

Appendix 11: Chipstead Valleys

Please refer to Figure 20b

Additional responses from second (2024) statutory consultation are given in blue.

Overview

Question C1: Does the Chipstead Valleys Extension Area have Sufficient Natural Beauty to be Designated as AONB?

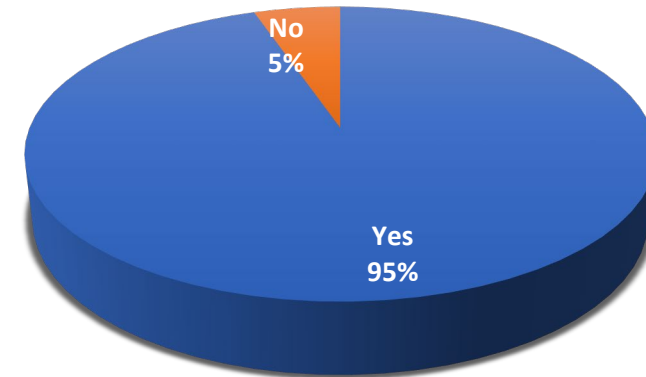
Natural Beauty	Responses
Yes	36
No	2
Not sure	0

Of the 38 respondents who answered Question C1, 36 respondents (95%) felt that the Chipstead Valleys Extension Area has sufficient natural beauty to be designated as AONB.

In contrast, 2 respondents (5%) felt that the Chipstead Valleys Extension Area does not have sufficient natural beauty to be designated as AONB.

Arguments setting out the desirability of designating this land focused around protecting the area from inappropriate development and the benefits the area provides in terms of access to open countryside close to centres of population and conservation of natural heritage. These are addressed in Appendix 2.

Chipstead Valleys - Sufficient natural beauty to be designated



Question C5: Do you agree with the proposed boundary for the Chipstead Valleys Extension Area?

Boundary	Responses
Yes	27
Yes, but I wish to suggest an alternative	7
No	5
Not sure	1

Of the 40 respondents who answered Question C5, 27 respondents (67%) agreed with the proposed boundary for the Chipstead Valleys Extension Area and 5 respondents (13%) did not.

7 respondents (17%) agreed but wished to suggest an alternative boundary and many provided supporting evidence. Where respondents wished to see the same area included, a variety of different boundary options were presented.

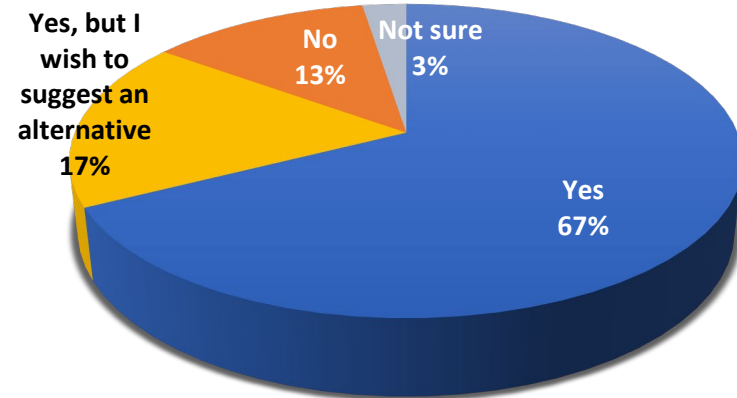
The additional areas of land that respondents wish to see included within the proposed extension are:

- land north of Park Downs and west of Woodmansterne
- Land along the Holly Lane and land west of Banstead Woods including Ruffett Wood and Canons Wood
- Land east of Woodmansterne, at Rectory Lane
- Land south of Grub and Gatwick Woods
- Land west of Long Plantation – Surrey and Kingswood Golf Clubs
- Land at Chipstead Golf Club/White Hill

The areas of land that respondents wish to see excluded from the proposed extension are:

- Land north and west of Blackhorse Lane.

Chipstead Valleys - Agreement with the proposed boundary



During the second (2024) statutory consultation, responses were received regarding **Addition 7: Land at Hogden Bottom**. Natural England has reviewed these responses and provided further commentary in blue below.

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
The proposed extension meets the Natural Beauty Criterion	<p>The majority of respondents agreed that the proposed extension met the Natural Beauty Criterion.</p> <p>ANON-VUXE-WEWD-Y</p> <p><i>'I am 100% of the view that the Landscape of the complex of valleys and hills of the rural sections of the Chipstead Valley are worthy of designation. This extends from the very quiet, smaller scale rural farmed and wooded landscape of the upper valley and surrounding slopes in Mugswell area, Northwards down the valley to include the majestic sweep of large open, sheep grazed fields and their wooded upper sides, with the Long Plantation, then, the secluded, wildflower rich valley bottom and sides of Fames Rough, the unique Ancient woodlands of Banstead and Perrots wood, the wildflower rich Park Downs, and the Shabden ridge, including the plateau along High Road Chipstead. These are, in summary, the areas currently proposed.'</i></p> <p>ANON-VUXE-WSQ8-U</p> <p><i>'[Anon] enthusiastically supports Natural England's proposal to expand the Area of Outstanding Natural Beauty within the Parish of Chipstead. Specifically we agree that:</i></p> <ul style="list-style-type: none"> <i>• The boundary should be set further south than Rectory Road so as to include Grub Wood, Gatwick Wood and Colts Bushes and the delightful land around Mugswell</i> <i>• The area between the High Road and Hogscross Lane should be included in the AONB.'</i> 	<p><u>Commentary</u></p> <p>Natural England agrees that land within the proposed Extension Area meets the natural beauty criterion for designation as AONB and that additional evidence provided by respondents supports the findings of the Natural Beauty Assessment.</p>

Natural Beauty		
Theme	Representations	Natural England Commentary
	<p>ANON-VUXE-WSRS-Q <i>'Meets all the 6 criteria for natural beauty. Unspoilt, attractive, hills & valleys, mixture of woodland & downland, traditional buildings.'</i></p> <p>ANON-VUXE-WMBC-H <i>'Amazing views and natural beauty.'</i></p> <p>ANON-VUXE-WEWF-1 <i>'This area is incredibly beautiful; full of undulating hills and valleys, peaceful and full of wildlife.'</i></p> <p>ANON-VUXE-WSQV-S <i>'This is very special woodland (ancient) at Banstead Woods with amazing blue bells in spring. It also has a history which is of interest. Parker Downs are viewed from the woodlands and have different important features. The topography of the area going from Banstead Woods leading to Chipstead Bottom and then uphill and across to White Hill has wonderful aspects, totally unspoilt, with downland and rolling hills and pathways for walkers. Elmore Pond is also a special feature. An area which is wonderful to explore with a variety of special features.'</i></p> <p>ANON-VUXE-W5RD-A <i>'Beautiful scenery with hills, woodland and countryside views.'</i></p> <p>ANON-VUXE-WMX7-U</p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>'The area is one of the most natural beautiful areas in the South East. Amazing diversity of fauna and flora and landscape'</i></p> <p>ANON-VUXE-W5BW-D</p> <p><i>'This area has high quality unspoilt countryside and is also easily accessible for recreation so should be included in the AONB.'</i></p> <p>ANON-VUXE-W5WT-Y</p> <p><i>'It is a beautiful landscape very popular for people to walk in. It has a diverse habitat with much flora and fauna that needs to be conserved and nurtured. Its diversity and importance for the chalk landscape and rare species that are found here.'</i></p> <p>ANON-VUXE-WMAP-W</p> <p><i>'Absolutely. It is a beautiful area of woodland and countryside, enjoyed by many people. It needs to be protected from development at all costs. Banstead Woods are outstandingly beautiful all year round and its surrounding fields, meadows and hedgerows are teeming with birds and wildlife. It is a rare area of peace from traffic noise and pollution.'</i></p> <p>ANON-VUXE-WM3Y-R</p> <p><i>'Come and visit the village and everyone would agree, a true quintessential English village.'</i> [Elmore Road Conservation Area]</p> <p>ANON-VUXE-WMSZ-S</p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>'It is a beautiful steep sided chalk downland area with ancient woodland and a wealth of wildlife.'</i></p> <p>ANON-VUXE-WEPN-2 <i>'Striking and distinctive scenery which reveals the geology and geomorphology of the area, provides relative tranquillity.'</i></p> <p>ANON-VUXE-WMUX-S <i>'Yes it is a beautiful place. It has outstanding wild and natural features and should be protected as such... the area is stunning. No reason why it shouldn't be an AONB.'</i></p> <p>ANON-VUXE-WMVS-6 <i>'Banstead Woods is a beautiful peaceful area at all times but particularly spectacular at bluebell time. It is surrounded by farm land and many well used footpaths.'</i></p> <p>ANON-VUXE-WE59-J <i>'This is the most beautiful area and is enjoyed by many people.'</i></p>	
The proposed extension does not meet the Natural Beauty Criterion	<p>ANON-VUXE-W5T8-Z considered the area did not meet the Natural Beauty Criterion. No justification was given.</p> <p>ANON-VUXE-WSRA-5 <i>'the site did not conform to the requirements of AONB designation, and that the landscape components of the site were not elevated beyond that of 'ordinary countryside'.'</i></p>	<p><u>Commentary</u></p> <p>Natural England disagrees that the land identified for designation does not meet the Natural Beauty Criterion for the reasons set out in the Natural Beauty Assessment Report.</p> <p>Where respondents have gone on to request a change to the proposed Extension Area boundary these are considered below.</p>

Boundary		
Theme	Representations	Natural England Commentary
General agreement with proposed boundary	<p>A significant number of respondents agreed with the proposed boundary simply answering 'yes' on the survey form. Examples include:</p> <p>ANON-VUXE-WEDD-C <i>'we support Natural England's proposal to extend the AONB designation in the Chipstead area and agree that the proposed boundary variation between Kingswood and Chipstead is drawn appropriately within the context of the assessment guidance.'</i></p>	<p>Commentary</p> <p>Natural England notes the support for the proposed boundary and has provided a detailed commentary to the boundary issues raised by other respondents, which can be found below.</p>
Requests for Additional Areas		
Extend boundary to include land north of Park Downs and west of Woodmansterne	<p>ANON-VUXE-WEWD-Y and ANON-VUXE-W52C-9 wished to see additional land included to the north of Park Downs, in Woodmansterne and Banstead parishes.</p> <p>Reasons given include:</p> <p>Natural Beauty:</p> <ul style="list-style-type: none"> • An area of hill and valley landscape which includes 2 ancient woodlands, Soloms and Scratch Woods • Beautiful and naturally "rewilding" chalk downland fields in the secluded Puckstead valley, and in between and around these woods. • Exceptional scenic quality • Native fauna and flora • Tranquillity in Puckstead valley area higher than in proposed extensions • Visual and topographic contrast • Ancient woodlands 	<p>Commentary</p> <p>Natural England agrees that the setting of an AONB is important in terms of providing the context to an outstanding landscape. Landscape within the setting can help to provide a sense of anticipation when approaching, and then arriving at, a landscape which is outstanding. Natural England does not however seek to include landscape which does not meet the Natural Beauty Criterion simply because it forms the setting. The Natural England Guidance is clear that land which is to be included in an AONB must first meet the Natural Beauty Criterion.</p> <p>This area was assessed as part of Evaluation 7D in the Natural Beauty Assessment Report (pages 103-108). In particular, the assessment states <i>'scenic quality is in transition and becomes significantly reduced towards the fringes of the area, where urban influences are more apparent, such as the edges of built-up areas, and busy road corridors.'</i></p> <p>It goes on to record under natural heritage interest <i>'In areas where there is more intensive arable cultivation and urban fringe land uses, the presence of woodland and grassland becomes fragmented and makes a lesser contribution to natural beauty.'</i></p>

Boundary		
Theme	Representations	Natural England Commentary
	<ul style="list-style-type: none"> Fames Rough, Long Plantation and Puckstead Bottom – rare wild flowers Views across unspoiled countryside. <p>Desirability:</p> <ul style="list-style-type: none"> Land lies on the doorstep of southern London Easy accessibility Land provides a landscape setting....part of the visual context, the foreground or background against which the AONB is seen in views. <p>In particular respondent ANON-VUXE-WEWD-Y stated <i>‘Views are important-- people approach the AONB along routeways, whether on foot or by bicycle or in a vehicle. No-one parachutes in to an AONB - therefore the landscape surrounding the existing or newly designated AONB will be critical to the perception and experience of the AONB. Unless in a woodland, where the visitor experiences the inner landscape of the wood, the vast majority of landscapes are a mix of open and enclosed. The view will constantly change as the viewer moves through the landscape, with new vistas opening up as others close. The landscape on the approach is very important. As the viewer moves towards and into the AONB, there should be a rising sense of feeling that the landscape being entered is "Outstanding". The surrounding landscape acts as threshold. It might be exceptional itself - in which case it should be included in the AONB.’</i></p> <p>Boundary: A map showing a suggested boundary was provided by respondent ANON-VUXE-WEWD-Y.</p>	<p>Cultural Heritage Interest recorded that <i>‘Banstead Place, is one of a number of large houses which dates from the early 18th century in the historic village centre of Banstead. Banstead Place and the nearby Mint Farmhouse form part of the Banstead Conservation Area, which extends northwards along Park Road into the urban area of Banstead.’</i></p> <p>Overall, the assessment concluded that <i>‘The land north and east of Grub Wood, around Long Plantation and north to Banstead Woods and Park Downs has a weight of evidence to support its designation as AONB. This area is particularly outstanding for its combination of chalk topography, ancient woodland, chalk grassland and historic pattern of rural lanes and settlement. Natural beauty is transitional where adjoining urban areas and road corridors have an adverse effect on the landscape character, patterns and intactness. Here, the landscape comprises open countryside and lacks outstanding qualities.’</i></p> <p>The Natural Beauty Assessment Report excluded this area from the Candidate Area concluding that <i>‘the extent of the Candidate Area has been drawn to exclude those areas where loss of landscape quality and change in character is sufficiently evident for the landscape to fail to meet the natural beauty criterion. It is anticipated that any revised boundary to the AONB will be drawn within the Candidate Area.’</i></p> <p>The boundary was drawn along the northern edge of Park Downs excluding development to the north.</p> <p>Natural England has reviewed these conclusions in relation to the land north of Park Downs. This area comprises open land between Banstead and Woodmansterne. Topographically the land is undulating, consisting of two valleys orientated east west and separated from Park Downs and Banstead Woods by a ridge of higher land on which Walwood House and Soloms Court are located. In the eastern part of the area, where the land is most undulating, the land slopes towards the urban edge of Woodmansterne and comprises open rough pasture which is reverting to woodland and scrub. It is traversed by public rights of way and numerous permissive footpaths and is clearly well-used by local</p>

Boundary		
Theme	Representations	Natural England Commentary
	<p>ANON-VUXE-WEWD-Y when on to suggest:</p> <p><i>'The supporting landscapes should be included in the AONB, or, if they [are] finally assessed as being of slightly less scenic quality, given a new status - as "AONB Threshold Landscape". I realise that this is a concept not mentioned elsewhere but, looking in the round at this and other areas, there are some which have such a supporting role to the AONB, that without them, the AONB would be somehow lesser.... not "Outstanding". They give context, allowing the gem-like core areas to shine.'</i></p>	<p>communities. Further north and west the land rises to form a surrounding amphitheatre and supports pasture predominately grazed by horses. The hedgerow pattern is not strongly discernible although it becomes smaller scale and better defined by hedgerows to the west of Park Lane, and there are a number of mature parkland trees associated with the former parkland of Banstead House in the northwest where the land is flatter. From the elevated slopes there are views southeast, across built development, to White Hill and How Hills as well as woodland beyond. Whilst the area clearly provides contact with nature, there are no known nature conservation designations associated with the area and the background hum of traffic is evident throughout. The ancient woodlands of Scratch Wood and Soloms Wood show signs of past coppicing although they currently appear unmanaged and overgrown. Along Park Road in the southwest of the area there is linear development in the form of dispersed properties in large grounds and, beyond this, the distinctive buildings of Banstead Place and a number of weatherboard houses which make a contribution to local distinctiveness as part of the Park Road and Mint Road Residential Area of Special Character. There is currently development taking place at Courtlands Farm (9 detached houses) and Banstead Place (redevelopment as assisted living retirement apartments).</p> <p>On balance, Natural England remains of the view that this area of landscape is not of sufficient natural beauty to warrant designation as AONB. This conclusion is consistent with the HDA assessment and broadly consistent with the northern extent of the AGLV.</p> <p>Natural England acknowledges that this area has qualities which are highly valued by local communities and that it forms the wider countryside context to urban areas.</p> <p><u>Conclusion</u> No change.</p>

Boundary		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
<p>Include land along Holly Lane and land west of Banstead Woods including Ruffett Wood and Canons Wood</p>	<p>ANON-VUXE-WEWD-Y, ANON-VUXE-WMJ8-E, ANON-VUXE-WM5Z-U and ANON-VUXE-WMV3-N Reasons given include:</p> <p>Natural Beauty:</p> <ul style="list-style-type: none"> • A superb area of open valley fields and tree belts along Holly Lane • Sweeping landscape of open fields to the West of Banstead Woods, with Ruffett Wood and associated shaws • Rolling foreground or prelude of open landscape against which the woods are seen to rise up - a fantastic scene • Continuum of the Chipstead Valley proposed designated area, and in my considered view, should be included in the AONB • Simple composition – woodland frames open arable landscape as far as Perrotts Farm • Landscape is not affected by proximity to settlement – tree belt skylines • Mix of mature woodland, chalk downland and farmland • Supports a wide variety of wildlife, especially scarce plants on the chalk downs and a large number of resident breeding and visiting bird species including many threatened red data species - about 90100 bird species are recorded [by Banstead Wood Bird Group] at Canons Farm each year and the farm supports breeding Yellowhammers, Linnets, Skylark and many other species • The area is scenically attractive including Canons Farm which is a patchwork of fields, 	<p><u>Commentary</u></p> <p>Natural Beauty This area comprises relatively flat arable farmland with large modern barns associated with Cannon Farm and views to the urban edge and some noise intrusion from the A217. There is evidence of loss of field boundaries and landscape structure although remnants of woodland shaws help to form wooded skylines. Some shaws are ancient woodland and have a variety of species with the underlying acidic soils giving rise to patches of bracken, birch and pine. There is also evidence of coppice stools and yew/holly and hazel all of which adds visual interest. In the northeast the curving lines of shaws enhance the more rolling land form towards Holly Lane and also south of Lunch Wood and this increase scenic qualities. From the upper slopes there are views across the landscape over Holly Lane to fields to the north and south towards Long Plantation. However, to the west views are across an relatively open farmed plateau which reflects ordinary countryside.</p> <p>Overall, the natural beauty of the landscape is transitional and flatter arable land towards the urban edge is not considered to meet the Natural Beauty Criterion. Natural beauty is higher along Holly Lane and south of Lunch Wood, where the landscape is more undulating and the woodland shaws provide structure and a sense of time depth. Whilst Natural England acknowledges that in these areas the natural beauty is higher, given the topography and woodland, the landscape nevertheless remains transitional, and features of interest are on the edge and relatively remote from the wider tract of qualifying land. On balance, Natural England remains of the view that this area of landscape is not of sufficient natural beauty to warrant designation as AONB, but acknowledge that it is highly valued by local communities. and that it forms the wider countryside context to urban areas, and the approach to the proposed AONB Extension Area.</p> <p>Desirability Given the conclusion regarding natural beauty Natural England has not considered this area against the Natural Beauty Criterion.</p>

Boundary		
Theme	Representations	Natural England Commentary
	<p>small areas of woodland and hedgerows which are used for walking, exercise and relaxation by many people from the local area and further afield, especially from inner and outer London</p> <ul style="list-style-type: none"> • Canons Farm allows people to see the changing landscape as the farmer prepares, sows, nurtures and harvests • Canons Lane - stunning views on both sides of this quiet country lane. <p>Desirability:</p> <ul style="list-style-type: none"> • Provides a landscape setting into which the proposed extension lies • Part of the visual context, the foreground or background against which the AONB is seen in views. • Inclusion of Canons Farm within the AONB would give the site more protection from development • Canons Farm is educational for children and is unique in that it is so near to residential areas. During Covid it was a vital exercise outlet • Funding for management of the habitat is very limited and probably inadequate, but this situation could be improved if additional funding were possible if this area were to be included in the AONB. <p>Boundary: A number of different boundaries were submitted – some as far as Lambert's Shaw and others further west to the A217 to include Canons Wood and Canons Farm.</p>	<p>Natural England agrees that the setting of an AONB is important in terms of providing the context to an outstanding landscape. Landscape within the setting can help to provide a sense of anticipation when approaching, and then arriving at, a landscape which is outstanding. Natural England does not however seek to include landscape which does not meet the Natural Beauty Criterion simply because it forms the setting. The Natural England Guidance is clear that land which is to be included in an AONB must first meet the Natural Beauty Criterion.</p> <p>Boundary Natural England has considered extending the boundary to the west in the vicinity of Ruffett Woodland and the tributary valley and Lunch Wood, along with ancient woodland south of the railway (Chiphouse Wood which is under active management by the Woodland Trust). Given the transitional nature of these fringing landscape and the robust and clear boundary proposed along Banstead Wood, Natural England has concluded that the case for amending the boundary in this area is not sufficiently strong and no further change is proposed.</p> <p>Conclusion No change.</p>

Boundary		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p>ANON-VUXE- WEV7-H Requested a minor alteration to the proposed boundary to include land between the railway and the rear of The Glade at Chiphouse Wood.</p>	
<p>Land east of Woodmansterne at Rectory Lane</p>	<p>ANON-VUXE-WEWD-Y <i>'This area is prominent in views Northwards along the Chipstead Valley on the eastern side of Banstead Woods and from the Shabden valley area.'</i></p> <p>Boundary: A map showing a suggested boundary was provided which defined the rising land and woodland east of Rectory Lane as far as property boundaries along Winfred Road and Whitehorn Avenue.</p>	<p><u>Commentary</u> This area was not included within Evaluation Area 7 and was not assessed during the Natural Beauty Assessment. This is because it was considered to form an isolated area of land separated from the wider evaluation area by built development as set out in para 4.4.3 and 4.4.4, 3rd bullet of the Natural Beauty Assessment.</p> <p>Natural England notes this area is prominent in views from the surrounding area. Nevertheless, Natural England remains of the view that the area does not express outstanding natural beauty, nor is it part of a wider tract of qualifying land.</p> <p><u>Conclusion</u> No change.</p>
<p>Land south of Grub and Gatwick Woods</p>	<p>ANON-VUXE-W5PB-6, ANON-VUXE-W5NS-N, and ANON-VUXE-WSQ8-U requested the inclusion of land south of Grub Wood either as far as Babylon Lane or as far as the M25.</p> <p>Reasons given include:</p> <p>Natural Beauty</p>	<p><u>Commentary</u> The Natural Beauty Assessment Report noted that land to the south of EA7d was transitional. At page 104 it states that <i>'To the south, in the area of Blackhorse and Babylon Lane, there is more intensive arable farming, and the landscape is affected by infrastructure associated with Junction 8 of the M25, housing development along lanes and field boundary loss – its condition is therefore transitional.'</i> Under Scenic Qualities it states <i>'Scenic qualities are reduced where arable farmland becomes more prevalent in areas where the topography is less dramatic and slopes flatten out, such as the land to the west of Banstead Wood and to the south of EA7d in the Babylon Lane area'</i> and under Relative</p>

Boundary		
Theme	Representations	Natural England Commentary
	<ul style="list-style-type: none"> Views that are equally as beautiful as views in the proposed extension to the Surrey Hills AONB Views are better than the reverse view into the proposed extension to the Surrey Hills AONB Partly covered by the Metropolitan Green Belt Recently Buzzards and Red Kites have used this area as part of their hunting and breeding range Footpaths and bridleways Wonderful views enjoyed by hikers, bikers, horse-riders and dog walkers. <p>Desirability:</p> <ul style="list-style-type: none"> No housing development Protect homegrown food supply Greater integrity to AONB. <p>Boundary:</p> <ul style="list-style-type: none"> The proposed boundary to the south and west is not very logical and excludes some lovely countryside. <p>ANON-VUXE- WEV7-H commented that the current AONB boundary predates the M25 and recommended including Junction 8 and land to the north as far as Blackhorse Lane.</p>	<p>Tranquillity <i>'The western and southern fringes of EA7d experience considerable traffic noise from the busy roads corridors of the M25 and A217. The fringes of the area are also subject to night light pollution from adjacent conurbations. North of Grub and Gatwick Woods, these effects are less noticeable and the sounds of nature are tangible.'</i></p> <p>The Assessment concluded that land in the fringe areas would require careful consideration, and care would be needed to ensure a boundary is drawn conservatively at the higher quality end, whilst also avoiding overly complex or convoluted boundaries.</p> <p>The Boundary Report notes on page 31 <i>'Consideration was given to drawing the boundary back as far as Rectory Road where the landform is clearly dropping into Hogden Bottom and where the network of narrow lanes and vernacular buildings is most concentrated. However, this would have resulted in the exclusion of significant blocks of ancient woodland to the south (Grub Wood, Gatwick Wood and Colts Bushes). The boundary was therefore extended further south to include these features of interest on the edge which contribute to the natural beauty of the wider area, whilst ensuring the boundary falls within the higher quality end of the transition.'</i></p> <p>This area was reviewed in light of the consultation responses. Natural England acknowledges that the landscape is traversed by rights of way and is valued by local communities. Respondent's comments on the quality of views are considered to reflect the transitional nature of the landscape. Natural England remains of the view that this area has declining quality when compared to land further to the north and the boundary has been drawn within the transition. This is broadly consistent with the findings of the HDA assessment and also the assessment undertaken by respondent ANON-VUXE-WSKB-Y (see response below requesting exclusion of this land north and west of Blackhorse Lane).</p> <p>Natural England notes that the current AONB boundary predates the M25, such that parts of the M25 are included in the AONB and other areas such as Junction 8 are not. Natural England does not consider this inconsistent treatment of the</p>

Boundary		
Theme	Representations	Natural England Commentary
		<p>M25 is a justification for 'simplifying' the boundary and including land at the lower quality end of the transition.</p> <p>On balance, Natural England considers that the boundary should remain as defined, and that it represents a rational boundary line taking all factors and considerations into account.</p> <p>Conclusion No change.</p>
Land west of Long Plantation – Surrey and Kingswood Golf Clubs	<p>ANON-VUXE-WEWD-Y <i>'This is very prominent in the views from the side of Banstead Woods, and Farnes Rough.'</i></p> <p>ANON-VUXE-W5PB-6 <i>'I believe the boundary to the south should be extended to include the land currently used by Surrey Downs and Kingswood Golf Clubs.'</i></p> <p>ANON-VUXE-WSQ8-U <i>'Beautiful land is on the top of the ridge and is therefore visible from several directions. While the land is currently used for golf, this cannot be guaranteed and, without question, it needs protection.'</i></p> <p>Boundary:</p> <ul style="list-style-type: none"> The use of the break in slope between areas of woodland is weak. A stronger boundary is along Outwood Lane and the built-up edge. 	<p>Commentary</p> <p>The Natural Beauty Assessment Report noted on page 103 that <i>'This intact area of landscape becomes fragmented to the west of the A217 corridor, where the settlement of Kingswood and Lower Kingswood, together with associated urban fringe land uses (such as the Surrey Downs Golf Club), have an urbanising influence.'</i> On page 104 it states <i>'To the north and west of Long Plantation, the land levels off and the area forms part of the Surrey Downs Golf Club. This landscape lacks the drama and traditional land use patterns evident further east, and scenic qualities are lower.'</i></p> <p>Both the Surrey Downs Golf Club and the Kingswood Golf and Country Club lie on the elevated, relatively flat plateau between the urban areas and proposed extension. The former is a relatively open golf course with views to the wider landscape including treed horizons and urban areas from the fringes of the golf course, the latter is more wooded and inward looking.</p> <p>The club house buildings at Surrey Downs Golf Club form part of a cluster of older farm buildings associated with Eyhurst Park which has been enlarged and gentrified. Eyhurst Farm (Bayhurst Farm) is Grade II listed.</p> <p>Both golf courses are crossed by public rights of way which provide access to countryside from the local built-up areas. However, the character and qualities of</p>

Boundary		
Theme	Representations	Natural England Commentary
		<p>the golf course is such that the landscape does not have the natural beauty which is so clearly evident in the landscape to the south and east.</p> <p>Natural England acknowledges that, for a short section, the boundary does not follow a clear feature on the ground. Where situations like this arise, it is acceptable to take the boundary between two clear features – in this case woodland. Natural England does not consider that this situation justifies identifying a different boundary which includes a significant area of land which does not meet the Natural Beauty Criterion.</p> <p>Natural England has concluded therefore that there should be no change to the boundary in this area.</p> <p>Conclusion No change.</p>
Land at Chipstead Golf Club/White Hill	<p>ANON-VUXE-W5PB-6 <i>'There is also a strong case for including the land to the north of the village that is currently used by Chipstead Golf Club.'</i></p> <p>ANON-VUXE-WSQ8-U</p> <ul style="list-style-type: none"> • Forms 100 acres of land to the north of the village of Chipstead. • Most of the land is now owned by a privately owned golf club. • Located on the ridge, it can be seen from parts of the village and the wider area. • The area has scenic qualities. 	<p>Commentary</p> <p>This area was not included within Evaluation Area 7 and was not assessed during the Natural Beauty Assessment. This is because it was considered to form an isolated area of land separated from the wider evaluation area by built development as set out in para 4.4.3 and 4.4.4, 3rd bullet of the Natural Beauty Assessment.</p> <p>Natural England remains of the view that, as an isolated area of land, albeit prominent in views from the surrounding area, this area does not express outstanding natural beauty, nor is it part of a wider tract of qualifying land.</p> <p>Conclusion No change.</p>

Boundary		
Theme	Representations	Natural England Commentary
Requests for Exclusion of Areas		
<p>Exclude Land north and west of Blackhorse Lane</p>	<p>ANON-VUXE- WSRA-5 and ANON-VUXE-WSKB-Y <i>'Whilst the landscape around Crossways Farm forms a series of pleasant arable fields, it does not contain landscape features of sufficient natural beauty to be considered outstanding. As such, I support the report's assertion that the fields to the northwest of Blackhorse Lane should not be included as a future identified 'candidate area' nor should it be considered as an extension to the existing Surrey Hills AONB boundary.'</i></p> <p>ANON-VUXE-WSKB-Y considered two parcels of land proposed for inclusion in the AONB extension – Parcel A immediately south of Chipstead Lane and Parcel B – northeast and west of Gatwick Wood. It assessed the natural beauty of these two areas and concluded that neither expressed sufficient natural beauty for the following main reasons:</p> <p>Parcel A (Land to the southeast of Monkswell Lane development):</p> <ul style="list-style-type: none"> • Influenced by human factors including agricultural land use and built form development. • Relates poorly to the wider proposed AONB. • Relates more to land to the west. • Semi-enclosure, local area of attractive countryside. <p>Parcel B (Land north of Gatwick Wood):</p>	<p><u>Commentary</u></p> <p>Natural England has reviewed the evidence submitted by respondents and considered it in the round alongside representations made in support of including more land between the M25 and Grub and Gatwick Woods.</p> <p><u>Parcel A</u></p> <p>Influence of human factors</p> <p>The Natural Beauty Assessment noted that Chipstead Lane is a quiet rural lane with limited traffic but also noted the presence of development along Monkswell Lane and towards the urban edge of Kingswood and the A217 in the west. The extent of the Candidate Area reflected these findings and the boundary was defined to exclude the development at Monkswell Lane.</p> <p>In relation to Parcel A, Natural England Guidance is clear that an assessment of natural beauty should not be undertaken on a field-by-field basis (para 5.3, 4th bullet). Natural England has reviewed the reasoning put forward for excluding Parcel A and does not reach the same conclusion.</p> <p>Natural England is of the view that the Parcel A forms part of a wider sweep of qualifying land that forms part of Chipstead Bottom and Hogden Bottom and that following a review of evidence, the qualities of the valley landscape extend further to the west. Natural England has concluded that housing development along Monkswell Lane is small in scale and isolated within a much wider area of rolling chalk topography. This distinct valley landscape and rolling slopes is particularly appreciated from the public right of way to the north which affords elevated uninterrupted views across the landscape to the south and west and where the open slopes and wooded skyline further to the west form part of the scenic tract of land. Whilst there is some evidence of equestrian use west of Chipstead Lane (public right of way), on balance, this area of pasture and associated woodland is considered to form part of the wider high-quality landscape, contributing to</p>

Boundary		
Theme	Representations	Natural England Commentary
	<ul style="list-style-type: none"> Moderately tranquil and attractive local landscape setting. Enhanced due to adjacent woodland. Rolling farmland topography. Fields do not contain landscape elements that elevate them above ordinary arable fields. Continuous background noise of M25. Identical to land to the south which has been excluded. <p>ANON-VUXE-WSKB-Y concluded that:</p> <p><i>‘Overall, it is considered that Parcels A and B should be removed from the proposed AONB extension area given that while they display some of the characteristics of this area and partly relate to the special qualities of the Surrey Hills AONB, the ‘Natural Beauty’ of both parcels has been compromised by human influences, particularly in terms of arable land use, and as such, these parcels are considered to be of limited landscape value and quality.’</i></p>	<p>landscape compositions. In this context Natural England does not agree that Parcel A should be excluded from the boundary extension but that it forms part of a wider qualifying area and that the boundary should be drawn further to the west and to the north enabling the continuation of the steep pasture slopes of the valley to be included in the proposed Extension Area.</p> <p>Parcel B</p> <p>Natural England agrees that the natural beauty of this area is enhanced due to the presence of ancient woodland. Natural England also considers that the rolling topography also contributes to the qualities of this area and has concluded that the area is attractive, tranquil and rural, as well as largely undeveloped.</p> <p>Natural England Guidance makes it clear that <i>‘the beauty of all our most cherished landscape is in part due to human intervention such as agriculture and forestry. It has long been the practice to include such factors in the assessment of natural beauty. This is now clarified in statute, and in the case of both AONBs and National Parks land is not prevented from being treated as being of natural beauty by the fact that it is used for agriculture, or woodlands, or as a park, or that its physiographical features are partly the product of human intervention in the landscape (s.99 of NERC Act)’</i> (para 6.2). In this case, the arable fields form part of a tract of land which has interest due to its topography, woodland and hedgerow pattern and it is these qualities which elevate the area above ordinary arable fields.</p> <p>It is not unusual for landscape to appear identical either side of a proposed designation boundary. This is because natural beauty is frequently in transition across an area and Natural England Guidance makes it clear that the boundary should be drawn at the higher quality end of the transition (Appendix 4).</p> <p>Natural England agrees with respondent ANON-VUXE-WSKB-Y that the noise intrusion from the M25 increases to the south of the proposed boundary. This has been a contributory factor to the decision to not extend the boundary further to the south.</p>

Boundary		
Theme	Representations	Natural England Commentary
		<p>On balance, Natural England considers that the boundary should remain largely as defined, with a minor amendment to include additional land at Hogden Bottom. Natural England considers that the proposed boundary represents a rational boundary line taking all factors and considerations into account.</p> <p>Conclusion Minor addition to include land at Hogden Bottom.</p> <p>(Addition 7 – Refer to Figure 20b)</p>
Support for proposed Addition 7: Land at Hogden Bottom	<p>56 respondents agreed with the designation of Addition 7, some providing reasons for their view as follows:</p> <p>ANON-PQ5Q-KR3K-2 (Reigate and Banstead Borough Council) <i>'First we note that some small further additions have been proposed for inclusion in the revised boundary that are located in Reigate & Banstead which we would welcome.'</i></p> <p>ANON-PQ5Q-KR3A-R <i>'We live on the edge of park downs (Map 20b) and on the opposite side of the public footpath to park downs lies a deep chalk pit mentioned in 1425. This chalk pit just lies in the new boundary extension of March 2023, assuming the boundary runs along the footpath. We are fortunate to live so close to such a beautiful landscape and we are very happy to support your proposed addition of Hogden Bottom which we often pass through. Indeed, we are happy to support all of your proposed additions.'</i></p>	<p>Commentary</p> <p>Natural England acknowledges the reasons given by respondents in support for this addition.</p> <p>2 respondents disagreed with the designation of Addition 7, but provided no reason for their view.</p> <p>1 respondent wished to comment on the proposed boundary but did not provide a comment. Natural England notes, therefore, that there are no responses specifying a change to the boundary in this area.</p> <p>Conclusion No change.</p>