



Hog's Back Natural Beauty Evaluation
Land to the east of Flexford in the vicinity of Blackwell Farm,
Down Place and Homestead Farm

Land Management Services Ltd

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1. Introduction

Land Management Services Ltd was commissioned by Compton and Worplesdon Parish Councils to undertake a Natural Beauty Evaluation of land to the east of Flexford, in the vicinity of Blackwell Farm, Down Place and Homestead Farm to the north of the Hog's Back. This evaluation is linked to the on going Surrey Hills Area of Outstanding Natural Beauty (AONB) and Surrey County Area of Great Landscape Value (AGLV) boundary review. A report prepared by HDA titled Surrey County Council LCA Phase 2, Surrey Hills AONB Areas of Search, Natural Beauty Evaluation (October 2013) included a natural beauty evaluation of land to the north of the Hog's Back, as part of the County wide AONB/AGLV boundary review. This review describes Areas of Search extending to the full AGLV boundary with recommended areas for inclusion within a revised AONB boundary based on the findings of the evaluation. The evaluation was undertaken in accordance with 'Guidance for assessing landscapes for designation as National Park or area of Outstanding Natural Beauty in England (Natural England 2 March 2011).

The HDA report recommends extension of the AONB boundary to the north of the Hog's Back to include an area described as 'Area of Wooded Rolling Claylands extending down from the chalk ridge' (Area 12-1). A copy of the relevant extract from the HDA report including the Natural Beauty Evaluation for Area 12-1 against the Natural England criteria and mapping showing the original Area of Search and recommended area for inclusion within the AONB as part of the boundary review, are included in Appendix 1 to this report.

The 2013 HDA report recommends inclusion of land to the north of the Hog's Back chalk ridge with a northern boundary broadly defined by West Flexford Lane between the village of Flexford and land on the western edge of Guildford. The conclusions to the evaluation for Area 12-1 state:

'There is a gently sloping transition northwards from the top of the dip slope, but vegetated roadsides, hedged/treed field boundaries and woodland blocks form a relatively robust east-west northern boundary, beyond which urban influence increase(s) in places'

This evaluation prepared by Land Management Services Ltd has been prepared on behalf of Compton and Worplesdon Parish Councils (with additional support from Wanborough) in order to:

- Provide a more detailed Natural Beauty Evaluation of the areas excluded from Area 12-1 in the HDA October 2013 Report
- Assess the degree to which the excluded areas contribute to the natural beauty and setting of the Hog's Back
- Provide a comparative assessment of the areas within the original Area of Search included and excluded in Area 12-1

This evaluation has been carried out in accordance with the 'Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England' (Natural England, 2 March 2011). Appendix 1 of the Guidance provides an Evaluation Framework for

Natural Beauty Criterion. This describes six criterion or factors with associated sub-factors and example indicators to inform a Natural Beauty Evaluation. The six 'Factors' or criteria are:

- Landscape Quality
- Scenic Beauty
- Relative wildness
- Relative tranquillity
- Natural heritage features
- Cultural heritage

The October 2013 HDA evaluation was carried out in accordance with the Natural England methodology and also includes a brief concluding section titled 'Specific Issues addressed when identifying extent of Area 12-1'.

For ease of comparison the study area evaluation covered by this report is set out to an identical layout to the Study Area sheets within the HDA report (see Appendix 1).

Preparation of this report has involved the following:

- Desk top review of the HDA report, and other earlier landscape assessment reports which have contributed to the boundary review, principally:
 - Review of Landscape Assessments within the AONB (Alison Farmer Associates, March 2012)
 - Surrey Hills AGLV Review (Chris Burnett Associates, 2007)
- Desk top review of County and Borough Landscape Character Assessments:
 - Guildford Landscape Character Assessment and Guidance (Land Use Consultants January 2007)
 - Surrey Landscape Character Assessment – Guildford Borough (HDA April 2015)
- Desk top review of other relevant documentation, principally:
 - Surrey Hills AONB Management Plan 2014-2019
 - Guildford Borough Core Strategy and Local Plan documentation
- Site visit on 28th April 2016

We have also reviewed the Surrey History Centre Historical Maps for the evaluation area, principally the Ordnance Survey 1897 and 1934 editions.

This report is set out as follows:

2. Baseline Landscape Character Assessments
3. Landscape Policy Context
4. The Surrey Hills AONB
5. Evaluation against Natural Beauty Criterion
6. Conclusions and Recommendations

2. Baseline Landscape Character Assessments

Full descriptions and key characteristics for each of the character areas are given in the respective 2007 Guildford and 2015 Surrey LCAs. The Guildford Assessment also includes an Evaluation and overall Landscape Strategy together with Landscape and Built Development Guidance. The recently published Surrey LCA largely adopts the same two principal landscape character areas as described in the Guildford LCA for the land covered by this evaluation. These are:

- Wanborough Wooded Rolling Clayland(s)
- Hog's Back Chalk Ridge

The Guildford LCA also includes a Rural-Urban Fringe Assessment which describes two sub character areas on the western edge of Guildford:

- Wanborough Wooded Clay Lowlands: Rydeshill-Fairlands Rural-Urban Fringe
- Hog's Back Rural-Urban Fringe

2.1 Wanborough Wooded Rolling Clayland(s)

The majority of the land covered by this evaluation is located within the Wanborough Wooded Rolling Claylands Character Area. The description of the character area in the Guildford LCA includes this reference to the land in the vicinity of Down Place:

'There are many mature hedgerow trees and occasional field trees, often oaks, the remnants of former hedgerows and woodlands or of 18th century parkland for instance at ... Down Place to the far south east of the area'

The Guildford LCA also references the twelfth century deer park including the remnant features of *'Strawberry Grove and hedgerow boundaries representing the former extent of the park'*, on the western edge of Guildford. The Surrey LCA references *'historic landscape patterns'* as a key characteristic.

The Guildford LCA also highlights the importance of *'Views to the unsettled chalk ridge of the Hog's Back form a rural backdrop to the area'*. This attribute is also identified in the Surrey LCA

These aspects combined with a *'peaceful rural character'* are identified as some of the key attributes of the Wanborough Wooded Rolling Claylands Character Area.

The Rydeshill-Fairlands Rural-Urban Fringe assessment (described in the Guildford LCA) identifies the importance of the land on the western edges of Guildford in *'containing residential sprawl and creating the sense of a quick transition from the town to rural landscape.'*

The southern-most section of the area covered by this evaluation falls just within the Hog's Back Chalk Ridge.

2.2 Hog's Back Chalk Ridge

Both the Guildford and Surrey LCAs identify the drama of the chalk ridge and the panoramic views, north and south as defining characteristics of the Hog's Back. Both the Surrey and Guildford LCAs identify the significance of views to and from the ridge. The more regular field pattern associated with the chalk downland is identified in both assessments. The Guildford LCA also references the importance of the historic parkland, with remnant parkland trees associated with Down Place, Flexford House and Poyle Park. Both assessments identify the noise and visual impacts associated with the A31 as detracting features.

The Guildford LCA Hog's Back Rural Urban Fringe assessment references the importance of the land in providing *'the setting to and views from Guildford'* and the desire to maintain the *'essentially undeveloped rural character'* of the land. The assessment notes that:

The setting of Guildford and the AONB are both highly sensitive to any small scale incremental change.

3. Landscape Policy Context

Paragraph 115 of the National Planning Policy Framework (NPPF) states:

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

This principle is taken forward in planning policy at a local level in the Guildford Local Development Framework and Local Plan. The Guildford Planning documents also reference the relative importance and weight to be attached to land within the AGLV, subject to the AONB boundary review.

4. Surrey Hills AONB

The Surrey Hills AONB is described in the AONB Management Plan as *'an intriguingly diverse landscape characterised by hills and valleys, traditional mixed farming, a patchwork of chalk grassland and heathland, sunken lanes, picturesque villages and market towns'*. The AONB encompasses both the North Downs and Greensand Hills with intervening lowlands and valleys. It is a landscape with a diverse underlying geology and as, a consequence, enormous diversity in the features which define and characterise the AONB. The definition of Natural Beauty as referenced in the AONB Management Plan also recognises the influence of human intervention and management on the beauty of the AONB:

'Natural Beauty is not just the look of the landscape but includes landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries'

Areas of Outstanding Natural Beauty: A Guide for AONB Partnership Members, Countryside Agency, 2001 (CA 24)

These are important considerations in this Natural Beauty Evaluation, since in assessing whether land within the AGLV merits inclusion within the AONB, this should be evaluated against all landscape typologies or characteristics associated with the whole of the AONB, not just the landscape feature immediately adjoining the land, in this case the chalk ridge of the Hog's Back.

5. Evaluation against Natural Beauty Criterion

The HDA recommended area for inclusion within the AONB (Area 12-1), as described in the HDA October 2013 report, is shown on the extract from the supporting plan to the report below (Figure 1). The full Area of Search and proposed area for inclusion within the revised AONB boundary are shown on the drawing included with Appendix 1. Figure 2 (overleaf) shows the current AONB Boundary, Area 12-1 and the five sub character areas identified as part of this evaluation. The remainder of this section includes a Natural Beauty Evaluation of a series sub character areas identified as part of this evaluation, against the Natural England Criteria, together with photographs illustrating the character and condition of the landscape. These are presented in the form of a table consistent with the HDA evaluation. The final section of each table includes an assessment of the key qualities of each sub character area and an assessment of the relationship between the sub character area with the adjoining areas within Area 12-1. This section also assesses the natural and scenic beauty of the landscape in the context of key characteristics associated with the whole of the Surrey Hills AONB and concludes whether each sub character area should have been included as part of Area 12-1. Representative viewpoint locations included in the evaluation are shown on Figure 4 (Appendix 2).

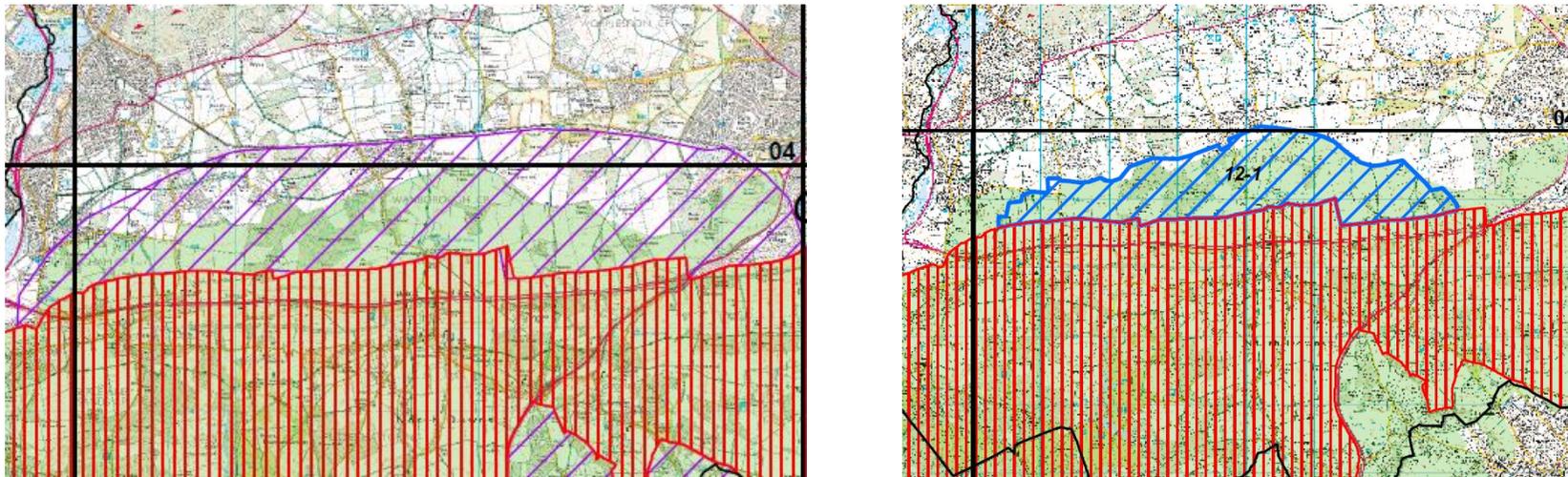


Figure 1: Extracts from HDA Plans showing the Area of Search (left plan) and proposed Area 12-1 for inclusion within the revised AONB (right plan)

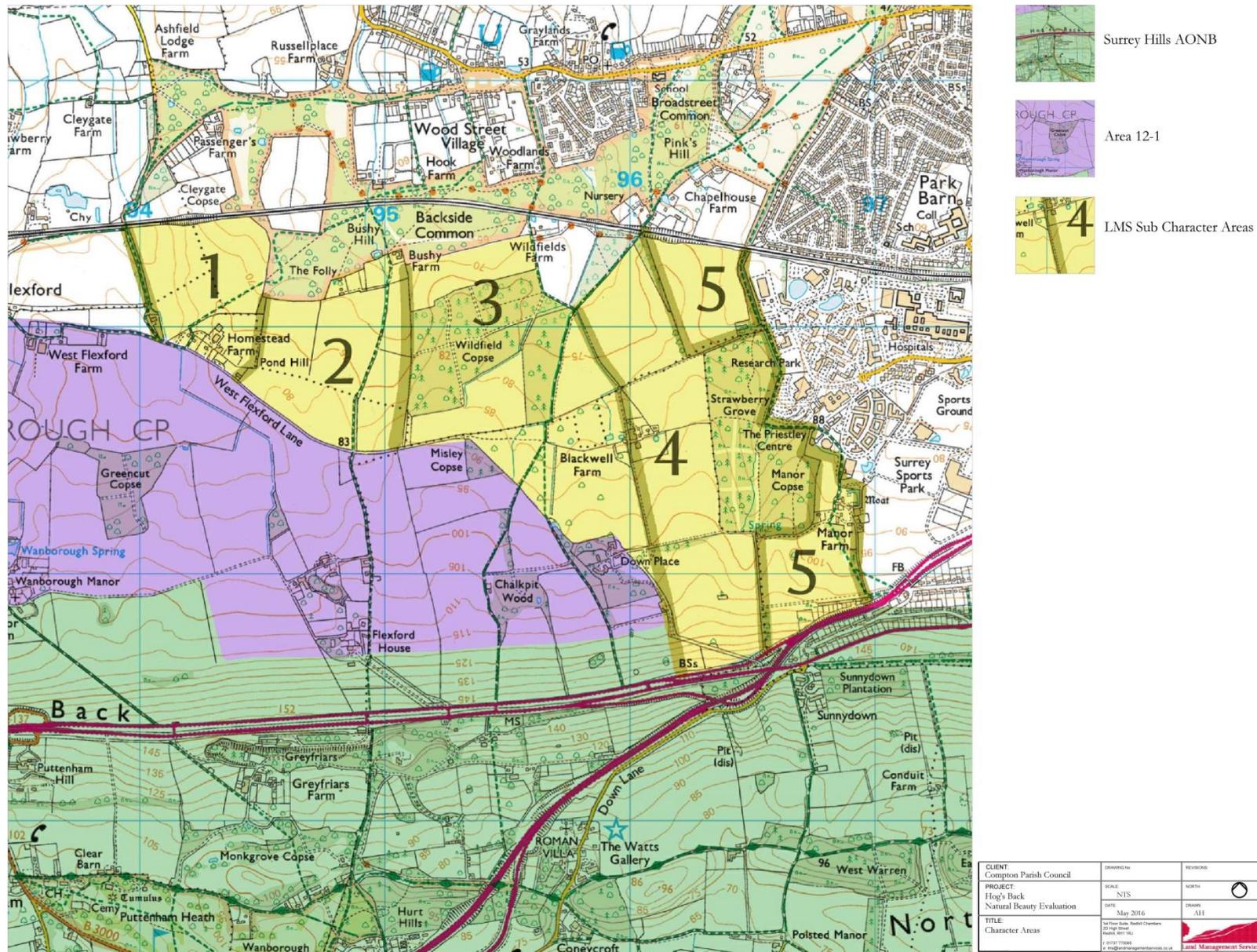


Figure 2
LMS Sub Character
Areas

<p>Location/Sub Character Area Area 1 Land to the east of Flexford</p>
<p>Landscape Quality Stronger urban influence on fringes of Flexford. Planted woodlands and field boundaries in variable but mainly good condition. Landscape pattern typical of smaller field pattern around Flexford and Wanborough. Few large woodland blocks. No ancient woodland.</p>
<p>Scenic Quality Less distinct character than land north of West Flexford Lane which has strong visual and physical relationship with chalk ridge of the Hog's Back. Lane provides physical and visual separation. Properties influence rural character on the edge of the settlement and along the lane.</p>
<p>Relative Wildness Settlement edge and traffic noise. Managed arable landscape.</p>
<p>Relative Tranquillity Traffic noise from A31 evident but not intrusive. Other influences associated with settlement edge.</p>
<p>Natural Heritage Features Relatively indistinct natural landscape pattern or irregular fields bordered by hedges with few strong or defining landscape features. No larger woodland blocks of ancient woodland.</p>
<p>Cultural Heritage No known major cultural heritage associations.</p>
<p>Relationship with Area 12-1 and Conclusions This sub character area is visually and physically distinct from Area 12-1. The landscape lacks a strong or defining character and bears little relationship with Area 12-1 and is not significant in views to and from the Hog's Back. Agree with the boundary to Area 12-1 as shown. Area does not merit inclusion within the AONB.</p>



Viewpoint 1: View east from the village of Flexford showing land within Area 12-1 and land excluded to the north of West Flexford Lane

<p>Location/Sub Character Area</p> <p>Area 2 Land to the east of Pond Hill</p>
<p>Landscape Quality</p> <p>Declining influence of settlement on landscape character. A few isolated properties on west Flexford Lane. Landscape of larger fields with broad views to both the north and south. Landscape character and pattern and land use very similar north and south of the lane. No ancient woodland.</p>
<p>Scenic Quality</p> <p>Large field pattern, but with wide expansive views to the, mainly to the south. Few significant landscape features or defining characteristics.</p>
<p>Relative Wildness</p> <p>Managed arable landscape, but declining influence of settlement edge. Broad views with few visual detractors such as pylons or incongruous built development.</p>
<p>Relative Tranquillity</p> <p>Traffic noise from A31 evident but not intrusive.</p>
<p>Natural Heritage Features</p> <p>Large fields with indistinct field pattern. Woodland fringes to east associated with Wildfield Copse.</p>
<p>Cultural Heritage</p> <p>No known major cultural heritage associations.</p>
<p>Relationship with Area 12-1 and Conclusions</p> <p>The character, condition and quality of the landscape are very similar south of the lane (within Area 12-1) and north (outside Area 12-1). The landscape north and south of the lane is, however, assessed of being of relatively indistinct landscape character and of relatively low landscape and scenic quality. Land south of the lane is, however, of significantly greater importance in providing the setting to the chalk ridge of the Hog's Back.</p> <p>Agree with the boundary to Area 12-1 as shown.</p> <p>Area does not merit inclusion within the AONB.</p>



Viewpoint 2: View north of West Flexford Lane (outside Area 12-1)



Viewpoint 3: View south of West Flexford Lane towards the Hog's back showing land within Area 12-1

<p>Location/Sub Character Area</p> <p>Area 3 Land to the east of Wildfield Copse and north of Down Place</p>
<p>Landscape Quality</p> <p>Distinctive rural parkland character with strong landscape pattern defined by managed hedges with mature oak hedgerow trees together with a number of woodland blocks and copses including areas of ancient woodland (see Viewpoints 4 and 5). In many respects this landscape has a more distinct character and enhanced quality when compared with much of the land to the west included within Area 12-1.</p>
<p>Scenic Quality</p> <p>Strong sense of place with distinct landscape pattern with many defining elements, in particular the mature parkland trees, woodland blocks and managed hedgerows. Glimpsed views of Down Place and Blackwell Farm add to distinctive local character.</p>
<p>Relative Wildness</p> <p>Managed arable landscape, but with little or no urbanising influences. Impact of A31 is reduced as road is not visible and noise impacts seem reduced.</p>
<p>Relative Tranquillity</p> <p>Greater sense of tranquillity relative to land to the east and north east due to the declining influence of the A31.</p>
<p>Natural Heritage Features</p> <p>Strong landscape pattern with origins dating back largely to 18th century parkland associated with Down Place. A number of substantial woodland blocks including smaller areas of Ancient Woodland associated with Wildfield Copse.</p>
<p>Cultural Heritage</p> <p>Former parkland associated with Down Place.</p>
<p>Relationship with Area 12-1 and Conclusions</p> <p>The landscape has a distinct parkland character with high landscape and scenic qualities. In many respects the relative wildness and tranquillity are assessed as being greater than adjacent land within Area 12-1. The landscape shares many defining characteristics and attributes associated with lowland estates elsewhere within the Surrey Hills AONB. The boundary to Area 12-1 cuts across this landscape and does not seem to follow any clear landscape features or reflect a defining change in landscape character, quality and scenic quality.</p> <p>Area does merit inclusion within the AONB on the basis of distinctive landscape character and scenic qualities. It is recommended that the boundary to Area 12-1 be reviewed to follow the southern edge of Wildfield Copse.</p>



Viewpoint 4: View south east from public footpath to the south of Wildfield Copse. The parkland landscape shown in this view currently lies outside Area 12-1



Viewpoint 5: View north from the southern edge of sub character Area 3. The proposed boundary to area 12-1 runs through the centre of the field

Location/Sub Character Area Area 4: Land to the east of Down Place and in the vicinity of Blackwell Farm
Landscape Quality There is a strong visual and physical relationship between this sub character area and the landscape of the Hog's Back. Viewpoint 6 shows the southernmost section of this character which forms the upper sections of the dip slope to the Hog's Back. This is a classic downland landscape of comparable landscape quality to the areas to the west which have been included in Area 12-1. The land further north maintains this distinctive character (see Viewpoint 7) and as illustrated in Viewpoint 11 is critical to the landscape setting of the Hog's Back chalk ridge. This character area also includes one of the largest blocks of Ancient Woodland associated with the Hog's Back in the form of Strawberry Copse and Manor Copse.
Scenic Quality A distinctive downland landscape of comparable landscape and scenic quality to land within the existing AONB boundary and the proposed extension within Area 12-1. The more northerly areas are critical to the setting of the AONB and in maintaining the rural character and quality of views to and from the Hog's Back.
Relative Wildness Characteristic managed arable landscape. The impact of the A31 is more significant in the southerly sections on the fringes of the existing AONB boundary. The relative wildness of this area increase further north as the influence of the A31 declines. There are little visual, noise or landscape character impacts associated with the western edge of Guildford, despite the relatively close proximity of development and the size of the settlement (see also Sub Character Area 5).
Relative Tranquillity Greater sense of tranquillity to the north as a consequence of the declining influence of the A31.
Natural Heritage Features The southern sections provide a typical downland landscape. To the north the landscape patterns reflects origins dating back to 18 th century parkland associated with Down Place. This sub character also includes significant areas of Ancient Woodland.
Cultural Heritage In addition to the former parkland associated with Down Place, the land lies on the western fringes of the former medieval deer park.
Relationship with Area 12-1 and Conclusions The landscape has a strong physical and visual relationship with the existing AONB and is considered critical in maintaining the rural character and quality of views from the Hog's Back (see Viewpoint 11). Much of the landscape is typical of downland on the dip slope to the Hog's Back of comparable landscape and scenic quality to much of the land included within Area 12-1 (see Viewpoint 6). The landscape shares many defining characteristics and attributes associated with chalk downland within the Surrey Hills AONB. This area merits inclusion within the AONB on the basis of distinctive landscape character and scenic qualities. It is recommended that the boundary to Area 12-1 be reviewed to follow the western edge of Wildfield Copse and the narrow vegetated screen bordering the railway line to the north.



Viewpoint 6: View west from the area of publicly accessible land north of Manor Copse showing the southernmost section of sub character area 4, on the dip slope to the Hog's Back, currently excluded from Area 12-1



Viewpoint 7: View south from the southern edge of sub character area 4 towards the Hog's Back

Location/Sub Character Area Area 5: Guildford Settlement Edge
Landscape Quality The landscape, in particular to the north (see Viewpoint 8), retains a strong rural character despite the proximity of urban development on the western edge of Guildford. Urban development and influence of the A31 are more significant to the south (see Viewpoint 9), although this area is assessed as being of particular importance to the setting of the AONB with dramatic views to and from the chalk ridge (see Viewpoints 6 and 11). The distinctive character and rural qualities diminish in the eastern sections of this sub character area, but this forms an important buffer and transitional area on the western edge of Guildford.
Scenic Quality The principal scenic qualities associated with this sub character area lie in the outward views towards the Hog's Back and rural land to the east. The northern sections retain something of a rural downland character, but this is not considered a landscape of high scenic quality
Relative Wildness Despite the proximity of the settlement edge, the northern sections retain a degree of wildness which is comparable with the more rural areas further west.
Relative Tranquillity Similar to the assessment of relative wildness, there is a greater sense of tranquillity to the north as a consequence of the declining influence of the A31. There are surprisingly limited effects on tranquillity as a result of the proximity to Guildford, with much of the built development largely screened and limited associated noise impacts. There is some evidence of fly tipping and other activities which detract from rural character and sense of place.
Natural Heritage Features The principal natural heritage features of interest are associated with the ancient woodland at Strawberry and manor copses.
Cultural Heritage The land lies within the area covered by the former deer park and features such as deer leaps can be observed.
Relationship with Area 12-1 and Conclusions The landscape forms an important buffer and transitional area on the western edge of Guildford. Although the overall landscape and scenic quality would not necessarily merit inclusion within a revised AONB boundary, the landform and woodland cover significantly reduce the potential impact of Guildford on the land further west, including views from the eastern end of the Hog's Back. This area does not merit inclusion within the AONB, but provides an important buffer and transitional landscape on the western edge of Guildford. It is recommended that the boundary to Area 12-1 follows the western edge of this sub character area but includes Strawberry and Manor Copses. The semi-rural transitional character of this landscape should be retained in order to conserve the currently limited impact of Guildford on the AONB and other rural land to the west.



Viewpoint 8: View south east towards Guildford from the northern edge of sub character area 5.



Viewpoint 9: View west towards Guildford from land in the southern part of sub character area 5

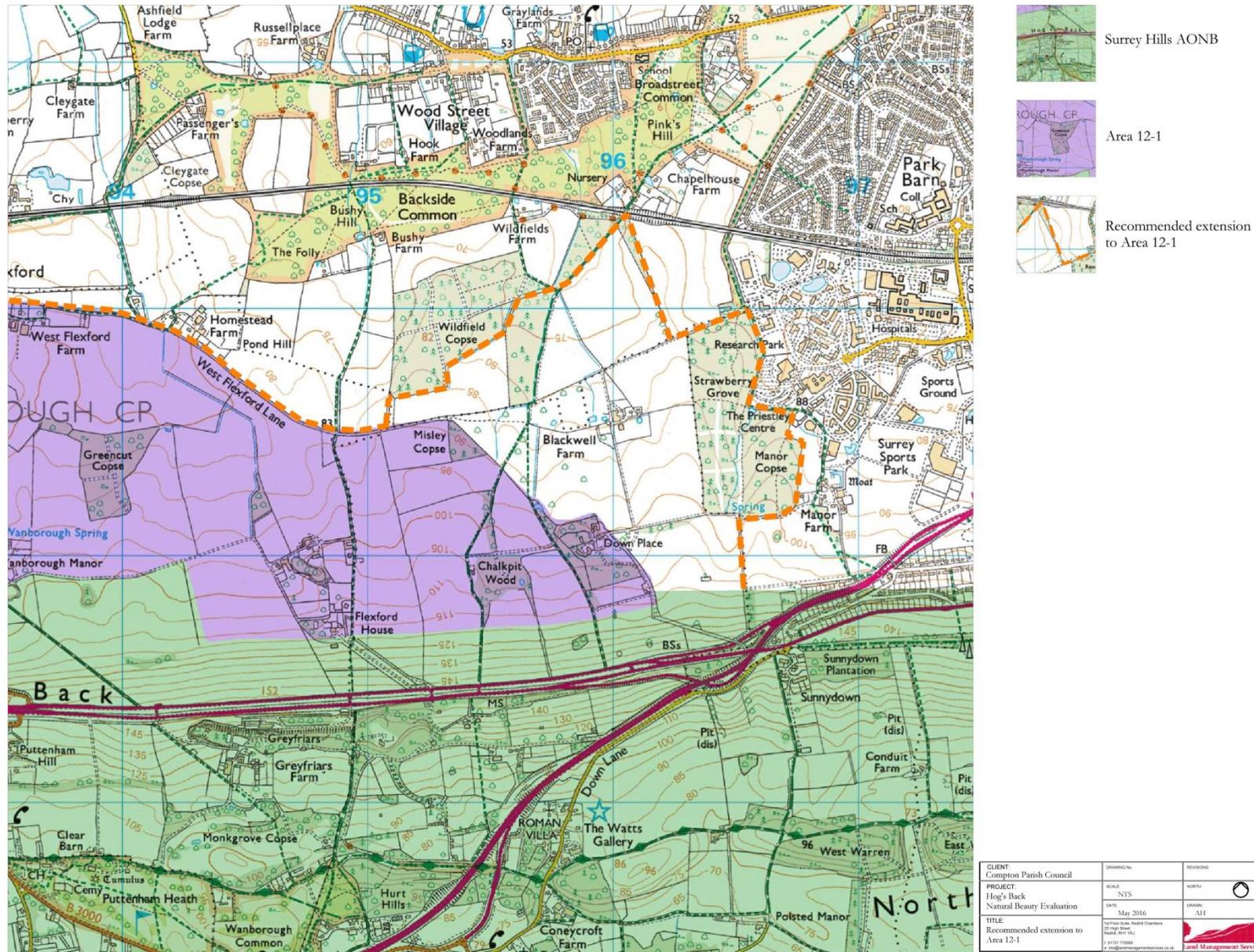


Figure 3
 Recommended extension to AONB Boundary

6. Conclusions and Recommendations

This Natural Beauty Evaluation has been carried out in accordance with the guidance produced by Natural England. Five landscape sub character areas have been identified as part of this study, based on an assessment of existing landscape character. These five sub character areas have been evaluated against the Natural England criteria and compared against the qualities and character of the adjoining land, in particular those areas proposed for inclusion within the revised AONB boundary as Area 12-1. The section below provides an overview of the Natural Beauty Evaluation for the study area and includes recommendations for revisions to the current proposed AONB boundary in the eastern part of the study area, in the vicinity of Down Place and Blackwell Farm. The current AONB boundary, proposed Area 12-1 and the recommended AONB boundary extension as part of this evaluation are shown on Figure 3 (above).

This report agrees with the conclusions of the HDA evaluation with regard to the proposed revised AONB boundary to the east of Flexford (sub character areas 1 and 2), although it is noted that land within sub character area 2 is broadly similar in terms of quality, character, condition and appearance to land south of West Flexford Lane (included within Area 12-1). This evaluation concludes that the landscape quality of the land south of the lane does not, however, merit AONB designation and is not of particular significance to the setting of the Hog's Back, in terms of both landscape character and views to and from the chalk ridge.

This evaluation does, however, conclude that land to the south and east of Wildfield Copse, in the vicinity of Down Place and Blackwell Farm (sub character areas 3 and 4), is of a landscape and scenic quality, character and condition which should merit inclusion within a revised AONB boundary. The landscape represents many of the defining characteristics of landscapes within the Surrey Hills AONB. These two sub character areas includes land on the upper slopes of the Hog's Back ridge which is representative of classic chalk downland and areas on the lower slopes typical of former parkland estates, with field patterns and mature trees and large blocks of ancient woodland providing strong evidence of the landscape and cultural heritage of the local area. This landscape is also considered critical to the setting of the Hog's Back ridge and in the conservation of rural views to the north of equal if not greater importance to land to the west of Down Place included in Area 12-1 (see comparative Viewpoints 10 and 11).

The proposed boundary to Area 12-1 between Misley Copse and Down Place and between Down Place and the current AONB boundary does not follow any defined landscape features (such as a ridge line, woodland edges, or prominent field boundary) or reflect a decline in landscape and scenic quality or changes in landscape character (for instance increased urban influences) which might justify exclusion. This evaluation recommends that the proposed AONB boundary should be reviewed in this location and re-aligned as recommended in this report (see Figure 3). Failure to do so could enable opportunities for development which would result in significant harm to the setting of the existing AONB and the loss of landscape which is of a character and quality which merits inclusion within a revised AONB boundary.

Although not recommended for inclusion in the revised AONB boundary this evaluation notes the importance of the eastern most sections (sub character area 5) in providing the setting to Guildford and an important transitional landscape.



Viewpoint 10: View north west from Footpath 480 from just below the crest of the Hog's Back ridge. The area proposed for inclusion within the AONB as part of the HDA evaluation (Area 12-1) extends beyond the lower field boundary to include substantial areas further north.



Viewpoint 11: View north east from Footpath 480 from just below the crest of the Hog's Back Ridge. The area proposed for inclusion within the AONB as part of the HDA evaluation (Area 12-1) includes the majority of the field in the foreground but would not include the land further north which are an important element in the conservation of views and the setting of the Hog's Back.

Appendix 1: Extracts from Surrey County Council LCA Phase 2 Surrey Hills AONB Areas of Search Natural Beauty Evaluation (HDA October 2013)

6.1.11 Chalk Ridge and Wooded Rolling Claylands

RECOMMENDED ADDITIONAL AREA 12-1

Area of Wooded Rolling Claylands extending down from the Chalk Ridge.

LANDSCAPE TYPE: E – Wooded Rolling Claylands

CHARACTER AREA: E1 – Wanborough Wooded Rolling Claylands

NATURAL BEAUTY CRITERIA

Landscape Quality

Includes large blocks of ancient woodland, such as Wanborough Wood. Field sizes are relatively large and continuous, following gentle slopes down from the Hog's Back. Occasional glimpses of traffic on the A31 along the Hog's Back, but no significant incongruous elements present in the vicinity.

Scenic Quality

Patchwork of fields and woodland rising gently up the dip slope towards the ridge, form an appealing pattern which can be appreciated as one travels through the landscape, either from the Hog's Back, or from footpaths, tracks and roads to the north.

Relative Wildness

There are few roads, very limited settlement and large areas where access is limited to tracks. This lack of activity, combined with a number of woodland blocks results in a sense of remoteness in most parts. Filtered urban influence from Flexford and Ash Green reduce remoteness slightly to the north.

Relative Tranquillity

Contributors to tranquillity such as birdsong, peace and quiet, and natural-looking woodland dominate minor detractors such as glimpses of vehicles on the A31, to result in a substantially tranquil area.

Natural Heritage Features

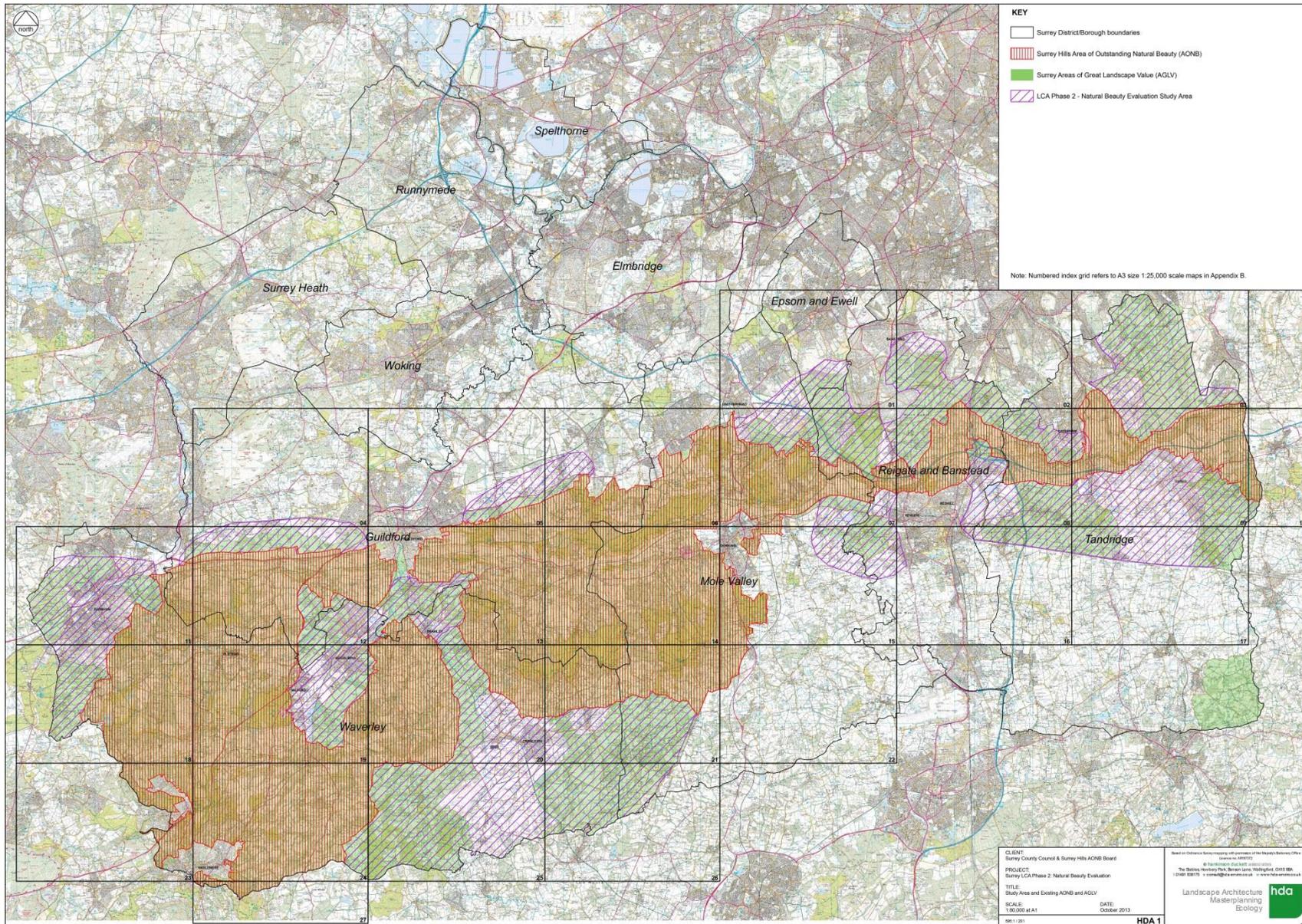
Woodland on the gently rising dip slope contributes to the scenic quality of the area.

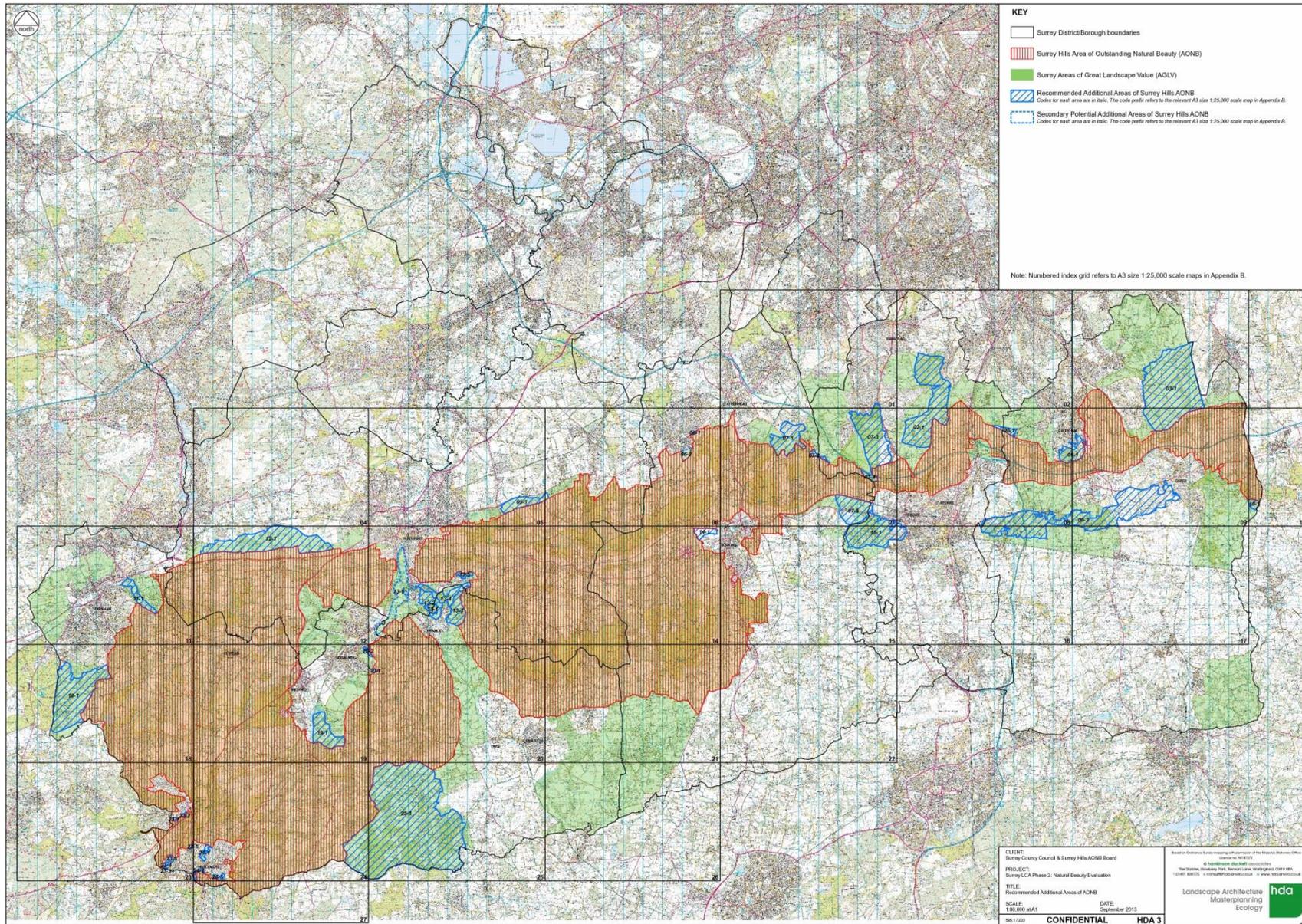
Cultural Heritage

Historic vernacular buildings at Wanborough Manor.

SPECIFIC ISSUES ADDRESSED WHEN IDENTIFYING EXTENT OF AREA 12-1

Largely unsettled (with the exception of Wanborough Manor area), sloping dip slope of the chalk ridge to the south. There is a gently sloping transition northwards from the top of the dip slope, but vegetated roadsides, hedged/treed field boundaries, and woodland blocks form a relatively robust east-west northern boundary, beyond which urban influence increase in places.





Appendix 2: Land Management Services Viewpoint Plan

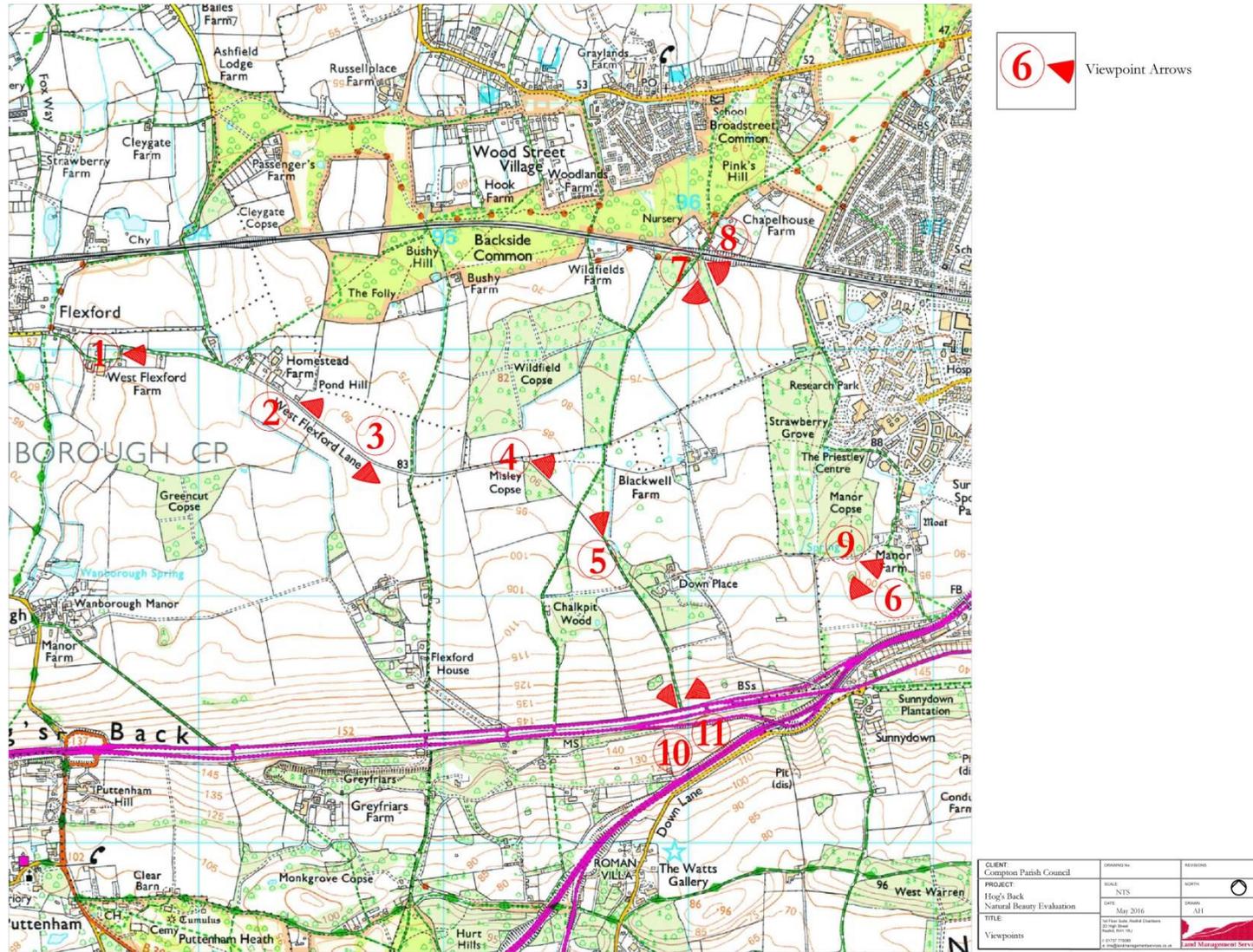


Figure 4 Viewpoints