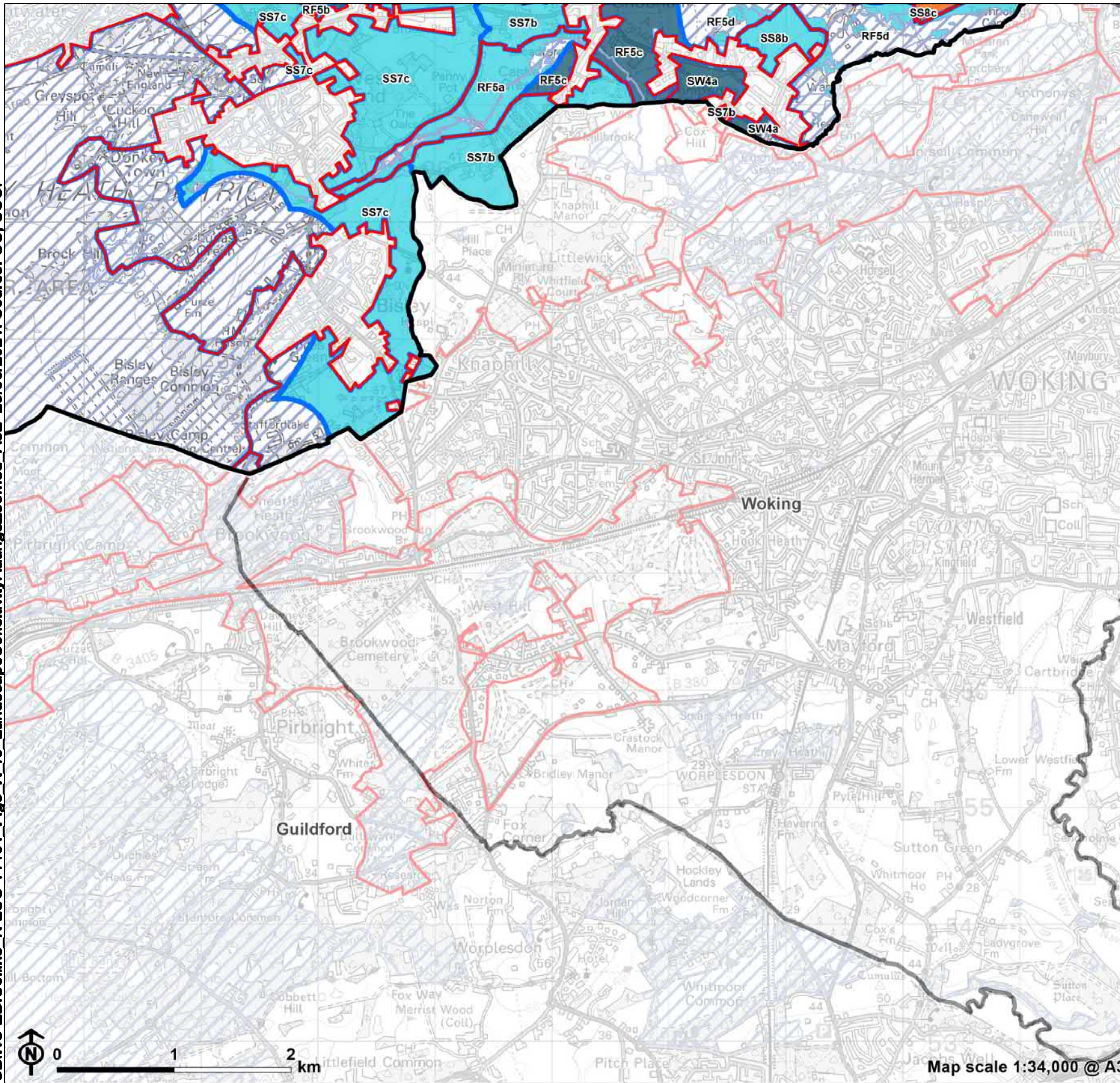
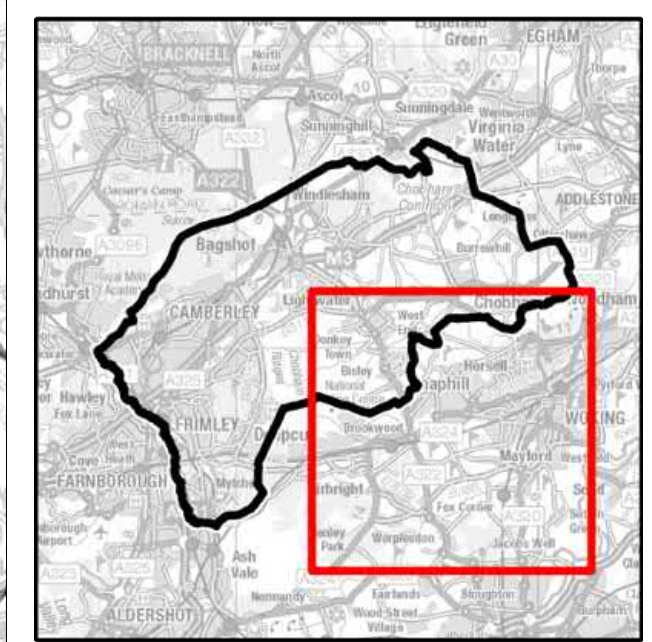


Figure 3.4: Landscape Sensitivity Ratings - South-east

- Surrey Heath District
 - Neighbouring Local Authority
 - Landscape Character Area
 - Sub area
 - Absolute constraint(s)
- Landscape sensitivity rating**
- High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low



CB:NC EB:Collins_N LUC 11464 Fig3_X_r0 LandscapeSensitivityRatingsZoomed_A3L 29/06/2021. Source: OS, SCC.

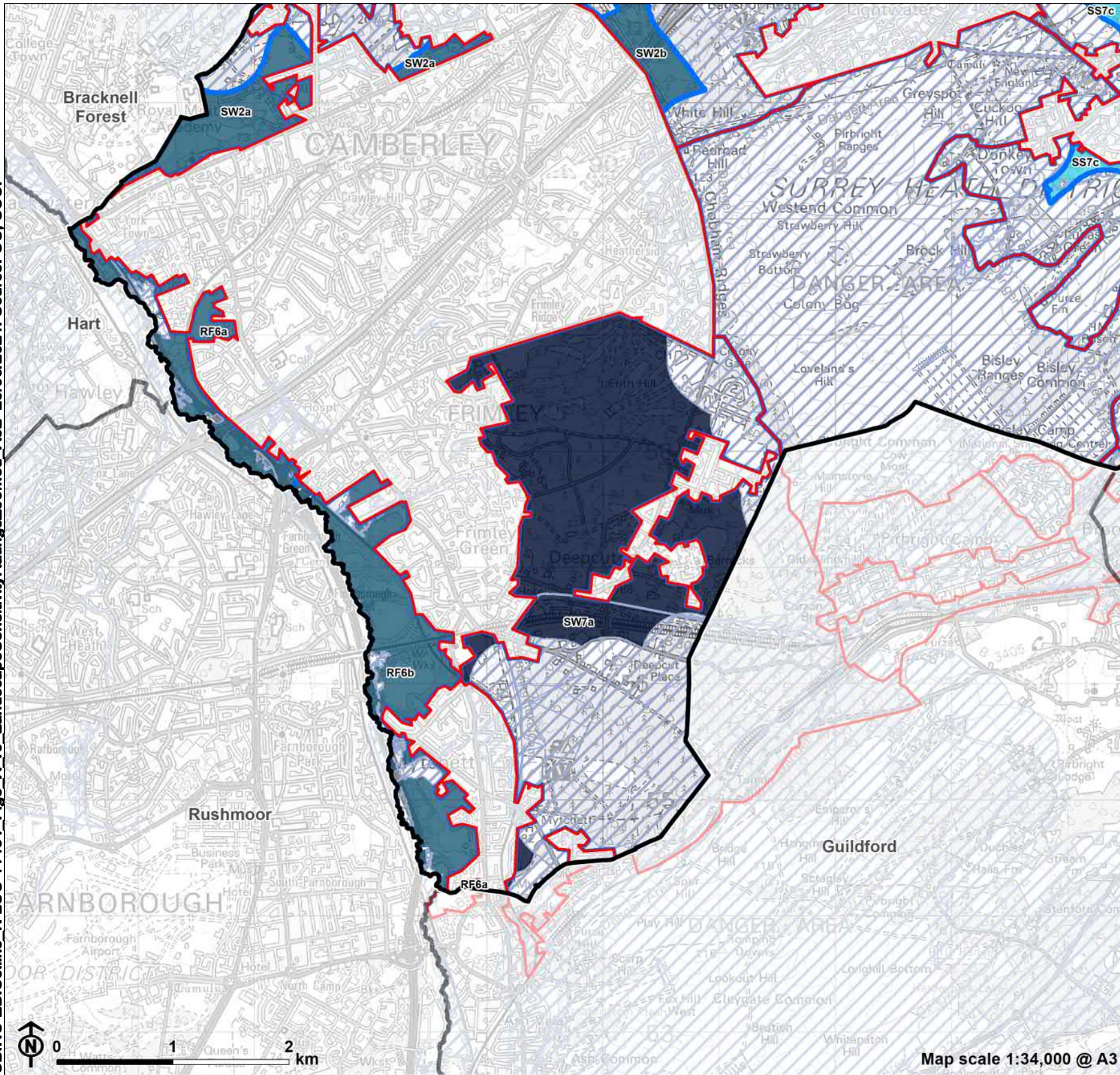
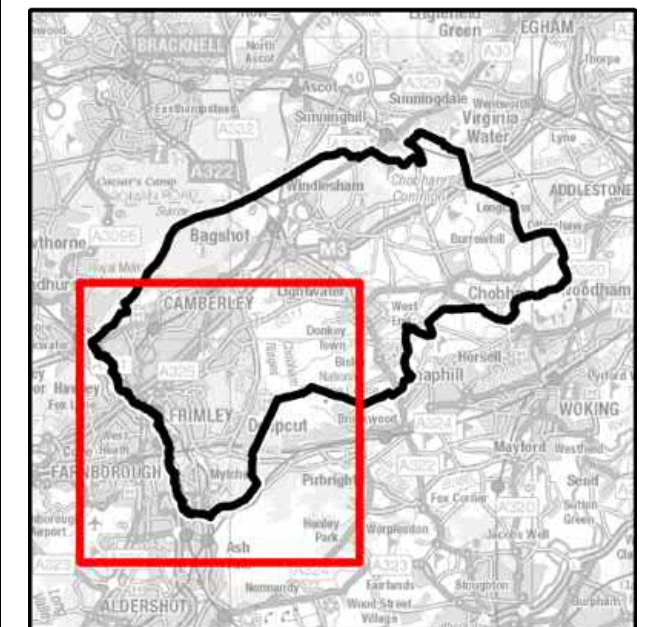


Figure 3.5: Landscape Sensitivity Ratings - South-west

- Surrey Heath District
 - Neighbouring Local Authority
 - Landscape Character Area
 - Sub area
 - Absolute constraint(s)
- Landscape sensitivity rating**
- High
 - Moderate-high
 - Moderate
 - Low-moderate
 - Low



Generic guidance for accommodating development in Surrey Heath

3.3 All development should aim to:

- Be sensitively sited and designed with, scale, form, detailing, and materials to be in-keeping with existing settlement form and vernacular, and to avoid being overly visually intrusive.
- Be sited carefully to relate to the existing settlement pattern, retaining the individual identity of settlements and avoiding the perception of piecemeal development along roads and/or a sense of merging with other settlements.
- Promote the use of traditional materials and signage features, particularly in proximity to more historic parts of settlements such as conservation areas, and in order to limit urbanising effects along roads.
- Retain tree cover that is essential to the character of an area, and consider opportunities for new planting using locally appropriate species, to help integrate new development within the landscape.
- Ensure new landscape components are in character with the locality, form part of a coherent green infrastructure network and provide ecosystem services. The latter could include increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place.
- Enhance internationally, nationally and locally important habitats and species through appropriate management (for example by the control of woodland and scrub growth to minimise invasion into open heathland).
- Maintain, manage and expand priority habitats (including broadleaf woodland, species rich grassland and wood pasture) and hedgerow networks, aiming to link existing and new habitats to help minimise impacts on, and provide net gains for, biodiversity in the Borough.

- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners.
- Preserve areas of historic field patterns and parkland as well as historic features and landscape elements that enhance their settings.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques to enhance key landscape features such as woodland, small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Enhance areas of pastoral farmland and paddocks by retaining intact field patterns, restocking existing degraded hedges, replacing fencing with hedges using locally characteristic species, and through consistent management.
- Manage and enhance recreational resources to provide public enjoyment, while protecting areas of high ecological importance and appropriately siting any associated features (such as car parks and picnic areas) to avoid impacting the distinctive low-key rural character of public footpath/bridleways which cross the area.
- Be designed with reference to the Surrey Landscape Character Assessment (2015) guidance.
- Use 3D visual representations to understand the landscape and visual impact of development proposals – as set out in Landscape Institute’s Visual Representation of Development Proposals [\[See reference 4\]](#).

References

- 1 Hankinson Duckett (on behalf of Surrey County Council) (April 2015) Surrey Landscape Character Assessment: Surrey Heath Borough.
- 2 LUC (on behalf of Surrey County Council) (March 2018) - Surrey Heath Local Plan Appraisal of Sites (separate reports for site in the Green Belt and sites beyond it.
- 3 Natural England – National Character Area profile 129: Thames Basin Heaths
- 4 Landscape Institute (2019) Technical Guidance Note 06/19, Visual Representation of Development Proposals (https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf). Accessed 22 January 2020.

Appendix A

Landscape Sensitivity Assessments

Landscape character area RF5: Windlebrook and Southern Bourne River Floodplain

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Windlebrook and Southern Bourne River Floodplain Character Area is defined by flood zone associated with the Windlebrook, The Bourne, and the Mill Bourne. The character area is formed by a series of four compartments in the landscape, identifiable as river floodplain, separate and distinct from the surrounding heathland landscape Type. They are located either side of Chobham, to the east of Bagshot. Where possible, the boundary is taken to nearby easily recognisable features such as roads, field boundaries or settlement edges.

[Note: three of the four landscape compartments are located within Surrey Heaths District, with the fourth located to the south in neighbouring Woking District. Therefore, some of the characteristics and landscape strategy aims listed below may be less relevant to land within Surrey Heath Borough.]

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

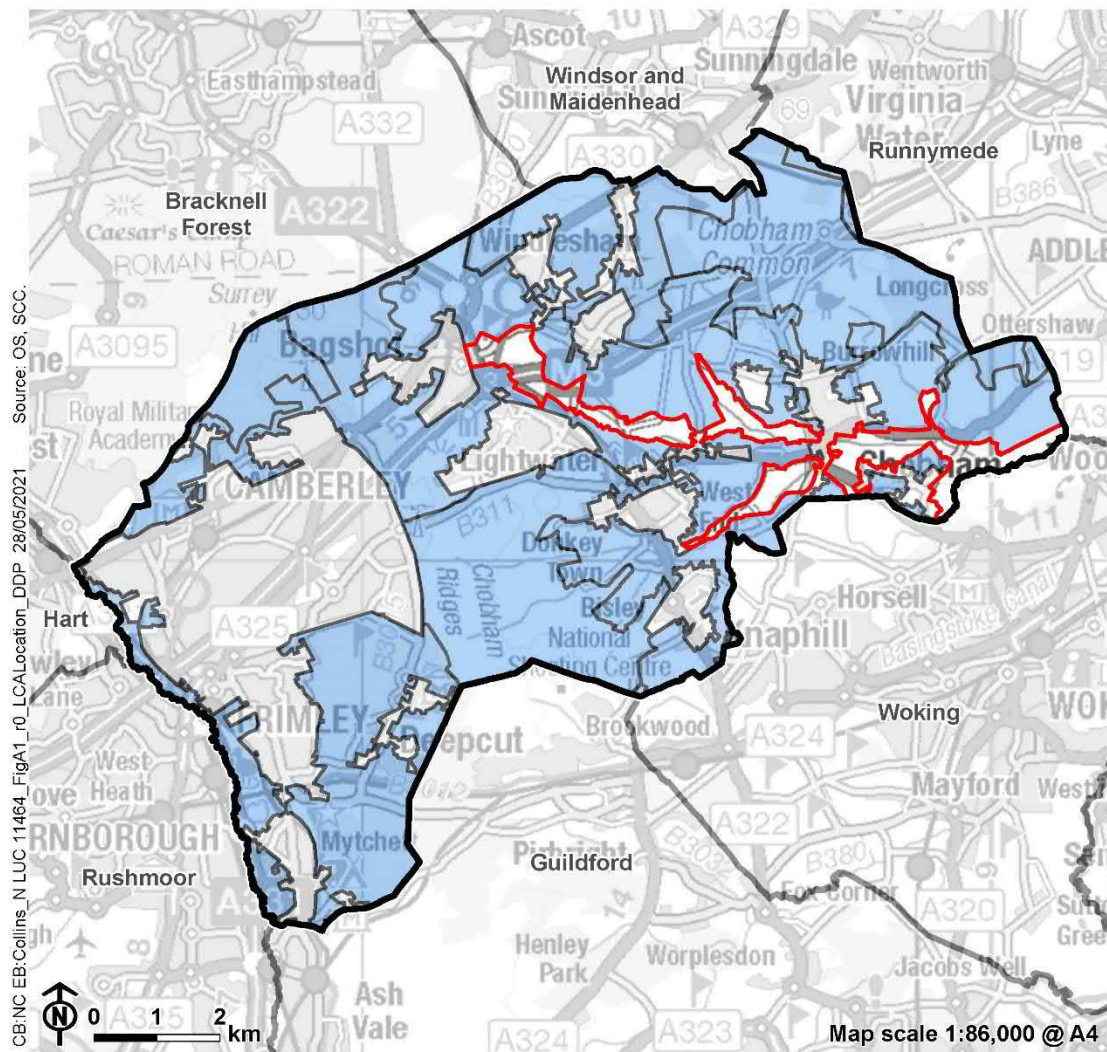
- Based on Bagshot Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology, with deposits of Alluvium superficial geology.
- Flat, low lying floodplain within the surrounding heathland landscape. The floodplain is dissected by settlement into four separate sections.

Appendix A Landscape Sensitivity Assessments

- The character area is predominately pastoral, with wet meadows and the occasional arable fields. There are pollarded trees and riparian vegetation and woodland along the main watercourses and tributaries across the character area, and a good network of hedgerow field boundaries elsewhere. Small blocks of woodland and tree groups are scattered across the character area, with a more substantial area of tree cover at the western end of the character area, which includes part of Windlesham Arboretum. No ancient woodland is recorded.
- Long distance views across [the area] are generally contained by vegetation, and woodland along watercourses.
- There are relatively few roads, and no railways in the area.
- There are a number of public rights of way within the character area, allowing good access to the many watercourses.
- The character area contains a small number of dwellings, farm buildings and a nursery, and there is limited urban influence overall. The area includes the edge of Chobham Conservation Area.
- A number of areas, including Broadford Meadows, Chobham Meadows, and Bourne Fields and Young Stroat Meadows, are designated as Sites of Nature Conservation Importance for their species-rich grassland, wet meadows, marsh and wet woodland.
- With its riparian vegetation, meadows, limited urban influence and low-key public access, the majority of the character area is relatively unspoilt and tranquil.

The strategy for the River Floodplain landscape character type as a whole is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland, along with historic infrastructure and buildings associated with the Wey Navigation and the Wey and Arun Canal, and resist further development within the Thames and Blackwater floodplains. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors, and continued restoration of the Wey and Arun Canal.

Appendix A Landscape Sensitivity Assessments

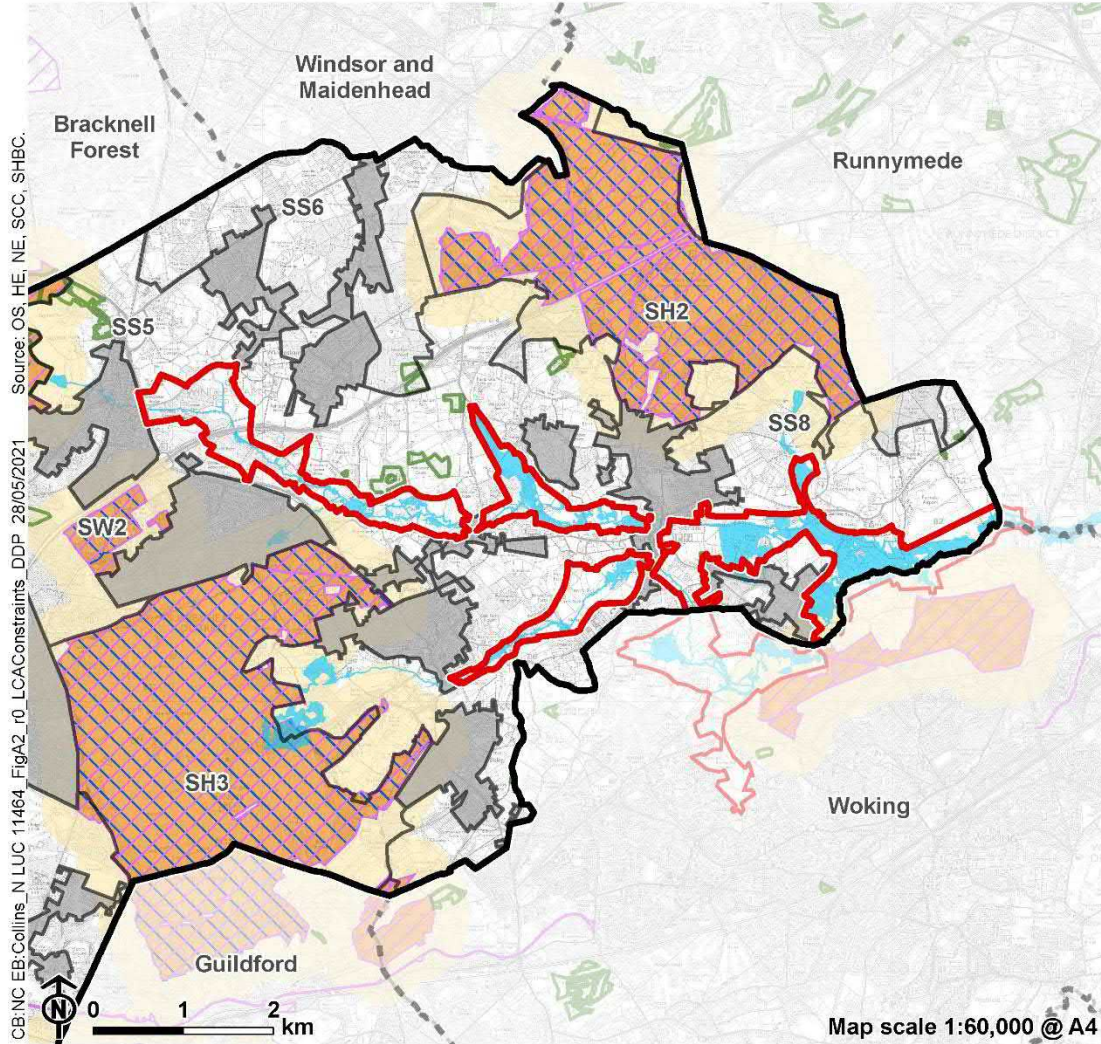


© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
Contains Surrey County Council data.

Location of Landscape Character Area RF5 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- RF5: Windlebrook and Southern Bourne River Floodplain
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area RF5

- | | |
|---|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| RF5: Windlebrook and Southern Bourne River Floodplain | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

Much of the LCA, particularly central and eastern areas, is classified as Flood Zone 3b which is an absolute constraint to development. Whilst there are numerous small areas scattered across the LCA that are not within Flood Zone 3b, these are generally too small to be considered individually as part of the strategic assessment. In particular, there are no strategically sized areas of land not subject to absolute constraint to the west of Chobham and north and east of Mimbridge.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- This is a floodplain landscape associated with several water courses, including Windle Brook, Hale Bourne, The Bourne, Mill Bourne and Clappers Brook. It is very flat and low lying. Lower sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- Areas to the east of Bagshot and north of Lightwater have retained some of its historic landscape pattern, albeit this has been changed in places by the introduction of Windlesham Golf Course and succession to, or introduction of, woodland, particularly in the vicinity of Windlesham Arboretum. Within other areas there is evidence of some field

amalgamation and/or replacement of hedgerows with fencing, particularly where horsiculture predominates. Moderate sensitivity.

- The majority of the character area generally retains an historic pattern of small-scale and irregular floodplain pastoral fields and wet meadows defined by a good network of hedgerow boundaries, which provides a sense of time-depth. Higher sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Other areas, whilst not designated for their ecological value, comprise a mixture of agricultural fields and meadows generally defined by a good hedgerow network; feature small woodland blocks and tree groups; or feature pollarded trees and riparian vegetation along water courses. Moderate sensitivity.
- There is one small area of Ancient Woodland on the northern edge of Mimbridge; a number of areas, including 'Burnt Pollard Lane Meadows', 'Lovelands Farm Meadows', 'Broadford Meadows', 'Chobham Meadows', 'Chobham Meadows south of Mill Bourne' and 'Bourne Fields and Young Stroat Meadows', are designated as SNCI for their species-rich grassland, wet meadows, marsh and wet woodland; there is one SANG site at Chobham Meadows; and there are several areas of priority habitat (Deciduous Woodland). Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape

character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- To the west, the landscape features modern development at the Bagshot Community Recycling Centre and a caravan park. There are no historic buildings or heritage assets in this area. Lower sensitivity.
- The majority of the character area contains only a small number of dwellings and farm buildings. There are some scattered Grade II listed buildings and the edge of 'Chobham' and 'Church Road, Windlesham' Conservation Areas, which make some contribution to landscape character. Moderate sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- There is little to no public access to the parts of the character area to the south-west of Chobham. Lower sensitivity.
- There are a number of public rights of way within the character area, allowing good access to the many watercourses. Moderate sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- Land to the west lies adjacent to the larger settlements of Bagshot and Lightwater; is crossed by the M3 motorway and the A322; and features the Bagshot Community Recycling Centre and a caravan park. These urban influences diminish the perceived sense of remoteness and tranquillity. Lower sensitivity.
- The floodplain is dissected by a number of smaller settlements (including Chobham, West End and Mimbridge), with land in the vicinity of these having a slightly diminished sense of tranquillity. The floodplain to the east lies between Fairoaks Airport and the McLaren Technology Centre, which both have some influence on its perceived sense of rurality, albeit are well screened by vegetation. Moderate sensitivity.
- The character area generally contains only a small number of dwellings and farm buildings and has few roads and no railways, meaning that there is limited urban influence overall. This, along with its woodland cover, hedgerows, riparian vegetation, meadows and low-key public access, result in a relatively unspoilt and tranquil landscape. Higher sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- The character area provides some contribution as a wooded backdrop and floodplain setting to existing settlements. There are generally limited views into the area from the settlement edges due to the woodland and flat topography. The rivers and floodplains are also important features that provide a sense of separation between distinct settlements, including between Bagshot and Windlesham, between Lightwater and Shrubbs Hill, between West End and Chobham, and between Chobham and Mimbridge. Moderate sensitivity.
- The landscape provides an important rural setting to the east of Chobham, with views available across the river floodplain from eastern edge of the village, including from Chobham Conservation Area and the vicinity of the Grade I listed Church of Sy Lawrence. Higher sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

- The majority of the landscape is visually enclosed landscape, with hedgerows, riparian vegetation and woodland cover minimising long-distance views across the area. Lower sensitivity.
- Areas comprising pastoral fields and meadows with relatively less woodland cover have a semi-enclosed character. Moderate sensitivity.

Assessment Sub-areas

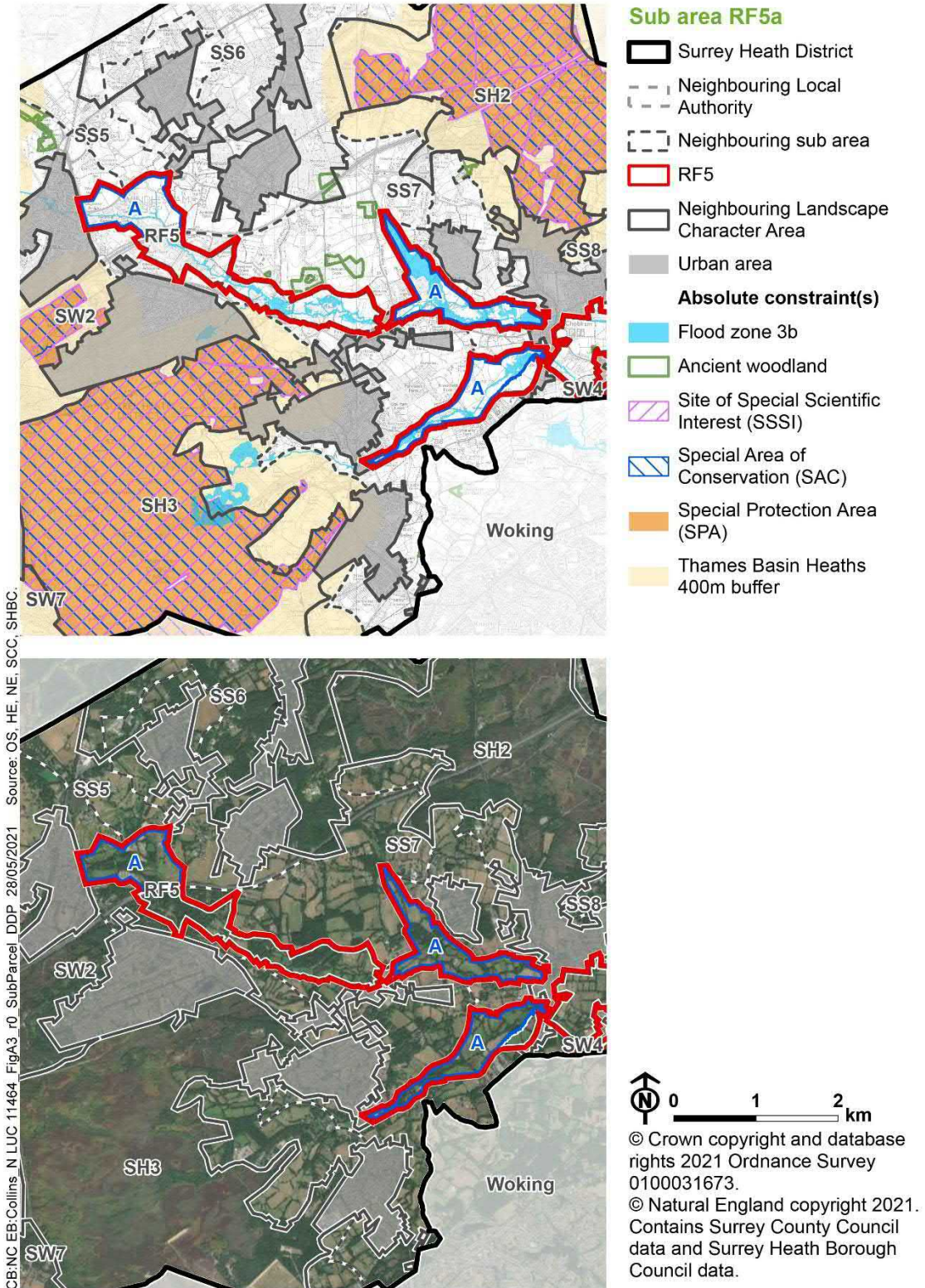
This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- RF5a: East of Bagshot.

Appendix A Landscape Sensitivity Assessments

- RF5b: Between Lightwater/West End and Chobham/Shrubbs Hill.
- RF5c: Settlement edge south of Chobham.
- RF5d: East of Mimbridge.

RF5a: East of Bagshot



CB:NC:EB:Collins N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.

RF5a Landscape sensitivity assessment

The sub-area forms part of Windle Brook and its floodplain and comprises the southern end of Windlesham Golf Course, several waterside pasture fields/meadows, and woodland blocks/belts. It lies between Bagshot and Windlesham, and the river and floodplain are important features that provide a sense of separation between the two distinct settlements. The area also contributes to a wooded backdrop to Bagshot and Windlesham and the woodland cover, along with rising ground to the east and north, minimises long-distance views across the area resulting in a visually enclosed landscape.

The area contains no natural heritage designations, although the majority of the woodland blocks are identified as priority habitat (Deciduous Woodland). Whilst it has retained some of its historic landscape pattern of small and irregular waterside meadows and pasture fields, it has been altered by the introduction of the golf course to the north; field amalgamation to the east; and the succession to, or introduction of, woodland elsewhere. There are no historic buildings or heritage assets within the area that contribute to landscape character, but the area abuts Windlesham Conservation Area to the east. Public access is limited to a footpath along Swift Lane and a footpath along the eastern edge. The area lies adjacent to the settlement edge of Bagshot; is defined by the M3 motorway to the south and the A322 to the west; and features the Bagshot Community Recycling Centre and a caravan park. Whilst these urban influences slightly diminish the perceived sense of remoteness and tranquillity, they are generally well contained by woodland cover.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Land lies in proximity to existing built form or road infrastructure.

Sensitivity may be higher where:

- Woodland provides a visual setting to Windlesham, including its Conservation Area.

RF5a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Use suitable native boundary tree belts, including locally appropriate species such as willows, alder and oak trees, to help integrate new development within the landscape.
- Retain woodland planting that screens existing settlement and roads from the area, and consider additional planting to screen new development that would intrude in rural views.
- Be sensitively sited and designed with, scale, form and detailing, including materials to avoid being overly visually intrusive in the flat floodplain.
- Avoid having an urbanising effect along New Road through the use of appropriate surfacing, materials and signage with regard to local style and materials.

RF5a Potential for enhancement

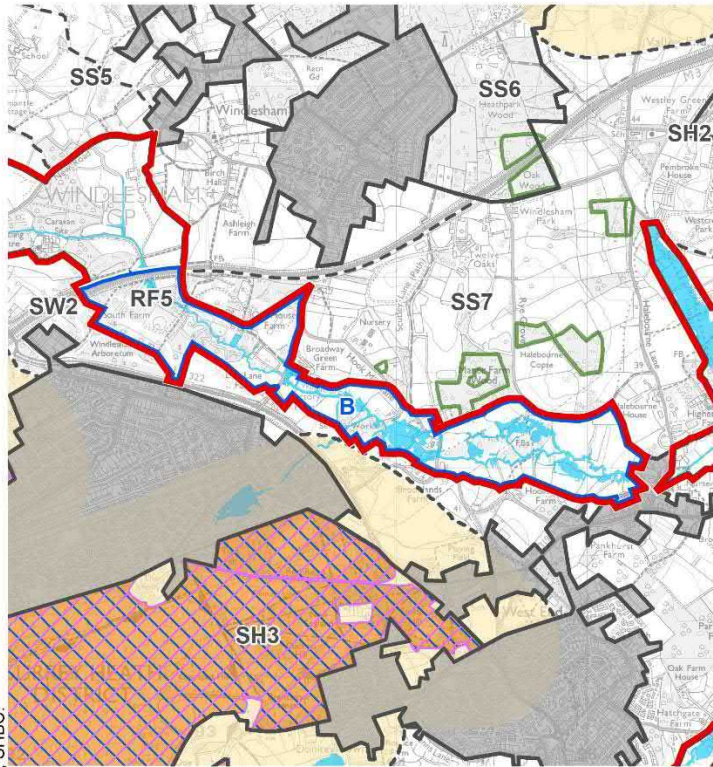
Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and restore riparian woodland, individual field and riverbank trees, and blocks and bands of woodland that screen development.
- Promote traditional woodland management techniques using locally appropriate species such as willows, alder and oak.

Appendix A Landscape Sensitivity Assessments

- Enhance the distinctive low key, rural character of public footpath/bridleways which cross the area through the encouragement of appropriate surfacing, materials and signage, while managing and enhancing important habitats and species.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques to enhance key landscape features such as relatively small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Enhance the waterside meadows and pastures with cattle grazing management and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.

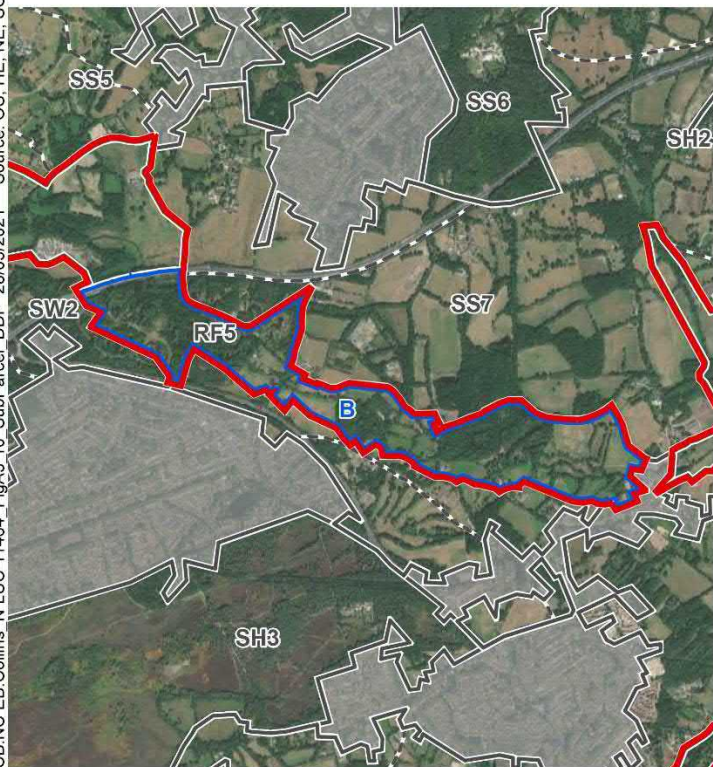
RF5b: Between Lightwater/West End and Chobham/Shrubbs Hill



Sub area RF5b

- Surrey Heath District
- RF5b
- Neighbouring sub area
- RF5
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB,NC,EB:Collins N LUC 11464 FigA3_r0 SubParcel DDP 28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

RF5b Landscape sensitivity assessment

The sub-area forms part of the floodplain landscape associated with the Windle Brook, Hale Bourne, The Bourne and Clappers Brook. The rivers and their floodplains are important features that provide a sense of separation between Lightwater and Shrubbs Hill, between West End and Shrubbs Hill and between West End and Chobham. The area comprises waterside pasture fields/meadows and woodland blocks/belts and is generally a visually enclosed landscape, with woodland cover and hedgerows minimising long-distance views across the area and providing some contribution to a wooded backdrop to settlements. It contains several SNCI (including Burnt Pollard Lane, Broadford Meadows and Lovelands Farm Meadow) and several areas of priority habitat (Deciduous Woodland). The sub-area contains no historic buildings or heritage assets that contribute to landscape character. However, it has generally retained its historic landscape pattern of small and irregular fields and meadows, which provides a sense of time-depth. The area also contains a number of footpaths that provide access to the river floodplains. Whilst the area lies adjacent or close to the settlement edges of West End, Lightwater, Chobham and Shrubbs Hill, the woodland cover generally limits the influence of existing urban development and therefore the area retains a sense of rurality and tranquillity.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Land contains no priority habitat.
- Land lies in proximity to the settlement edge or existing built development and/or road infrastructure, such as that off Old House Lane to the south-east or adjacent to the M3 to the north-west.

RF5b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be sensitively sited and designed with, scale, form and detailing, including materials, to avoid being overly visually intrusive in the flat floodplain and to conserve the historic character of the area.
- Use suitable native boundary tree belts, including locally appropriate species such as willows, alder and oak trees, to help integrate new development within the landscape.
- Retain woodland planting that screens settlement and roads from the area and consider additional planting to screen new development that would intrude in rural views.
- Avoid having an urbanising effect along rural roads, such as Burnt Pollard Lane and Lovelands Lane, through the use of appropriate surfacing, materials and signage with regard to local style and materials.

RF5b Potential for enhancement

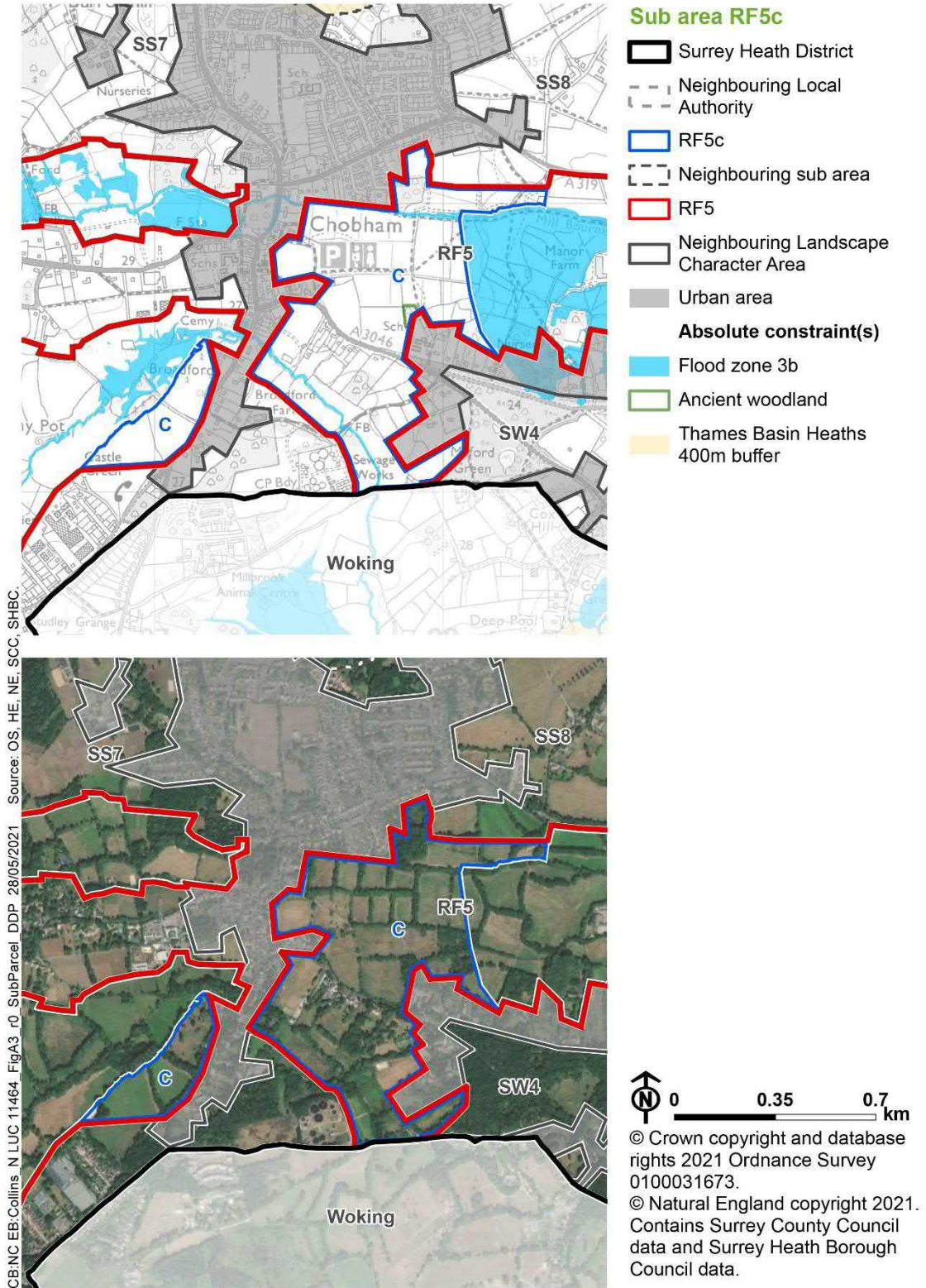
Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and restore riparian woodland, individual field and riverbank trees, and blocks and bands of woodland that screen development.
- Promote traditional woodland management techniques using locally appropriate species such as willows, alder and oak.
- Enhance the distinctive low key, rural character of public footpath/bridleways which cross the area through the encouragement of appropriate surfacing, materials and signage, while managing and enhancing important habitats and species.

Appendix A Landscape Sensitivity Assessments

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques to enhance key landscape features such as relatively small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Enhance the waterside meadows and pastures with cattle grazing management and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.
- Ensure infrastructure associated with horses is sympathetic to the landscape character, for example sensitively designed fencing, and resist intensification of paddocks within the area.

RF5c: Settlement edge south of Chobham



CB:NC EB:Collins, N LUC 11464, FigA3_r0 SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.

RF5c Landscape sensitivity assessment

The sub-area forms part of the floodplain landscape associated with The Bourne to the south-west and Mill Bourne to the east. It comprises waterside pasture fields/meadows, agricultural fields and some woodland blocks/belts. The river and its floodplains are important features that provide a sense of separation between Chobham and surrounding settlements: West End to the south-west and west, and Mimbridge to the south-east. The area is generally visually enclosed with woodland and hedgerows minimising long-distance views, particularly where there is a pattern of smaller fields with strong hedgerows, and providing a wooded backdrop to the settlement. The area contains a small area of Ancient Woodland, part of Chobham Meadows SNCI and some limited areas are identified as priority habitat (Deciduous Woodland). It contains the eastern edge of Chobham Conservation Area, forming an important part of its rural and visual setting, as well as that of the Grade I listed Church of St Lawrence. The landscape has also retained its historic pattern of small and irregular fields and meadows, which provides a sense of time-depth. Areas to the east of Chobham contain a relatively large number of public footpaths and bridleways, although the land to the south-west has limited to no public access.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Land lies adjacent to the settlement edge or Station Road (A3046).

RF5c Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

- Be sensitively sited and designed with, scale, form and detailing, including materials, to avoid being overly visually intrusive in the flat floodplain and to conserve the historic character of the area.
- Use suitable native boundary tree belts, including locally appropriate species such as willows, alder and oak trees, to help integrate new development within the landscape.
- Retain woodland planting and hedgerow vegetation that screens settlement and roads from the area, as well introduce additional planting to screen new development that would intrude in rural views.

RF5c Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

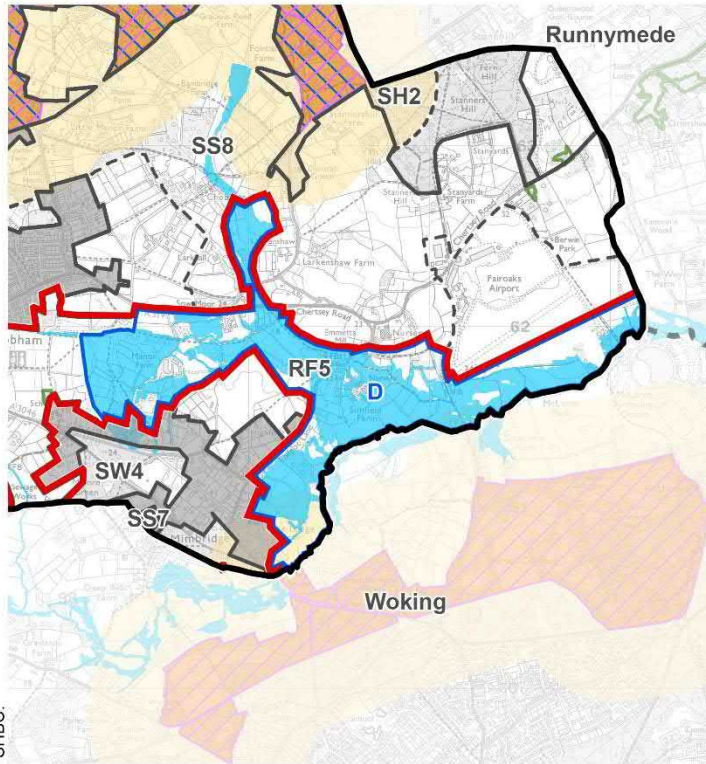
- Enhance the historic landscape pattern of meadows and waterways which form part of the rural and visual setting of Chobham Conservation Area.
- Enhance and restore riparian woodland, individual field and riverbank trees, and blocks and bands of woodland that screen development.
- Promote traditional woodland management techniques and use of locally appropriate species such as willows, alder and oak.
- Enhance the distinctive low key, rural character of public footpath/bridleways which cross the area through the encouragement of appropriate surfacing, materials and signage, while managing and enhancing important habitats and species.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques to enhance key landscape features such as relatively small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Enhance the waterside meadows and pastures with cattle grazing management and resist the improvement of grasslands and drainage

Appendix A Landscape Sensitivity Assessments

schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.

- Ensure infrastructure associated with horses is sympathetic to the landscape character, for example sensitively designed fencing, and resist intensification of paddocks within the area.

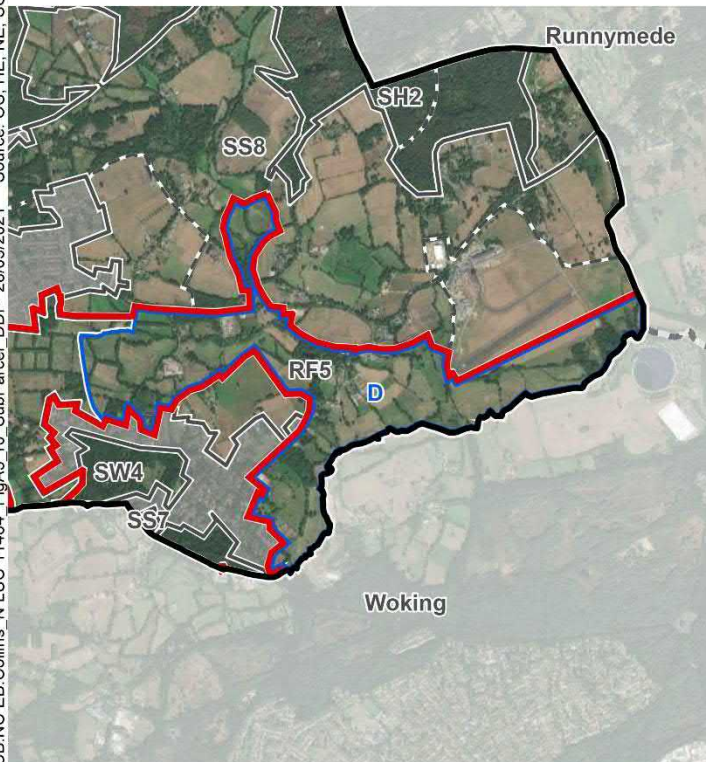
RF5d: East of Mimbridge



Sub area RF5d

- Surrey Heath District
- Neighbouring Local Authority
- RF5d
- Neighbouring sub area
- RF5
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB:NC:EB:Collins_N LUC 11464 FigA3_r0 SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

RF5d Landscape Sensitivity assessment

The area generally comprises a series of agricultural fields and meadows defined by a good hedgerow network, which retains some historic landscape pattern. The area includes land associated with Fairoaks Airport to the east, comprising open grassland surrounding a landing strip. It is generally more visually open than other areas of the floodplain with large-scale hangers and industrial units at Fairoaks Airport, and the intermittent taking off and landing of aircraft, having some influence on the perceived sense of remoteness and tranquillity. The area contains no nature conservation designations, has no heritage features that contribute to landscape character, and has relatively limited public access.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Land is more distant from Fairoaks Airport and is separated from it by hedgerow or woodland vegetation.

RF5d Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be sensitively sited and designed with, scale, form and detailing, including materials, to avoid being overly visually intrusive in the flat floodplain and to conserve the historic character of the area.
- Use suitable native boundary tree belts, including locally appropriate species such as willows, alder and oak trees, to help integrate new development within the landscape.

Appendix A Landscape Sensitivity Assessments

- Retain woodland planting and hedgerow vegetation that screens existing development from the area, as well introduce additional planting to screen new development that would intrude in rural views.

RF5d Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and restore riparian woodland, individual field and riverbank trees, and blocks and bands of woodland that screen development.
- Promote traditional woodland management techniques and use of locally appropriate species such as willows, alder and oak.
- Enhance the distinctive low key, rural character of public footpath/bridleways which cross the area through the encouragement of appropriate surfacing, materials and signage, while managing and enhancing important habitats and species.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques to enhance key landscape features such as relatively small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Enhance the waterside meadows and pastures with cattle grazing management and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.
- Ensure infrastructure associated with horses is sympathetic to the landscape character, for example sensitively designed fencing, and resist intensification of paddocks within the area.

Landscape character area RF6: Blackwater River Floodplain

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Blackwater River Floodplain Character Area is a narrow character area which includes the river and the numerous lakes and gravel workings associated with the gravel terraces. The character area extends to include a small area to the south of Aldershot. The river then passes north through the Built Up Area of Aldershot until Ash Vale where the Blackwater flows north-west out of the county. The character area is largely defined by the county boundary, which follows the course of the Blackwater River, and by settlement which abuts the character area on both sides. The boundary of the character area broadly follows the edge of the flood zone, although in a number of places, it is taken to the settlement edge as a nearby easily recognisable feature.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- Underlain by Windlesham Formation Sand, Silt and Clay, Camberley Sand Formation Sand, and London Clay Formation Clay, Silt and Sand solid geology, with superficial River Terrace Deposits.
- Flat, low lying flood plain of the Blackwater valley, forming a narrow corridor adjacent to settlement.
- Contains a number of lakes formed from gravel pits, particularly at the central and southern parts of the character area. The remaining land has tree cover and commercial/industrial buildings. As a result, there is limited open land other than occasional small areas of pasture and playing fields.

Appendix A Landscape Sensitivity Assessments

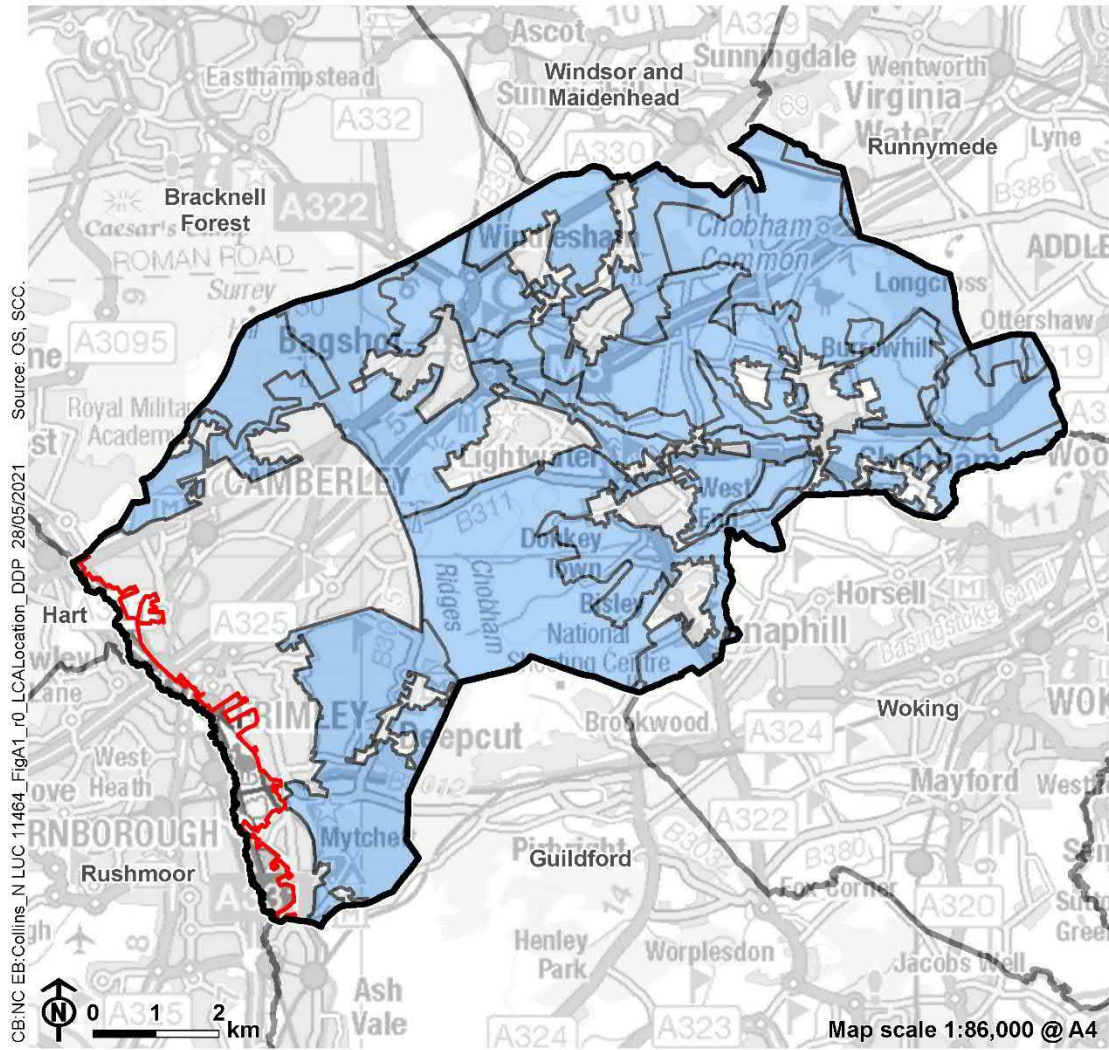
- There is a small area of ancient woodland encircled by roads at the M3 motorway junction. Other tree cover, including riparian woodland, is relatively extensive, but scrubby and low quality in places.
- There are some long views across large lakes, but generally distant views are constrained by tree cover and surrounding settlement. Visual impact of major roads through the character area is reduced by the considerable tree and shrub cover.
- The A331 dual carriageway follows the Blackwater valley, crossing the river at Golden Valley Lakes. The A331 connects with a number of other roads including the M3, at junction 4 of the motorway, towards the north of the area.
- The Ascot to Guildford railway line runs along parts of the eastern edge of the character area, the South West Mainline railway passes east-west for a short distance through the centre of the character area, and a short stretch of the Alton railway line cuts through the south-eastern end of the character area. There are a number of railway stations within very close proximity of the character area, including Frimley on the Ascot to Guildford line, and Blackwater, Farnborough North and North Camp on the North Down railway line to the west of the character area.
- The Blackwater Valley Footpath Recreational Path crosses through parts of the western edge of the character area, along or nearby the Blackwater River. Apart from a single bridleway which connects with the Blackwater Valley Footpath, there are no other public rights of way in the character area. Remaining access, including to the lakes is via informal routes.
- There are large buildings as part of an industrial park and a business park within the northern part of the character area. Elsewhere, although surrounded by urban areas, the character area itself is unsettled.
- A number of the lake areas are designated as of Sites of Nature Conservation Importance for their wetland and wet woodland habitats. In the northern part of the character area, Hawley Meadows Site of Nature Conservation Interest is designated for its important grassland containing rare species.

Appendix A Landscape Sensitivity Assessments

- Tranquillity and remoteness are significantly limited by urban influence and transport routes. However, wetland areas enclosed by vegetation have a degree of isolation.

The strategy for the River Floodplain landscape character type as a whole is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland, along with historic infrastructure and buildings associated with the Wey Navigation and the Wey and Arun Canal, and resist further development within the Thames and Blackwater floodplains. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors, and continued restoration of the Wey and Arun Canal.

Appendix A Landscape Sensitivity Assessments

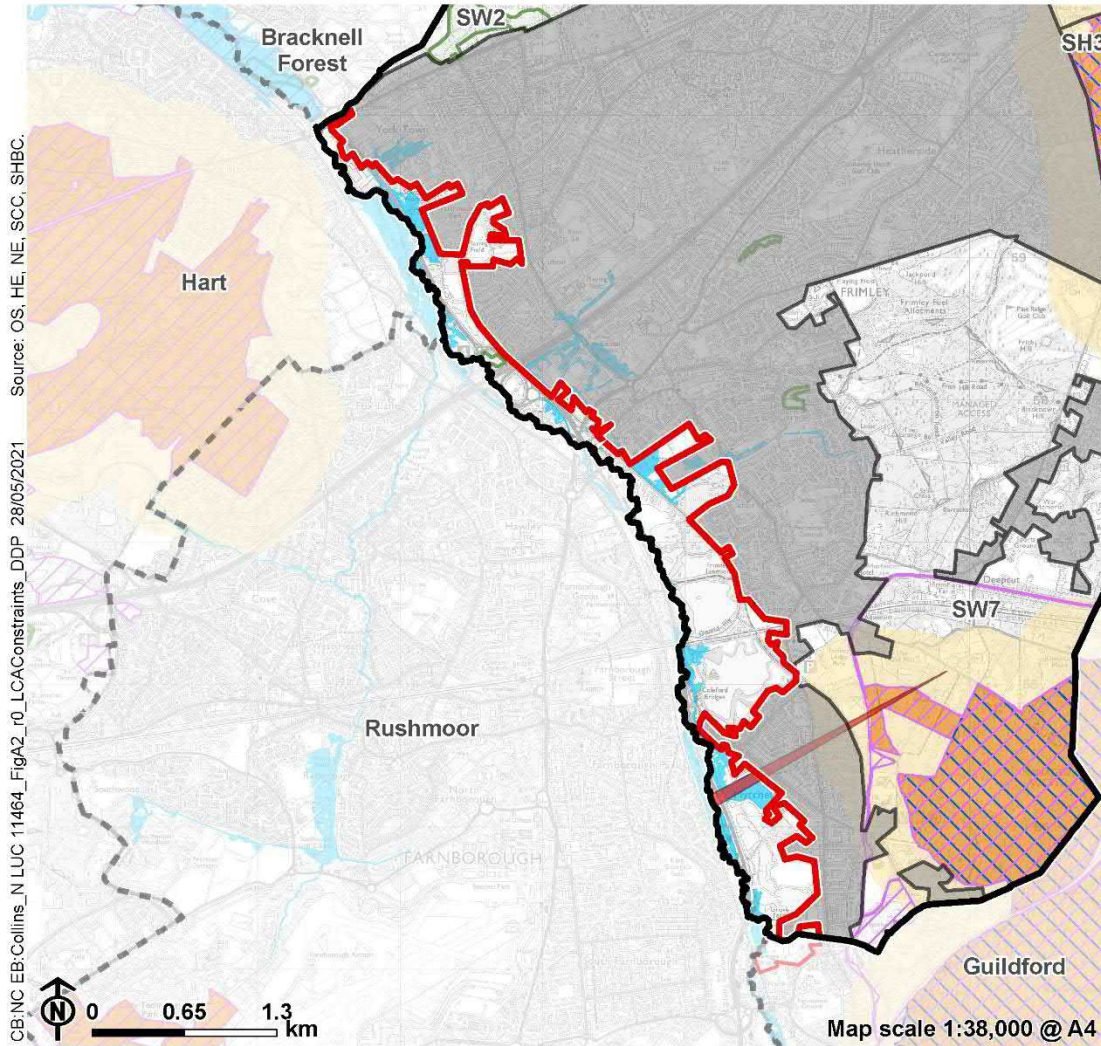


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area RF6 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- RF6: Blackwater River Floodplain
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area RF6

- | | |
|---------------------------------------|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| RF6: Blackwater River Floodplain | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

The RF river valleys are by nature flood plains and are therefore subject to absolute constraints from Flood Zone 3b. The Sensitivity Evaluation covers the remainder of the LCA.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- Very flat, low lying floodplain. Urban development extends downslope close to the valley floor, so the river valley is not a very distinctive landform. Lower sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- A long history of gravel workings and extraction has removed much of the time depth of the river valley. Lower sensitivity.
- Small areas of valley floor fields and pastures west of Watchmoor Park, between Frimley Green Road and the railway line, and west of Mytchett. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g.

trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Land with development at York Town and Watchmoor Park estate, and the major road corridors have limited natural features. Lower sensitivity.
- There are a number of SNCIs along the river floodplain – Priors Meadow, Upper Meadow and Pond, Hawley Meadows, Frimley Hatches, Coleford Bridge and Mytchett Mere. These contain areas of priority habitat deciduous woodland, and good quality semi-improved grassland. Moderate sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- Major transport corridors including the A331, M3, Ascot to Guildford railway line and South West mainline railway run through the LCA. Large industrial buildings sit in the floodplain at York Town, Watchmoor Park and Farnborough Gate. There are no historic buildings or heritage assets. Lower sensitivity.
- There are fewer modern intrusions in the south of the LCA at Frimley Green. Moderate sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- There is no public access to much of the river floodplain. Lower sensitivity.
- The Blackwater Valley Path long distance path runs along the riverside south of the A325. Crabtree Park, the adjacent allotments and Watchmoor Reserve provide recreational space. Moderate sensitivity.
- Areas around Coleford Bridges in the south of the LCA are CROW open access land. Higher sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The urban influence and transport routes limit remoteness and tranquillity. Lower sensitivity.
- Significant tree and shrub cover limits views of the industrial estates and major transport corridors, and provide some limited areas of freedom from disturbance. Moderate sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- The western boundary of Camberley has been slightly eroded by the extension to the Watchmoor Park industrial estate. Moderate sensitivity.
- The Ascot to Guildford railway line provides a strong boundary to the west of Camberley. The area provides a wooded backdrop to existing settlements, and is therefore an important separation between settlements, including Blackwater and Camberley, Frimley and Farnborough, Frimley and Mytchett and Mytchett and Farnborough. Higher sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

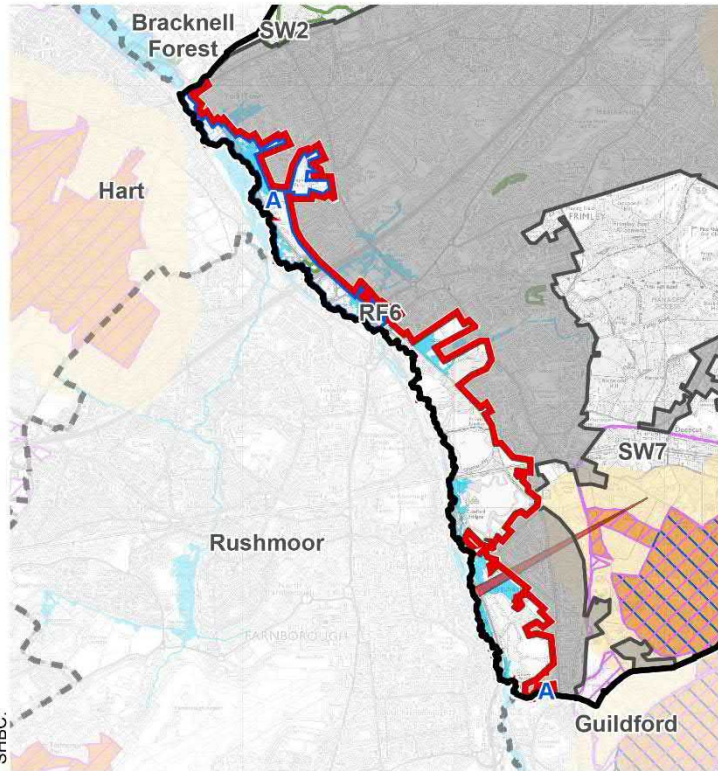
- A visually enclosed landscape, with tree and woodland cover minimising views into and out of the area. The floodplain does not form a visually distinctive or prominent skyline. Lower sensitivity.
- Woodland in the LCA reduces the visual impact of the industrial buildings at York Town, Watchmoor Park and Farnborough Gate. Higher sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- RF6a: Camberley and Frimley western fringe, which marks the area closest to Camberley and to the north of Frimley, characterised by industrial development and major road corridors.
- RF6b: Western fringes of Frimley and Mytchett, which encompasses areas with less built development, using the borough boundaries and settlement edges as boundaries.

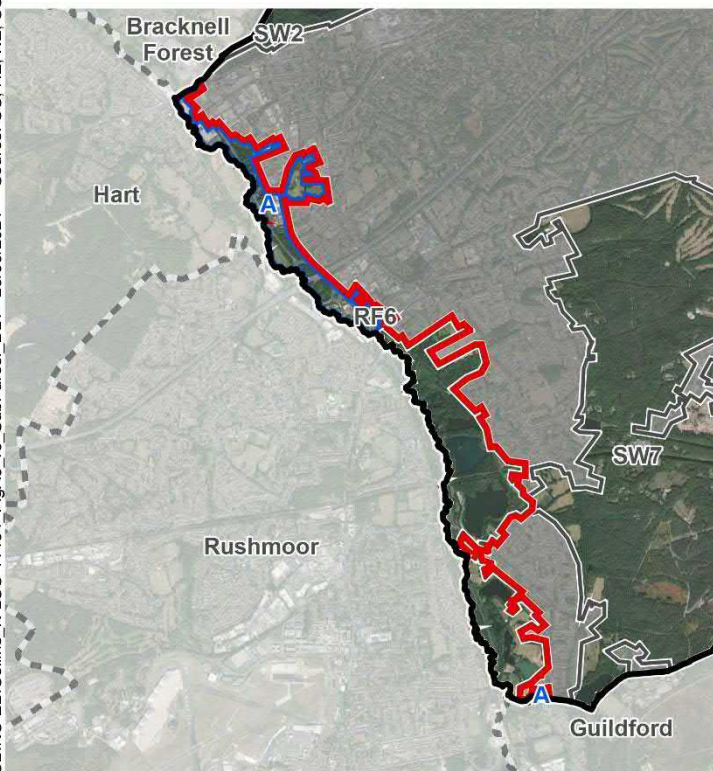
RF6a: West of Camberley



Sub area RF6a

- Surrey Heath District
- Neighbouring Local Authority
- RF6a
- Neighbouring sub area
- RF6
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Farnborough airport Public Safety Zone
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB:NC EB:Collins_N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021.
 Contains Surrey County Council data and Surrey Heath Borough Council data.

RF6a Landscape sensitivity assessment

The sub-area has significant areas of priority habitat deciduous woodland and good quality semi-improved grassland. Three SNCIs are located on the floodplain (Priors Meadow, Upper Meadow and Pond and Hawley Meadows). Recreational access is provided by the Blackwater Valley Path long-distance path, Crabtree Park, Watchmoor Reserve and allotments adjacent to Crabtree Park.

The Ascot to Guildford railway line provides a strong boundary to the west of Camberley, reinforced by the woodland within the sub-area. This boundary has been slightly eroded by the Watchmoor Park industrial estate. Major transport corridors of the A31, M3 and Ascot to Guildford railway line, and built industrial development reduce tranquillity and remoteness, however tree and woodland cover reduces their visual impact. Although there is considerable development, the sub-area provides an important role in the separation of Camberley and Blackwater and Camberley, Frimley and Farnborough.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

RF6a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

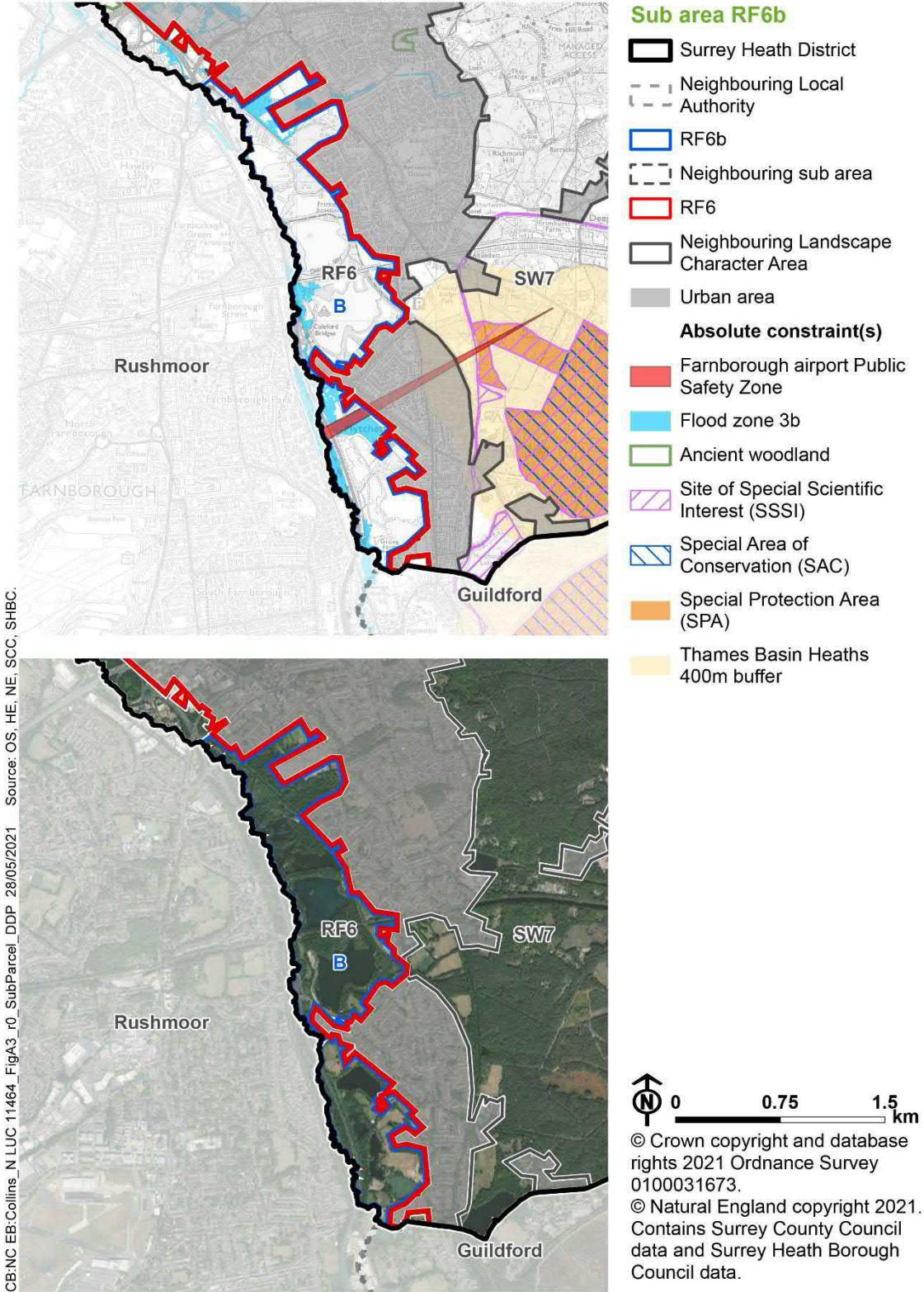
- Retention woodland planting that screens development and roads from the area.
- Site new large mass or bulky structures carefully, designing the size, scale and colour to avoid being overly visually intrusive in the flat river valley.

RF6a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Conserve, enhance and restore woodland, and promote traditional woodland management techniques.
- Manage recreational uses of the area to provide public enjoyment, while managing and enhancing the locally important habitats and species.

RF6b: West of Frimley and Mytchett



CB:NC:EB:Collins_N LUC 11464_FigA3_r0_SubParcel_DDP 28/05/2021 Source: OS, HE, NE, SCC, SHBC.

RF6b Landscape sensitivity assessment

The sub-area has significant areas of priority habitat deciduous woodland and restored gravel pits, which are designated as SNCI – Frimley Hatches, Coleford Bridges and Mytchett Mere. Recreational access is available on the Blackwater Valley Path long-distance path, a footpath connecting Frimley with Farnborough Green and at CROW open access land on the northern and southern banks of Coleford Bridges lake. The lakes are used by anglers and Coleford Bridges is also in use for water sports. Significant tree cover and woodland creates a wooded character as a settlement setting to Frimley and Mytchett. The woodland creates an enclosed character with very few views in and out of the sub-area.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Land is not covered by the Frimley Hatches, Coleford Bridge and Mytchett Mere SNCI designations.
- Land is already developed at The Waters Edge.

RF6b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Encourage the retention of woodland planting that screens settlement and roads from the area.
- Site new large mass or bulky structures carefully, designing the size, scale and colour to avoid being overly visually intrusive in the flat river valley.

RF6b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and extend woodland around the disused gravel pits, and promote traditional woodland management techniques.
- Extend recreational uses of the area to provide public enjoyment, while managing and enhancing the locally important habitats and species.

Landscape character area SH1: Deer Rock Hill Sandy Heath and Common

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Deer Rock Hill Sandy Heath and Common Character Area is located to the north of Camberley. Although a gradual transition in places, the boundaries of the area are based on the changing nature of the land cover, to encompass areas of generally intact heathland. By comparison, the character area to the east and south is largely continuous woodland. The western edge of the character area is defined by the county boundary.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

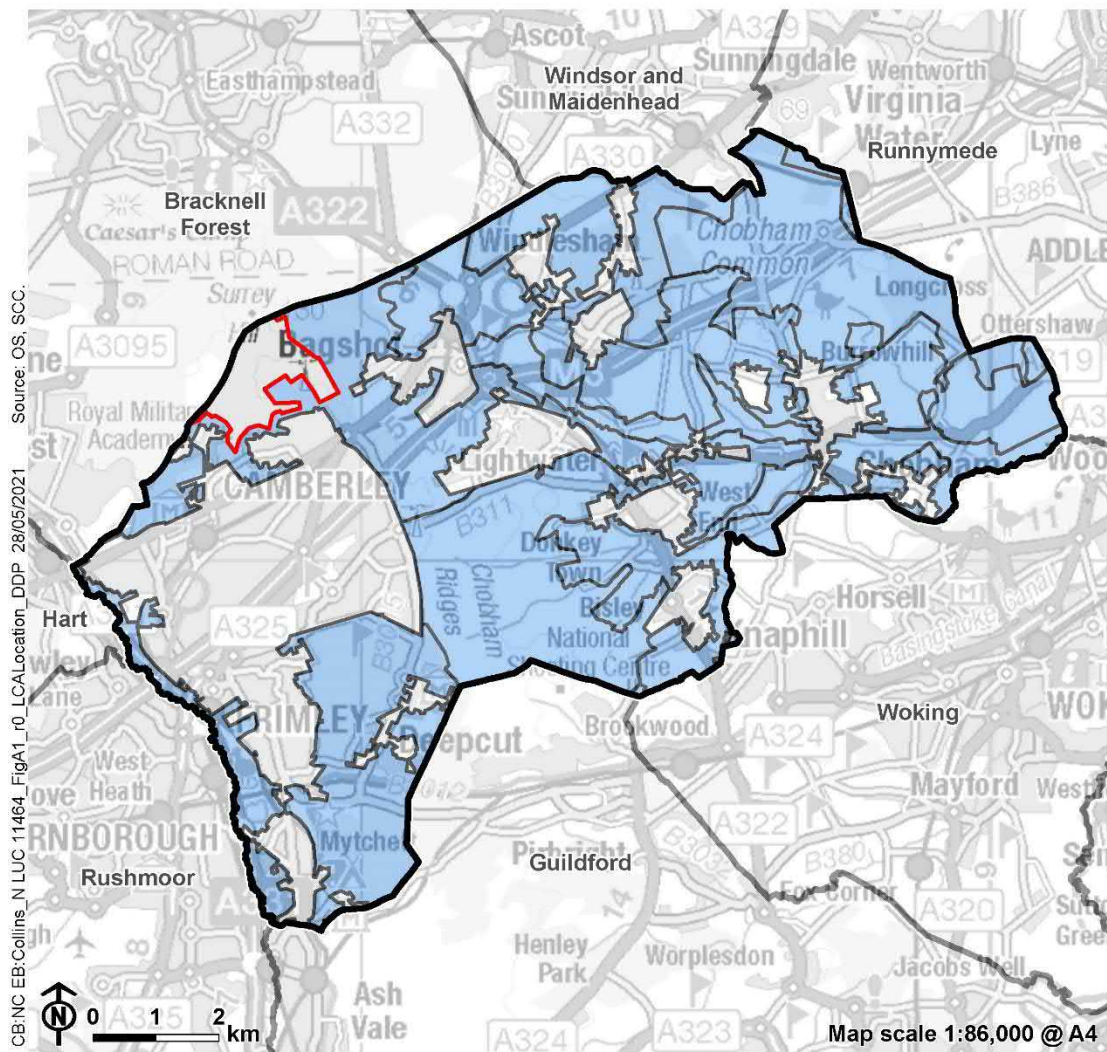
- An undulating landscape, underlain by Camberley Sand Formation Sand solid geology.
- Land rises up from Wishmoor Bottom, a local valley feature which runs along the County Boundary to the west. To the east, the character area boundary abuts the large Crown Estate Swinley Forest.
- The character area is formed from extensive tracts of open heath, with scrub, and blocks of woodland.
- There are long exposed views across the heath, over scrub to woodland in the distance. Treed areas enclose or frame views in places.
- There is a network of tracks across the character area, although some parts of the heath have few formal public rights of way. The north-eastern part of the character area is Open Access Land.

Appendix A Landscape Sensitivity Assessments

- There are a few structures including pill boxes within the northern part of the character area, and a line of pylons cutting across heath and through woods. However, there is no settlement.
- The entire character area is covered by the Thames Basins Heath Special Protection Area and Broadmoor to Bagshot Woods & Heaths Site of Special Scientific Interest.
- This an expansive tranquil landscape of high ecological value heathland. With limited human influence, the majority of the character area has a sense of remoteness.

The strategy for the Sandy Heath and Common landscape character type as a whole is to conserve the secluded, largely unsettled character of the area and its varied heathland habitats of high biodiversity value. Elements for enhancement are the management of the balance between heathland and woodland to minimise scrub and woodland encroachment, whilst sensitively incorporating recreational usage.

Appendix A Landscape Sensitivity Assessments

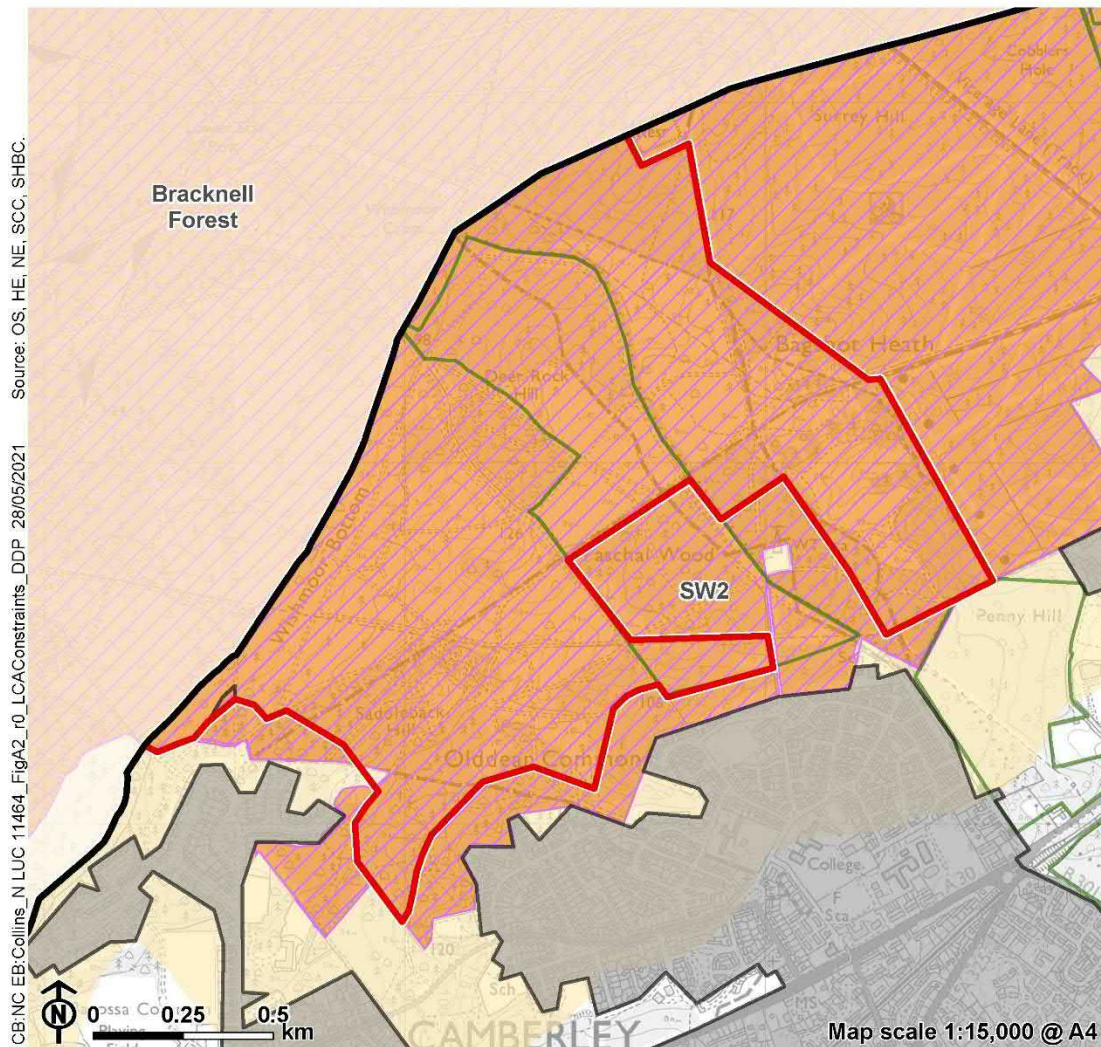


© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
Contains Surrey County Council data.

Location of Landscape Character Area SH1 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SH1: Deer Rock Hill Sandy Heath and Common
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SH1

- | | |
|--|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SH1: Deer Rock Hill Sandy Heath and Common | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

Appendix A Landscape Sensitivity Assessments

All of the SH1 character area is subject to absolute constraints to development, being part of the internationally designated Thames Basin Heaths Special Protection Area (SPA) and the Broadmoor to Bagshot Woods and Heaths Site of Special Scientific Interest (SSSI). Therefore, no evaluation of sensitivity to built development has been carried out.

Landscape character area SH2: Chobham Sandy Heath and Common

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Chobham Sandy Heath and Common Character Area is located to the north of Chobham, within the north-western part of the county. The character area is defined by the extent of relatively intact heath and common. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have almost no intact heathland, or are continuous woodland.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

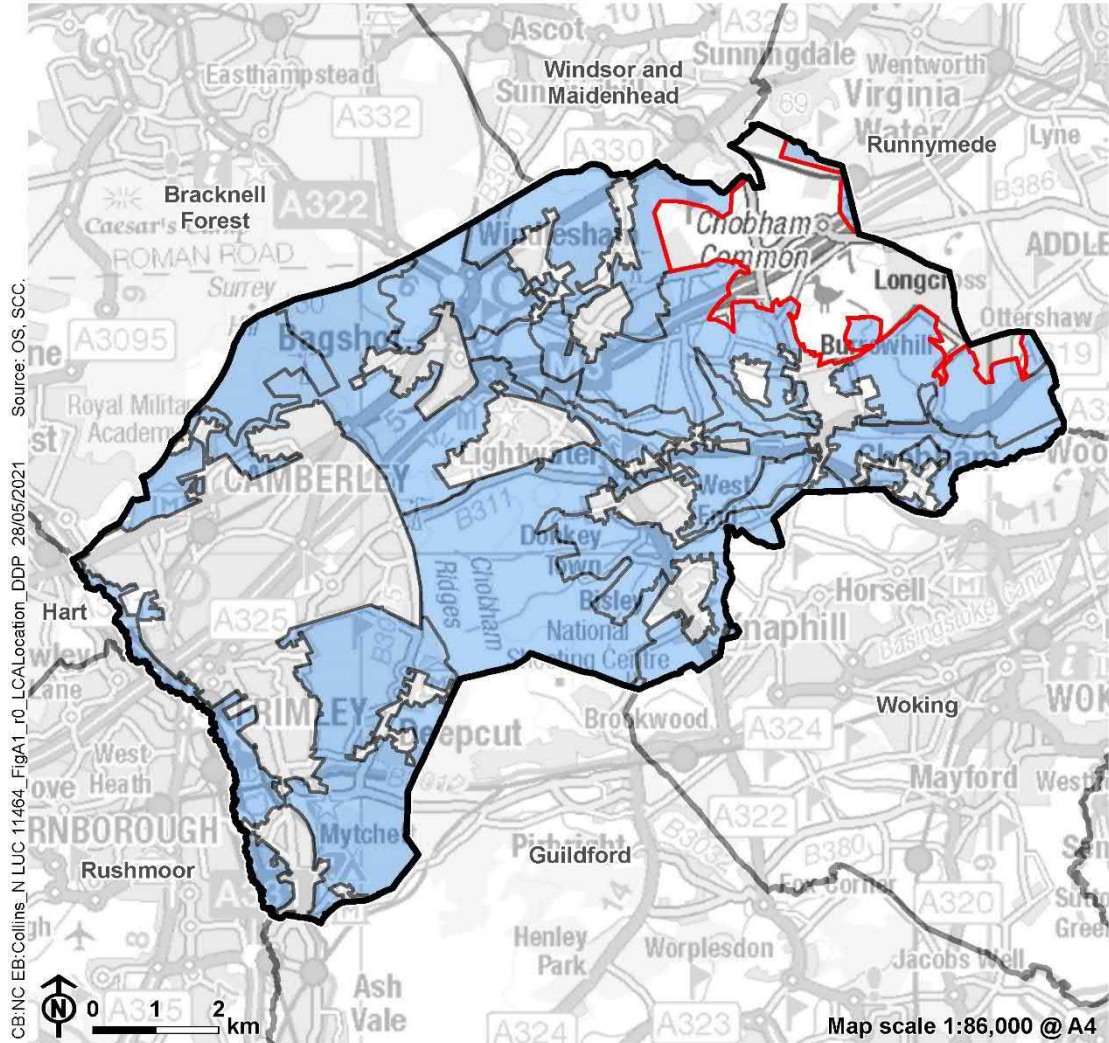
- A gently undulating landscape, underlain by Camberley Sand Formation Sand, Windlesham Formation Sand, Silt and Clay, and Bagshot Formation Sand, solid geology.
- The character area is formed from Chobham Common, and heathland on Stanners Hill (adjacent to the south-east of Chobham Common), an area of heathland which accommodates part of Sunningdale golf course (adjacent to the north-west of Chobham Common), plus a small extension of heath at the northern end of the character area. Although used as a golf course, the area to the north-west still retains the character of heathland.
- The character area is formed from large extensive tracts of open heath, with scrub and varying sized tree groups.
- Larger blocks of woodland tend to be located at the perimeter of the common, and often include Birch and Pine with Holly edges. There are a number of wide bands of trees across the centre of the character area.

Appendix A Landscape Sensitivity Assessments

- There are long open expansive views across the heath, particularly from high points, looking over scrub to woodland in the distance, such as from Staple Hill and Memorial Cross. Treed areas enclose or frame views in some places.
- Cobham Common is a well-used recreational resource for walkers and cyclists. The vast majority of the character area is Open Access Land. Public rights of way and other tracks crisscross the character area, and there are numerous car parks located off the 'B' roads and more minor roads which cross through the area.
- The Waterloo to Reading railway line runs along the northern boundary of the character area, with Longcross railway station in close proximity. However, there is no direct public access from the station to Chobham Common, and despite frequent passing services, few trains currently stop at Longcross during the week and none at the weekend.
- The majority of the 'B' roads which cross the character area are screened by roadside vegetation. However, the M3 motorway crosses broadly east-west across the middle of Chobham Common, with most of the motorway at grade or elevated, and without roadside planting. It is therefore open to the surrounding landscape, and visible from public rights of way within the vicinity.
- The vast majority of the character area is unsettled, with dwellings limited to small groups of houses surrounded by woodland near the edges of the character area.
- The vast majority of the character area is registered as Common Land, and there are two scheduled monuments – earthworks at the 'Bee Garden' on Albury Bottom, and north-west of Childown Farm. The character area is covered by various ecological designations, including the Thames Basins Heath Special Protection Area, Site of Special Scientific Interest, Special Area of Conservation and Site of Nature Conservation Interest. Chobham Common is also a Local Nature Reserve.
- This an expansive landscape of high ecological value heathland. Human influence, from roads and the M3, and recreational activity does have an effect on the character area in places, but large relatively unspoilt areas with a feeling of tranquillity and remoteness remain.

Appendix A Landscape Sensitivity Assessments

The strategy for the Sandy Heath and Common landscape character type as a whole is to conserve the secluded, largely unsettled character of the area and its varied heathland habitats of high biodiversity value. Elements for enhancement are the management of the balance between heathland and woodland to minimise scrub and woodland encroachment, whilst sensitively incorporating recreational usage.

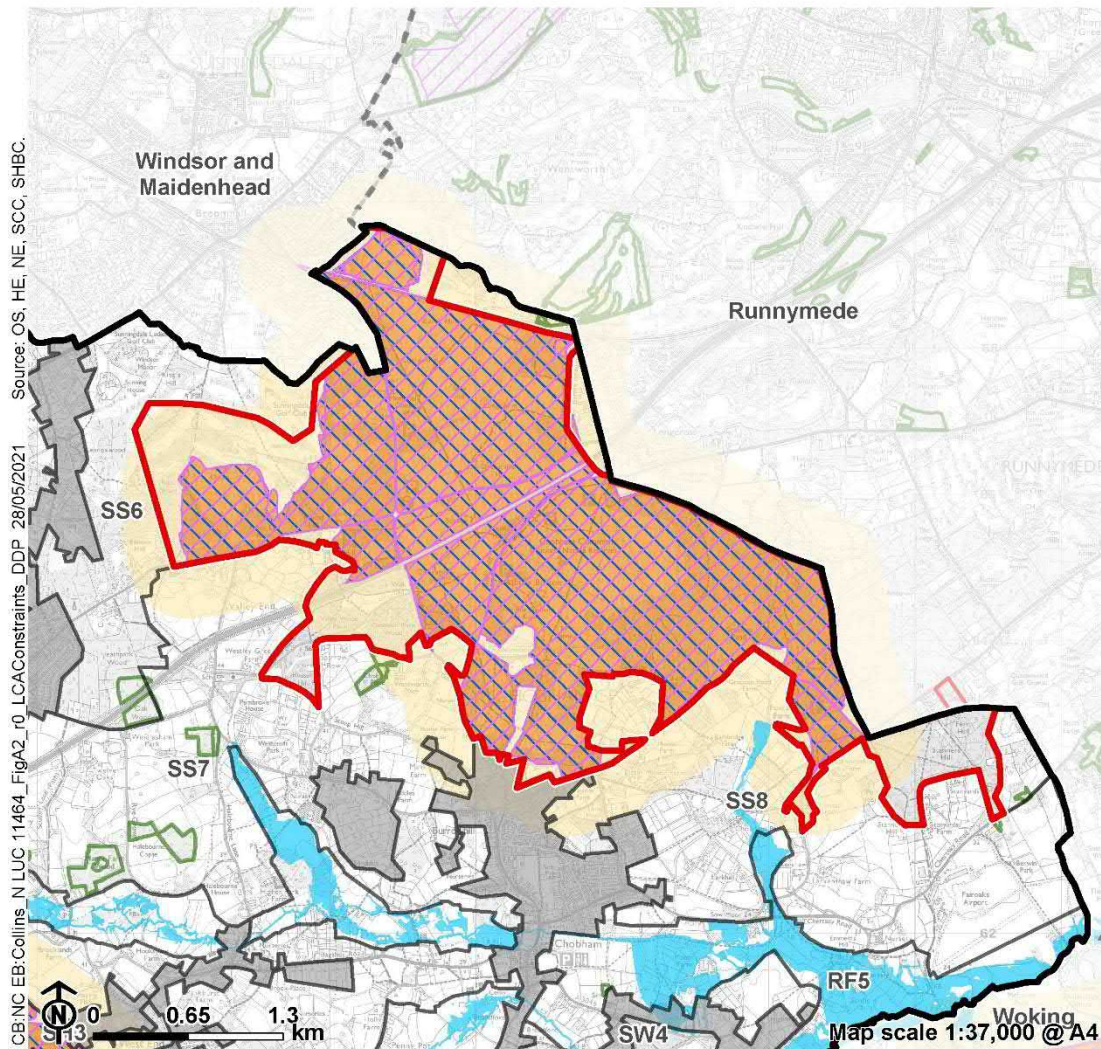


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SH2 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SH2: Chobham Sandy Heath and Common
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SH2

- | | |
|---------------------------------------|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SH2: Chobham Sandy Heath and Common | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

This landscape character area is largely covered by ecological designations, most notably the internationally designated Thames Basin Heaths SPA (including its 400m buffer zone) and Thursley, Ash, Pirbright and Chobham SAC, which constitute an absolute constraint to development. This evaluation therefore applies only to the two small areas within SH2 that lie outside of these absolute constraints: at Stanners Hill (north of Fairoaks Airport) and at Valley End (to the south of Brickhill and east of Windlesham). There is a further small area to the north-west of the LCA that is not covered by absolute constraints, however this is too small to be considered as part of the strategic assessment and so hasn't been considered further.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- A gently undulating landscape rising up to some locally distinct areas of higher ground at Stanners Hill to the south-east and Brick Hill/Birch Hill to the south-west. Moderate sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- The landscape comprises areas of former heathland that has largely been planted with/succeeded to woodland with some small pockets of extant open heathland. Whilst this has altered the historic land use, it

aligns with the wider historic landscape pattern of woodland surrounding heathland. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- The land forms the immediate setting of several ecological designations, including the 'Thames Basins Heath' SPA, 'Chobham Common' SSSI and 'Thursley, Ash, Pirbright and Chobham' SAC. The Stanners Hill area also falls almost entirely within the 'Stanners Hill & Fern Hill (Chobham)' SNCI, and the western parts of the Valley End area fall within the 'Chobham Common (non SSSI)' SNCI. Both areas also contain priority habitat (Deciduous Woodland). Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- The Stanners Hill area has no built development and no historic features that contribute to landscape character. The Valley End area contains some scattered built forms off Sparrow Row and Valley End Road,

including a Grade II listed building (The Old Vicarage). Moderate sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Both areas are identified as Open Access Land (CROW) and feature a network of public rights of way which connect to the wider surrounding landscape, including Chobham Common. Higher sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The areas comprise woodland with small pockets of extant heathland, which results in a sense of seclusion away from settlement. However, the Valley End area is located in proximity to the M3 motorway; and the Stanners Hill area lies in proximity to the relatively busy Stonehill Road. Whilst these roads are largely screened by vegetation, they do exert some influence on immediate surrounding areas which slightly diminishes the sense of tranquillity. Moderate sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- The slightly raised topography and woodland cover combine to contribute to the backdrop/setting to a number of existing settlements, including Chobham and Sunningdale/Broomhall. Moderate sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

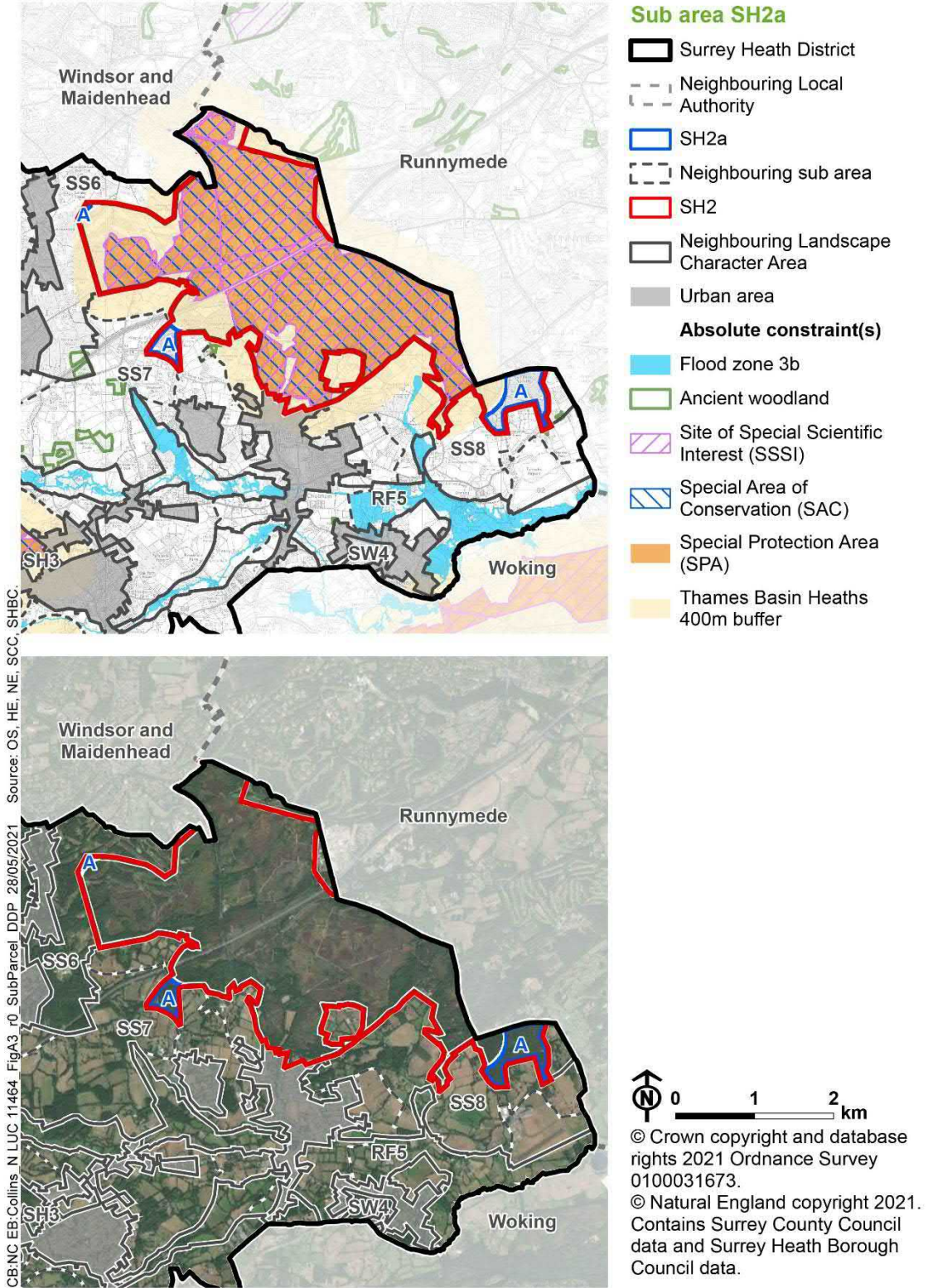
- The woodland cover results in a visually enclosed landscape. Lower sensitivity.

Assessment Sub-areas

Both pockets of unconstrained land are similar in character, and so are assessed as a single sub-area:

- SH2a: Stanners Hill and Valley End.

SH2a: Stanners Hill and Valley End



CB:NC:EB:Collins: N LUC:11464: FigA3_r0 SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC

SH2a Landscape sensitivity assessment

The landscape comprises woodland and some small pockets of extant heathland that surround large areas open heathland and commons. It is an undulating landscape, rising to some locally distinct areas of higher ground – Stanners Hill to the south-east and Brick Hill/Birch Hill to the south-west. The slightly raised topography and woodland cover combine to contribute to the backdrop/setting to a number of existing settlements. Much of the deciduous woodland is identified as priority habitat and the area is largely designated as SNCI; land also forms the immediate setting of several other important ecological designations, including a SPA, SAC and SSSI. There is very little existing built development and despite the presence of road infrastructure, the landscape generally retains some sense of seclusion away from settlement. It is identified as Open Access Land (CROW) and features a network of public rights of way that connect to the wider surrounding landscape, including Chobham Common.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Small pockets of land are not covered by ecological designations.
- Human influences, including the M3 and relatively busy B Roads, diminish the sense of tranquillity.

SH2a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

- Use appropriate plant species and boundary treatments to integrate development into the rural landscape, while controlling woodland and scrub growth to minimise invasion into open heathland.

SH2a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance the internationally, nationally and locally important habitats and species through appropriate management (for example by the control of woodland and scrub growth to minimise invasion into open heathland).
- Enhance the sense of remoteness and seclusion, whilst balancing the need for recreation.
- Seek to link fragmented areas of heathland to provide habitat connectivity.
- Raise awareness of the historic dimension of the landscape.
- Encourage heathland management using traditional techniques.
- Seek to restore and link water features and wetland habitats to provide drainage to prevent flooding and to promote valuable wetland habitats.

Landscape character area SH3: Westend and Pirbright Sandy Heath and Common

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Westend and Pirbright Sandy Heath and Common Character Area lies at the western side of the county, west of Woking. The boundaries of the area are based on the changing nature of the land cover, to encompass areas of generally intact heathland. By comparison, the surrounding character areas are settled with housing or farmland and have almost no intact heathland, or are continuous woodland.

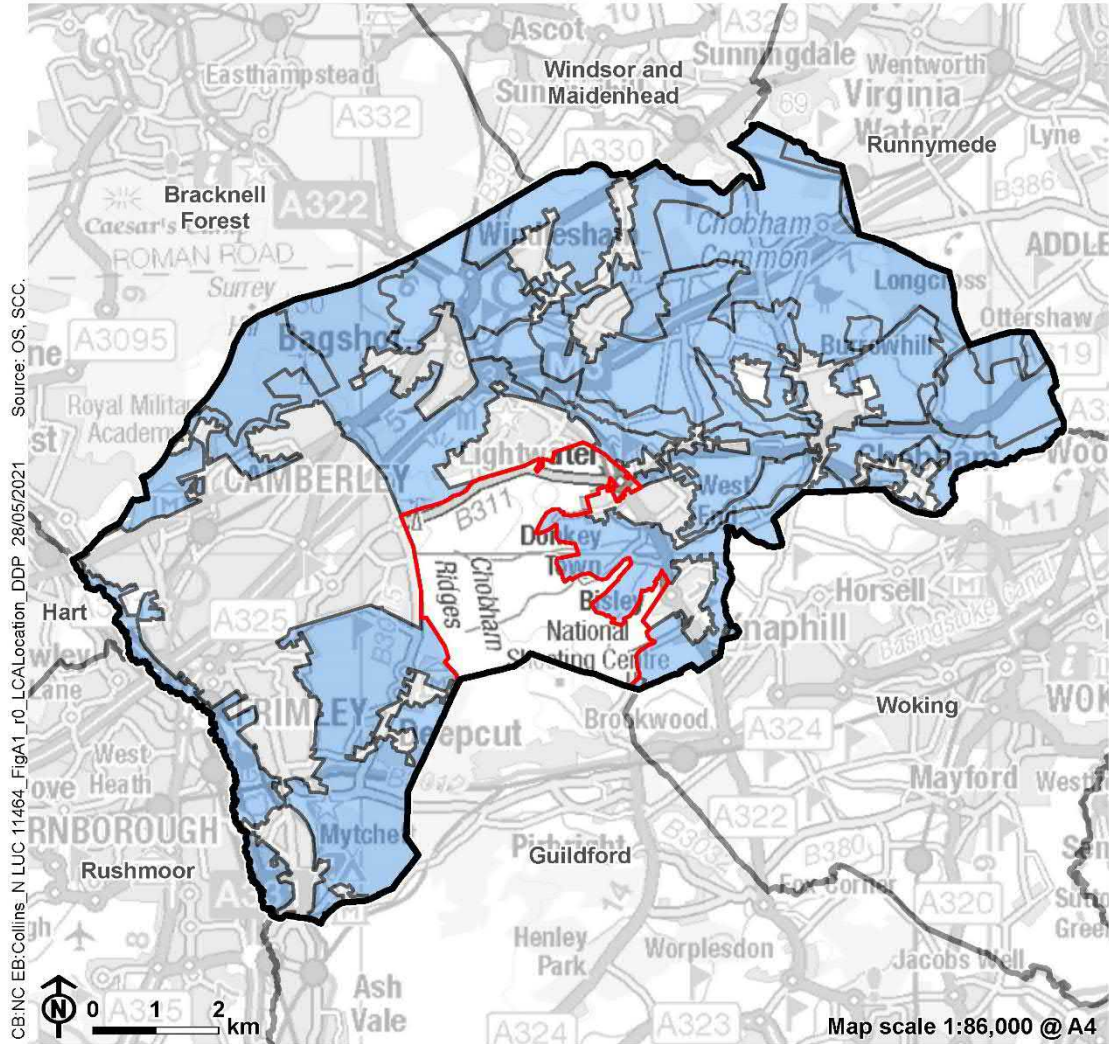
Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- An undulating landscape underlain by Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay, solid geology.
- The majority of the character area is east facing, with landform becoming steeper and more complex towards the western edge of the character area.
- The character area consist of a large extensive tract of open heath, with scrub and small groups of trees.
- The north-eastern and central parts of the character area include areas of valley bog with watercourses, including Trulley Brook, draining into wet woodland along the eastern edge.

Appendix A Landscape Sensitivity Assessments

- There are bands of woodland located along the perimeter of the character area, which prevent views in and out of the character area.
- The character area adjoins the build-up area of Camberley to the west, and Lightwater to the north.
- The majority of the character area is used by the Ministry of Defence for training and is fenced off as a 'danger area'.
- The character area is unsettled, with no public access within the danger area, an exception being the north-east corner where there is a 'B' road, and public rights of way. A small group of houses, and two scheduled monuments, are located around New England, west of Sandpit Hill.
- Two treed areas of Westend Common, are registered as common land outside the danger zone, at the eastern edge of the character area.
- The character area is covered by numerous ecological destinations, with its intact heathlands representing one of Europe's most important and threatened habitats. The majority of the area is designated as a part of the Thames Basin Heaths Special Protection Area, it is a Site of Special Scientific Interest and a Special Area of Conservation.
- This is a contained inward looking and secluded, 'secret' landscape. With the exception of military activity, there is minor human influence across the area. As a result, this is a remote landscape with surrounding settlement hidden by perimeter vegetation.

The strategy for the Sandy Heath and Common landscape character type as a whole is to conserve the secluded, largely unsettled character of the area and its varied heathland habitats of high biodiversity value. Elements for enhancement are the management of the balance between heathland and woodland to minimise scrub and woodland encroachment, whilst sensitively incorporating recreational usage.

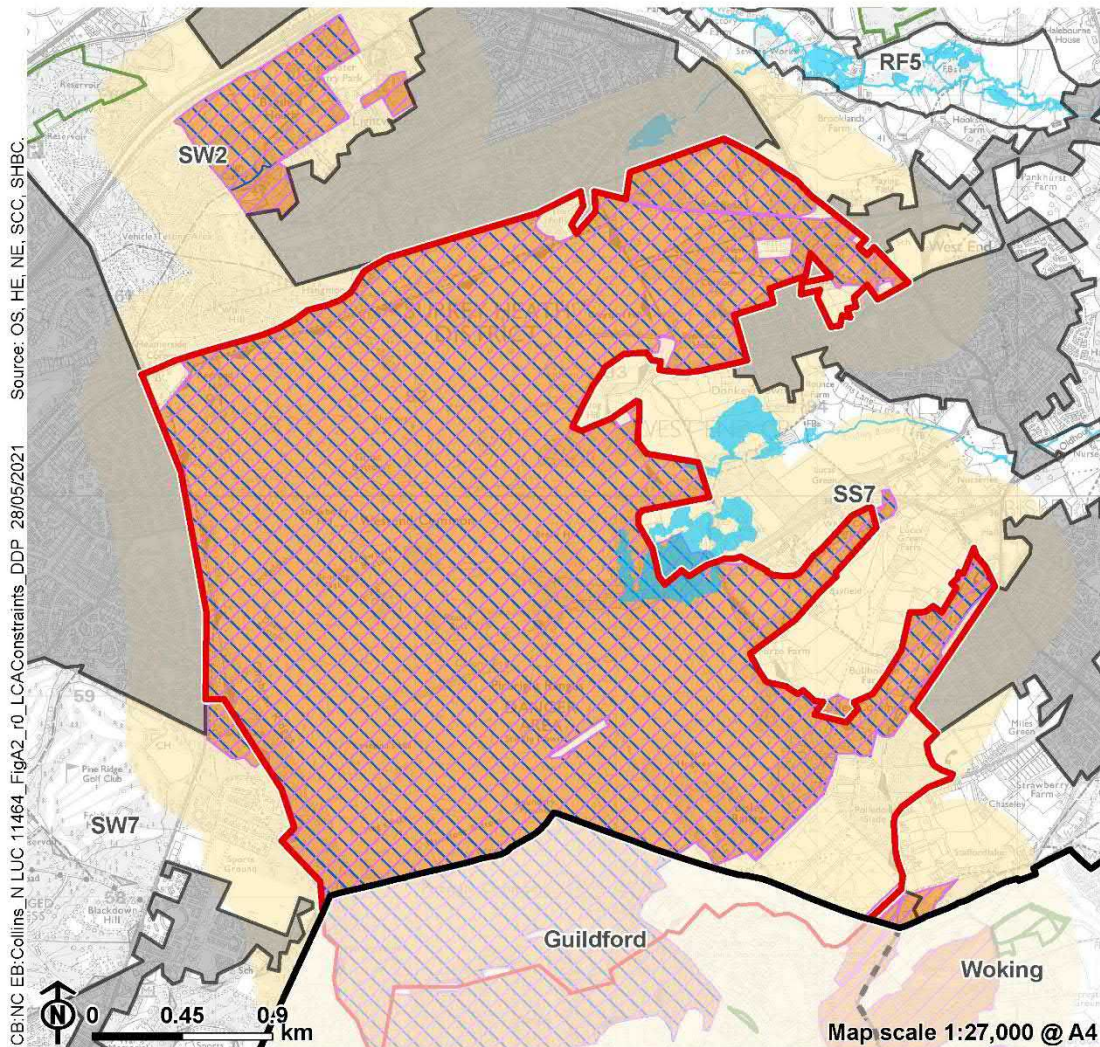


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SH3 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SH3: Westend and Pirbright Sandy Heath and Common
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SH3

- | | |
|---|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SH3: Westend and Pirbright Sandy Heath and Common | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

Appendix A Landscape Sensitivity Assessments

All of the SH3 character area is subject to absolute constraints to development, being part of the internationally designated Thames Basin Heaths Special Protection Area (SPA) and Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and also the Broadmoor to Bagshot Woods and Heaths Site of Special Scientific Interest (SSSI). Therefore, no evaluation of sensitivity to built development has been carried out.

Landscape character area SS5: Bagshot to Windlesham Settled and Wooded Sandy Farmland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Windlesham Settled and Wooded Sandy Farmland Character Area is located to the north of Bagshot. The county boundary defines the north-western edge of the character area. The edge of the Windlebrook floodplain marks the south-eastern boundary, and the Windlesham settlement edge marks the eastern boundary. The edge of Bagshot marks the south-western boundaries, and woodland in Bagshot Park marks the western boundary.

It is a relatively open area which contrasts with the surrounding more wooded landscape. Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- A gently undulating landscape, underlain by Bagshot Formation Sand solid geology,
- Relatively low lying, adjoining floodplain to the south, with springs, streams and ponds.
- Consists of parkland, golf courses, horse paddocks and stables, sports fields and areas of low-density housing.
- There is limited woodland within the character area, largely confined to blocks of woodland (including some ancient woodland) to the north of Bagshot Park.

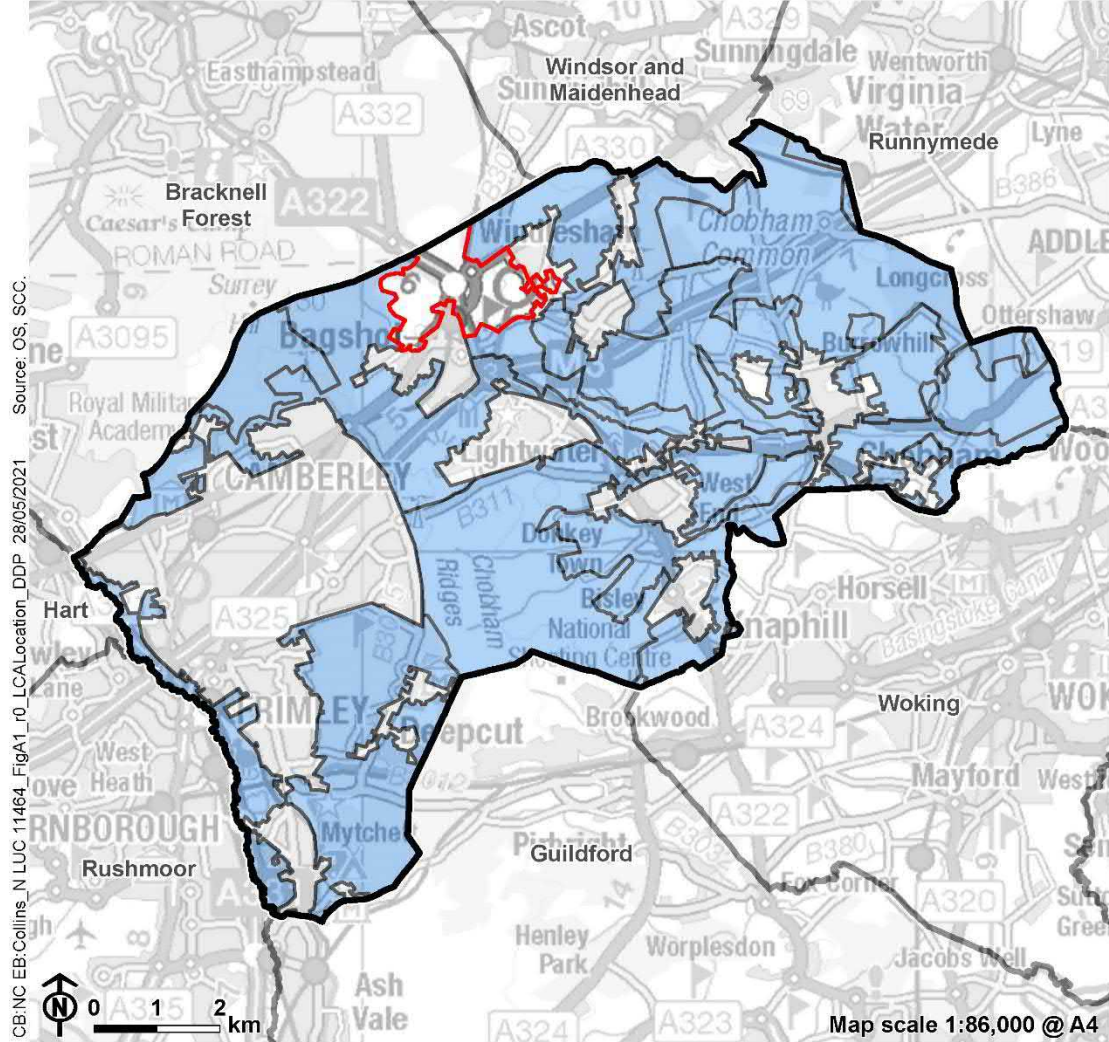
Appendix A Landscape Sensitivity Assessments

- There are lines of trees within the golf course and along transport routes, and scattered individual trees within parkland fields. Tree cover obscures surrounding Built Up Areas and most roads.
- A number of 'A' roads, including the A30 and A322, form a junction in the centre of the character area. Elsewhere, road access is limited to private drives and tracks. The Ascot to Guildford railway line passes through the character area.
- Public rights of way cross the eastern part of the character area, but opportunities for walking is relatively limited elsewhere.
- Settlement is mainly associated with the large adjacent settlements of Bagshot and Windlesham. An area of low-density housing is located in the northern part of the character area. There is a large garden centre, school, golf course and stables.
- Bagshot Park, a former deer hunting ground, occupies the western part of the character area. Owned by the Crown estate, the large historic buildings at Bagshot Park are a current royal residence.
- Unimproved wet meadows surrounding Bagshot Park Lake are designated as a Site of Nature Conservation Interest. Freemantle Field to the east, is also designed as a Site of Nature Conservation Interest for its wet grassland.
- An active landscape, with a number of uses, and busy road links. Human influence is high and limits the sense of remoteness and tranquillity. Tree cover tempers human influence slightly, but to a much lesser degree than in the surrounding more wooded character areas.

The strategy for the Settled and Wooded Sandy Farmland landscape character type as a whole is to conserve the peaceful enclosed areas with their mosaics of heathland, woodland, and pastoral farmland, and to conserve historic villages and small scale settlement set around greens and commons, including careful consideration of the impact from any further development and enhancement of recreation opportunities. There are opportunities for enhancement include management of the open heathlands and pastures to prevent encroachment by

Appendix A Landscape Sensitivity Assessments

woodland and restocking hedgerows, as well as reducing visual impact of transport corridors locally.

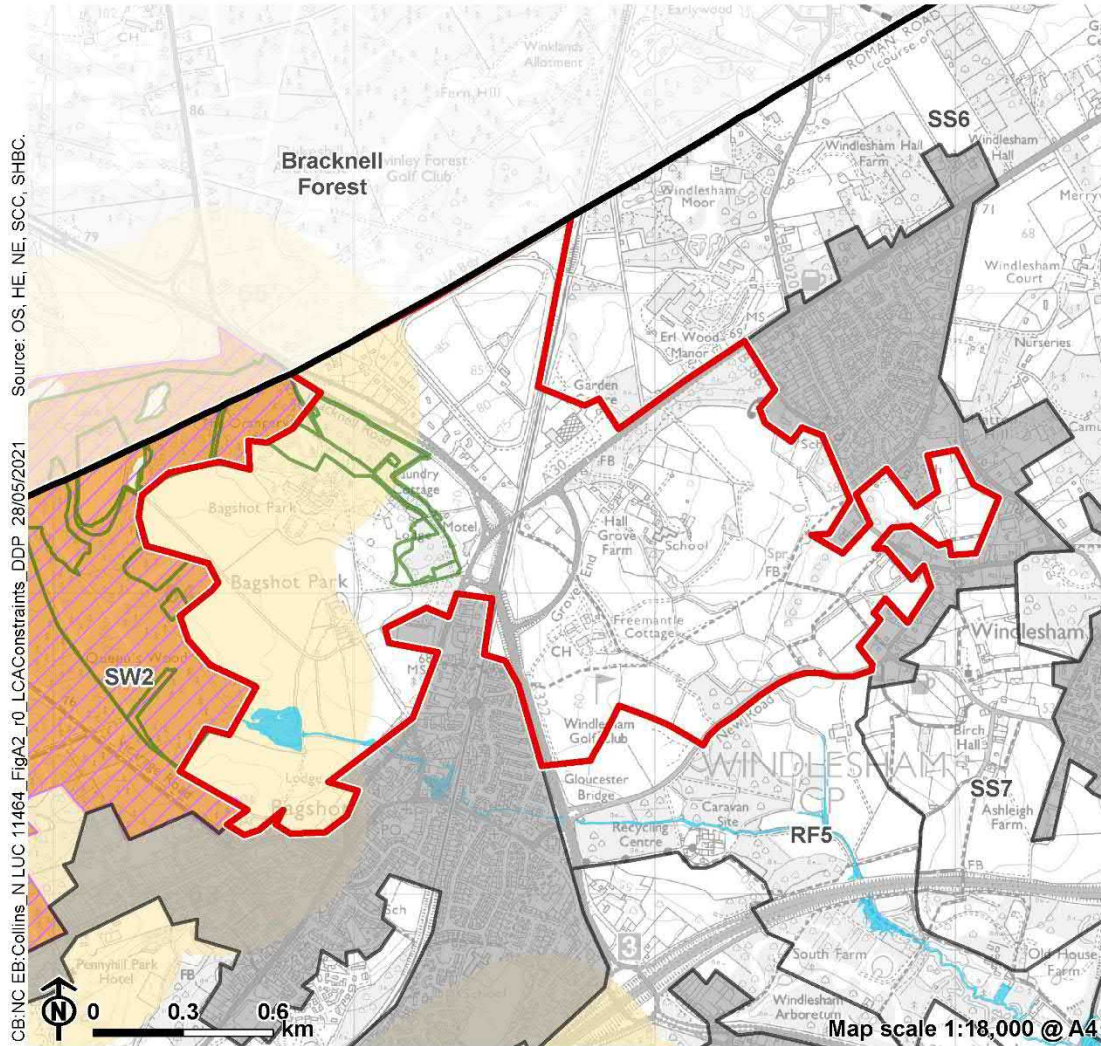


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SS5 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SS5: Bagshot to Windlesham Settled and Wooded Sandy Farmland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SS5

- | | |
|--|--|
|  Surrey Heath District | Absolute constraint(s) |
|  Neighbouring Local Authority |  Farnborough Airport Public Safety Zone |
|  SS5: Bagshot to Windlesham Settled and Wooded Sandy Farmland |  Flood zone 3b |
|  Neighbouring Landscape Character Area |  Ancient woodland |
|  Urban area |  Site of Special Scientific Interest (SSSI) |
| |  Special Area of Conservation (SAC) |
| |  Special Protection Area (SPA) |
| |  Thames Basin Heaths 400m buffer |

SS5 lies to the east of the Broadmoor to Bagshot Woods and Heaths SSSI and the Thames Basin Heath SPA and its 400m buffer. The buffer and areas of ancient woodland constrains land in the east of Bagshot Park.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- Generally low-lying, rolling landform. Slightly more pronounced rising slope to the north, east of the A322. Moderate sensitivity.

Landscape pattern and time depth

This considers the pattern and historic time depth of the landscape area (which is recorded in the Surrey Historic Landscape Characterisation). Landscapes with more irregular patterns, particularly those of historic origin, are likely to more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- The historic field pattern has largely been lost south of the A30 due to the Windlesham golf course and Hall Grove School. Historic field pattern has also been eroded in the north between the A332 and the Ascot to Guildford railway line. Lower sensitivity.
- Medium-sized pasture fields south of Windlesham are more sensitive, although the historic boundaries have been altered. Areas of the historic parkland at Bagshot Park have been converted to agricultural use. Moderate sensitivity.

- Much of the historic parkland at Bagshot Park contributes to the landscape character of the area and is more sensitive to development. Higher sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- The Windlesham golf course, previously developed land at Hall Grove School, Longacres garden centre, and equestrian facilities between the A322 and the railway line in the north lack semi-natural habitat coverage. Lower sensitivity.
- Some areas of mature tree lines and hedgerows, including south of Snows Ride and between London Road and Grove End. Moderate sensitivity.
- Priority habitat deciduous woodland lies to the south of the A30, between Hall Grove and Windlesham. Freemantle Field in the south is a SNCI for its wet grassland. These are small areas within the LCA. Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more

sensitive to the introduction of modern development than areas where such development already exists.

- Longacres garden centre and surrounding development, and the road network detract from the landscape character. Lower sensitivity.
- The Windlesham golf course and equestrian facilities in the north are largely undeveloped, although lacking in historic features important to the landscape character. Moderate sensitivity.
- Hall Grove School is a Grade II listed building which contributes to the landscape character. Bagshot Park is covered by a Conservation Area, and part of the Windlesham Conservation Area extends into the LCA. The Devil's Highway Roman road follows the borough boundary in the north of the LCA. Higher sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- There is no public access to Bagshot Park or north of the A30. Lower sensitivity.
- Public Rights of Way connect the main settlements of Bagshot and Windlesham. Moderate sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High

scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The area is crossed by major transport routes (A322, A30 and Ascot to Guildford railway), and in close proximity to the main settlements of Bagshot and Windlesham, which reduces tranquillity and remoteness. Lower sensitivity.
- Vegetation on the A322 and A30 reduce the urbanising influence of Bagshot on the LCA. Small belts and copses create an enclosed character at the edge of Windlesham. Moderate sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- Woodland on the A30 and the tree-lined B386 and Snows Ride provide a wooded setting to the northern part of Windlesham. Despite the A30 and A322 being detracting features on the urban edge, there is a generally well-treed setting to Bagshot. Moderate sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

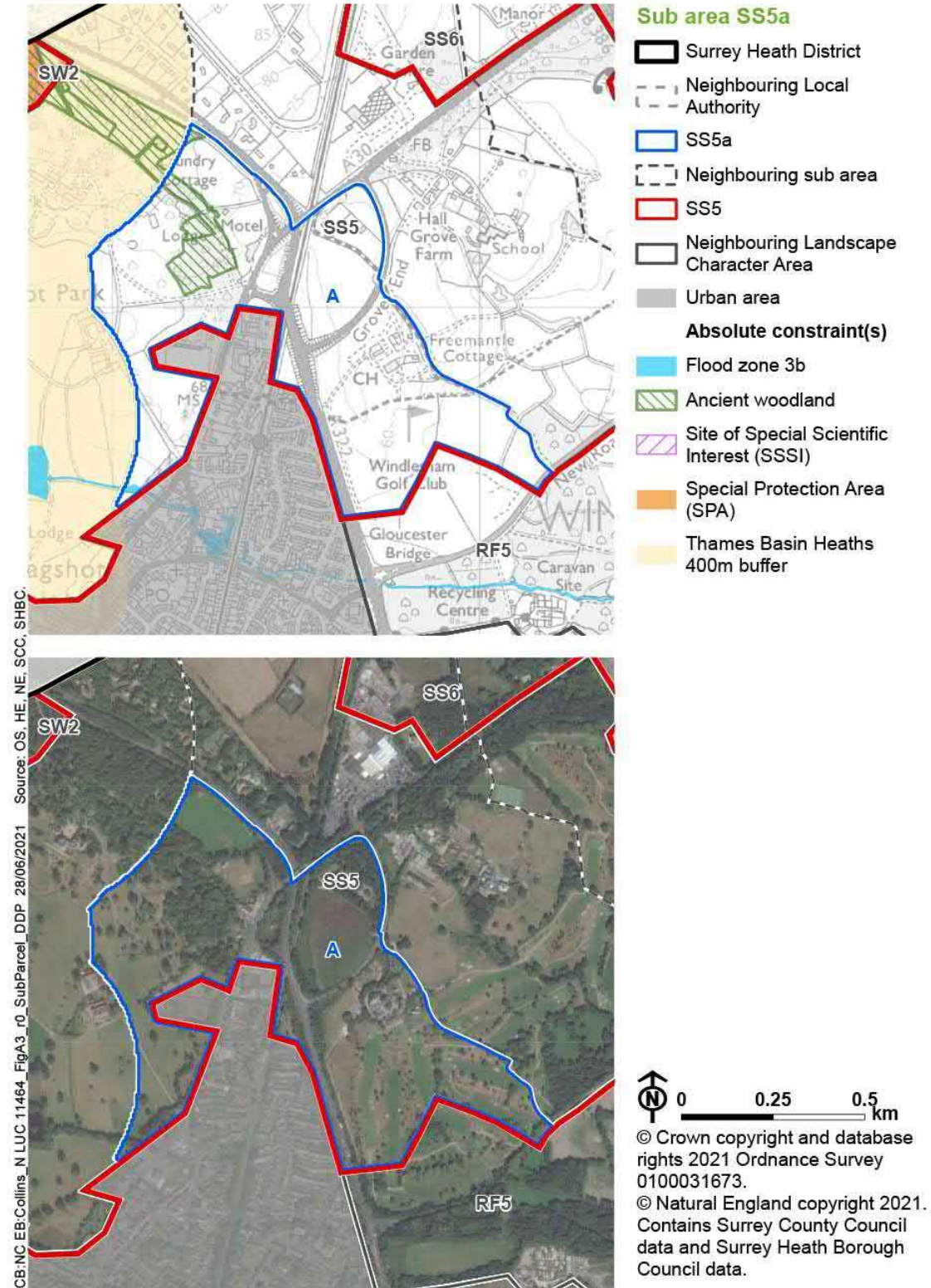
- The landscape is visually enclosed by woodland and tree-lined roads. It does not form a visually distinct or prominent skyline. Lower sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purpose of this landscape sensitivity assessment:

- SS5a Settlement edge north of Bagshot, which marks the area closest to Bagshot, although there is limited change in land use on the ground to the east.
- SS5b Settlement edge west of Snows Ride and north-west of Windlesham, which includes the area closest to Snows Ride, although there is limited change in the land use on the ground, particularly in the west.
- SS5c Wider landscape, which includes the areas of previously developed land, and is not related to the settlement edges of Bagshot or Windlesham.

SS5a: Settlement edge north of Bagshot



SS5a Landscape sensitivity assessment

There is a strong settlement edge to the east and west of Bagshot, marked by vegetation adjacent to the A322 to the east and A30 to the west, which limits visual urbanising influence. The perceptual qualities of the western part of the sub-area are nonetheless influenced by intrusion from the road network and railway line, which reduces sensitivity. Public footpaths allow for access through the area, connecting Bagshot and Windlesham. Windlesham golf course provides some recreational value. Mature vegetation along the roads provides some semi-natural habitats, but there is little sensitivity in terms of historic landscape character. Sensitivity to development on the north-eastern edge of Bagshot (SS5a) is, therefore, low-moderate.

Excluded from this area is the relatively small proportion of Bagshot Park that is not affected by absolute constraints to development. Bagshot Park is a Registered Park and Garden and a Conservation Area, and the part that is not affected by absolute constraints is strongly associated with the part which is.

Low	Low Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity will be moderate-high where:

- Land is designated as part of Bagshot Park Registered Park and Garden and /or Bagshot Park Conservation Area.

SS5a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Maintain the wooded character of the landscape and maintain or create connectivity with woodland or hedgerows beyond the area of development.

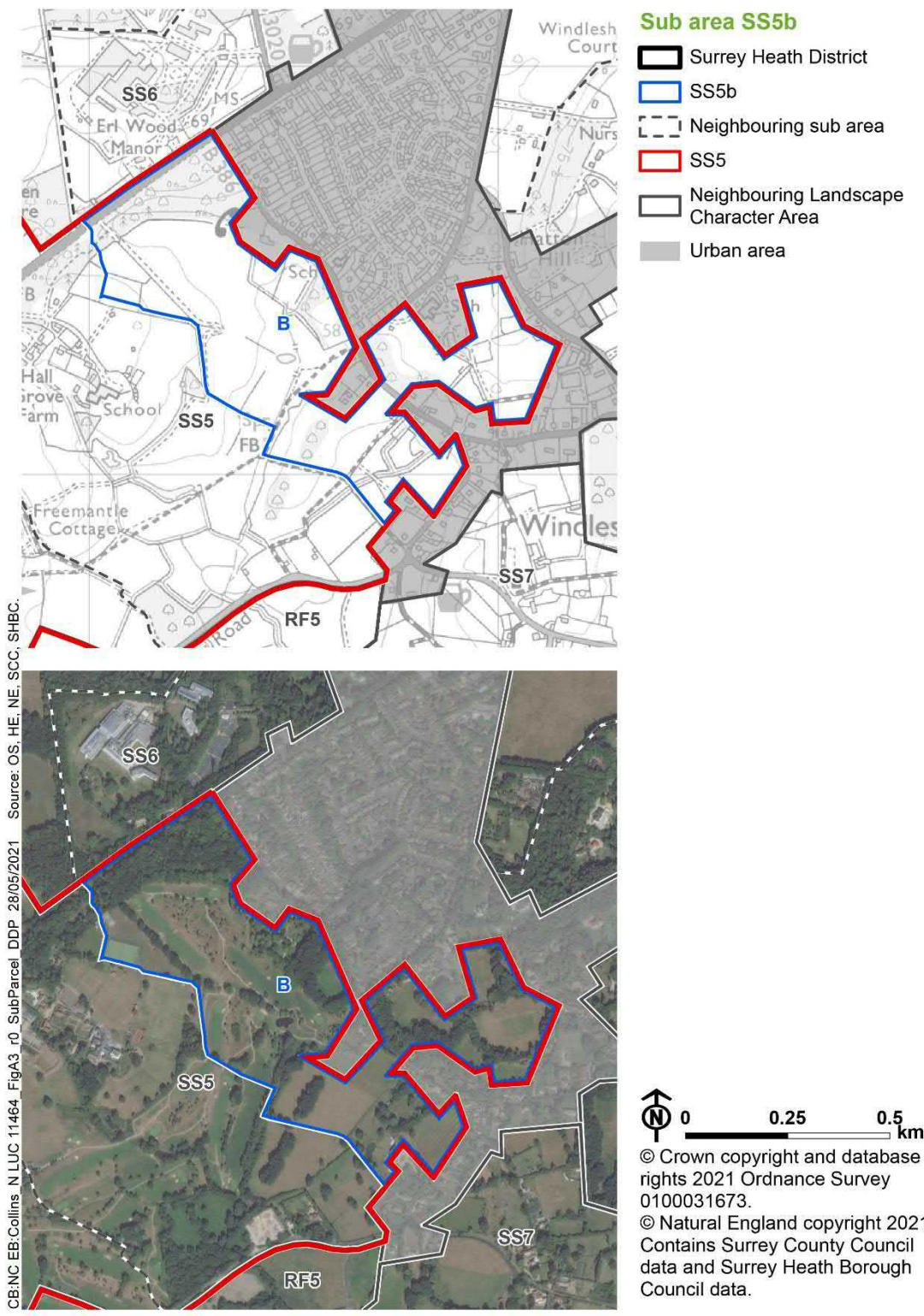
- Retain and enhance public rights of way through the landscape.

SS5a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Manage and enhance areas of woodland and trees and maintain or create connectivity with woodland or hedgerows outside the LCA.
- Consider potential to restore grassland and woods to heathland habitat, and to create links with Bagshot Heath (outside this LCA).

SS5b: Settlement edge west of Snows Ride and north-west of Windlesham



SS5b Landscape sensitivity assessment

Windlesham is relatively contained by the priority habitat deciduous woodland along the A30 and B386 School Road, and roadside vegetation on Snows Ride. The woodland and trees give the area a largely enclosed character, and there are few views. Where hedgerows are lower on Church Road and School Road there are views into the medium-sized pasture fields. The south of the area is designated as part of the Church Road, Windlesham Conservation Area, and there are locally listed buildings between the two areas of Windlesham. Public rights of way are limited to west of School Road, connecting Windlesham and Bagshot. There is some ribbon development on School Road, Church Road and Hatton Hill, around the original Windlesham village, but the enclosed nature of the area means this does not contribute to a built-up character. The sub-area provides a sense of separation between the two areas of Windlesham. Sensitivity to development on the Windlesham fringe (SS5b) is typically moderate-high.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

SS5b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

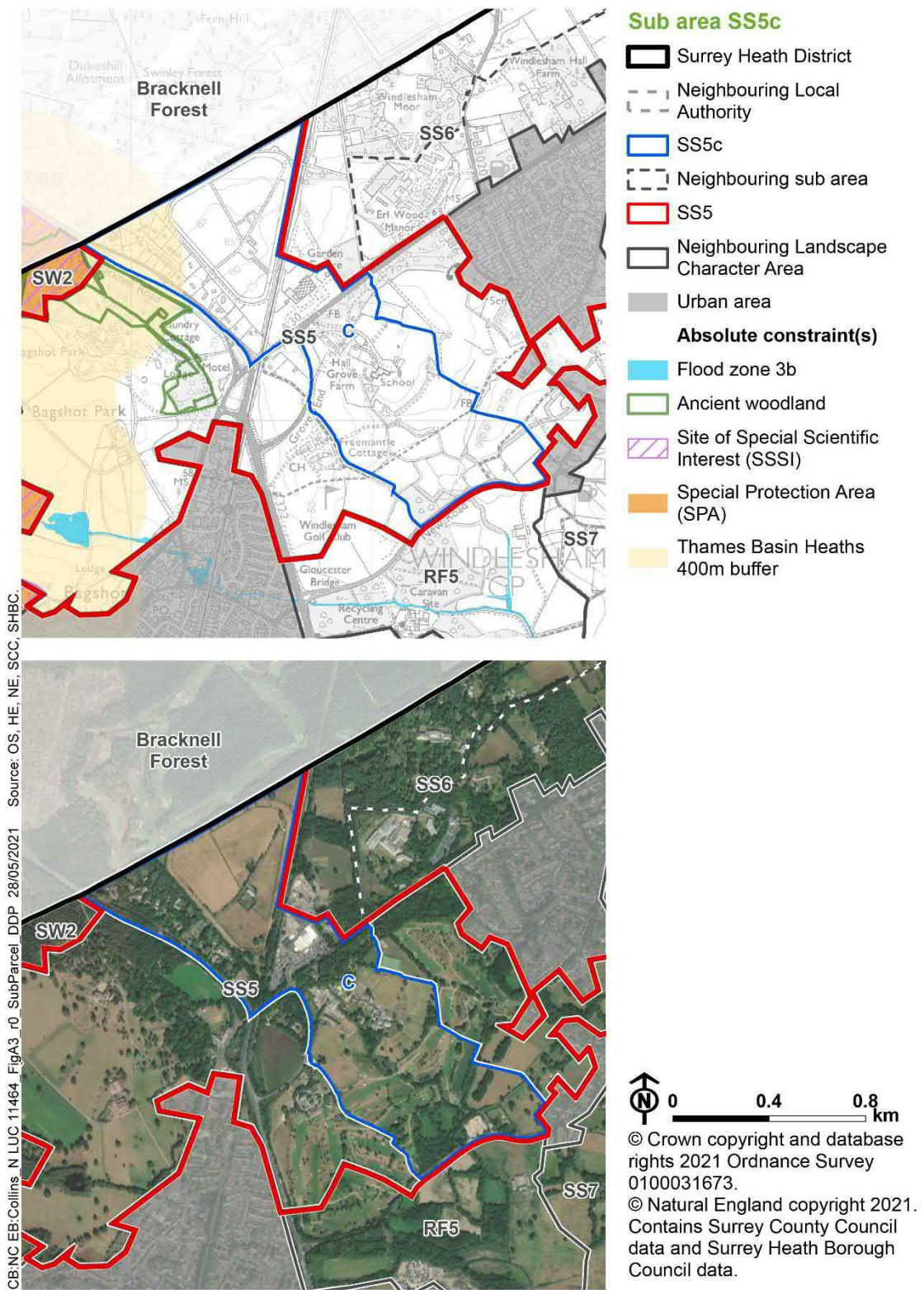
- Retain the wooded character of the area.
- Retain and enhance public rights of way through the landscape.
- Retain the settlement pattern of separate areas of Windlesham and avoid coalescence through linear development on the B386.

SS5b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance management of woodland and trees and maintain or create connectivity with woodland or hedgerows beyond the LCA.

SS5c: Wider landscape



SS5c Landscape sensitivity assessment

Although there is development in the area, including Hall Grove School, the Longacres garden centre and housing along Bracknell Road, the woodland blocks and roadside vegetation create an enclosed character. Semi-natural habitats are present in priority habitat deciduous woodland to the south of the A30 around Hall Grove School, and the wet grassland designated as Freemantle Field SNCI. Historic features include the Grade II listed Hall Grove School and the route of a Roman Road the Devil’s Highway along the borough boundary to the north. There is no public access in the north of the area, and limited public rights of way linking Grove End and Windlesham to the east. Much of the land south of the A30 is part of the Windlesham Golf Club. Sensitivity to development away from settlement edges in the SS5 Bagshot to Windlesham Settled and Wooded Sandy Farmland character area is typically low-moderate.

Low	Low Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Pasture fields in the south-east create a more rural character.
- Areas of mature trees provide enclosure.
- Land is in close proximity to the historic Hall Grove School.

SS5c Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Manage and enhance areas of woodland and trees, to maintain wooded character.

Appendix A Landscape Sensitivity Assessments

- Retain and enhance public rights of way through the landscape.
- Avoid ribbon development along New Road in the south, to prevent coalescence through linear development.

SS5c Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Manage woodland and trees with the intention to bring them up to priority habitat standard.
- Maintain or create connectivity with woodland or hedgerows beyond the within the LCA and outside the boundaries.
- Encourage sensitive design and management of equine facilities, particularly in the north.

Landscape character area SS6: Windlesham Settled and Wooded Sandy Farmland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Windlesham Settled and Wooded Sandy Farmland Character Area surrounds the northern edge of Windlesham, to the north-east of Bagshot. It is defined by the extent of a significantly wooded area, in contrast to the surrounding character areas which are either much less wooded, or are more open heathland. The boundary follows the edges of settlement, with an area of substantial houses set in generous plots settlement dividing the character area into two parts.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- An undulating landscape, rising to Allerton Hill towards the centre of the character area. Underlain mainly by Windlesham Formation Sand, Silt and Clay solid geology.
- Contains extensive areas of both broadleaved and coniferous woodland, including a continuous tract in the south-east corner of the character area, known as Heathpark Wood. The majority of the woodland elsewhere is fragmented by roads, settlement and golf course development.
- Set in between the woodland are pastoral fields, along with paddocks, nurseries and garden centres.
- Settlement consists of a relatively light scattering of farmsteads, small low-density areas of dwellings, and large houses enclosed by trees and

Appendix A Landscape Sensitivity Assessments

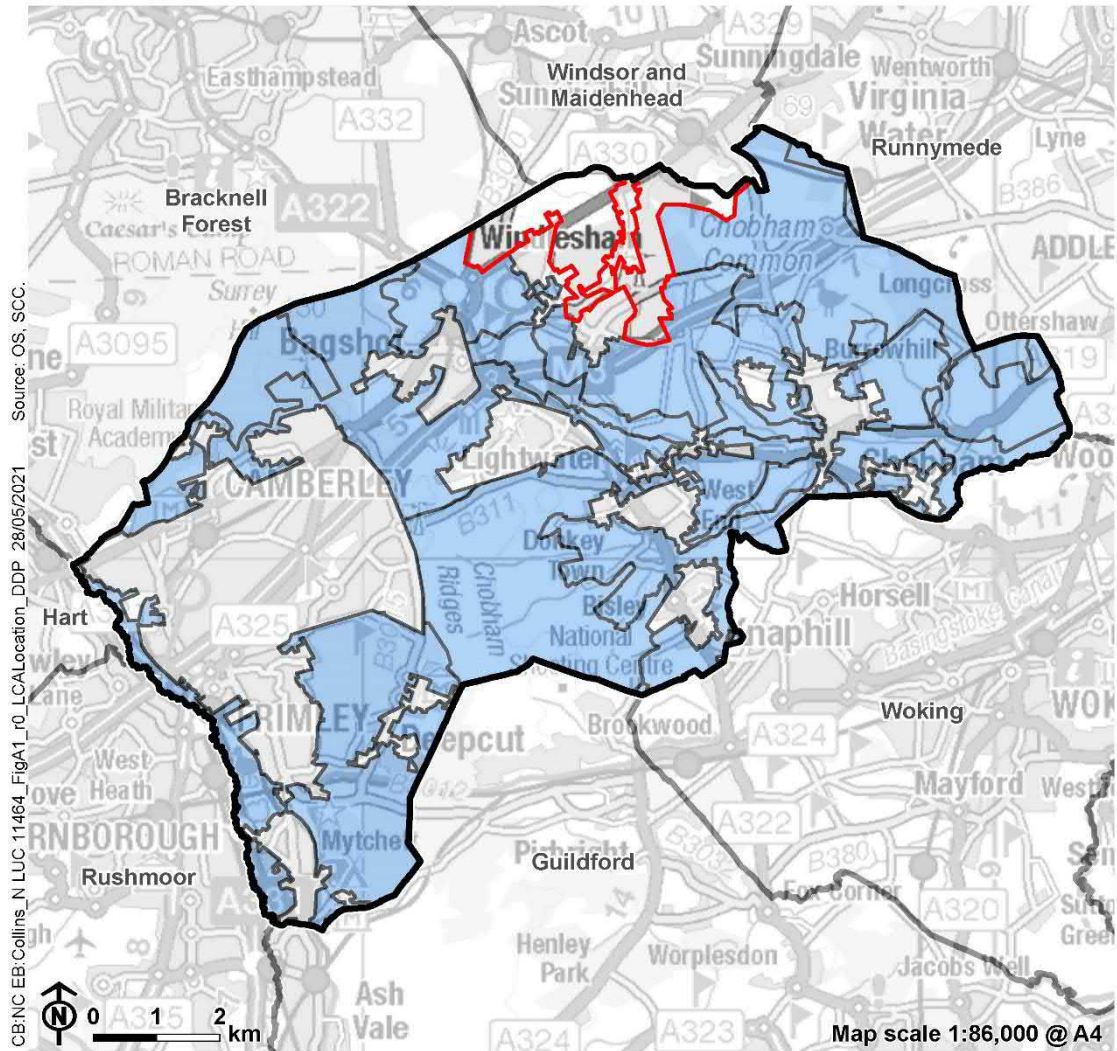
evergreen shrubs. The area includes the large Californian-style Updown Court. Settlement and surrounding Built Up Areas are mostly contained or screened entirely by surround woodland and boundary vegetation.

- Oak Wood in the south-east corner of the character area is recorded as ancient woodland. A short length of the M3 motorway cuts diagonally through the middle of Oak Wood, annexing its southern half from wider woodland cover to the north.
- The A30 and two 'B' roads cross the character area, but elsewhere road access is limited to private drives and tracks.
- A few public rights of way cross through the character area, linking adjacent Built Up Areas to the wider countryside to the east, but central and western parts of the character area have limited public access.
- Windlesham and Sunningdale are linked by a ribbon of low-density dwellings, but woodland between the two main areas of settlement prevents a sense of further urbanisation of the area between the two towns.
- Views are substantially limited by tree cover.
- Sunningdale golf course, in the north-eastern part of the character area, is designated as a Site of Nature Conservation Interest for its woodland, heathland and acid grassland.
- The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquillity. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.

The landscape strategy for the Settled and Wooded Sandy Farmland landscape type is to conserve peaceful enclosed areas with their mosaics of heathland, woodland, and pastoral farmland, and to conserve historic villages and small scale settlement set around greens and commons, including careful consideration of the impact from any further development and enhancement of recreation opportunities. There are opportunities for enhancement include management of the open heathlands and pastures to prevent encroachment by

Appendix A Landscape Sensitivity Assessments

woodland and restocking hedgerows, as well as reducing visual impact of transport corridors locally.

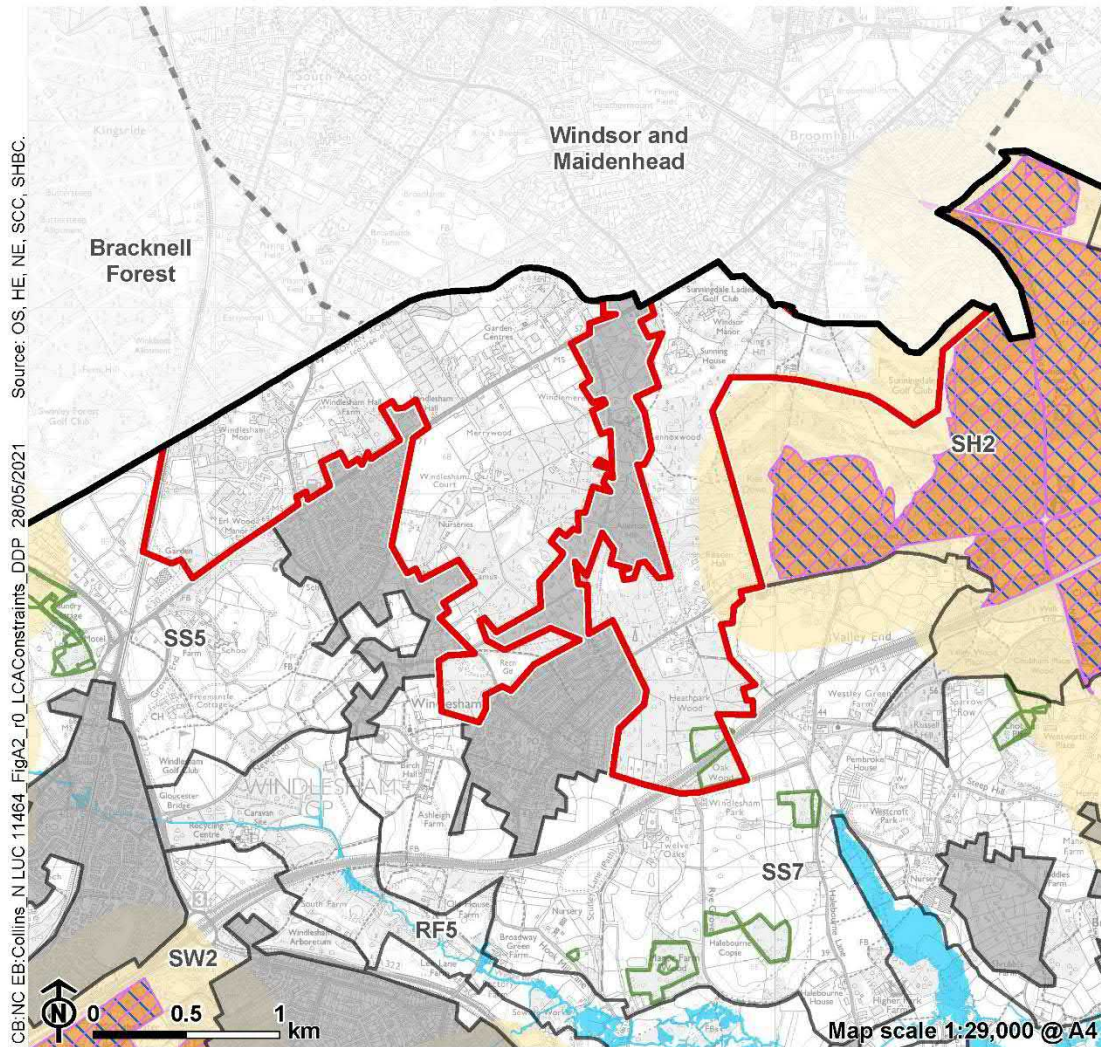


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SS6 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SS6: Windlesham Settled and Wooded Sandy Farmland
- Neighbouring Landscape Character Area

Absolute Constraint and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SS6

- | | |
|---|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SS6: Windlesham Settled and Wooded Sandy Farmland | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

Only small areas on the eastern fringe of the LCA are subject to an absolute constraint to development: the 400m buffer zone of the 'Thames Basin Heaths' SPA which covers parts of Chobham Common.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- Northern and north-western areas of the LCA comprise a gently undulating landform. Lower sensitivity.
- Central and eastern areas of the LCA comprise a more strongly undulating landform with some locally distinct areas of higher ground, including Hatton Hill and Allerton Hill. Moderate sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- Whilst the pattern of pastoral fields and paddocks set within woodland has been retained to a degree to the north and north-west of the LCA, this has been eroded by the introduction of built development. Lower sensitivity.
- The historic land use of woodland surrounding Chobham Common has been retained within central and eastern areas of the LCA, although

fragmented in places by settlement and Sunningdale Golf Course.
Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Northern and north-western areas of the LCA contain several woodlands, including 19th century plantations and small belts and copses, several of which are identified as priority habitat (Deciduous Woodland). However, this is interspersed with built development and associated road infrastructure. Moderate sensitivity.
- Central and eastern areas of the LCA contain extensive areas of broadleaved and coniferous woodland, including numerous areas of priority habitat (Deciduous Woodland). Oak Wood in the south-east is recorded as ancient woodland, although the M3 motorway cuts diagonally through the woodland separating its southern half. Sunningdale golf course is designated as a Site of Nature Conservation Interest (for its woodland, heathland and acid grassland). Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more

sensitive to the introduction of modern development than areas where such development already exists.

- There is a general absence of historic features to the north and west of the LCA that contribute to landscape character, although the course of a Roman Road – The Devil’s Highway – defines the north-western boundary. The area features some modern built development, including nurseries, garden centres and large-scale research institutes/laboratories to the north-west of the A30. Lower sensitivity.
- There are some historic features adjacent to central and eastern areas of the LCA that contribute to landscape character: three listed buildings off Westwood Road and a conservation area marking the historic core of Windlesham to the south-east. Moderate sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Central, northern and north-western parts of the character area have limited public access. Lower sensitivity.
- Some public rights of way cross through the eastern parts of the LCA, linking adjacent settlements to the wider countryside. Sunningdale Golf Club, although a private members club and not publicly accessible, has scenic qualities which contribute to its value as a recreational resource. Windlesham Recreation Ground lies to the immediate north-west of the settlement off Kennel Lane. Moderate sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- Despite woodland and/or boundary vegetation forming strong settlement edges, human influence is apparent to the north and north-west of the LCA. The influence of the A30, piecemeal development along its course, and the settlement (Snows Ride), limit the sense of remoteness and tranquillity. Moderate sensitivity.
- The substantial areas of woodland within the central and eastern areas of the LCA result in a relatively secluded landscape, particularly within the dense woodland which creates a sense of remoteness and tranquillity. Higher sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- Areas of existing settlement are mostly contained by surrounding woodland and boundary vegetation, which provides a strong contribution to a wooded setting/backdrop. Land also play a role in the perceived separation of Snows Ride and Sunningdale. Higher sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land

cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

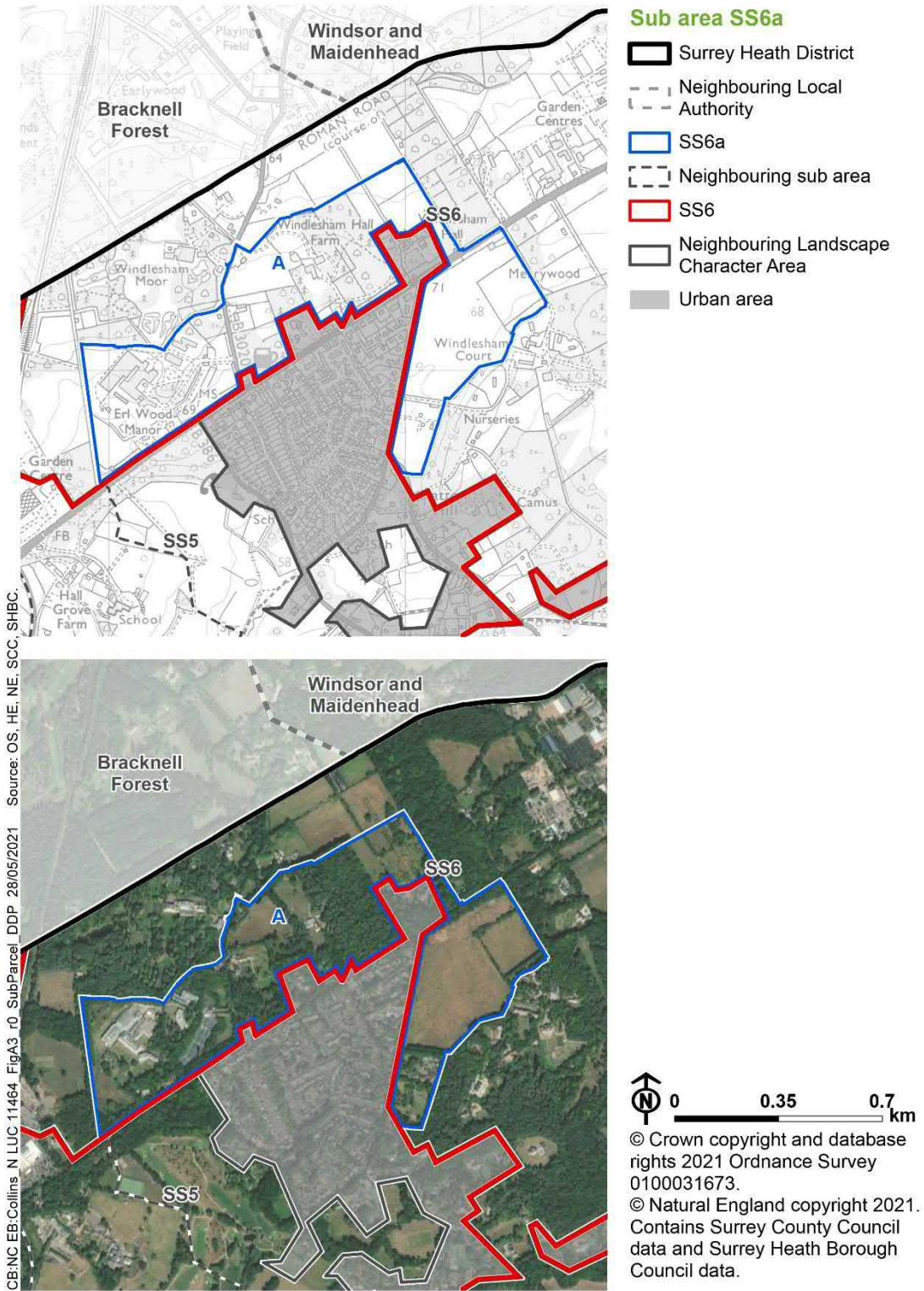
- The landscape is visually enclosed by woodland and boundary vegetation which substantially limits views. Lower sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- SS6a Settlement edges north and east of Snows Ride, using Hollybush Ride as the western extent; woodland blocks and tree belts to the north of Erl Wood Manor and Windlesham Hall Farm as the northern extent; and woodland blocks and tree belts to the east of Windlesham Hall and around Windlesham Court and Snow Rides Farm as the eastern boundary.
- SS6b Wider landscape, using the LCA boundaries of the wider LCA SS6.

SS6a: Settlement edges north and east of Snows Ride



CB, NC, EB, Collins, N LUC, 11464, FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.

SS6a Landscape sensitivity assessment

The sub-area is characterised by pastoral fields and paddocks set within woodland, although interspersed with some existing built development and associated road infrastructure. The land is gently undulating, with an absence of any notable topographical variation. There are generally no historic features that contribute to landscape character, and there is very limited public access. The settlement has strong edges formed by woodland and/or boundary vegetation along the A30 and Snows Ride, several of which are identified as priority habitat (Deciduous Woodland). The woodland cover provides a strong contribution to a wooded setting/backdrop and results in a landscape that has an enclosed character with limited views into or out of the area, although the fields to the east of the settlement are more visually open. However, to the north-west the presence of the A30, the settlement edge and some larger-scale developments to the north of the A30, such as the Research and Development Laboratories at Erl Wood Manor, limits the sense of remoteness and tranquillity. This, along with the strong woodland cover, means that there is no significant greater sensitivity to larger scale development to the north of the A30.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Land is more distant from the settlement edge or existing built development and road infrastructure and/or separated from it by woodland.

SS6a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

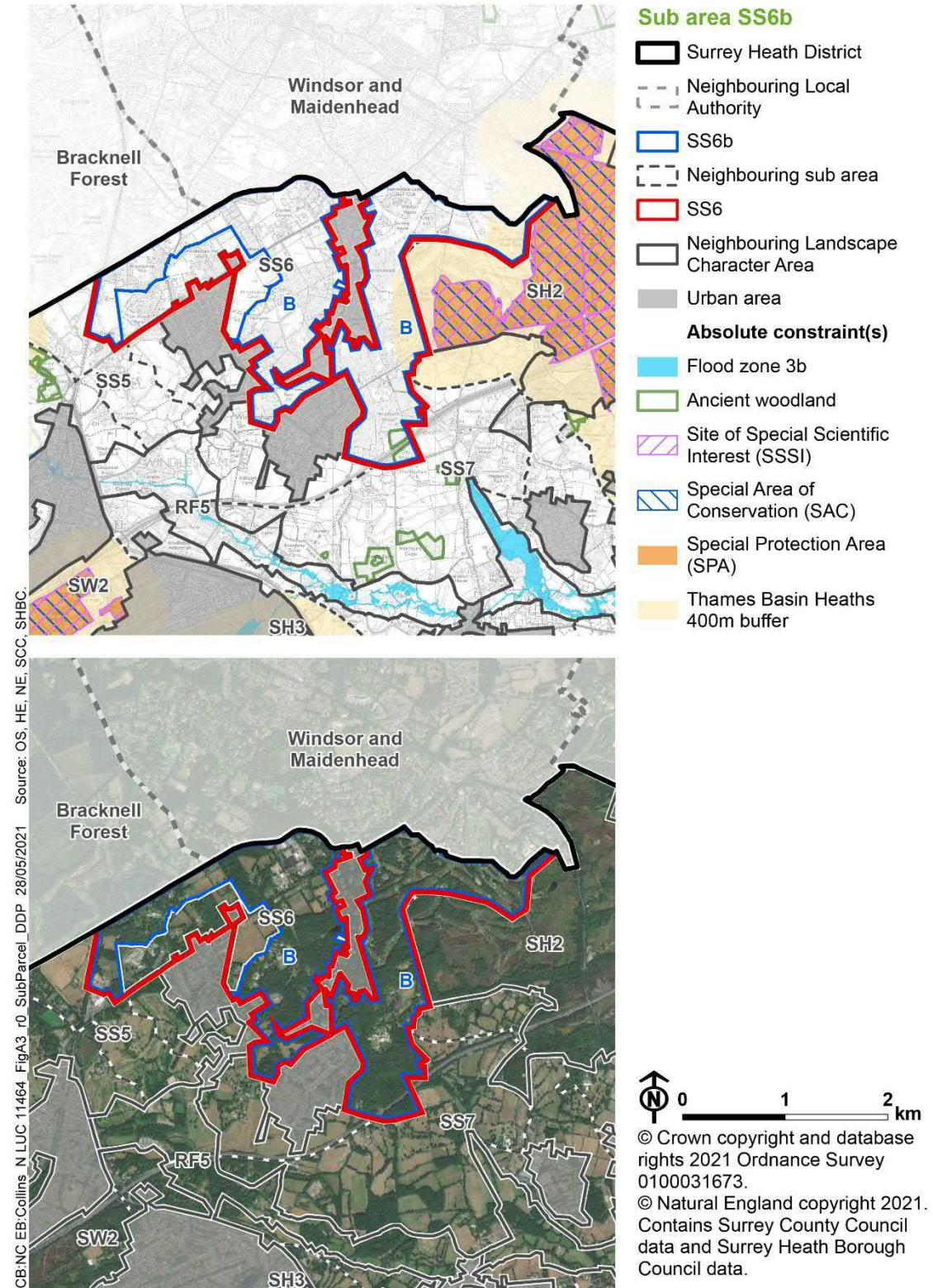
- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to help integrate new development within the landscape.
- Avoid having an urbanising effect along London Road or Snows Ride through the use of appropriate surfacing, the minimising of street clutter and the use of traditional signage with regard to local style and materials.
- Be sited carefully to relate to existing settlement pattern and retain the individual identity of the settlement. This will ensure that is perceived as being part of Snows Ride rather than piecemeal development along roads and will help avoid a sense of merging with Sunningdale.

SS6a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance the varied woodlands, including 19th century plantations and small belts and copses, that give an enclosed character to parts of the area and that reduce the visual impact of transport corridors.
- Enhance the character of the landscape by promoting the use of locally appropriate species such as oak, birch and Scots pine.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will enhance key landscape features such as pastures.
- Enhance the quality of existing woodland by encouraging sustainable and multi-purpose woodlands and promoting traditional woodland management techniques with local landowners.
- Enhance hedgerow boundaries where they are degraded, through re-stocking with locally characteristic species and consistent management.
- Introduce recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc).

SS6b: Wider landscape



CB:NC:EB:Collins N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.

SS6b Landscape sensitivity assessment

The character area has an undulating landform with some locally distinct areas of higher ground, including Allerton Hill and Hatton Hill. It comprises substantial areas of woodland surrounding Chobham Common, with many identified as priority habitat (Deciduous Woodland). This provides a strong wooded setting/backdrop to the south of Sunningdale and to the east and north-west of Windlesham and results in a relatively secluded landscape with a sense of remoteness and tranquillity. Land to the south of Sunningdale comprises Sunningdale Golf Course, which is designated as a SINC; and Oak Wood to the east of Windlesham is recorded as ancient woodland. Several public rights of way also cross through the area, providing a recreational resource and linking the settlements with the wider surrounding countryside. Sunningdale Golf Club also provides a valued recreational resource in the north-east.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Land forms a locally distinct area of higher ground.

Sensitivity may be lower where:

- Proximity to the transport routes and/or existing built development reduces tranquillity (for example around London Road to the north).

SS6b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to help integrate new development within the landscape.
- Be sited carefully to relate to existing settlement pattern of development within Windlesham and along Westwood Road, This will help retain the individual identity of the settlement and will ensure that it is not perceived as piecemeal development along roads that would lead to a sense of merging with Sunningdale.

SS6b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance the varied woodlands that give an enclosed character to parts of the area and reduce the visual impact of transport corridors.
- Enhance the quality of existing woodland by encouraging sustainable and multi-purpose woodlands and promoting traditional woodland management techniques with local landowners.
- Enhance the character of the landscape by promoting the use of locally appropriate species such as oak, birch and Scots pine.
- Enhance the 'Chobham Common North and Wentworth Heaths' Biodiversity Opportunity Area and the 'Sunningdale Golf Course' SINC through appropriate management (for example by encouraging the increase of heathland habitats).

Enhance recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc).

Landscape character area SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Windlesham to Knaphill Settled and Wooded Sandy Farmland Character Area is a relatively large, convoluted character area to the south of Windlesham. It has a consistent mix of farmland, woodland and settlement across its extent, in contrast to surrounding character areas which are either more enclosed with more extensive areas of woodland, or more open heath. The character area is fragmented by settlement and the river floodplains of the Bourne and its tributaries. Boundaries follow the edges of Built Up Areas, river floodplain, woodland, and other identifiable features including roads and field boundaries.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- A gently undulating landscape, underlain by Bracklesham Group and Barton Group (undifferentiated) Sand, Silt and Clay solid geology.
- Generally low lying, surrounding adjacent areas of floodplains. The character area includes a number of streams, such as Trulley Brook and other minor watercourses which flow towards The Bourne and Windle Brook.
- The character area consists of pastoral farmland with dispersed blocks of rectilinear deciduous woodland, often with a substantial amount of Holly. Across the character area there is a light scattering of farmsteads,

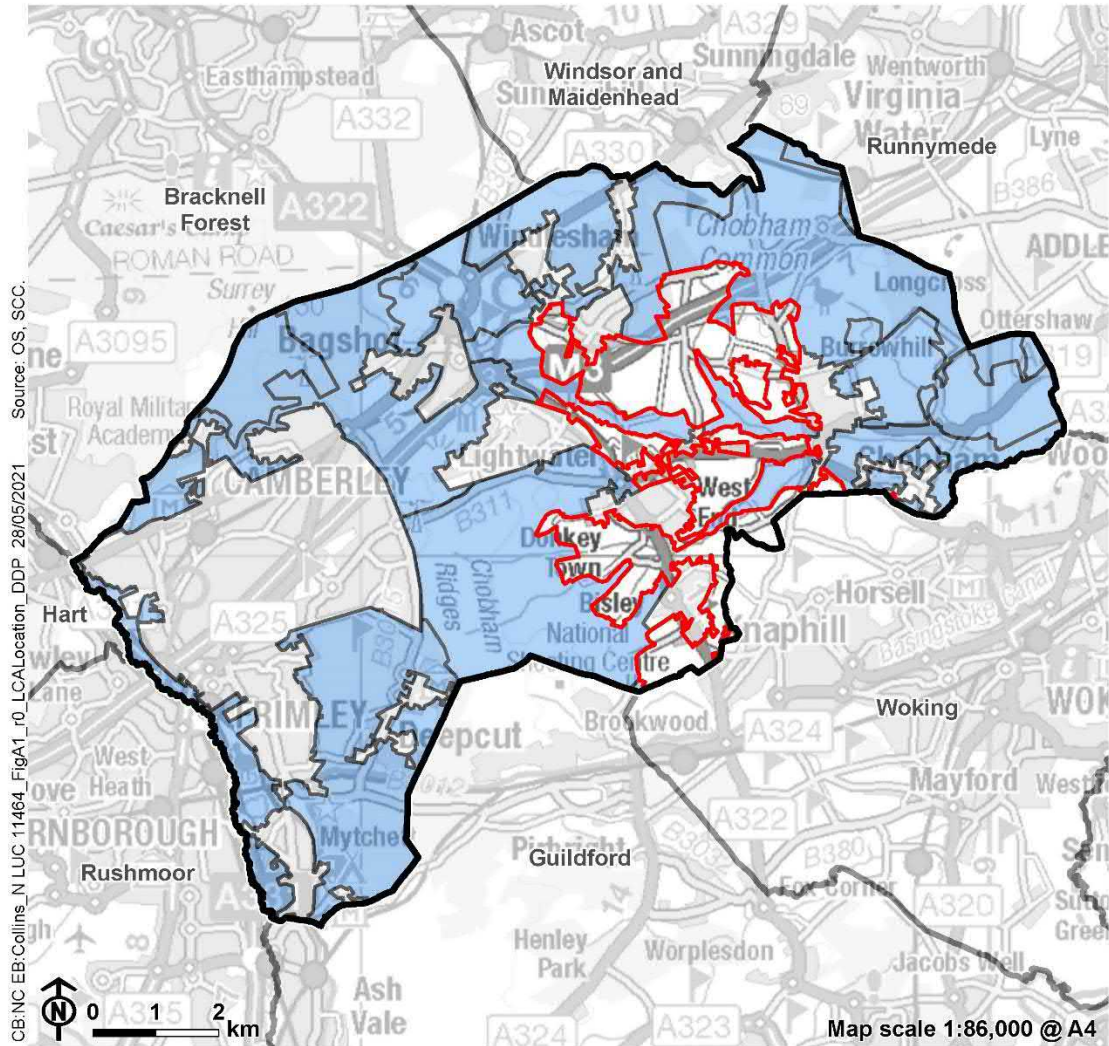
Appendix A Landscape Sensitivity Assessments

paddocks, nurseries, and the occasional golf course. There are small areas of common land, fringed with a limited number of houses, and small low density group of dwellings, such as near Lovelands Farm and Mink Farm.

- Ancient woodland is recorded mainly in the northern part of the character area, such as Manor Farm Wood and Halebourne Copse. Field boundaries and roadsides are well vegetated with a network of hedgerows and trees.
- Views across the landscape are generally limited by layers of hedges and woodland blocks.
- The character area abuts Built Up Areas in a number of locations, but settlement is largely contained or screened from view by tree cover.
- A limited network of public rights of way crosses most parts of the character area, and connects to small areas of Open Access Land which are scattered around the character area, such as Little Heath on the north-eastern edge of Chobham, and Bisley Common to the west of Knaphill.
- The M3 motorway cuts across the northern part of the character area. Partially screened by vegetation, vehicles can be glimpsed within the vicinity of the motorway. A limited number of 'A' roads cross the character area, but most roads are narrow rural lanes enclosed by hedges.
- The Old Cottage to the north-west of Burrowhill is grade II listed, and the character area includes part of a Conservation Area south of Windlesham and abuts a Conservation Area at Chobham. There are a number of small areas registered as common land, the more significant areas including Little Heath and Bisley Common. There are also a number of areas designated as Sites of Nature Conservation Importance, such as woodland and grassland at Chobham Place.
- A rural farmland landscape with limited urban influence results in a relatively peaceful landscape.
- Human influence is present in the form of scattered settlement, nurseries, and golf, but the farmed landscape set within a strong hedgerow network and woodland assists in creating a degree of tranquillity.

Appendix A Landscape Sensitivity Assessments

The landscape strategy for the Settled and Wooded Sandy Farmland landscape type is to conserve peaceful enclosed areas with their mosaics of heathland, woodland, and pastoral farmland, and to conserve historic villages and small scale settlement set around greens and commons, including careful consideration of the impact from any further development and enhancement of recreation opportunities. There are opportunities for enhancement include management of the open heathlands and pastures to prevent encroachment by woodland and restocking hedgerows, as well as reducing visual impact of transport corridors locally.

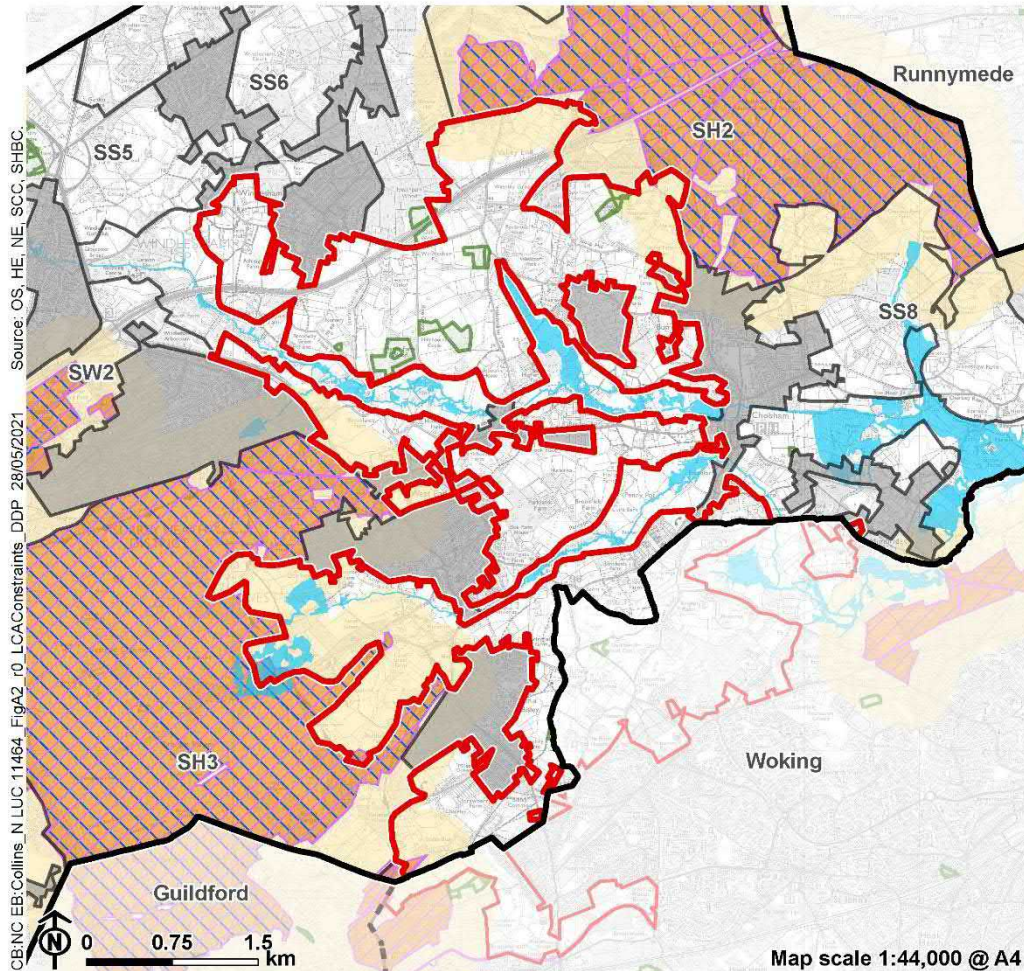


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SS7 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SS7

- | | |
|--|---|
| <ul style="list-style-type: none"> Surrey Heath District Neighbouring Local Authority SS7: Windlesham to Knaphill Settled and Wooded Sandy Farmland Neighbouring Landscape Character Area Urban area | <p>Absolute constraint(s)</p> <ul style="list-style-type: none"> Farnborough Airport Public Safety Zone Flood zone 3b Ancient woodland Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Thames Basin Heaths 400m buffer |
|--|---|

The LCA has areas of absolute constraint on its north-eastern and south-western fringes, where land lies within the 400m buffer zones around the heathlands that make up the Thames Basin Heaths SPA. Chobham Common lies to the north-east and Westend Common to the south-west.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- A gently undulating landform. Moderate sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- Golf courses north of West End and east of Bisley have little time depth. Lower sensitivity.
- Field pattern is predominately small irregular rectilinear fields with straight boundaries, particularly in the south and north. There are small areas of parkland around Chobham Place, Windlesham Park and Windlesham Arboretum. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Areas of priority habitat deciduous woodland, especially around Bisley Common and West End. There are a number of locally designated SNCI – Bisley Common, Lovelands Farm Meadows, Wet meadows at Roselands, Manor Farm Wood, and Chobham Place Grassland. Moderate sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- There is a general absence of historic features in the centre of the LCA that contribute to landscape character. The M3 is a modern feature in the north of the LCA. Nurseries and glass houses are also a feature of the landscape, with large nurseries south of Westcroft Park and at Castle Green. Lower sensitivity.
- Residential development is a feature of the LCA, with extensions of West End south of Kings Road and Castle Green along Scotts Grove Road. Ribbon development on roads is common, including on Queens

Road west of Bisley, Pennypot Lane and on the A319 Bagshot Road. Some areas of settlement such as Shrubbs Hill are inset from the LCA, but still have an influence on the rurality of the area. These residential areas are generally set back from the roads, and do not create a suburban character. The woodland within the area means the development does not increase the perception of the built-up character. Moderate sensitivity

- Scattered listed buildings, including a cluster at Hatchgate Farm the Grade II* St John the Baptist east of Bisley, and the historic core of Windlesham, which lies outside of the urban area and is covered by the Church Road, Windlesham Conservation Area, contribute to the landscape character of the LCA. There are scattered individual listed buildings in the north-east. Higher sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Central and eastern parts of the character area have limited public access. Lower sensitivity.
- Small areas of Open Access Land at Russell Hill, north of West End, Miles Green and Bisley Green. Chobham Golf Course provides a recreational resource. Moderate sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High

scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The M3 detracts from a sense of tranquillity and rurality, particularly where it is both audible and visible, such as south of Windlesham. Lower sensitivity.
- Despite considerable residential development within the LCA, woodland and/or boundary vegetation form strong settlement edges, and limit the perception of human influence. Moderate sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- There is a significant amount of residential development in the countryside between the larger settlements of Chobham (including Burrowhill), Windlesham, West End and Bisley, in hamlets and in linear development along the larger roads. This means that land in this LCA often forms relatively narrow gaps between areas with more built development, maintaining a rural setting for those settlements. The well-treed nature of the landscape, with many mature hedgerows and small woodland blocks, is important in this respect. Higher sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also

considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

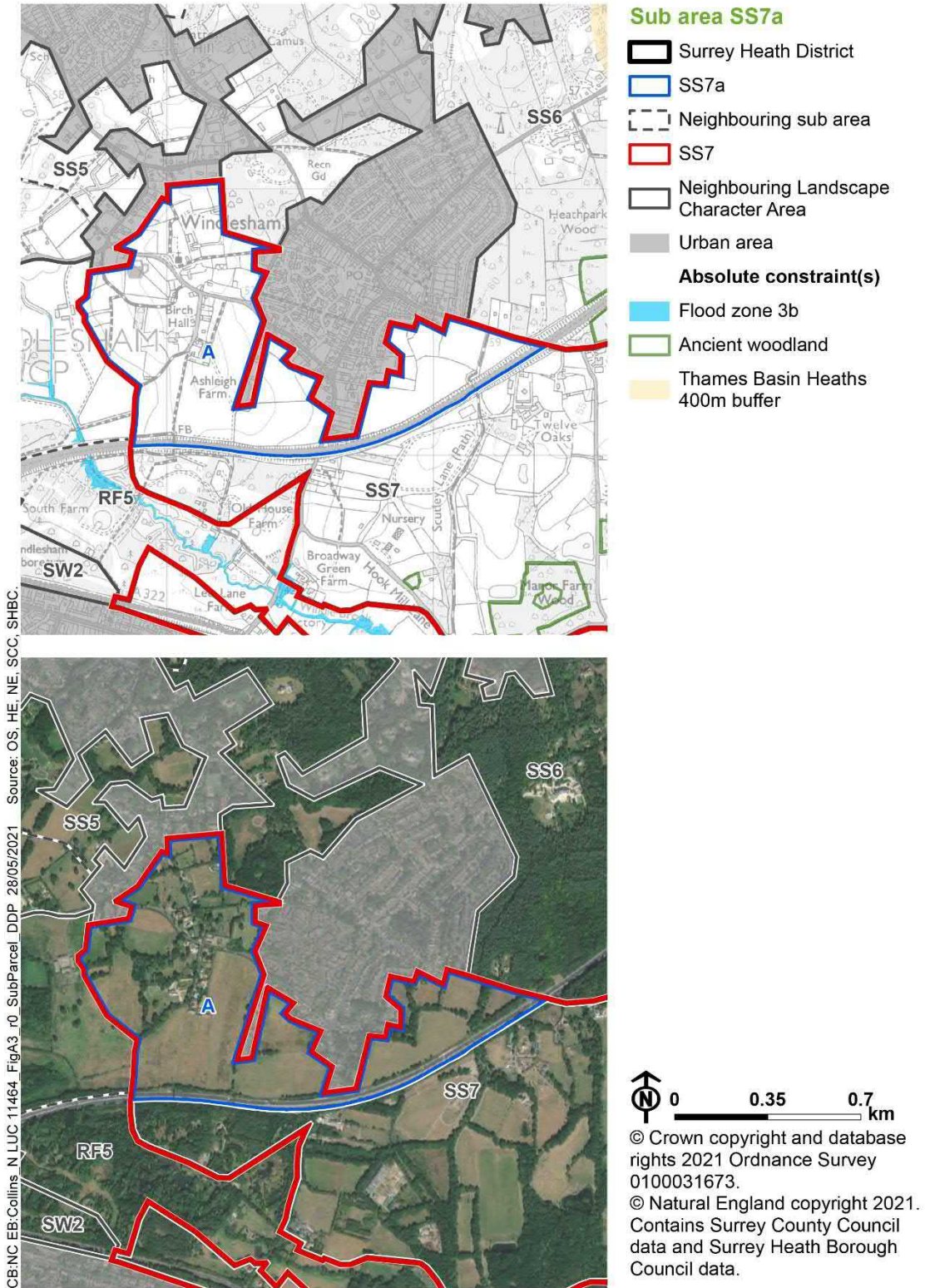
- The landscape is visually enclosed by woodland and boundary vegetation which substantially limits views. Lower sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- SS7a Settlement edges south of Windlesham, using the LCA boundaries and the M3 as the southern boundary.
- SS7b Settlement edges west of Chobham and Burrowhill, using the LCA boundaries, and settlement edges as the boundaries.
- SS7c Settlement edges of West End, Bisley and Lightwater, using settlement edges and LCA boundaries.
- SS7d Wider landscape, using the LCA boundaries of the wider LCA SS7, and the western settlement boundary of Shrubbs Hill.

SS7a: Settlement edges south of Windlesham



CB:NC EB:Collins N.LLUC.11464.FigA3.r0.SubParcel.DDP.28/05/2021. Source: OS, HE, NE, SCC, SHBC.

SS7a Landscape sensitivity assessment

The sub-area is characterised by pastoral fields, with the historic core of Windlesham extending into the west. The existing development contains a number of locally and nationally listed buildings, and is covered by a Conservation Area. Footpaths connect the sub-area to Windlesham, and the wider landscape, including across the M3 to the south, providing good public access. The settlement edges of Windlesham along Woodlands Lane and Pound Lane are tree-lined and provide strong boundaries, although development to the south-west of Pound Lane weakens this boundary slightly. Pasture fields to the south and east of Windlesham provide a rural setting to the settlement. Roadside vegetation provides an enclosed character, and there are limited views into and out of the sub-area.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- There is a lack of historic features, to the east and south of Windlesham
- The audible and visible presence of the M3 south of Windlesham limits the sense of remoteness and tranquillity.

SS7a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance new development and integrate it within the landscape.

Appendix A Landscape Sensitivity Assessments

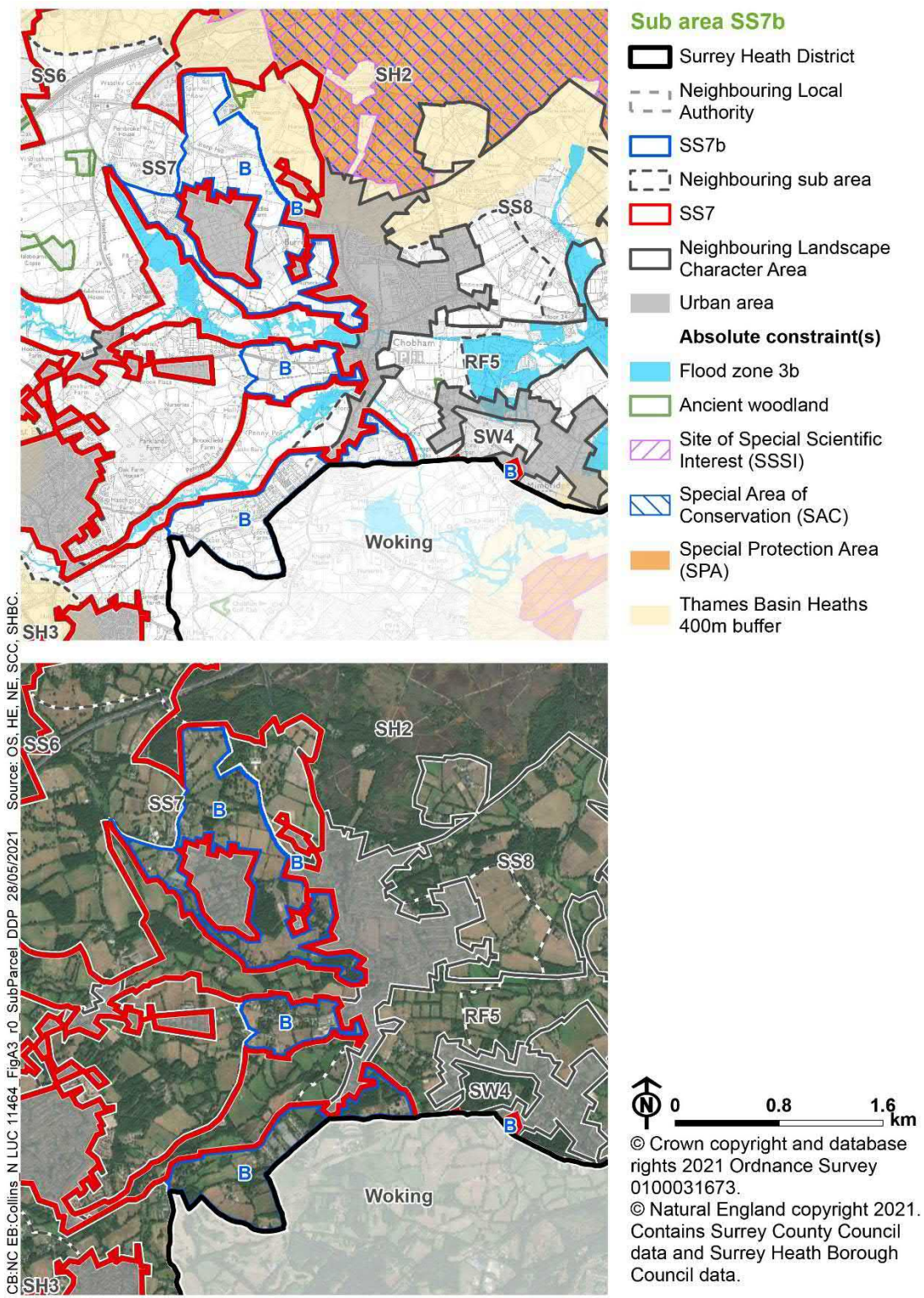
- Protect areas of pastoral farmland and intact field patterns.
- Be sited within the existing field pattern to retain hedgerows and settlement pattern where possible.
- Retain the individual identity of the historic core of Windlesham and the main settlement, avoiding merging these through piecemeal development along roads.

SS7a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners and the farming community.
- Enhance hedgerow boundaries and replace wooden fencing with native hedgerows where possible.
- Further screening of the M3, through tree planting.

SS7b: Settlement edges west of Chobham and Burrowhill



SS7b Landscape sensitivity assessment

The sub-area is characterised by smaller-scale pastoral fields, many in horsiculture use with some intact hedgerows, interspersed by small areas of woodland. Development within the LCA, and in the areas of settlement that fragment it, has a significant impact on character. However, the extent of tree cover ensures that the LCA retains an enclosed, small-scale character that can still be considered rural. The sub-area provides a rural and partially wooded setting for Chobham, Burrowhill, West End Village and Shrubbs Hill and prevents coalescence of settled areas.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Woodland cover is strong, resulting in a more remote and tranquil character.
- Development would result in the loss of separation between areas of development along roads.

Sensitivity may be lower where:

- An absence of strong hedgerow or woodland boundary separation from existing built development reduces rurality.
- Land has a suburban character from existing development, particularly at Castle Green and along the A319, which is influenced by West End Village (excluded from the Surrey Landscape Character Assessment).

SS7b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating

development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

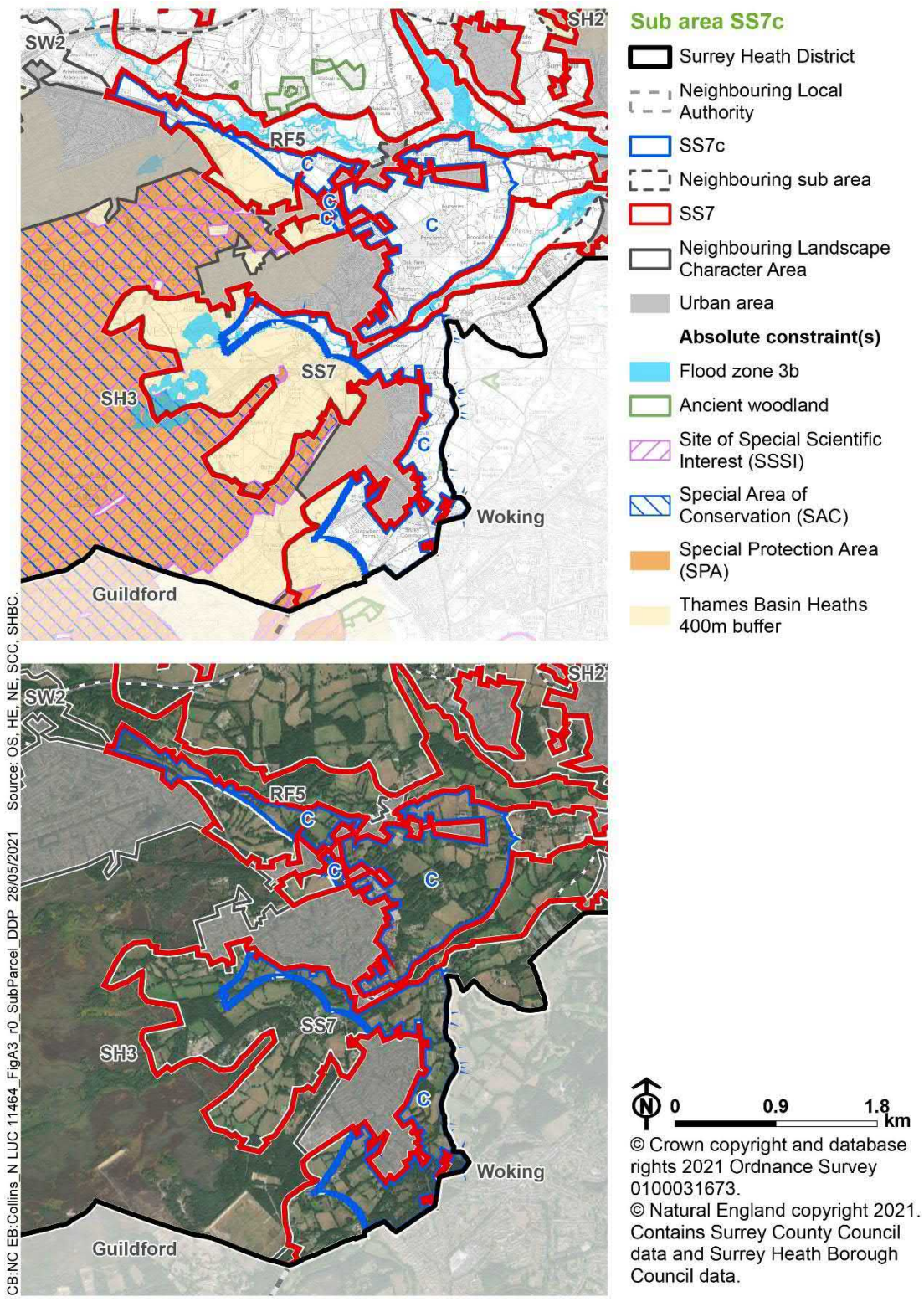
- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance new development and integrate it within the landscape.
- Be sited in areas which have a suburban character from existing settlement, such as at West End Village and Castle Green. Avoid extending out from areas which retain a sense of rurality, such as Shrubbs Hill.

SS7b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and conserve the varied woodlands that give an enclosed character to parts of the area.
- Integrate horsiculture into the rural areas of the sub-area, replacing wooden fencing with native hedgerow boundaries where possible.

SS7c: Settlement edges of edges of West End, Bisley and Lightwater



SS7c Landscape sensitivity assessment

The sub-area is characterised by pastoral fields, many now in use for horsiculture, interspersed with tracts of woodland. The sub-area provides a strong wooded settlement edge to Bisley, West End and West End Village. The rural landscape also provides important gaps between the settlements, preserving their separation. Woodland, roadside vegetation and hedgerows result in an enclosed character, with limited views in and out of the sub-area.

Scattered areas of priority habitat deciduous woodland are found close to Bagshot Heath, at Bisley Common and on the eastern edge of West End and there is priority habitat lowland heathland at Bisley Common. There are a number of locally designated SNCI – Field between Hook and Priest Lanes, Bisley Village Green, Wet meadows at Roselands, Lovelands Farm Meadows and Bisley Common. The church of St John the Baptist east of Bisley is the only Grade II* listed building in the LCA. West End has extended to the south-east and east, and there is ribbon development on Queens Road west of Bisley, which all contribute to a more developed character. There are areas of open access land north-west of Bisley, at Miles Green and at Bisley Common. There is limited public access east of West End, in contrast with other parts of the sub-area which have a good network of public rights of way. Chobham golf course in the south-east are recreationally important, although access is restricted to members.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- A heathland character is conserved at Bisley Common, which is also an area of Open Access Land.
- New development would have no relationship with existing settlements due to absolute constraints, for example north of the A322.

- New development would result in the coalescence of existing settlements, for example on the A319 between West End and West End Village.

SS7c Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

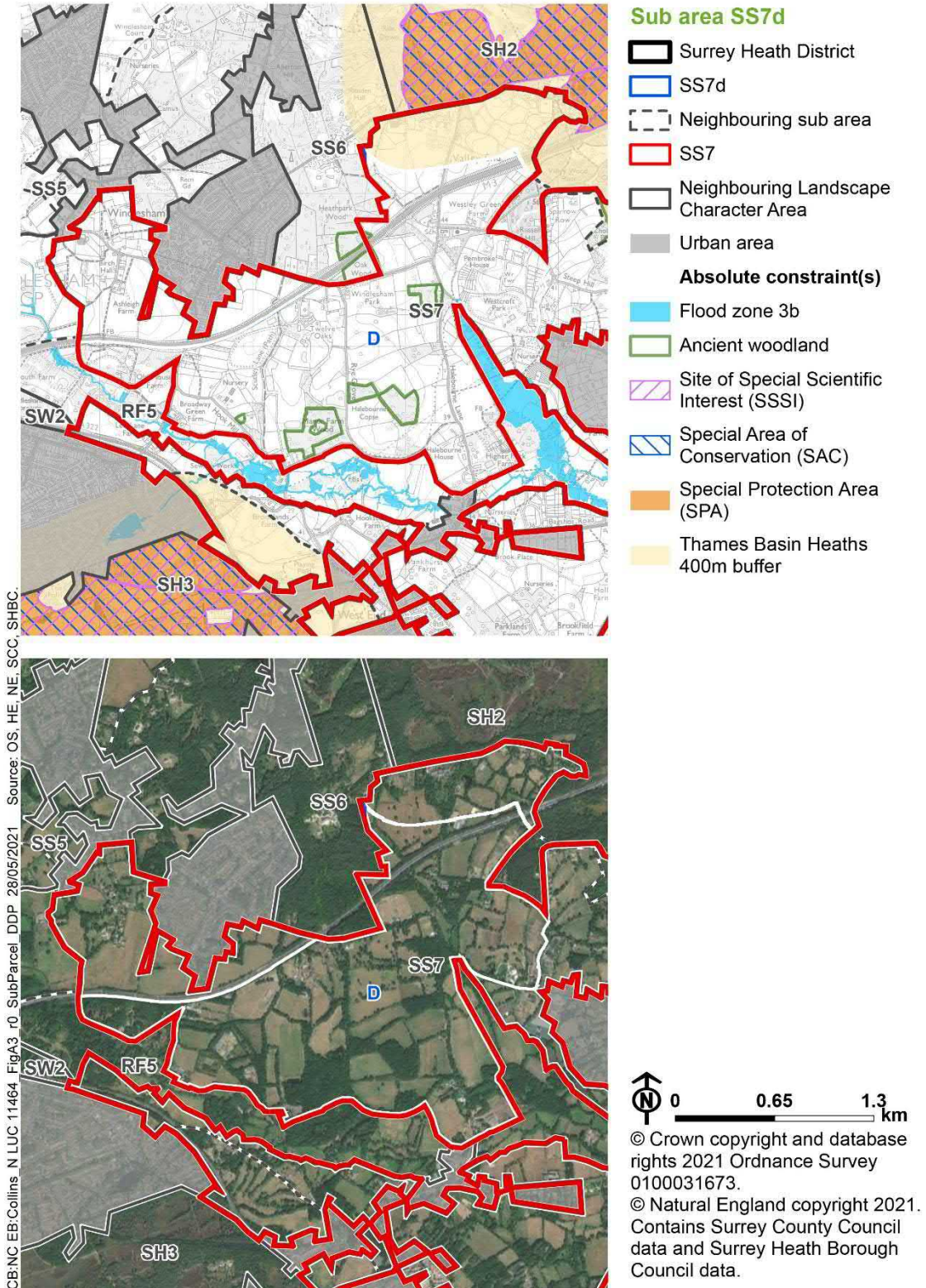
- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.

SS7c Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Protect and conserve the varied woodlands that give an enclosed character to parts of the area.
- Integrate horsiculture with the rural areas of the sub-area, replacing wooden fencing with native hedgerow boundaries where possible.

SS7d: the wider landscape



SS7d Landscape sensitivity assessment

The sub-area is characterised by pastoral fields, many now in horsiculture use, interspersed with tracts of woodland. Scattered areas of priority habitat deciduous woodland are found across the sub-area. There is limited built development in the sub-area, farms, some with greenhouses and nurseries, and large detached houses, are set back from the tree-lined roads. Public rights of way are rare, although there is a small area of Open Access lands at Westley Green. The sub-area has a rural, tranquil and enclosed character.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Proximity to the M3 reduces tranquillity.

SS7d Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.

SS7d Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

Appendix A Landscape Sensitivity Assessments

- Protect and conserve the woodlands that give an enclosed character to parts of the area.
- Integrate horsiculture into the rural areas of the sub-area, replacing wooden fencing with native hedgerow boundaries where possible.

Landscape character area SS8: Chobham East Settled and Wooded Sandy Farmland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Chobham East Settled and Wooded Sandy Farmland Character Area is located to the north of Woking. It consists of two parts, situated to the north and to the south of the Bourne river floodplain. It is defined by the edges of river floodplain, the settlement edge of Chobham to the west, and areas of heathland and woodland to the north, south and east.

[Note: a large part of the southern area lies outside Surrey Heath District boundary within Woking District, so some of the characteristics listed below may be less relevant to land within Surrey Heath Borough.]

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

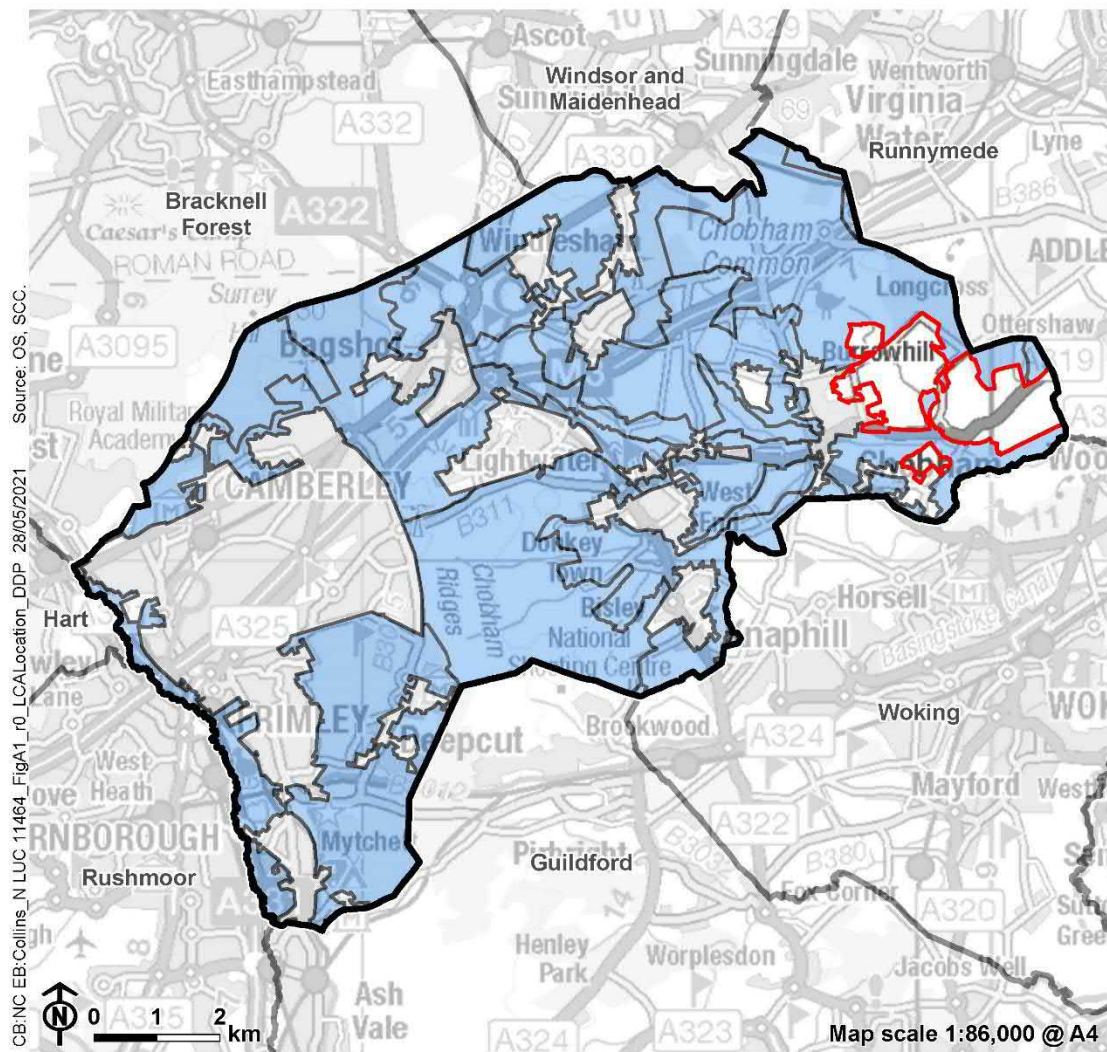
- Underlain by Bagshot Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology, falling gently towards the Bourne floodplain.
- Consists of pastoral and arable farmland with occasional areas of woodland. Fields sizes are often larger than other surrounding areas of Settled and Wooded Sandy Farmland.
- Fields and paddocks, particularly within the north-western part of the character area have a good hedgerow structure along their boundaries, but some fields, mainly the larger fields to the south and east have lost their hedgerows.

Appendix A Landscape Sensitivity Assessments

- There are scattered farmsteads, nurseries, and very occasionally groups of low-density dwellings. There are larger buildings and hangers at Fair Oaks Airfield and an extensive research and development complex at the McLaren Technology Centre.
- Views are often limited or framed by hedgerows and tree cover, but views become more open to the south.
- A good network of public rights of way cross the character area and link the two halves of the character area together via footbridges across The Bourne.
- An 'A' road and a minor road cross through the northern half of the character area, but elsewhere vehicle access is limited to private drives and tracks.
- There are two small areas of registered common land, including Little Heath at the north-western end of the character area, which is also designated as a site of Nature Conservation Interest.
- The character area abuts part of the Thames Basin Heaths Special Protection Area to the south.
- A pleasant landscape, part of the setting to The Bourne, with rights of way providing opportunities for interaction with the landscape including routes to the adjacent river itself. There are limited roads, but settlement, and large buildings reduce the sense of remoteness such as around the airfield and McLaren centre.

The landscape strategy for the Settled and Wooded Sandy Farmland landscape type is to conserve peaceful enclosed areas with their mosaics of heathland, woodland, and pastoral farmland, and to conserve historic villages and small scale settlement set around greens and commons, including careful consideration of the impact from any further development and enhancement of recreation opportunities. There are opportunities for enhancement including management of the open heathlands and pastures to prevent encroachment by woodland and restocking hedgerows, as well as reducing visual impact of transport corridors locally.

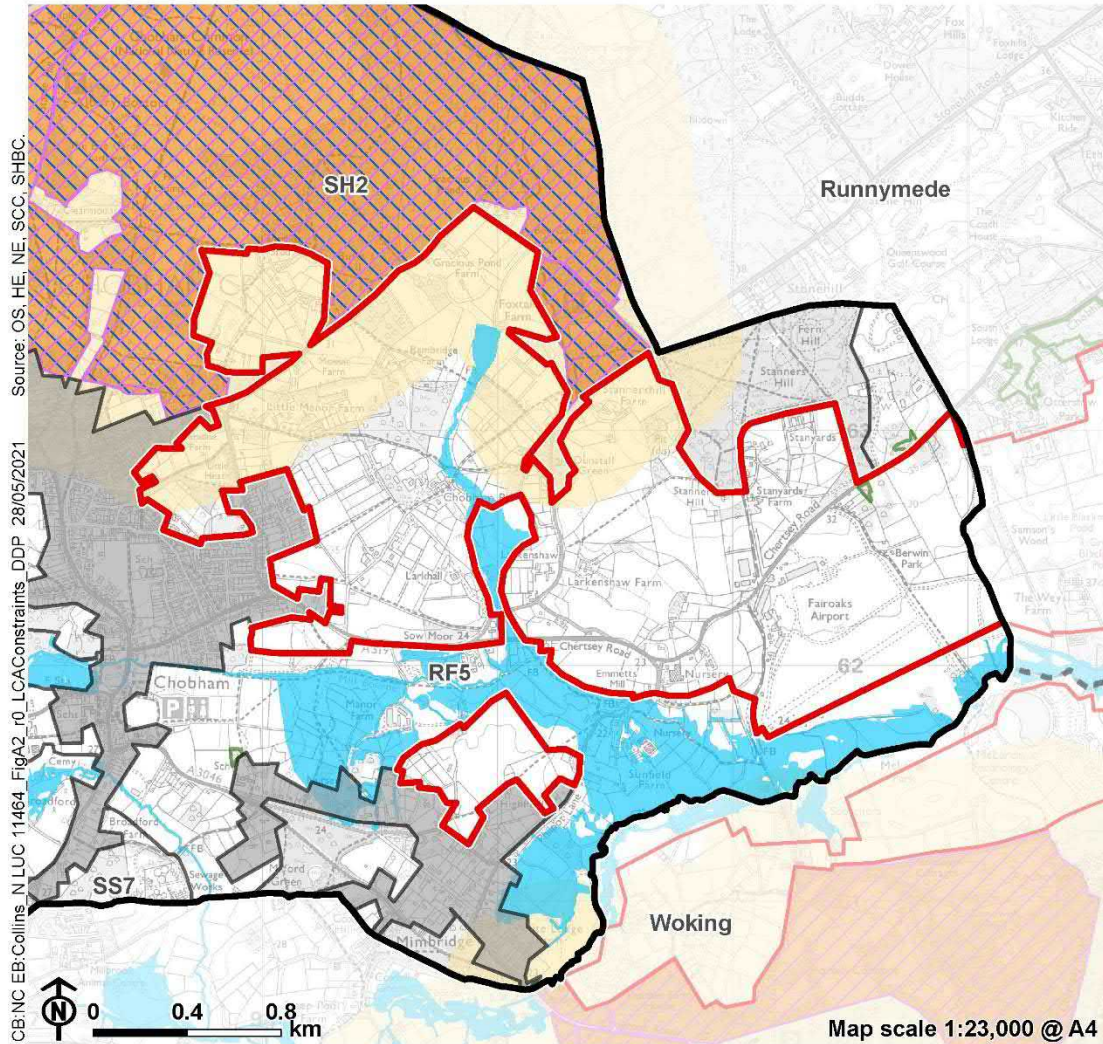
Appendix A Landscape Sensitivity Assessments



Location of Landscape Character Area SS8 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SS8: Chobham East Settled and Wooded Sandy Farmland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SS8

- | | |
|---|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SS8: Chobham East Settled and Wooded Sandy Farmland | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

Appendix A Landscape Sensitivity Assessments

The north-western part of SS8 lies within the 400m buffer zone around Chobham Common, which is designated as part of the Thames Basin Heaths Special Protection Area (SPA). Most of the southern part of SS8, beyond the boundary with Woking District, is similarly constrained due to proximity to Horsell Common.

The vast majority of landscape character area SS4: 'Wentworth to Sheerwater Settled and Wooded Sandy Farmland' is located within the neighbouring Runnymede District, although a small part falls within Surrey Heath District to the east of Stanners Hill. This comprises a small area that shares similar characteristics with adjacent areas of SS8 and is therefore included within the assessment for LCA SS8.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- The LCA comprises a gently undulating landform that falls gradually towards The Bourne floodplain to the south. Lower sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- To the south of the LCA around Mimbridge and east around Fairoaks Airport, there is evidence of hedgerow loss with larger fields and a more uniform landscape pattern. Lower sensitivity.
- The majority of the LCA comprises pastoral and arable farmland with occasional areas of woodland. Fields and paddocks within the west and central parts of the character area in particular display a mixture of complex and simple forms, retaining some historic landscape pattern. Moderate sensitivity

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Eastern and southern parts of the LCA contain relatively little semi-natural habitat coverage or valued features and there is evidence of hedgerow loss, particularly around Fairoaks Airport. Lower sensitivity.
- Central and western parts of the LCA comprise pastoral and arable farmland with occasional areas of woodland, much of which is identified as Priority Habitat (Deciduous Woodland). Fields and paddocks generally have a good hedgerow structure along their boundaries, although hedgerows have been replaced with fencing in places where horsiculture predominates. Moderate sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or

remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- There is a general absence of historic features that contribute to landscape character to the south and east of the LCA. There is some modern large-scale built development at and around Fair Oaks Airfield, including hangars and industrial units. Lower sensitivity.
- Elsewhere within the LCA built development is limited to scattered farmsteads, nurseries, and very occasional groups of low-density dwellings. There are also occasional grade II listed buildings within central and western areas of the LCA that contribute to landscape character. Moderate sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Areas to the east have limited public access relative to other parts of the LCA. Lower sensitivity
- A good network of public rights of way cross other parts of the character linking adjacent settlements to the wider countryside. Moderate sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- To the east, in the vicinity of Fairoaks Airport, existing large-scale development limits the sense of rurality, remoteness and tranquillity. Lower sensitivity
- Within central, western and southern areas of the character area there is some sense of a rural character, although there are also signs of human influence in the vicinity of the A319, Stonehill Road and Philpot Lane, and around parts of the settlement edges of Chobham and Mimbridge. Moderate sensitivity.
- Elsewhere in the character area, vehicular access is limited to private drives and tracks and woodland cover and hedgerow vegetation results in a relatively secluded landscape with a greater sense of remoteness and tranquillity. Higher sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- Areas of existing settlement are mostly contained by surrounding woodland and boundary vegetation, which provides some contribution to a wooded setting/backdrop. Open pasture land also provides a rural setting to the east of Chobham. In addition, land contributes to a sense of separation between Chobham and Mimbridge. Moderate sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

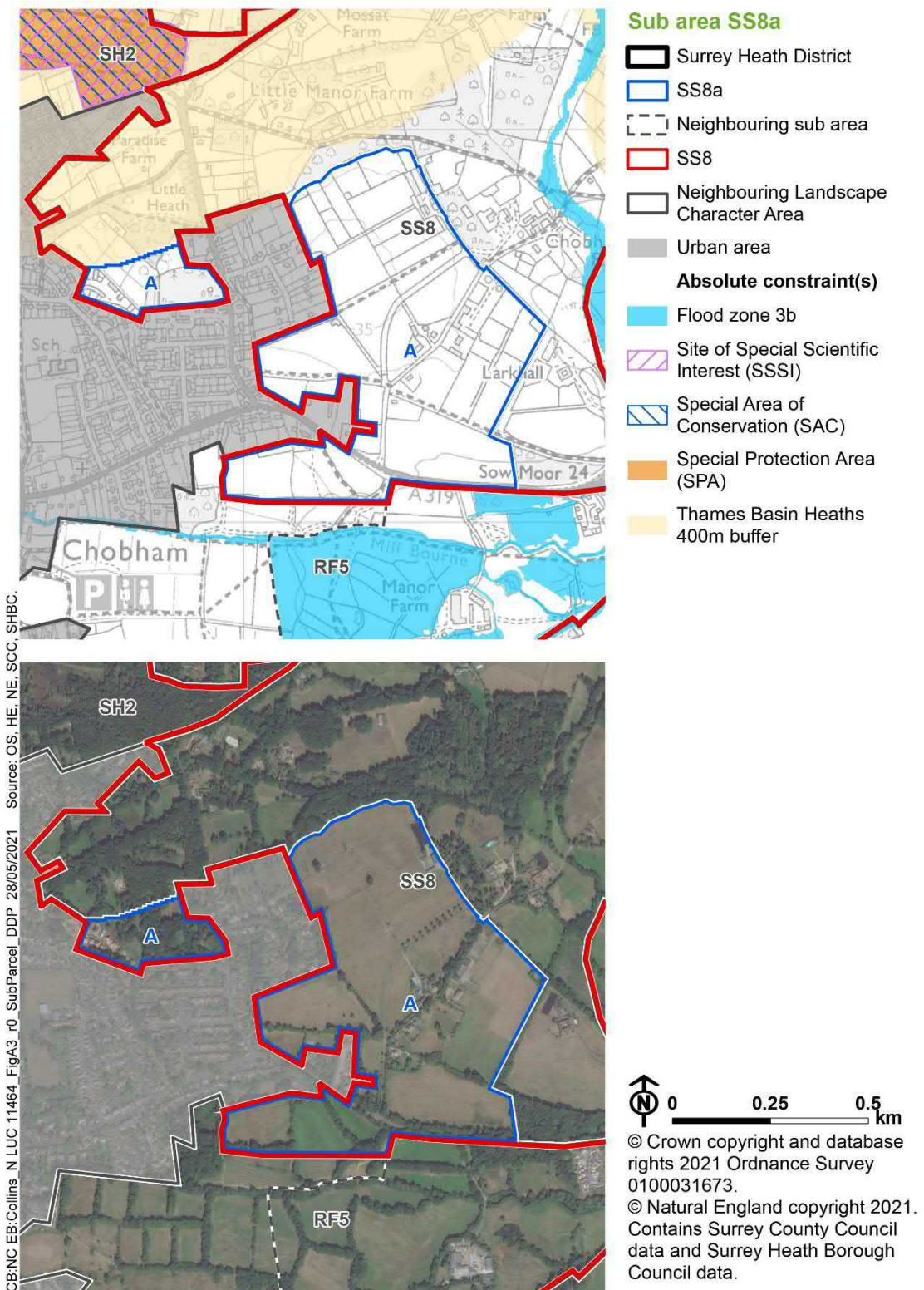
- The landscape is generally visually enclosed, with views often limited or framed by hedgerows and tree cover. Lower sensitivity.
- Views become more open to the south and east. Moderate sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- SS8a Settlement edges east of Chobham, south of the woodland belt that marks the southern extent of the buffer zone around Chobham Common (part of the Thames Basin Heaths SPA). The sub-area extends east to the buildings of Chobham Park Farm and hedgerows around Larkhall and Sowmoor Plantation.
- SS8b Settlement edge north of Mimbridge, using the boundaries of the detached part of the LCA.
- SS8c Fair Oaks Airport, covering the open area surrounding the airport to the south and east and the existing large-scale industrial development on the A319.
- SS8d Wider landscape, using the LCA boundaries of the wider LCA SS8 (including the small part of LCA SS4).

SS8a: Settlement edges east of Chobham



SS8a Landscape sensitivity assessment

The sub-area is characterised by open pastoral fields and paddocks to the south and east, and by pastoral fields and woodland to the north-west. The landscape features a good network of public rights of way that link the settlement to the wider countryside, including to Little Heath to the north. The land is gently undulating, with an absence of any notable topographical variation. There is also a general absence of historic features that contribute to landscape character, although the fields to the south and north-west retain some historic landscape pattern. To the north the settlement has strong edges formed by woodland and/or boundary vegetation, which provides a wooded backdrop; the recent development on Garden Drive is only apparent from the pasture fields immediately adjacent. From elsewhere in the sub-area the settlement edge is generally apparent, in particular from the more open areas of paddocks to the east. The area generally has a rural character, although the settlement edge, residential properties along Chobham Park Lane and the A319 diminish the sense of remoteness and tranquillity.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Land contains elements of higher Natural character, such woodland or strong hedgerows defining field boundaries.
- Land forms the immediate setting of Little Heath Common (SNCI and CROW Access Land).

SS8a Potential for mitigation

To minimise adverse impact on landscape and visual character, development consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

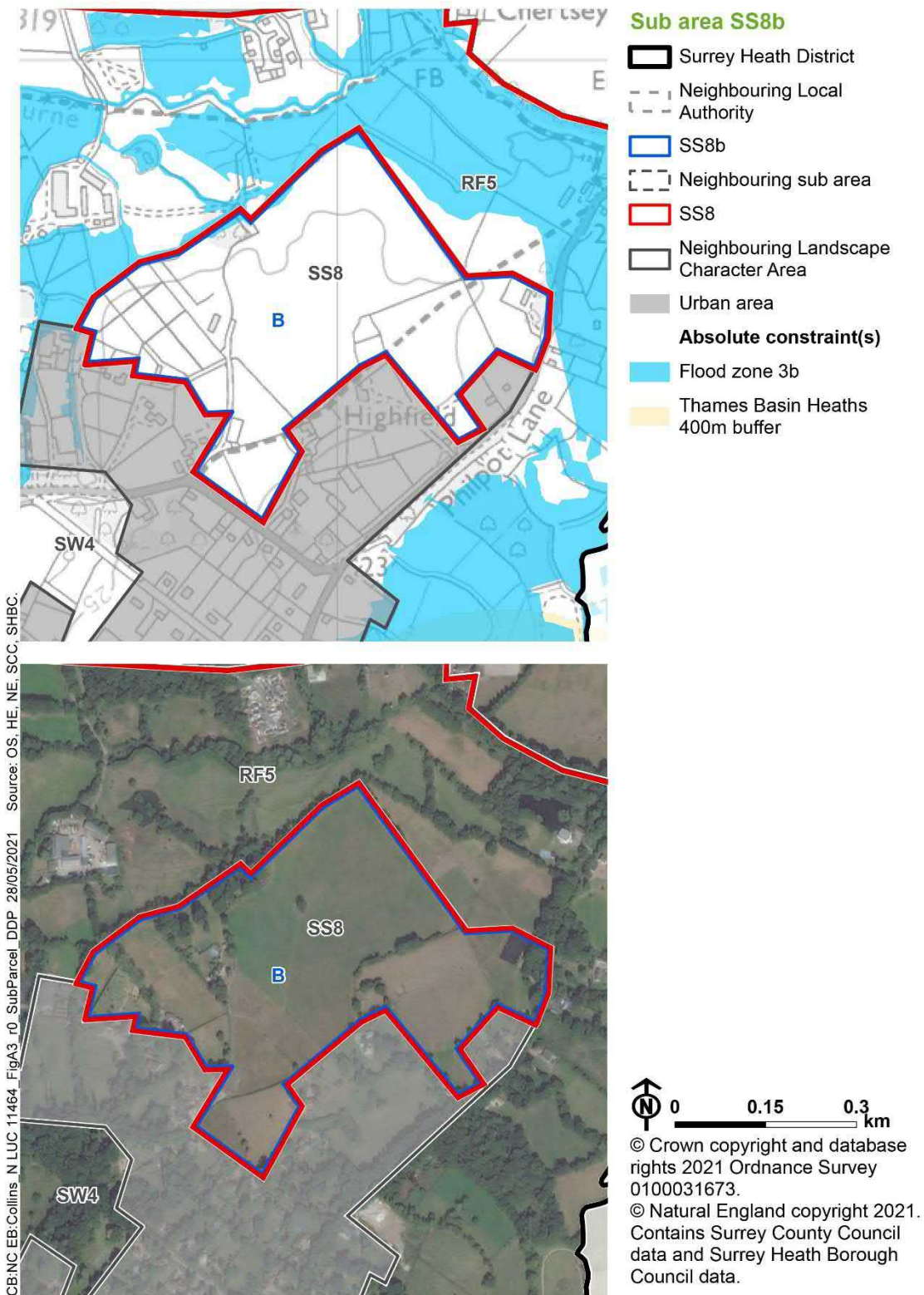
- Be designed to retain existing hedgerows and hedgerow trees that are essential to the character of this area and consider opportunities for new woodland planting to help integrate new development into the landscape.
- Conserve the greens and commons that form the rural settings for villages.
- Be designed to fit with the pattern of villages, hamlets, isolated farmsteads and short rows of houses facing onto roads or commons set within the matrix of woodland, heathland and open farmland.
- Be sited to ensure that it is perceived as being part of Chobham rather than piecemeal development along the A319 and to help avoid a sense of merging with Mimbridge.
- Avoid having an urbanising effect along the A319 through the use of appropriate surfacing, the minimising of street clutter and the use of traditional signage with regard to local style and materials.

SS8a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance areas of pastoral farmland and paddocks by retaining and restocking existing hedges and by replacing fencing with hedges using locally characteristic species (such as Oak and Birch), and through consistent management.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will enhance key landscape features such as pastures.

SS8b: Settlement edge north of Mimbridge



SS8b Landscape sensitivity assessment

The sub-area is characterised by open pastoral fields and paddocks with relatively little semi-natural habitat coverage or valued features. There has been some hedgerow loss resulting in larger fields and a more uniform landscape pattern. The land is gently undulating, with an absence of any notable topographical variation. There is also a general absence of historic features that contribute to landscape character, but there is one public right of way that traverses the area connecting the settlement to the wider surrounding landscape. Despite the presence of the settlement edge to the south and the relatively busy Philpot Lane to the east, the area generally retains a sense of rurality and tranquillity.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Land is more distant from the settlement edge and Philpot Lane.

SS8b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain existing hedgerows and hedgerow trees that are essential to the character of this area and consider opportunities for new woodland planting to help integrate new development into the landscape.
- Be designed to fit with the pattern of villages, hamlets, isolated farmsteads and short rows of houses facing onto roads or commons set within the matrix of woodland, heathland and open farmland.

Appendix A Landscape Sensitivity Assessments

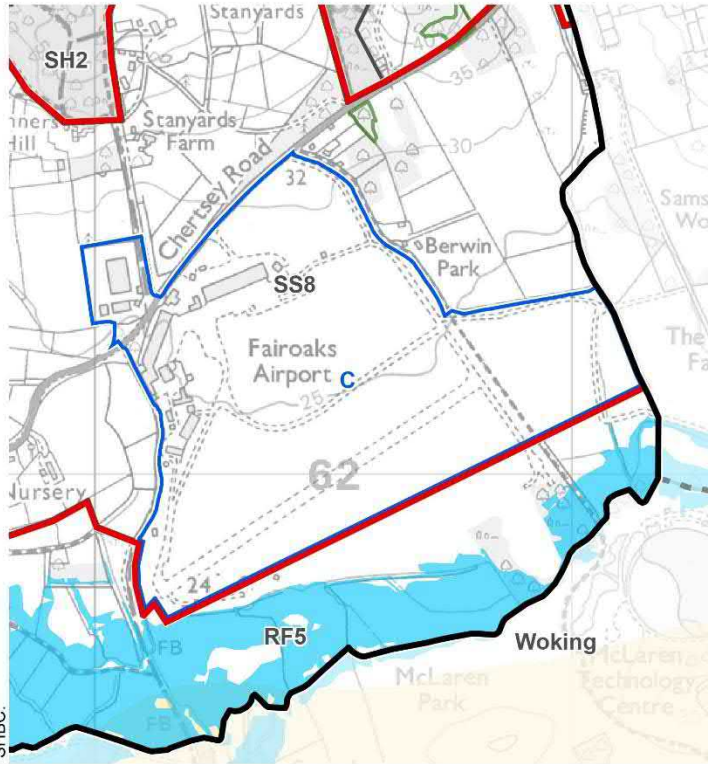
- Be sited to ensure that it is perceived as being part of Mimbridge rather than piecemeal development along Philpot Lane and to help avoid a sense of merging with Chobham.
- Avoid having an urbanising effect along Philpot Lane or Sandpit Hall Lane through the use of appropriate surfacing, the minimising of street clutter and the use of traditional signage with regard to local style and materials.

SS8b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance areas of pastoral farmland and paddocks by retaining and restocking existing hedges and by replacing fencing with hedges using locally characteristic species (such as Oak and Birch), and through consistent management.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will enhance key landscape features such as pastures.
- Enhance and increase recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc).

SS8c: Fairoaks Airport



Sub area SS8c

- Surrey Heath District
 - Neighbouring Local Authority
 - SS8c
 - Neighbouring sub area
 - SS8
 - Neighbouring Landscape Character Area
- Absolute constraint(s)**
- Flood zone 3b
 - Ancient woodland
 - Thames Basin Heaths 400m buffer

CB/NC/EB/Collins N LUC 11464 FigA3_r0 SubParcel_DDP 28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

SS8c Landscape sensitivity assessment

The sub-area comprises several large-scale hangars and industrial units associated with Fairoaks Airport off Chertsey Road (A319) to the north-west, and landing strips set within open grassland elsewhere. The area has been cleared on almost all of its hedgerows meaning it has a uniform landscape pattern with little sense of time depth. It contains little semi-natural habitat coverage, limited to hedgerow vegetation defining its outer edge; and public access is limited to one footpath passing through the area between Bonsey’s Lane and the McLaren Technology Centre. The landscape is visually open and the existing large-scale development, traffic along the A319 and the intermittent taking off and landing of aircraft limits the sense of remoteness and tranquillity. However, the open grassland covering most of the sub-area retains some rural character.

Low	Low Moderate	Moderate	Moderate-high	High
-----	-----------------	----------	---------------	------

Sensitivity may be higher where:

- Land is more distant from existing built development and the A319.

SS8c Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Consider opportunities for new woodland and hedgerow planting that are essential to the character of this area to help integrate new development into the landscape.

Appendix A Landscape Sensitivity Assessments

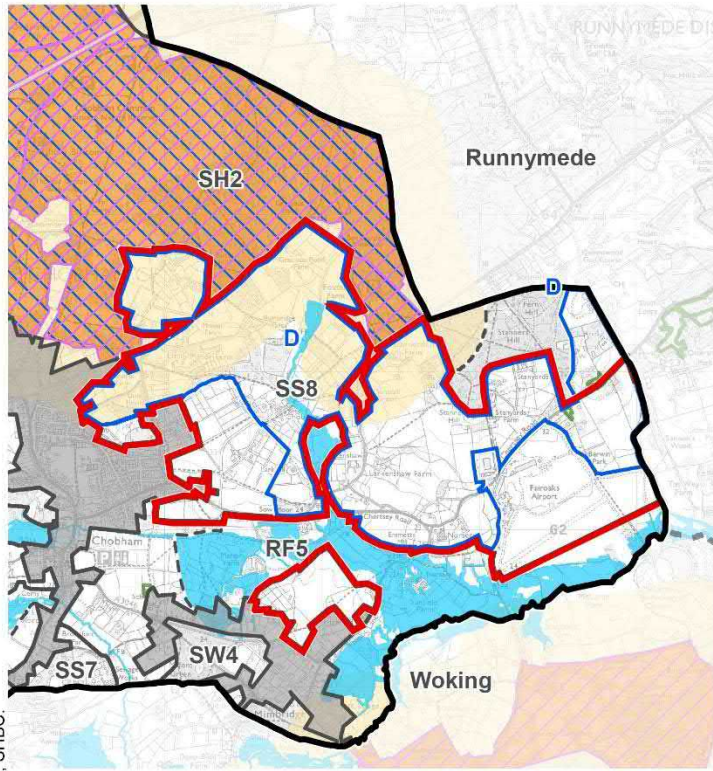
- Be sited to ensure that it is perceived as being part of a single settlement rather than piecemeal development along Chertsey Road.
- Avoid having further urbanising effect along Chertsey Road through the use of appropriate surfacing, the minimising of street clutter and the use of traditional signage with regard to local style and materials.

SS8c Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance areas of pastoral farmland by introducing hedgerows using locally characteristic species, and through consistent management.
- Enhance the character of the landscape by promoting the use of locally appropriate species such as oak, birch and Scots pine.
- Encourage landowners to adopt an appropriate management regime using traditional farming techniques where these will enhance key landscape features such as pastures.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners.
- Enhance and increase recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc).

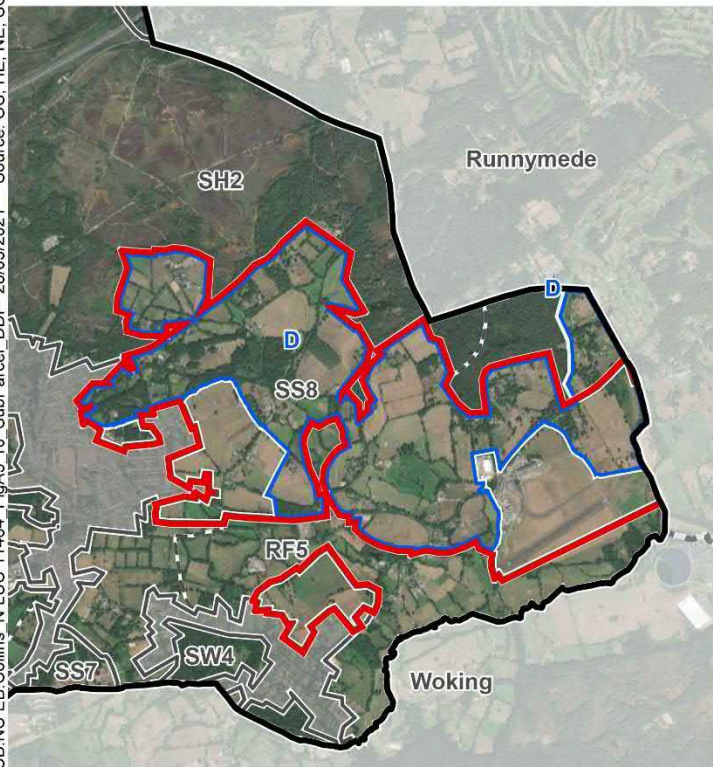
SS8d: Wider landscape



Sub area SS8d

- Surrey Heath District
- Neighbouring Local Authority
- SS8d
- Neighbouring sub area
- SS8
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB:NC EB:Collins N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

SS8d Landscape sensitivity assessment

The wider LCA (including the small part of LCA SS4 to the east of Stanners Hill, north of the A319) comprises pastoral and arable farmland with occasional areas of woodland. Fields and paddocks generally display a mixture of complex and simple forms and retain some historic landscape pattern. Much of the woodland within the wider LCA is identified as Priority Habitat (Deciduous Woodland). Built development is limited to scattered farmsteads, nurseries, and very occasional groups of low-density dwellings, and there are occasional grade II listed buildings that contribute to landscape character. There is a good network of public rights of way cross the area, linking adjacent settlements to the wider countryside. Apart from Chertsey Road (A319) and Stonehill Road, vehicle access within the wider LCA is limited to private drives and tracks. The landscape is also generally visually enclosed, with views often limited or framed by hedgerows and tree cover. This, results in a relatively secluded landscape with a strong rural character and sense of remoteness and tranquillity.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Proximity to the busy transport routes and/or existing built development reduces tranquillity.

SS8d Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain woodland and hedgerows that are essential to the character of this area and consider opportunities for new woodland planting to integrate new development within the landscape.

Appendix A Landscape Sensitivity Assessments

- Conserve the greens and commons that form the rural settings for villages.
- Be designed to fit with the pattern of villages, hamlets, isolated farmsteads and short rows of houses facing onto roads or commons set within the matrix of woodland, heathland and open farmland.
- Be sited to ensure that it is perceived as being part of a particular settlement rather than piecemeal development along roads. This will also help retain the individual identity of settlements (or distinct areas of a particular settlement) and avoid a sense of merging.
- Avoid having an urbanising effect along roads through the use of appropriate surfacing, the minimising of street clutter and the use of traditional signage with regard to local style and materials.

SS8d Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance areas of pastoral farmland and paddocks by retaining and restocking existing hedges and by replacing fencing with hedges using locally characteristic species, and through consistent management.
- Promote the use of locally appropriate species such as oak, birch and Scots pine.
- Enhance the varied woodlands that give an enclosed character to parts of the area by encouraging sustainable and multi-purpose woodlands and promoting traditional woodland management techniques with local landowners.
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will enhance key landscape features such as woodland and pastures.
- Enhance recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc).

Landscape character area SW2: Bagshot and Lightwater West Sandy Woodland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Bagshot and Lightwater West Sandy Woodland Character Area lies to the north of Camberley. It is defined by the extent of relatively continuous woodland. Although a gradual transition in places, the surrounding character areas are settled with housing or farmland and have much less woodland, or are extensive areas of intact heathland. The northern edge of the character area is defined by the borough boundary, while the southern edge of the character area is defined by the northern edge of Camberley and the more open, intact heathland of Westend Common. The eastern end extends to the Windle Brook floodplain. Elsewhere, the character area boundary largely follows the edge of woodland, although it is taken to the nearest build up area edges in places, incorporating a few open areas into the character area.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- An undulating landscape, underlain by Camberley Sand Formation Sand solid geology and small areas of Windlesham Formation Sand, Silt and Clay.
- Steep, complex topography to the south and west, but generally falling towards the river valleys in the north-east.

Appendix A Landscape Sensitivity Assessments

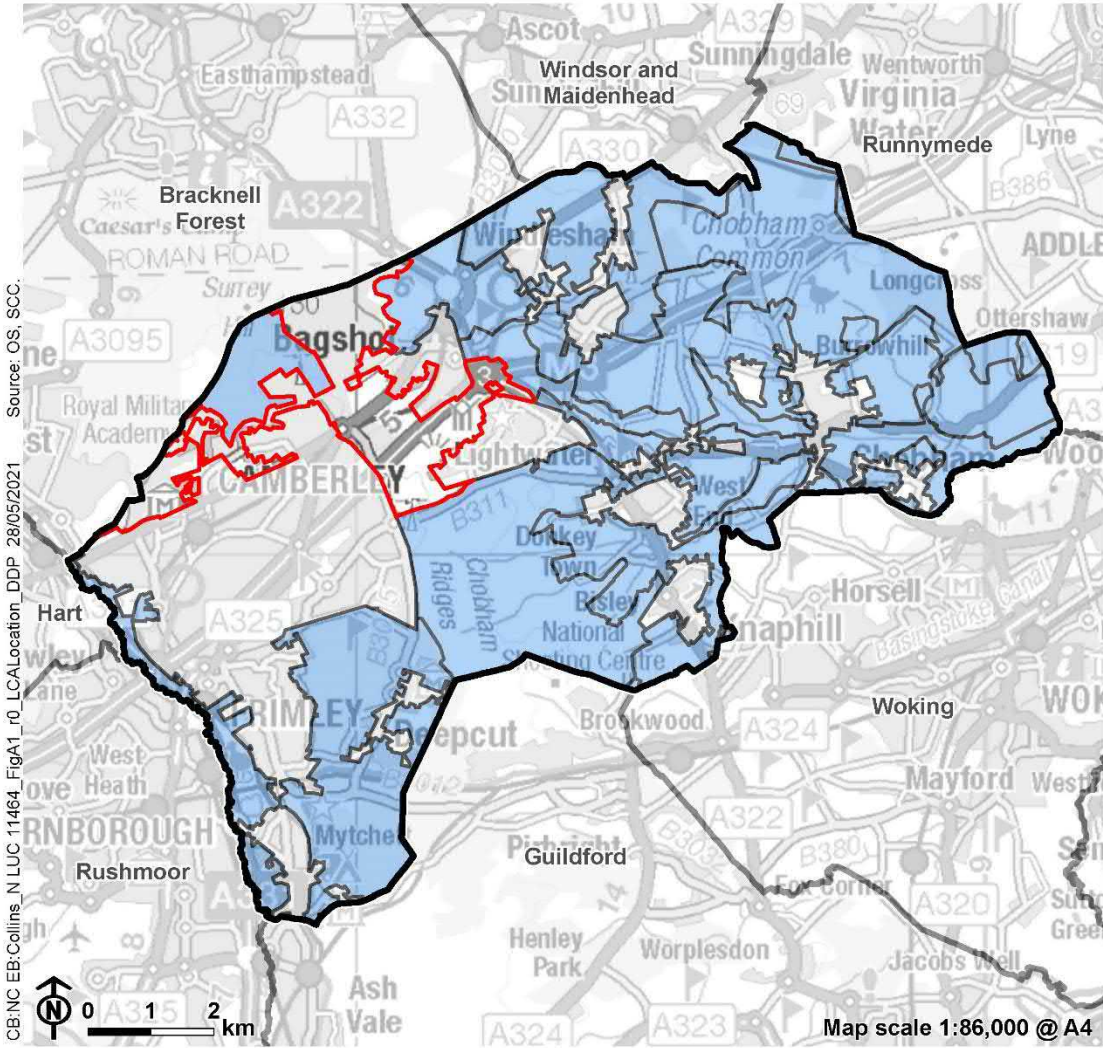
- The character area consists of extensive areas of woodland and plantation, including the southern end of The Crown Estate's Swinley Forest area and Queen's Wood at the north of the character area. There are a few less wooded areas to the east, including a golf course, but these areas are still enclosed by surrounding woodland.
- Woodland warps around the northern edge of Camberley, providing a wooded setting to the town.
- The character area includes Bagshot Heath, and incorporates Lightwater Country Park. A network of tracks which cut through woodland at the south-eastern end of the character area form an extensive vehicle testing area.
- The far western end of the character area includes part of the Sandhurst Royal Military College grounds, including buildings and a large lake, both surrounded by woodland.
- Views are restricted by woodland across the majority of the character area, however there are impressive wide ranging views over the surrounding landscape from the lookout at High Curley within Bagshot Heath.
- Public rights of way extend to most parts of the character area and provide attractive walking opportunities through the woodland. Bagshot Heath is Open Access Land and the Lightwater Country Park is a popular recreational resource.
- The M23 motorway, A30 main road and the Ascot to Guildford railway line cut through the character area.
- Settlement of any significance is limited to ribbon development along the A30, which has well vegetated boundaries and is set back slightly from the road.
- The western end of the character area includes a Conservation Area within part of the Sandhurst Royal Military College grounds. Queen's Wood is part of the grade II listed historic parks and gardens of Bagshot Park, which is adjacent to the north-east of the character area.

Appendix A Landscape Sensitivity Assessments

- Bagshot Heath and the northern part of the character area is part of the Thames Basin Heaths Special Protection area, and are designated as Sites of Special Scientific Interest. Much of the remaining areas of the character area are designated as Sites of Nature Conservation Importance.
- Significant areas of woodland provide areas with a sense of remoteness and tranquillity. Busy transport corridors are set within woodland and are not overly intrusive on the wider landscape. Human influence is present in other areas, but generally low key. The character area successfully prevents coalescence between Camberley, Bagshot and Lightwater, and provides a wooded setting to the settlements.

The landscape strategy for the Sandy Woodland landscape character type as a whole is to conserve the peaceful, intimate landscape. Opportunities for enhancement requiring management of varied woodlands to conserve their ecological and historic interest, and to maintain areas of heathland.

Appendix A Landscape Sensitivity Assessments

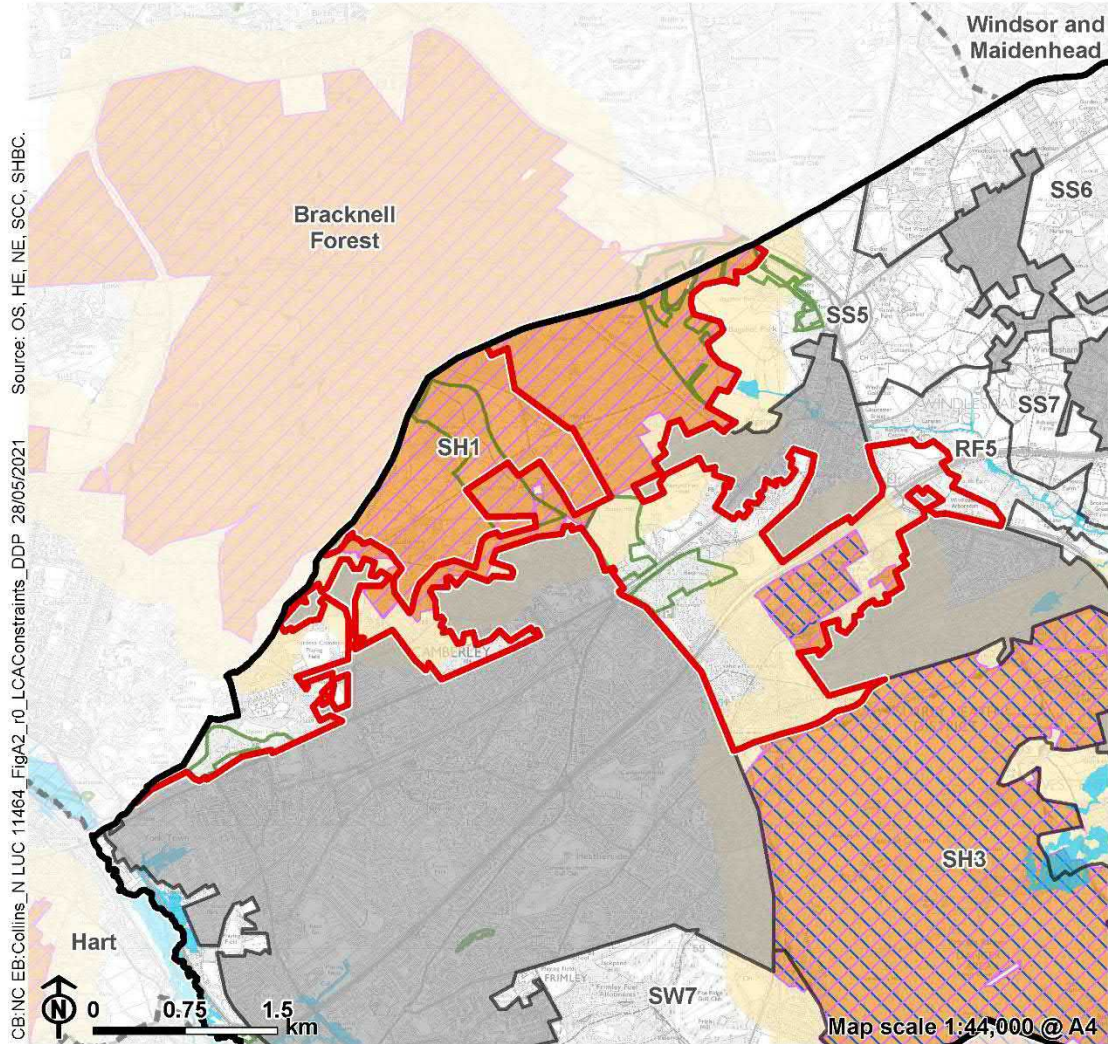


© Crown copyright and database rights 2021 Ordnance Survey 0100031673. Contains Surrey County Council data.

Location of Landscape Character Area SW2 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SW2: Bagshot and Lightwater West Sandy Woodland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SW2

- | | |
|---|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SW2: Bagshot and Lightwater West Sandy Woodland | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

The SW2 woodlands lie adjacent to, and are to a degree transitional from, heavily designated heathlands (the SH landscape type). Consequently, this LCA is largely subject to absolute constraints, with Bagshot Heath and the fringes of Olddean Common designated as part of the Thames Basin Heaths Special Protection Area (SPA), and the buffer zone for the SPA extending 400m south from that. Land at the southern edge of the LCA is similarly constrained by the 400m buffer zone around the Westend Common section of the SPA. The Sensitivity Evaluation covers the remainder of the LCA, which is fragmented into a series of small pockets by the urban areas of Camberley and Bagshot.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- A gently undulating landform which falls towards river floodplains in the north. Moderate sensitivity.
- More distinctive complex landform south of the Ascot to Guildford railway line. Higher sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- Recreational uses at Penny Hill, Sandhurst Military Academy and the vehicle testing area south of the A30 London Road have removed traces of former historic landscape pattern. Lower sensitivity.

- Areas of undeveloped and unenclosed heathland and scrub extend from the constrained areas into the undeveloped landscapes north of the A30 London Road north of Camberley, which retain some historic landscape pattern. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Priority habitat deciduous woodland is recorded at Royal Military Academy Sandhurst, north of the A30 London Road on the northern edge of Camberley, the eastern edge of Camberley and the western edge of Bagshot. A small area of priority habitat lowland heathland is recorded south of the M3. Locally designated Sites of Nature Conservation Interest cover Penny Hill, Black Hill, White Hill, and Sandhurst Royal Military Academy. Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- The M3, A30 and Ascot to Guildford railway line cut through the area, and do not contribute to the built character of the LCA. Built development within the LCA is limited to small areas of residential development east of junction 3 of the M3, and the new Waterers End development between the A30 and railway line west of Bagshot. Lower sensitivity.
- Development associated with the Royal Military Academy Sandhurst in the west is covered by a Conservation Area and includes a number of Listed Buildings. Higher sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Land at Sandhurst Military Academy, and east of junction 3 of the M3 to the east of Bagshot have limited public access relative to other parts of the LCA. Lower sensitivity
- There is public access to Black Hill and White Hill east of Camberley, at Barossa Common Playing Field, and footpaths link Lightwater and Bagshot to the wider countryside east of the A322. Moderate sensitivity.
- Diamond Ridge SANG north of the A30 and Notcutts SANG at the Waterers End development provide public access. Higher sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High

scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The M3, A30 and Ascot to Guildford railway line cut through the area and create disturbance particularly to the east of junction 3 of the M3. Lower sensitivity.
- The SANGs at Diamond Ridge and Notcutts are partially disturbed by the A30, but away from the road woodland reduces this impact. Moderate sensitivity.
- Extensive woodland and heathland at Black Hill and White Hill have a remote and rural character away from the A30 and B3015. Higher sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- Land east of junction 3 of the M3 has a limited role in the setting to Bagshot and Lightwater as the A322 provides a very strong settlement boundary. Lower sensitivity.
- Areas of existing settlement are contained by woodland within the LCA, which provides a wooded setting to the settlements. The landscape preserves the separation between Camberley, Bagshot and Lightwater. Higher sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land

cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

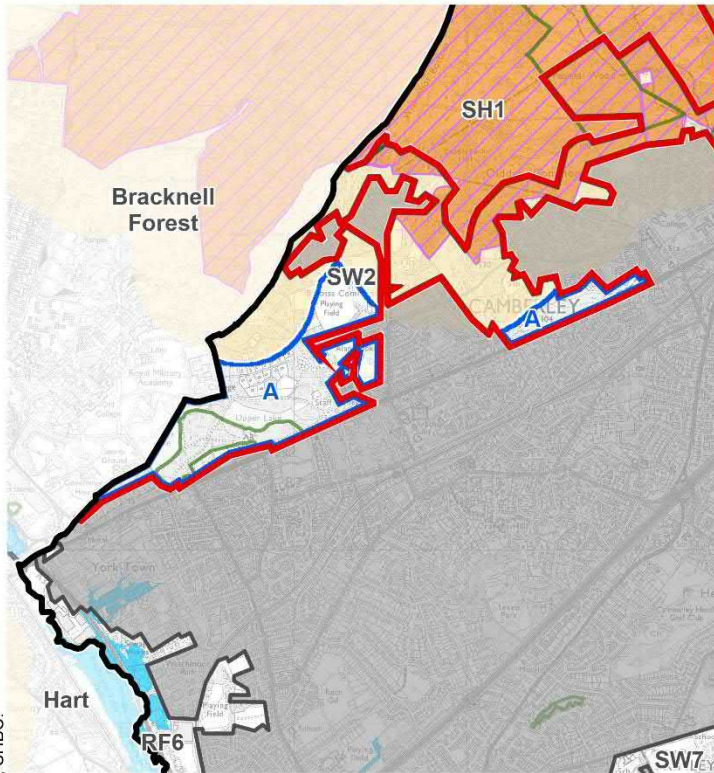
The landscape is generally visually enclosed, with views often limited by woodland. Lower sensitivity.

Assessment Sub-areas

This landscape character area has been divided into the following sub-areas for the purposes of this landscape sensitivity assessment:

- SW2a Settlement edge north of Camberley, using the settlement edges, borough boundary, and absolute constraints as boundaries.
- SW2b Settlement edges west of Camberley and east of Bagshot, using settlement boundaries as the eastern and western boundaries, and absolute constraints to the north and south.
- SW2c Settlement edges east of Bagshot and Lightwater, using settlement boundaries and the LCA boundaries to the north, east, west and south.

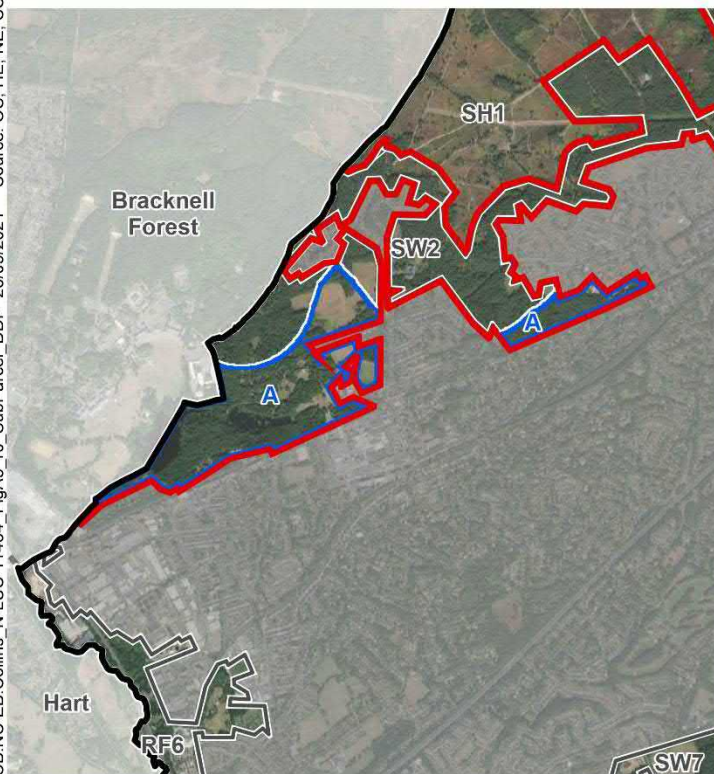
SW2a: Settlement edge north of Camberley



Sub area SW2a

- Surrey Heath District
 - Neighbouring Local Authority
 - SW2a
 - Neighbouring sub area
 - SW2
 - Neighbouring Landscape Character Area
 - Urban area
- Absolute constraint(s)**
- Flood zone 3b
 - Ancient woodland
 - Site of Special Scientific Interest (SSSI)
 - Special Protection Area (SPA)
 - Thames Basin Heaths 400m buffer

CB:NC:EB:Collins_N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

SW2a Landscape sensitivity assessment

The sub-area is characterised by woodland in the east, and a mix of woodland, open land and development at the Royal Military Academy Sandhurst in the west. The majority of the woodland in the west is identified as priority habitat deciduous woodland and is locally designated as Sandhurst Royal Military Academy SNCI. The sub-area is adjacent to the international and national SPA and SSSI designations, and closely associated with the designated landscape.

Recreational access is provided at Diamond Ridge Wood SANG and at Barossa Common Playing Field. Royal Military Academy Sandhurst is designated as a Conservation Area, and a number of listed buildings within the complex provide historic features to the landscape character. Development within the sub-area is limited to residential development associated with the Royal Military Academy. The sub-area provides a wooded setting to the north of Camberley, and provides separation between the different areas of the town.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Land is outside of the Sandhurst Royal Military Academy Site of Nature Conservation Interest (SNCI), and is not wooded.

SW2a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain tree cover that is essential to the character of this area – for example, alongside the A30.

Appendix A Landscape Sensitivity Assessments

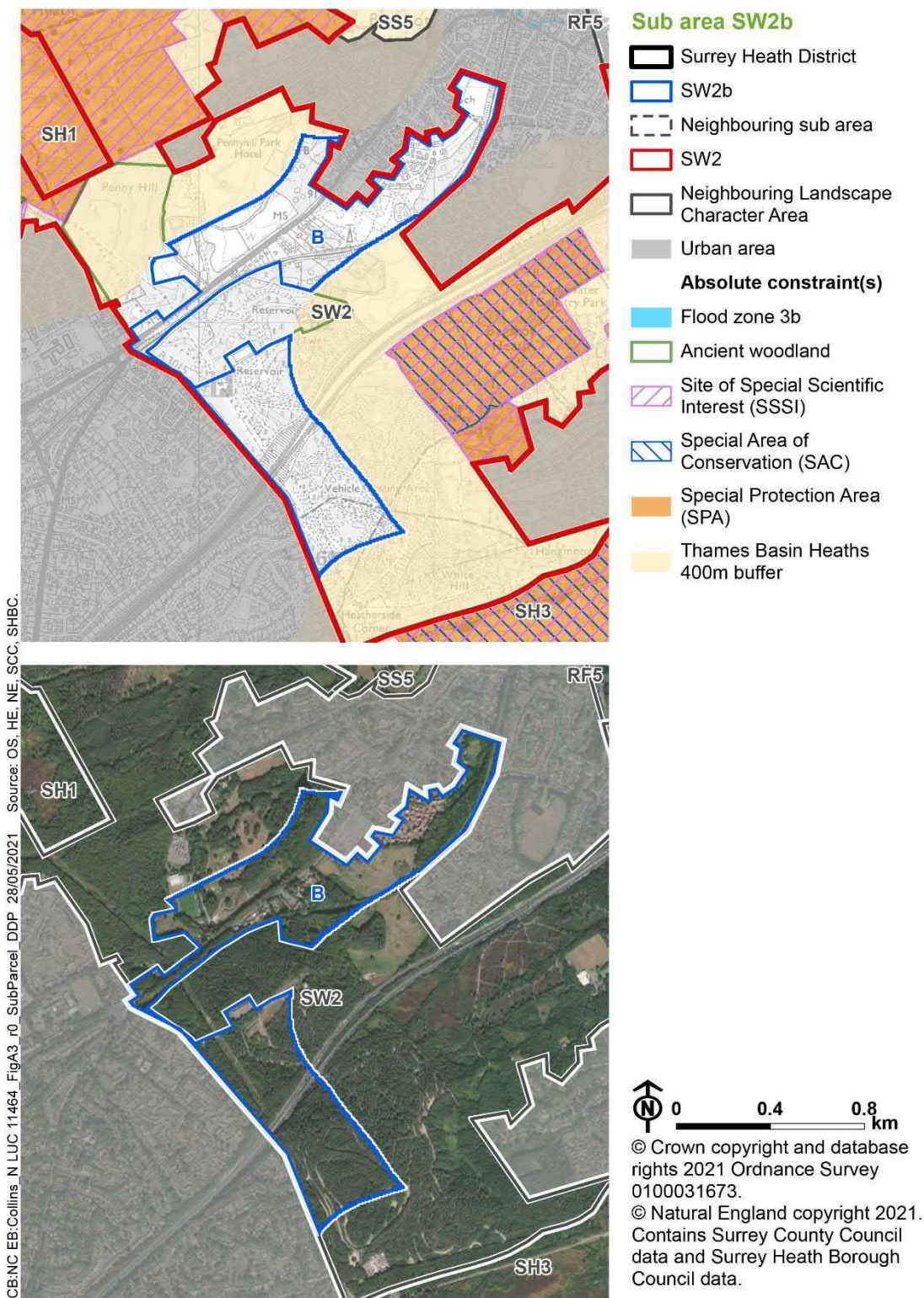
- Retain the separation between the different areas of Camberley north of the A30.

SW2a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with landowners.

SW2b: Settlement edges east of Camberley and west of Bagshot



CB:NC:EB:Collins N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.

SW2b Landscape sensitivity assessment

The sub-area is characterised by woodland, with cleared open grassland at Notcutts SANG at Waterers End west of Bagshot. Woodland on the edge of Camberley and Bagshot is recorded as priority habitat deciduous woodland, and there are small areas of priority habitat lowland heathland south of the M3 and the ride to the east of Camberley. The west of the sub-area is locally designated as SNCI – Penny Hill, Black Hill and White Hill and is closely associated with the adjacent international and national SPA and SSSI designations.

Ribbon development south of the A30 in conjunction with the M3, A30 and Ascot to Guildford railway line creates a more built-up character and reduces tranquillity. Woodland does, however, hide the transport corridors from the majority of views. The landscape creates a wooded edge to the settlements of Bagshot and Camberley, preventing intervisibility across the relatively narrow gap between the two settlements. A formal Public Right of Way connects the south of Bagshot to Lightwater Country Park (outside the sub-area), and connect White Hill, Lightwater and Camberley. A series of tracks run through Black Hill and White Hill, and a car park encourages recreational users. Notcutts SANG lies on the western boundary of Bagshot between the A30 and Ascot to Guildford railway line.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

SW2b Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

- Consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.
- Be sited carefully to relate to existing settlement pattern and to avoid ribbon development on the A30 which would cause the coalescence of Camberley and Bagshot.

SW2b Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance the woodlands that give an enclosed character to most of the area.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners, including the MoD.

SW2c Landscape sensitivity assessment

The sub-area is characterised by woodland and pasture fields now in equine use south of Swift Lane and west of Guildford Road. Built development includes the M3 through the centre of the area, the A322 in the east and residential development on Guildford Road to the north of the M3. These features are not in keeping with the landscape character, although the surrounding woodland reduces their impact somewhat. Woodland provides a wooded setting to Bagshot and Lightwater, and with the M3 provides a sense of separation between the two settlement. The area is visually contained by woodland, and there are limited views in and out.

Low	Low Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be higher where:

- Priority habitat deciduous woodland is recorded.

SW2c Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.

SW2c Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Conserve and enhance the woodlands that give an enclosed character to parts of the area.
- Noise mitigation for the M3 junction.

Landscape character area SW4: Horsell Sandy Woodland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Horsell Sandy Woodland Character Area lies to the north of Horsell, the northern part of Woking. The character area includes relatively continuous woodland with occasional large pockets of more open heathland, in contrast to the surrounding character areas which are settled with housing or farmland and have much less woodland. There are two small outlying areas, which are disconnected from the main body of the character area, by the settlement of Mimbridge. Only the two outlying areas are within the Surrey Heath District boundary, with the main part of SW4 being within neighbouring Woking District. Therefore, some of the characteristics listed below may be less relevant to land within Surrey Heath.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- Underlain by Bagshot Formation Sand solid geology.
- The character area falls very gently towards the Bourne river floodplain to the north-west.
- The character area consists of extensive areas of broadleaved, coniferous and mixed sandy woodland and plantations including Scots Pine, and includes pockets of heathland, including Horsell Common. The character area abuts the northern settlement edge of Horsell. A southern 'L' shaped portion penetrates into the Built Up Area until it reaches the centre of Woking along the Basingstoke Canal. There are long views across heathland and along routes within the woodland, including attractive views

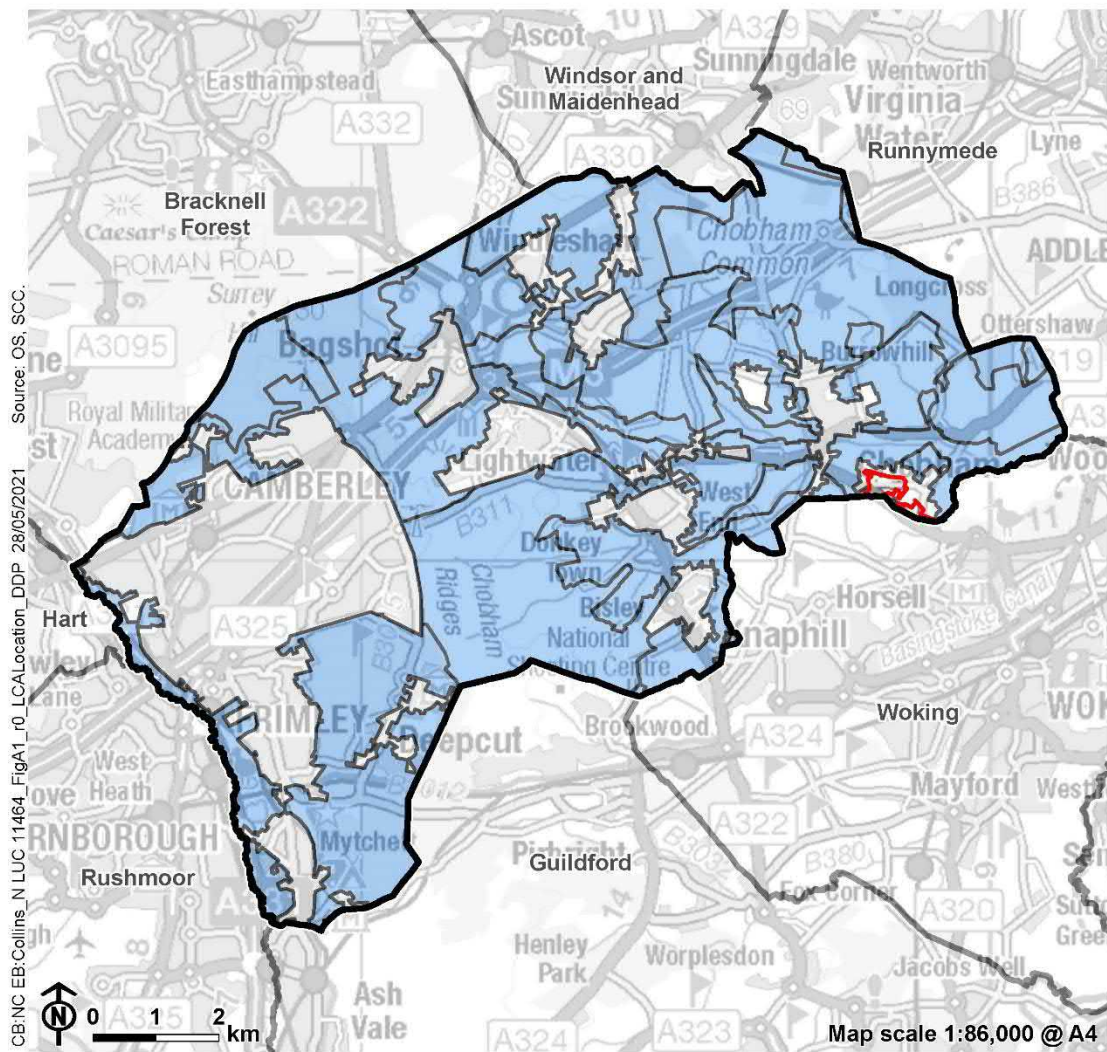
Appendix A Landscape Sensitivity Assessments

within smaller woodland glades and clearings, and much more intimate, limited views within the woodland itself.

- The vast majority of the character area is Open Access Land, with a network of tracks and paths criss-crossing through the woodland and across areas of heath. A number of car parks aid recreational use of the area.
- A number of long straight roads pass through the woodland, giving motorists an impressive experience as they approach or leave the Built Up Areas to the south.
- Almost the entire character area is registered as Common Land. There are two scheduled monuments and part of the Basingstoke Canal Conservation Area to the south.
- The heath and parts of the woodland are part of the Thames Basin Heath Special Protection Area, and are also designated as a Site of Special Scientific Interest. Much of the remaining areas of the character area, including Horsell Common and Woodham Common, are designated as Sites of Nature Conservation Importance for their woodland and remnant heathland.
- Potential for recreational use is high, particularly in such close proximity to the large urban area of Woking. The area is well served by roads and parking areas, but the extent of their urban influence is relatively localised due to surrounding tree cover. The majority of the character area, both within woodland, and open heath surrounded by woodland, has a sense of remoteness and tranquillity.

The landscape strategy for the Sandy Woodland landscape character type as a whole is to conserve the peaceful, intimate landscape. Opportunities for enhancement requiring management of varied woodlands to conserve their ecological and historic interest, and maintain areas of heathland.

Appendix A Landscape Sensitivity Assessments

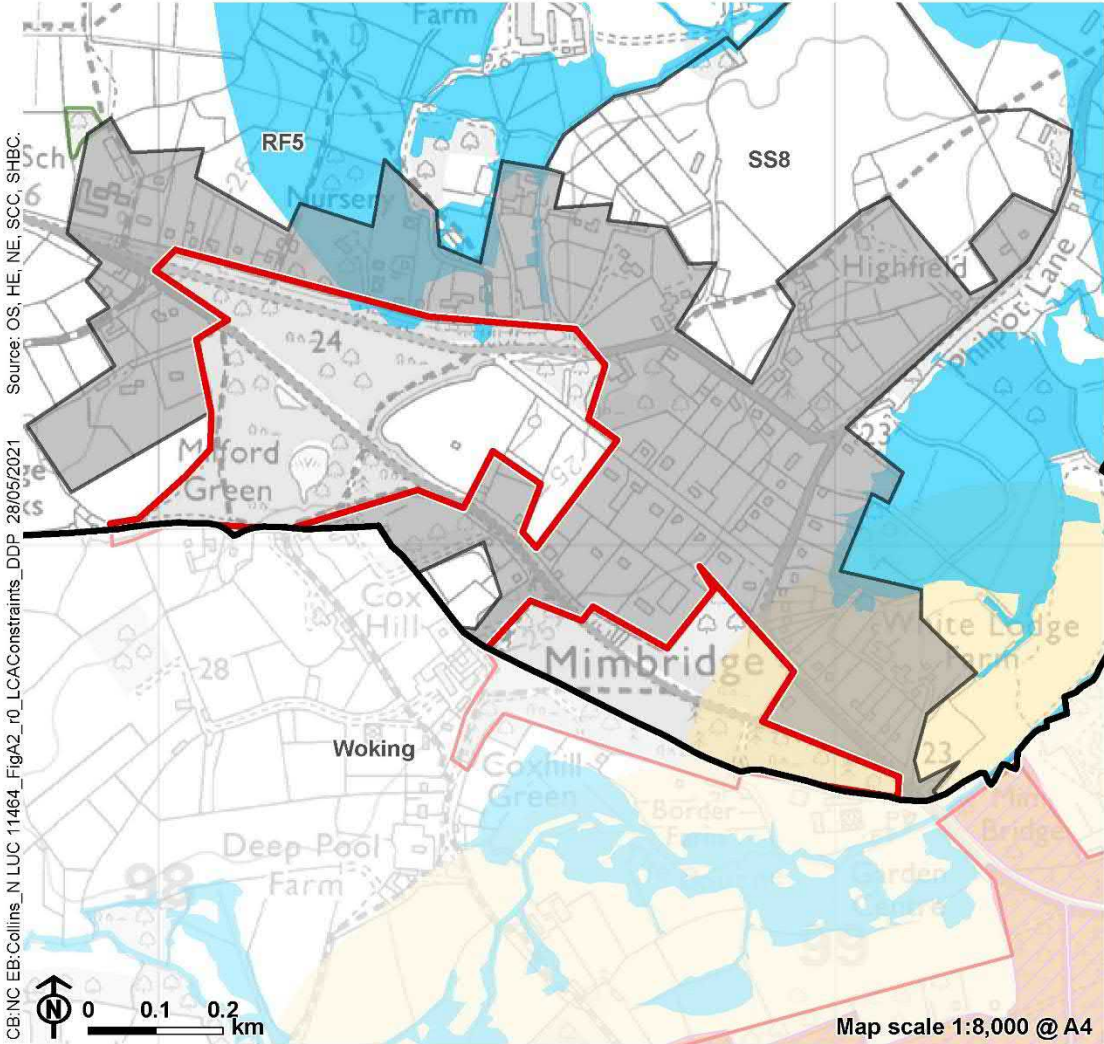


© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
Contains Surrey County Council data.

Location of Landscape Character Area SW4 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SW4: Horsell North Sandy Woodland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SW4

- | | |
|---------------------------------------|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SW4: Horsell North Sandy Woodland | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

The eastern extent of the eastern outlying area (Coxhill Green) is covered by the 'Thames Basin Heaths' SPA 400m buffer zone; and a very small part to the north of the western outlying area (Milford Green) lies within Flood Zone 3b. These are considered absolute constraints to development.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- A gently undulating landform that falls very gently towards the Bourne river floodplain to the north. Lower sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- The two outlying areas largely comprise secondary woodland on what were formally open greens: Milford Green to the west and Coxhill Green to the east. Both areas are designated as Common Land and whilst the succession to woodland has altered the historic land use, it aligns with the wider historic landscape pattern of woodland surrounding heathland/commons. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- A small part of Milford Green comprises an open pastoral field, albeit with some scattered mature trees. Moderate sensitivity.
- The area consists predominantly of a mix of broadleaved, coniferous and mixed sandy woodland and plantations, including Scots Pine. This forms part of the wider wooded setting of Horsell Common. Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- The area has no built development and no historic features that contribute to landscape character. Lower sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include

Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- The vast majority of the area is Open Access Land (CroW) and there are some definitive public rights of way passing through the woodland connecting Mimbridge with the wider surrounding landscape. Higher sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- Due to the extensive woodland cover and low density of existing development within Mimbridge, the urban influence of the settlement edge is relatively localised. However, the area is crossed by the busy Station Road (A3046) which exerts some influence on the sense of remoteness and tranquillity. Moderate sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- The extensive woodland cover provides a wooded setting/backdrop to Mimbridge. A number of footpaths and long straight roads pass through the woodland, including Station Road and Sandpit Hall Road, giving people an impressive experience as they approach or leave the settlement. High sensitivity.

Visual prominence

This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

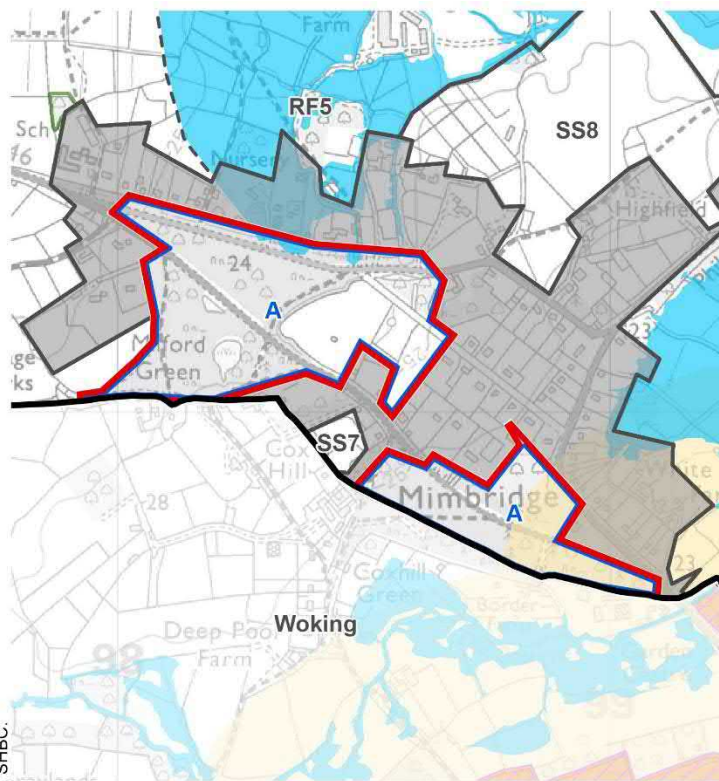
- The landscape is generally visually enclosed, with views limited by woodland. Lower sensitivity.

Assessment Sub-areas

Both areas of this LCA that fall within Surrey Heath District are similar in character, and so are assessed as a single sub-area:

- SW4a: Settlement edge south of Mimbridge, using the LCA boundaries and the District boundary.

SW4a: settlement edge south of Mimbridge



Sub area SW4a

- Surrey Heath District
- Neighbouring Local Authority
- SW4a
- Neighbouring sub area
- SW4
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB:NC EB:Collins_N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

SW4a Landscape sensitivity assessment

The sub-area is almost entirely wooded, featuring a mix of broadleaved, coniferous and mixed sandy woodland and plantations. This covers the formerly open Milford Green and Coxhill Green and, whilst the succession to woodland has altered the historic land use, this aligns with the wider historic landscape pattern of woodland surrounding heathland/commons. The area has no built development and no historic features that contribute to landscape character. However, it is an important recreational resource, being designated as Open Access Land (CRoW) and featuring definitive rights of way. The woodland cover forms part of the wider wooded setting of Horsell Common and provides a wooded backdrop to Mimbridge. This is experienced by people as they approach and leave the settlement along a number of public rights of way and roads, including Station Road and Sandpit Hall Road. Whilst there is some urban influence from the busy Station Road (A3046), the extensive woodland cover creates a visually enclosed landscape and means that it retains a rural character and some sense of remoteness and tranquillity.

Low	Low-Moderate	Moderate	Moderate high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Woodland has been cleared, for example the open pastoral field within the western outlying area (Milford Green).
- Land in close proximity to, and influenced by, the A3046

SW4a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

Appendix A Landscape Sensitivity Assessments

- Retain woodland cover that is essential to the character of this area and consider opportunities for new woodland planting to help integrate new development within the landscape.
- Avoid any urbanising effect along Sandpit Hall Lane through the use of appropriate surfacing, materials and signage.

SW4a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Encourage sustainable and multi-purpose woodlands by promoting traditional woodland management techniques such as coppicing and replanting with locally appropriate species to enhance the varied character and ecological value of woodland.
- Enhance and increase recreational access to the landscape, while appropriately siting any associated features (such as car parks, picnic areas etc) to avoid loss of rural character.

Landscape character area SW7: Deepcut Sandy Woodland

Location and Key Characteristics

Information in this section is taken from the Surrey Landscape Character Assessment (2015).

The Deepcut Sandy Woodland Character Area lies to the south-east of Camberly, at the western end of the county. The character area boundary is defined by the extent of relatively continuous woodland. Although containing pockets of more open heathland, the area is predominately wooded, in contrast to the surrounding character areas which are predominately open heathland. The character area boundary follows settlement edges to the north and west, and Pirbright and Claygate Commons, which largely correlate with the change from prominently wooded to predominately open heathland, to the south and east.

Key characteristics recorded in the Surrey Landscape Character Assessment (LCA) are:

- The character area is underlain by Camberley Sand Formation Sand solid geology, and its topography is undulating.
- The character area consists of extensive areas of dense mixed woodland and plantation, and includes some small pockets of more open heathland, and pasture. There are recreational uses including sports pitches, and a golf course set within the woodland.
- Views in the majority of the character area are substantially restricted by the tree cover.
- There is managed Open Access Land and a number of long distance public rights of way through the woodland, providing good walking routes.

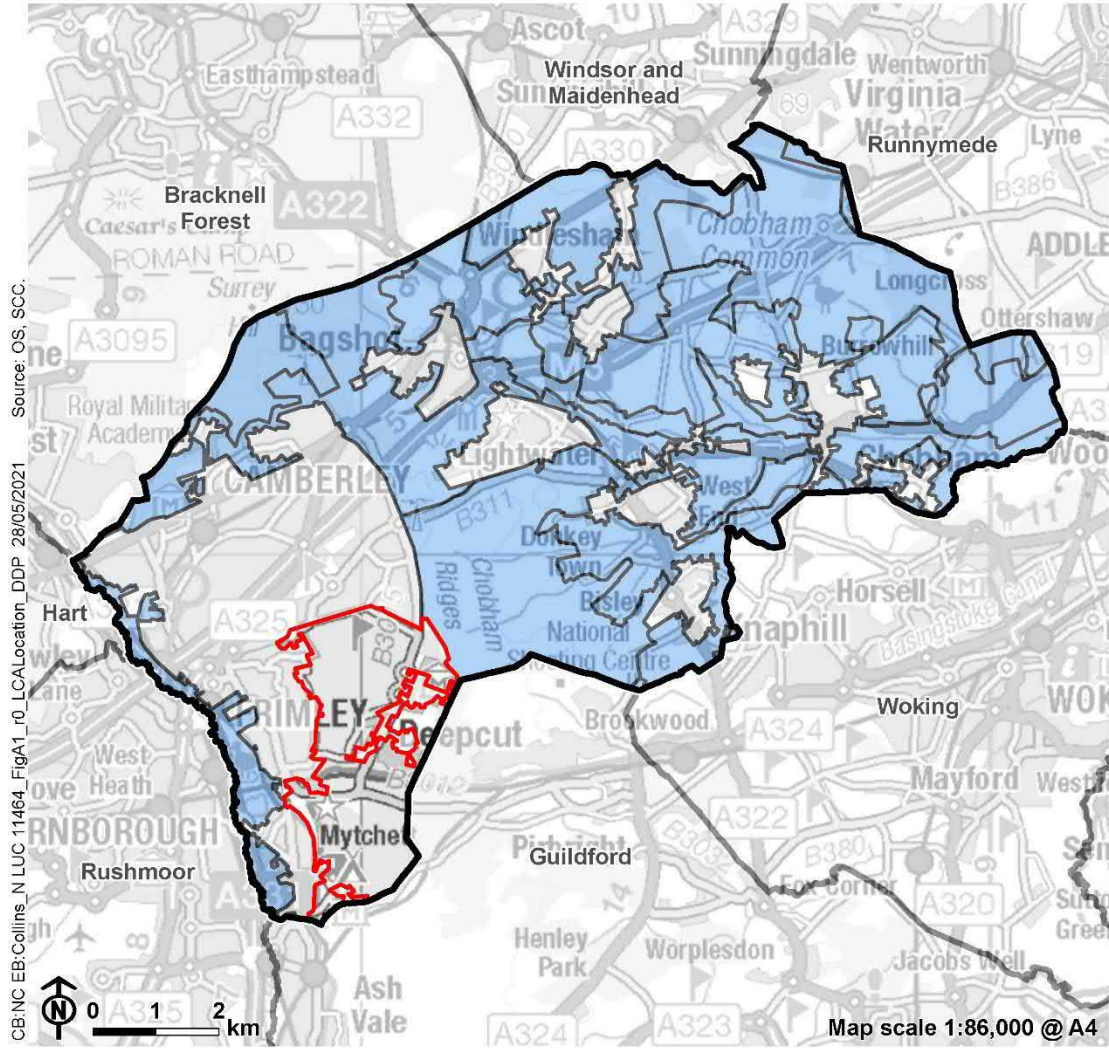
Appendix A Landscape Sensitivity Assessments

The Basingstoke Canal travels through the centre of the character area, forming a secluded cutting through the surrounding woodland.

- The character area abuts Camberley and surrounds Deepcut, both of which are obscured from view by the surrounding woodland.
- The B3012 is the main access route through the area. This road and other minor roads are enclosed by surrounding woodland. The South West Mainline railway crosses through the centre of the character area parallel to and south of the Basingstoke Canal. It runs in a cutting and is enclosed by woodland. The London to Alton railway line passes through the southern end of the character area, and is also enclosed by woodland.
- Settlement within the character area is limited to a few small groups of dwellings and army barracks, surrounded by woodland.
- A linear Conservation Area runs along Basingstoke Canal, and there are a number of ecological designations, including Sites of Nature Conservation Importance, Sites of Special Scientific Interest, and part of the Thames Basin Heath Special Protection Area.
- This is an enclosed, intimate landscape with a keen sense of remoteness and tranquillity, which can be appreciated from the rights of way through the area. Human influence, including settlement, and transport routes which are in cuttings through the woodland, are obscured by tree cover which limits urbanising effects on the surrounding wooded landscape.

The landscape strategy for the Sandy Woodland landscape character type as a whole is to conserve the peaceful, intimate landscape. Opportunities for enhancement requiring management of varied woodlands to conserve their ecological and historic interest, and maintain areas of heathland.

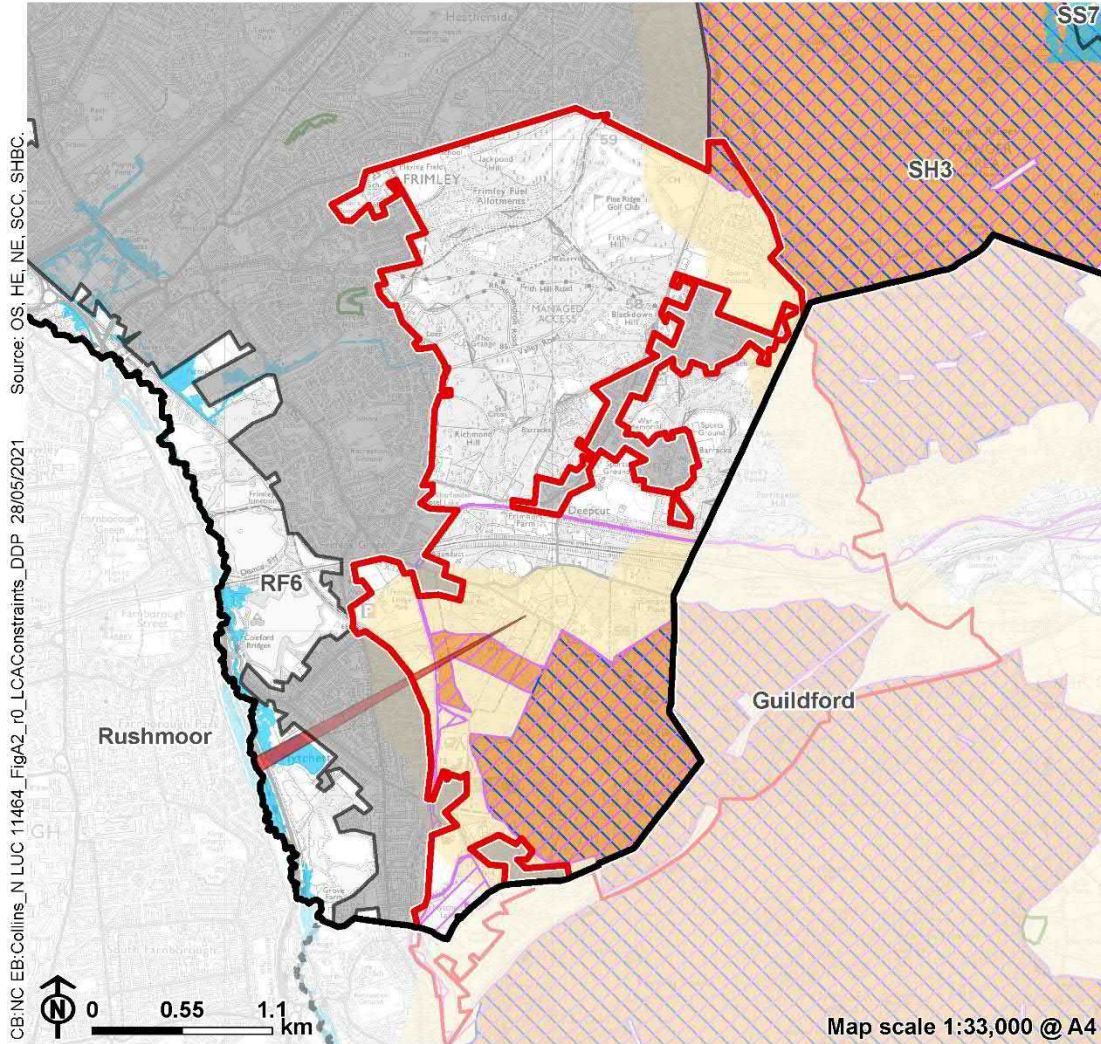
Appendix A Landscape Sensitivity Assessments



Location of Landscape Character Area SW7 within Surrey Heath Borough

- Surrey Heath District
- Neighbouring Local Authority
- SW7: Deepcut Sandy Woodland
- Neighbouring Landscape Character Area

Absolute Constraints and Designations



© Crown copyright and database rights 2021 Ordnance Survey 0100031673. © Natural England copyright 2021. Contains Surrey County Council data and Surrey Heath Borough Council data.

Absolute constraints within Landscape Character Area SW7

- | | |
|---------------------------------------|--|
| Surrey Heath District | Absolute constraint(s) |
| Neighbouring Local Authority | Farnborough Airport Public Safety Zone |
| SW7: Deepcut Sandy Woodland | Flood zone 3b |
| Neighbouring Landscape Character Area | Ancient woodland |
| Urban area | Site of Special Scientific Interest (SSSI) |
| | Special Area of Conservation (SAC) |
| | Special Protection Area (SPA) |
| | Thames Basin Heaths 400m buffer |

The SW7 woodlands lie adjacent to, and are to a degree transitional from, heavily designated heathlands (the SH landscape type). Consequently, this LCA is largely subject to absolute constraints, with Pirbright Common to the east and south designated as part of the Thames Basin Heaths Special Protection Area (SPA), and the buffer zone for the SPA extending 400m west and north from that.

Sensitivity Evaluation

Landform

This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.

- A gently undulating landform, with no specific topographical features. Moderate sensitivity.

Landscape pattern and time depth

This considers the field pattern and historic time depth of the landscape area. Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.

- Pine Ridge Golf Club, Deepcut Barracks and the new village of Mindenhurst at Deepcut have little time depth and overlay the original heathland. Lower sensitivity.
- 19th century heathland plantations at Richmond Hill retain their historic landscape pattern. Moderate sensitivity.

Natural character

This considers the 'naturalistic' qualities of the landscape area in terms of the presence of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with valued natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.

- Priority habitat deciduous woodlands line the Ascot to Guildford railway line, and are found at Richmond Hill, Deepcut and Frith Hill. Small areas of priority habitat heathland are recorded at Frith Hill. Moderate sensitivity.
- The majority of the landscape is locally designated as SSSI - Richmond Hill, Frith Hill, Frimley Fuel Allotments, Deepcut Barracks North. Higher sensitivity.

Built character

This considers the built character of the landscape area with particular reference to the presence of heritage assets that contribute to landscape character (i.e. valued features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings, archaeological features or remains or other features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development than areas where such development already exists.

- There is an absence of historic features in the north of the LCA. Built development is associated with the Deepcut Barracks east of the B3015 Deepcut Bridge Road, including the new settlement at Mindenhurst and some scattered farms and detached houses along the B3012. Lower sensitivity.

- Frimhurst Lodge is a Grade II listed buildings, and Frimhurst Farm Cottages are locally listed. Moderate sensitivity.
- There is no built development in the centre of the LCA. Higher sensitivity.

Recreational value

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordnance Survey maps.

- Frimley Lodge Park in the west with outdoor recreation facilities, Pine Ridge golf club in the north and sports grounds and playing fields associated with Frimley, Deepcut Barracks and Mindenhurst are all valued recreational areas. Moderate sensitivity.
- There is managed Open Access Land in the north and south-east, and a number of public rights of way running through the woodland. The Basingstoke Canal in the centre and west also provides recreational routes. Higher sensitivity.

Perceptual aspects

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.

- The south west mainline railway cuts through the centre of the LCA, however woodland reduces the impact of the transport corridor on the landscape. Extensive woodland throughout the area creates a sense of rurality and remoteness. Higher sensitivity.

Settlement setting

The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement. An area's role in providing a settlement setting will be enhanced if it is maintaining a fragile rural separation between urban areas.

- Areas of existing settlement are contained by woodland within the LCA, which provides a wooded setting to Deepcut, Mindenhurst, Camberley, Frimley, Mytchett and Mytchett Place. Higher sensitivity.

Visual prominence

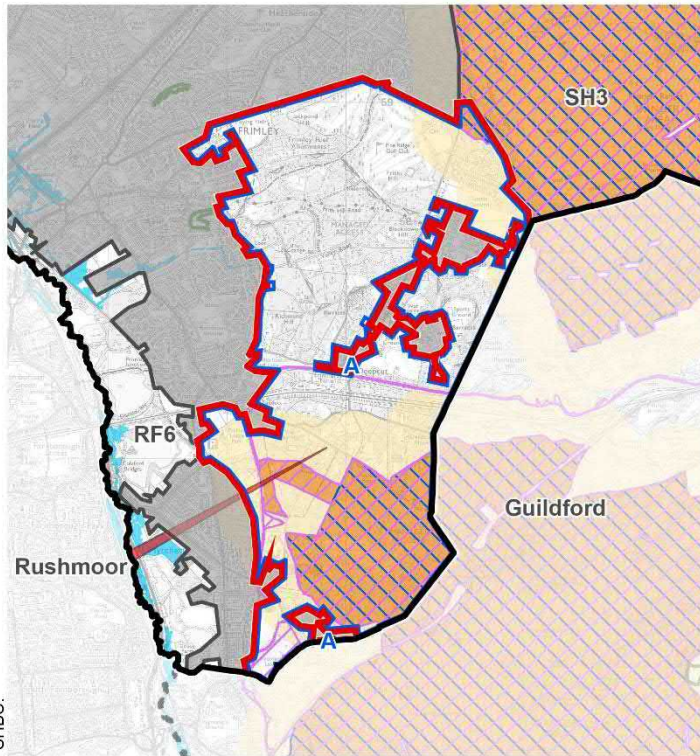
This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

- The landscape is generally visually enclosed, with views limited by woodland. Lower sensitivity.

Assessment Sub-areas

Those parts of the LCA that are not subject to absolute development constraints are assessed as a single sub-area, due to lack of variation in sensitivity.

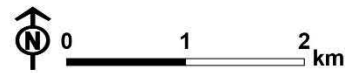
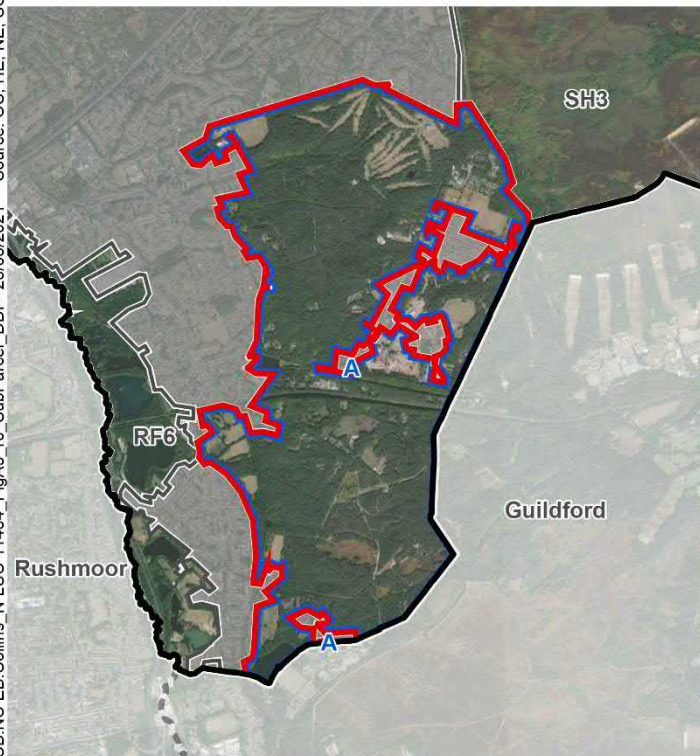
SW7a: Settlement edges of Frimley and Deepcut



Sub area SW7a

- Surrey Heath District
- Neighbouring Local Authority
- SW7a
- Neighbouring sub area
- SW7
- Neighbouring Landscape Character Area
- Urban area
- Absolute constraint(s)**
- Farnborough airport Public Safety Zone
- Flood zone 3b
- Ancient woodland
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Thames Basin Heaths 400m buffer

CB:NC:EB:Collins N LUC 11464_FigA3_r0_SubParcel_DDP_28/05/2021 Source: OS, HE, NE, SCC, SHBC.



© Crown copyright and database rights 2021 Ordnance Survey 0100031673.
 © Natural England copyright 2021.
 Contains Surrey County Council data and Surrey Heath Borough Council data.

SW7a Landscape sensitivity assessment

The sub-area is characterised by woodland and heathland, with more open areas at Pine Ridge golf club, the playing field on Tomlinscote Way, Frimley Lodge Park and at the new settlement of Mindenhurst. Priority habitat deciduous woodland is recorded to the east of Deepcut Barracks and at Frith Hill and Richmond Hill and the majority of the woodland is locally designated as SNCIs. There is managed Open Access Land between Frimley and Deepcut, and a number of public rights of way and tracks through the woodland. Scattered low-density residential buildings are largely set back from the roads and hidden from view by woodland. The settlement edges of Frimley, Deepcut Barracks and the new settlement of Mindenhurst are largely contained by woodland. The Basingstoke Canal in the south is the only historic feature and is designated as a Conservation Area.

Low	Low-Moderate	Moderate	Moderate-high	High
-----	--------------	----------	---------------	------

Sensitivity may be lower where:

- Woodland has been cleared, for example the new settlement at Mindenhurst.

SW7a Potential for mitigation

To minimise adverse impact on landscape and visual character, development proposals should consider the generic guidance for accommodating development in Surrey Heath provided in **Paragraph 3.3** of this report. In addition, with regard to this sub-area, development proposals should:

- Be designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate it within the landscape.
- Promote the use of traditional materials and signage features.

SW7a Potential for enhancement

Opportunities for enhancement, either within the sub-area or within adjacent constrained parts of the LCA, include:

- Enhance and connect the woodlands and heathland that give an enclosed character to the area.
- Encourage sustainable and multi-purpose woodlands and promote traditional woodland management techniques with local landowners and the farming community.

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Colston Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment
Development Planning / Urban Design & Masterplanning
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation