

Appendix 20: Dockenfield Hills

Please refer to Figure 29a

Overview

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

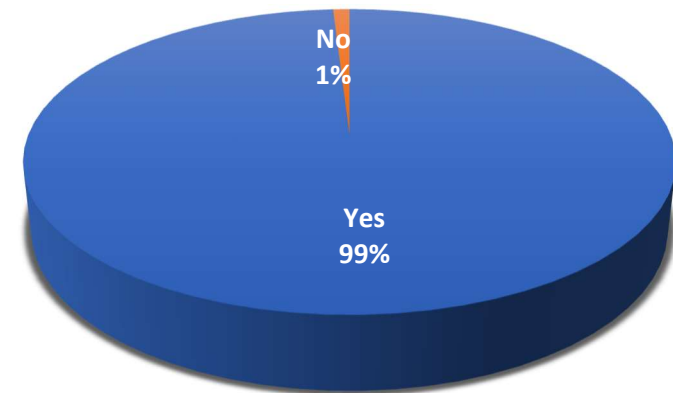
Natural Beauty	Responses
Yes	103
No	1
Not sure	0

Of the 104 respondents, 103 respondents (99%) felt that the Dockenfield Hills extension area has sufficient natural beauty to be designated as AONB.

Only 1 respondent answered no, this respondent answered no to this question for all Extension Areas.

Arguments setting out the desirability of designating this land focused around protecting the area from inappropriate development and the benefits that could flow from joining the Surrey Hills AONB and South Downs National Park, especially in relation to nature recovery. These issues are addressed in Appendix 2.

Dockenfield Hills - Sufficient natural beauty to be designated



Question C5: Do you agree with the proposed boundary for the Dockenfield Low Weald Extension Area?

Boundary	Responses
Yes	34
Yes, but I wish to suggest an alternative	64
No	2
Not sure	4

Of the 104 respondents who answered question C5, 34 respondents (33%) agreed with the proposed boundary for the Dockenfield Hills extension area and 2 respondents (2%) did not.

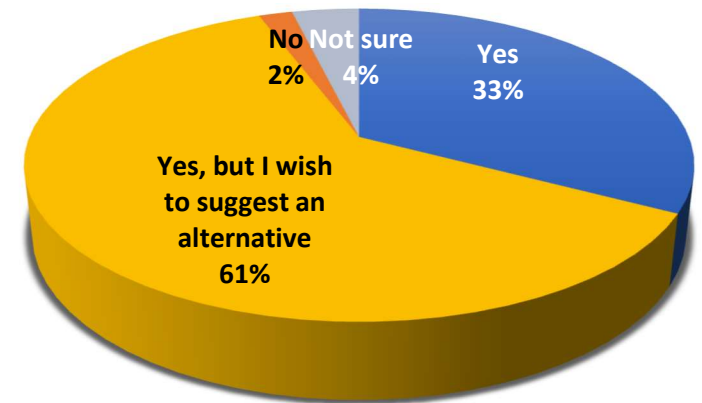
64 respondents (61%) agreed but wished to suggest an alternative boundary for the Extension Area and many provided supporting evidence. The majority of these responses focused on the southern boundary of the proposed extension – many of the responses were identical.

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

- Extension of boundary to include land south of Old Lane
- Larger extension into East Hampshire as far as Broxhead Common
- Extension to include Shortfield Common
- Small extension to include a narrow strip between South Downs National Park and Boundary Road.

There are no requested exclusions.

Dockenfield Hills - Agreement with the proposed boundary



Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
<p>The proposed extension meets the Natural Beauty Criterion</p>	<p>The majority of respondents agreed that the proposed extension met the Natural Beauty Criterion. Examples of views and evidence relating to the natural beauty of the area include:</p> <p>ANON-VUXE-WS1W-T (Waverley Borough Council) <i>‘Waverley also broadly supports the specific areas within Waverley proposed for inclusion in the AONB. The Council agrees with the accompanying assessment that the quality of the proposed areas is of sufficient natural beauty to be included in the AONB.’</i></p> <p>ANON-VUXE-WE6A-U <i>‘I would like to highlight that the Dockenfield Hills area includes an area of undulating pastoral farmland as well as areas of ancient woodland, a high concentration of mature hedgerow, as well as trees and veteran trees associated with former parkland at Frensham Heights. The special qualities of this landscape relate to its tranquil and rural backwater ambience — the rural villages of Dockenfield and Spreakley lie within it as do various vernacular farmhouses and oast houses connected by a network of small rural lanes. This is reinforced by the established character of ancient woods, the pattern of well managed hedgerows and majestic oaks, and rural winding lanes which impart an established character. In this landscape settlements nestle in the gentle folds of the landscape and higher ridges afford long distance views. It’s a first rate area and an A-grade landscape. It deserves to be preserved.’</i></p>	<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> <p>Natural England has also taken account of detailed responses requesting changes to the boundary and proposes some amendments. These are set out below.</p>

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p>ANON-VUXE-WMS9-R <i>'My land is covered with ancient oaks, undulating pastures, steep fields, hedges, streams, pond and several public footpaths, and a huge variety of wildlife, buzzards, red kites, barn owls, numerous butterflies, deer, badger fox and grass snakes and adders and as one of only 3 farms left in Frensham needs the urgent protection of an AONB.... fields have oaks, longstanding meadow pastures, and ancient hedges, often used for horses but increasingly being targeted for development. This is hugely concerning as this beautiful landscape countryside, its trees, flowers and quiet are immensely important to peoples happiness and well being, horse riding, people walking and cycling prove it, but if piecemeal grabbing of fields and buildings development by owners who very often do not live locally, is allowed to continue without the AONB protection, this rich diverse and much loved landscape will rapidly disappear, with its wild life insects, birds and mammals. It is an anomaly that the small gap between the existing AONB and the South Downs National Park exists and if this still wild countryside is to survive it urgently needs the protection of the Surrey Hills AONB.'</i></p> <p>ANON-VUXE-W5YD-H <i>'the delightful wooded areas and the valley'</i></p> <p>ANON-VUXE-WEUM-6 <i>'Far reaching views of unending countryside, consisting of farmland, medium scale arable fields and smaller, irregular fields in pasture, ancient hedgerows, majestic oaks and occasional woodland blocks. An appealing pattern of land cover which can be appreciated from footpaths and lanes, particularly on high ground. The</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>strong undulating landform provides a sense of scale. Access is still limited to footpaths across large parts of this areas, giving a sense of remoteness. A peaceful landscape with bird song contributes to the tranquility.'</i></p> <p>ANON-VUXE-W5UG-G <i>'It is a stunning area of undulating hills, peaceful lightly inhabited small valleys, and small traditional lanes with beautiful hedges planted with historic oaks. It contains a huge diversity of plants and animals that give enormous pleasure to the people who live here and to the people who visit this area. It is a beautiful and peaceful unspoiled traditional landscape.'</i></p> <p>ANON-VUXE-WE5K-4 <i>'The landscape of Dockenfield Hills is ancient and largely unchanged since then with rolling hills, copses, veteran trees, ancient hedgerows and rolling agricultural fields. The village, with its Art deco Church, nestling in a tranquil valley surrounded by the rolling Dockenfield Hills creates a magical rural setting. Please consider the age and heritage of the landscape; its wonderful Oast houses; the Art deco Church, built in 1910 by William Curtis Green; and that the famous illustrator Pauline Baynes took inspiration for many of her illustrations (such as those for famous works by Tolkien and C.S. Lewis), from the landscape of Dockenfield and Alice Holt. It would not be any kind of exaggeration to state that Dockenfield Hills and Alice Holt were Middle Earth and Narnia in the eyes of the artist and immortalised as such in her illustrations.'</i></p> <p>ANON-VUXE-WEVM-7 <i>'The area is rolling Greensand Hills with mature hedges, veteran trees, an ancient agrarian meadow landscape</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>and a picturesque village, dating back to the Domesday Book of 1087.</i></p> <p><i>Dockenfield Hills bridges two existing protected areas namely Alice Holt Forest, part of the South Downs National Park, which is an internationally designated dark skies reserve and the Surrey Hills AONB.</i></p> <p><i>The quality and beauty of the landscape is consistent over the whole wider area. It makes perfect sense to consolidate an area of wider protection.</i></p> <p><i>There are a number of areas of ancient woodland and ancient flower meadow within the Dockenfield Hills. There is also the unique Bealeswood Common which has achieved Green Flag Status, in part due to its incredible biodiversity which will be further protected as it is in the proposed Dockenfield Hills area. Frensham Heights school with its stunning parkland, formerly part of the Frensham Hill estate contains many veteran trees. The river Wey has two tributaries that run through the proposed area providing biodiversity and wildlife links directly between Alice Holt and Frensham Pond.</i></p> <p><i>Dockenfield Hills with its agrarian heritage, oast houses, ironstone and brick cottages, ancient woodland, ancient meadow, rivers and quaint villages represents the very image of rolling English countryside.</i></p> <p><i>The heritage of buildings in the area. Buildings such as the distinctive Oast houses that are scattered across the countryside and The Church of the Good Shepherd in Dockenfield village, the lovely Art deco building designed</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>and built by William Curtis Green, (whose other works include the Dorchester Hotel and Wolseley House), deserve a protected landscape in which to reside.</i></p> <p><i>Pauline Baynes the famous illustrator, took her inspiration from the beautiful Dockenfield Hills and Alice Holt forest when she drew her images of Middle Earth and Narnia for books by Tolkien and C.S.Lewis. She donated a beautiful stained glass window to The Good Shepherd.'</i></p> <p>ANON-VUXE-WERD-T <i>'The area includes beautiful woodlands, ancient trees (particularly veteran oaks), ridges with fine views, meandering rivers, small settlements and farms with vernacular architecture and winding lanes with deep banks. It still retains a deeply rural feeling of an undulating landscape of hills, valleys, woods, rivers and fields. The area includes many ancient footpaths and tracks through views and landscapes which are still very little affected by the modern world. It meets the criteria by virtue of its scenic beauty, which is specifically representative of the still quite deeply rural and hidden landscape of the Surrey Hills, its area of traditional farming and its abundant wildlife, such as badgers, barn owls and even the presence of otters on the Wey.'</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-WEK6-5 <i>'The landscape offers views of outstanding natural beauty. The patchwork of strongly undulating farmland, a</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>mix of small and larger fields, narrow lanes, large mature trees, well managed hedgerows, ancient woodland, streams and ponds, give an attractive pattern of land cover which can be appreciated from footpaths and lanes and provides a sense of scale and sense of place in parts of the area. There are outstanding views across the area from the high ground. Small narrow lanes with many wild flower verges contribute to the beauty of the area. It is a much loved landscape by villagers and those from further afield.</i></p> <p><i>The area is relatively unpopulated and access is limited, giving a sense of remoteness. Many unmanaged rewilding pastures contribute as do ancient and broadleaved woodland and natural hedgerows and small narrow lanes e.g. Woodhill Lane, Broomfields Lane, Summer Hill Lane, West End Lane and Old Lane. To the west the area is bordered by some 2000 acres of Alice Holt Forest, an ancient historic woodland, contributing to the feeling of wildness. It is intrinsically quiet and relatively unpopulated. The area has a rich natural and cultural heritage and wildlife diversity. The area has a long history of occupation and farming, including hop growing. Roman occupation and major clay kiln area centred in adjacent Alice Holt Forest with an old tile clay pit by Boundary Road and a tile kiln near Hatch pond. A Saxon bank occurs at the western edge of Dockenfield. Many fine examples of traditional buildings (farms, barns, cottages, oast houses) constructed of locally sourced materials such as Bargate Sandstone can be seen. Some listed buildings illustrate the area's cultural heritage and its links with the past, together with some non-</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>designated heritage buildings: - Hall's Place, Broomfields, Broomfields Cottage, West End House, Walnut Tree Cottage, Pitthanger, Spreakley House. The area has connections with Harold Faulkner, John Harding, Randolph Caldecott and Lord Baden-Powell. It borders the historic Alice Holt Forest, part of the South Downs National Park.'</i></p> <p>ANON-VUXE-W5AZ-F <i>'The area is home to a diverse number of bird species, plants and trees. Beautiful to walk in. In all seasons the area is full of natural beauty.'</i></p> <p>ANON-VUXE-W5BD-T <i>'I have lived in Dockenfield for 22 years and support the points made in the consultation report.'</i></p> <p>ANON-VUXE-WEAF-B <i>'The area showcases a variety of breathtaking landscapes, such as rolling hills, winding rivers and stunning heathland. The combination of these features creates a visually striking and diverse environment. The area supports a diverse range of flora and fauna, including rare or endangered species. The presence of diverse habitats, such as ancient woodlands, wetlands, meadows, or heathlands, contributes to the area's natural beauty and ecological importance.'</i></p> <p>ANON-VUXE-W5XG-K <i>'The Dockenfield Hills area is a tranquil haven with ancient trees, mature hedgerows and mixed land use reflecting the presence of both sand (for example the</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>flood plain by Pitt Farm) and Gault Clay (in which oak trees grow very well). Dockenfield Hills used to be a major hop growing area, with a number of oast houses (including the unusual square oast houses typical of the area) and wild hops still growing in the hedges. The views south from the ridge between Dockenfield and Spreakley are breathtaking, taking in the mixture of heathland, forestry and farmland sweeping up to the Devil's Punchbowl. The range of birdlife in the area is extremely broad, combining varieties of birds from woodland (such as nut hatches and woodpeckers from the nearby Alice Holt [Forest]), pasture and heathland (such as nightjars). The open pasture in this area supports a very significant population of Barn Owls. It is often remarked upon how little man made lighting there is in the area, with excellent Dark Skies.'</i></p> <p>ANON-VUXE-W53F-D <i>'The area is unspoilt with lovely views over open fields and a feeling of tranquillity. It has a timeless quality about it.'</i></p>	
The proposed extension does not meet the Natural Beauty Criterion	ANON-VUXE-W5T8-Z considered the area did not meet the Natural Beauty Criterion. No justification was given.	<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>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
General agreement with proposed boundary	<p>A significant number of respondents agreed with the proposed boundary simply answering 'yes' on the survey form, while some provided reasons for their view. Examples include:</p> <p>ANON-VUXE-WEK6-5 <i>'I strongly support the designation of this area, and strongly support the proposed northern boundary to include the grounds of Frensham Heights, Hawthorn Farm and Lickfolds farm.'</i></p> <p>ANON-VUXE-WEQ9-E is in support of a minor extension of the southern boundary as set out below but also stated: <i>'I would be happy to stick with Old Lane as the Southern Boundary if it helps to avoid confusion or additional administration.'</i></p> <p>ANON-VUXE-W53F-D <i>'I believe that it covers the area in need of protection.'</i></p> <p>ANON-VUXE-WEAS-R <i>'The boundaries which now appears to follow paths and hedge lines seems to make sense, compared with the previous suggestion of following the county boundary.'</i></p>	<p><u>Commentary</u></p> <p>Natural England notes the support for the proposed boundary and has provided a detailed commentary to the issues raised by other respondents which can be found below.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
Requests for Additional Areas		
Extend boundary to include the cultural site of Great Holt and extend to the County Boundary	<p>A number of respondents expressed concerns that the natural beauty assessment did not include land south of Old Lane but nevertheless used a photograph of the excluded landscape on the cover of the Boundary Report.</p> <p>Responses supporting the inclusion of land south of Old Lane include:</p> <p>ANON-VUXE-W5M7-R, ANON-VUXE-WE5K-4, ANON-VUXE-W5W1-V, ANON-VUXE-W5AZ-F, ANON-VUXE-WEGV-1, ANON-VUXE-WSQZ-W, ANON-VUXE-W5UG-G, ANON-VUXE-WE5K-4, ANON-VUXE-WEVM-7, ANON-VUXE-WEWF-1</p> <p>Identical submissions include:</p> <p>ANON-VUXE-WEET-W, ANON-VUXE-W5BN-4, ANON-VUXE-WERE-U, ANON-VUXE-WERJ-2, ANON-VUXE-WESJ-1, ANON-VUXE-WEZ2-G, ANON-VUXE-WEZF-4, ANON-VUXE-W5MJ-B, ANON-VUXE-WE7T-F, ANON-VUXE-WE7U-G, ANON-VUXE-W5MN-F, ANON-VUXE-W5UT-W, ANON-VUXE-WEAK-G, ANON-VUXE-W5X1-W, ANON-VUXE-W5X9-5, ANON-VUXE-WEK4-3, ANON-VUXE-WEK5-4, ANON-VUXE-W593-Z, ANON-VUXE-WE1A-P, ANON-VUXE-WE7J-5</p> <p>Reasons given for extending the boundary further south include:</p> <p>Natural Beauty:</p>	<p>Commentary</p> <p>Natural England acknowledges that the photograph used on the Consultation Report was taken from Old Lane and that, whilst the lane itself was included within the proposed extension, the land to the south of Old Lane, as shown in the photograph, was not.</p> <p>The Natural Beauty Assessment Report included the land south of Old Lane in the proposed Candidate Area for designation noting its scenic qualities and the continuation of the qualities of the landscape to the south (page 193 and Figure 11.14).</p> <p>The Boundary Consideration Report noted:</p> <p><i>'In defining the boundary to the south, consideration was given to the inclusion of land south of Old Lane. Whilst land beyond the County boundary and into Hampshire has many similar qualities, there are also influences from Frith End Quarry and equestrian uses at Gum Hill and the land south of Old Lane was considered to be transitional. Consideration was given to the use of the County Boundary as the proposed boundary to the extension area, however this was found to not follow a clear feature on the ground, in part because it followed the River Wey, the course of which had changed over time, but also due to field boundary loss. The proposed boundary was therefore pulled northwards to Old Road, which forms a clear line on the ground within the transition.'</i></p> <p>Therefore, the land south of Old Road has been excluded, simply to identify a suitable line on the ground given that the County Boundary was not considered suitable.</p> <p>Submissions received following the Statutory Consultation have highlighted the qualities of the landscape which continue south of Old Lane. Natural England acknowledges the vernacular architecture of Great Holt, the rural character of the lanes and attractive composition of land uses and topography (albeit partly contributed by land within East Hampshire). Natural England agrees that there is an alternative boundary (albeit more convoluted) which could be defined which includes qualifying land south of Old Road, and does not adopt the County Boundary where it does not follow a clear line on the ground.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> • Views from Old Lane. • Hills bordering the River Wey. • Hills enfolding the stretching meadows in a very special relationship. • Natural river course (inc. Ox Bow lakes and river cliff) and adjacent pastures and meadows. • Beautiful unspoilt valley. • Thrilling to come upon the valley as it opens up between the hills. • Peaceful, well-managed fields used almost entirely for grazing sheep and cattle. • Gently rolling countryside. • Fields, mixed woodland and hedgerows. • Character is the same as land proposed for inclusion further north. • Low population density. • Narrow rural lanes which are quiet. • Cradle Lane flanked by bluebells in Spring. • Few houses or industry. • Birdsong. • Network of footpaths. • Supports considerable wildlife including rare butterflies. • Veteran oaks. • Country House complex of Great Holt with its gardens and grounds. • Great Holt 19th century country house mentioned by Pevsner and reflects arts and crafts style. 	<p>However, Natural England is also aware that some respondents have requested the boundary go further to include land within East Hampshire. This has required additional assessment work to be undertaken in East Hampshire. The results of this assessment will determine the southern extent of the boundary extension in this area.</p> <p>Conclusion Minor addition to extend boundary southwards. The exact boundary line to be determined as part of the additional assessment work undertaken in East Hampshire.</p> <p>(Addition 23 – Refer to Figure 29a)</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> • Ancient oaks and remnants of parkland fencing are present around the boundary of Great Holt along with a framing grove of Scots pine. • The main drive to the property is framed by mature horse-chestnuts. • Frith End Quarry and Gum Hill equestrian centre do not intrude. • Quarry at Grooms Farm (to be restored by 2024). <p>Desirability:</p> <ul style="list-style-type: none"> • Links South Downs with Surrey Hills. • Important to protect it as a natural entity. <p>Boundary: The proposed alternative boundary uses established hedges and the River Wey as a clear southern boundary to the proposed Dockenfield Hills extension. It allows the inclusion of the valuable area south of Old Lane whilst avoiding sections of the County Boundary which are not identifiable on the ground.</p> <p><i>'sections of the county boundary that are undefined and the sections that follow the least reliable part of the riveralternative boundary that follows established or ancient, protected hedgerows crossing agricultural land, which by your definition provides a more permanent boundary feature to follow.'</i></p> <p>Proposed boundary:</p>	

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p><i>'Starting at the Northeast:</i></p> <p><i>The established river course (red dashes on map) as the County Boundary has not varied. At Grid ref 829-396 an alternative stream/field hedge boundary can be followed NNW then WSW [Orange]. This substitutes for the short length of undefined County Boundary at point 'A' between the river and the hedged County Boundary at point 'B'.</i></p> <p><i>The field hedge/public ROW 58 then runs SW until it hits the County Boundary at point 'B' and then our proposal follows that boundary hedge (red) WSW until the small copse, where the County Boundary turns NNW. Instead of the County Boundary crossing an open field at point 'C', the proposal follows the northern edge of the copse, then turns SW along a strong hedge, crosses the lane and along a mature hedge with trees. Turns NW along field boundary with mature trees, crosses ROW 57, then follows the Great Holt [western] mature boundary hedge before re-joining the County Boundary hedgerow (red dashes) at point 'D'. Proposed boundary follows it [with boundary oaks] NW then NNE approximately to the Junction of High Thicket Lane and Old Lane – hedged all the way whilst substituting for the short length of undefined County Boundary at point 'E'.</i></p>	

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<i>We suggest this is both a reasonable and practical fully defined boundary to include both the important attractive countryside assets and those within the Great Holt area whilst incorporating the 'hard' County Boundary line where appropriate.'</i>	
Include land further to the south within East Hampshire as far as Broxhead Common SSSI	<p>ANON-VUXE-WEPT-T</p> <p><i>'This area not only has the Frensham Great Pond on one boundary but the area as a land parcel contains beautiful open fields, hedgerows and a generally unspoilt feel over most of the open spaces.</i></p> <p><i>The area also contains important parts of the River Slea, and the River Wey, with their important wetland banks and margin areas. This area highlights the varied areas of nature, from Heathland to small wetland, open farmed fields, small woodlands, and open views over heathland, between some of the older hedgerows with all wildlife and insect life that these areas naturally contain.'</i></p>	<p><u>Commentary</u></p> <p>This area includes land within East Hampshire which is the subject of a separate East Hampshire Assessment</p>
Include Shortfield Common SNCI and land to the west of Shortfield Common	<p>ANON-VUXE-W5CA-R and ANON-VUXE-WE6N-8</p> <p>ANON-VUXE-WEU6-F, ANON-VUXE-WERD-T, ANON-VUXE-WEPT-T</p> <p>Reasons given include:</p> <p>Natural Beauty:</p>	<p><u>Commentary</u></p> <p>Natural Beauty:</p> <p>The Natural Beauty Assessment Report highlighted that <i>'to the north there are greater urban fringe influences including increased traffic on busy lanes, which has caused the erosion of the narrow lane verges. Proliferation of equestrian use, including stables, is also especially noticeable along Brookfield [Broomfield] Lane and West End Lane, where there is evidence for the introduction of post and rail fencing and subdivision of former field enclosures'</i> (page 189).</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> • Pasture land grazed by cattle or fallow. • Some equine use. • Shortfield Common SNCI supports rare acid grassland and plant species. • Include the whole of the Shortfield Common SNCI (the northern part of which contains some unusual plants). • Illogical to split the common in two by the boundary. • Very attractive fields rising up to a ridge on the north of Hamlash Lane. • Similar to wider Dockenfield area proposed for designation. • No housing development on this side of Hamlash Lane. • Wooden fences which subdivide fields for horse grazing are not necessarily permanent features and do not have significant detrimental effect. • Land is integral to the wider proposal. • Included within the Candidate Area. • This is a rural area that fits in with the keeping of the rest of the valley. • The area also has ancient woodland and mature hedgerows with rural winding lanes that impart the same character as the rest of the Dockenfield Hills extension. • Shortfield Common is also the community and cultural centre, both traditionally and 	<p>The Boundary Considerations Report stated that ‘<i>Shortfield Common is a SNCI on the margins of the proposed extension area. Consideration was given to including it, in its entirety, as a feature on the edge. However, the Common is fragmented by roads, and the northern section is more closely associated with the settlement edge. On balance a simple boundary was defined along West End Lane excluding a small part of the SNCI, but including the majority of the Common within the proposed extension.</i>’ (pages 57-58)</p> <p>Natural England has reviewed this area and agrees that the remainder of the Common which forms part of the SNCI should be included within the proposed boundary, given its nature conservation interest.</p> <p>Natural England also reviewed the land to the northwest of the settlement between Summerfield Lane/Broomfield Lane and Hamlash Lane. Natural England agrees that the public right of way to the north of the hamlet affords memorable views to the southwest across undulating pasture fields and towards distant wooded horizons. Although there are equestrian land uses in the west (between Broomfield Lane and West End Lane, as noted in the Natural Beauty Assessment) these fields sit within rising slopes and land to the northwest which is considered to meet the Natural Beauty Criterion. The equestrian land uses are therefore considered to have a localised effect only.</p> <p>Natural England also reviewed land to the north of Moons Hill and Fifield Lane, including the wooded slopes around Edgeborough School. These wooded slopes, whilst dramatic, sit within the residential fringes of The Bourne and are separated from wider qualifying land by development along rural lanes, Moor House School and flatter, less distinctive farmland at Kennel Farm. On balance Natural England is of the view that this land has become fragmented and is transitional and that qualifying land lies to the south.</p> <p>An alternative boundary has therefore been sought to bring in land up to the public right of way whilst excluding properties along Moons Hill and Summerfield Lane and the grounds of the More House School to the east.</p> <p>Settlement of Shortfield Common and Millbridge The proposed boundary amendment, noted above, results in the AONB boundary extension coming close to the hamlet of Shortfield Common.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p>in the present, of the northern valley from Reeds Hatch Farm, Woodhill Farm to Spreakley so should not be split off from the rest of the Area of Outstanding Natural Beauty.</p> <p>Desirability: The height of the ridge that Shortfield is on, particularly the western side between Summerfield Lane and West End Lane/Broomfield Lane means that any development in this area will impact the view and feel of the whole valley from Reeds Hatch Farm, to Woodhill Farm and on to Spreakley.</p> <p>Including this area within the AONB would ensure more consistent forward planning and decision making, through the focus provided by the statutory duties and power which would apply. The dedicated purpose of the Surrey Hills AONB Management Plan and the assistance that the AONB team can provide in supporting land managers and others, will help to resolve issues affecting the area.</p> <p>Boundary: Two boundary options were put forward. The first proposed a boundary along Hamlash Lane to the crossroads by More House School and then along Moons Hill to meet the existing proposal at</p>	<p>The Natural Beauty Assessment Report recorded that <i>‘Shortfield Common is a common edge settlement which still retains its loose arrangement of properties around the open grassland. Both Spreakley and Shortheath Common have experienced some linear modern housing and gentrification along the rural lanes to the north but nonetheless contribute to the natural beauty of the area.’</i> It concluded that <i>‘Given the transitional nature of the landscape especially to the north of Shortfield Common, care will need to be taken when defining a boundary in this area and around these settlements.’</i></p> <p>The Assessment also noted that the settlements of Shortfield Common and Millbridge are split by the existing AONB boundary.</p> <p>The Boundary Considerations Report noted <i>‘The boundary excludes the settlements of Rowledge and Shortfield Common as they lie on the margins of the qualifying area, where the landscape shows signs of fragmentation as its transitions.’</i></p> <p>It also noted that <i>‘the boundary of the existing AONB around the settlement of Millbridge was reviewed, as it currently splits the Conservation Area. However, given the fragmented character of the landscape to the north, and the decision to exclude Shortfield settlement, the existing boundary (which follows the local roads), was considered robust, and no change to the boundary is proposed.’</i></p> <p>In light of extending the boundary to the western edge of Shortfield Common, the exclusion of the hamlet, and that of Millbridge, was again reviewed and consideration was given to defining a boundary which included the settlements as defined in the Waverley Local Plan. A possible boundary line was defined which followed the settlement boundary, woodland and field boundaries between Hamlash Lane and the A287/existing AONB. Such a boundary would enable the settlements to be included in their entirety whilst continuing to exclude linear development along Hamlash Lane and More House School and grounds to the north. This was a finely balanced decision given that settlements on the edge of qualifying land are generally excluded, but also that settlements should not normally be cut in two by a designation boundary. The extension of the boundary to the north and west of Shortfield Common tipped the balance in favour of including this settlement and that of Millbridge.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p>the junction of The Long Road and Summerfield Lane.</p> <p>The second favoured a more extensive boundary to include the woods of Frensham Vale, just north of Edgeborough School, (from 'The Long Road/Frensham Heights road junction to Gong Hill').</p>	<p>On balance, Natural England considers it is appropriate to extend the boundary to include the settlement of Shortfield Common and Millbridge.</p> <p><u>Conclusion</u> Minor addition to include land north of Broomfield Lane, following the rear of properties and the public right of way to the east and including the settlements of Shortfield Common and Millbridge in their entirety.</p> <p>(Addition 24 – Refer to Figure 29a)</p>
Inclusion of small strip of land between South Downs National Park and Boundary Road	<p>ANON-VUXE-WM52-K</p> <p><i>'The cross-hatched boundary in the north-west corner of the proposed area for inclusion for AONB status appears to stop at Boundary Road and does not extend to the west of Boundary Road up to the edge of Alice Holt Forest. There was a recent planning application for a Gypsy/Traveler site to the west of Boundary Road and north of its junction with West End Lane which was rejected and it's pleasing to note that that is included in the cross-hatched area for inclusion for AONB status. But my concern is that there remains land north of that up to the first house on the approach to Rowledge, which does not appear to have been included in the proposed cross-hatched designation. To prevent possible development between Boundary Road and Alice Holt Forest, it would seem to make sense to include that land within the AONB boundary.'</i></p>	<p><u>Commentary</u></p> <p>NE notes that this respondent has referred to the Candidate Area map and not the proposed boundary map in submitting their response. The proposed boundary extension includes a significant part of the area they wish to see included.</p> <p><u>Conclusion</u> No change.</p>