

## Appendix 9: Hatchlands and East Clandon

Please refer to Figure 18a.

### Overview

Question C1: Does the Hatchlands and East Clandon Extension Area have sufficient natural beauty to be designated as AONB?

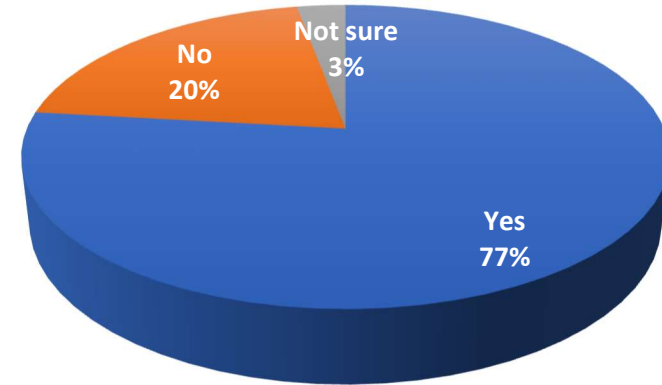
Natural Beauty	Responses
Yes	53
No	14
Not sure	2

Of the 69 respondents who answered Question C1, 53 respondents (77%) felt that the Hatchlands and East Clandon Extension Area has sufficient natural beauty to be designated as AONB.

In contrast, 14 respondents (20%) felt that the Hatchlands and East Clandon Extension Area does not have sufficient natural beauty to be designated as AONB.

Desirability reasons for including and excluding land within the proposed extension focused on development pressure, loss of wildlife and nature recovery. These issues are addressed in Appendix 2.

Hatchlands and East Clandon - Sufficient natural beauty to be designated



**Question C5: Do you agree with the proposed boundary for the East Clandon and Hatchlands Extension Area?**

Boundary	Responses
Yes	27
Yes, but I wish to suggest an alternative	28
No	11
Not sure	1

Of the 57 respondents, 27 (40%) agreed with the proposed boundary for the Hatchlands and East Clandon Extension Area and 11 respondents (16%) did not.

28 respondents (42%) agreed but wished to suggest an alternative boundary and many provided supporting evidence.

Respondents focused on a variety of different areas and proposed a range of different boundaries.

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

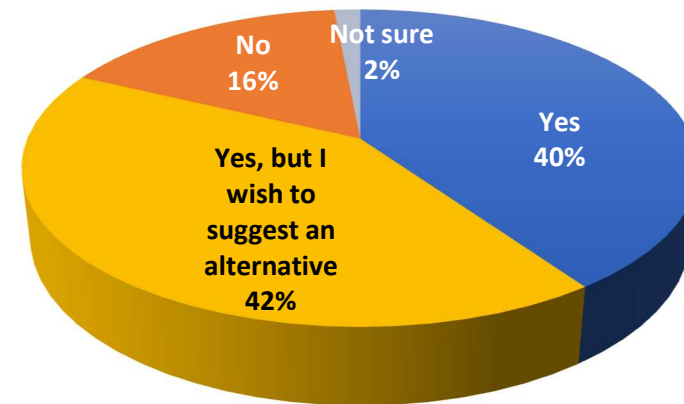
- Land between the AONB and A25
- Land west of Ripley Road including Norcote Wood
- Land at West Clandon including the village, park and Merrow Common
- Land between AONB and A246, east of Sheepleas
- Land east of Hatchlands including West Horsley village

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

- Village of East Clandon
- Land between Blakes Lane and the A246

- Land at West Horsley Estate
- Land at Rowbarns
- Chalk Lane up to the A246

Hatchlands and East Clandon - Agreement with the proposed boundary



<b>Natural Beauty</b>		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
<b>The proposed extension meets the Natural Beauty Criterion</b>	<p>Many respondents agreed that the proposed extension meets the natural beauty criterion</p> <p><b>ANON-VUXE-W5UR-U (Surrey County Council)</b> <i>‘Surrey County Council Supports all the proposed extension/refinement areas being designated as part of the Surrey Hills AONB/National Landscape.’</i></p> <p><b>ANON-VUXE-WSK2-F (Guildford Borough Council)</b> <i>‘GBC agrees with the accompanying assessment that the quality of the proposed areas is of sufficient natural beauty to be included in the AONB. For clarity, within Guildford borough these comprise the following areas:</i></p> <ul style="list-style-type: none"> <li>• <i>Hog’s Back – Fig 14</i></li> <li>• <i>Binscombe Hills and Wey Valley, Farley Hill – Fig 15</i></li> <li>• <i>Cranleigh Waters – Fig 17</i></li> <li>• <i>Hatchlands and East Clandon – Fig 18’</i></li> </ul> <p><b>ANON-VUXE-W5AU-A</b> <i>‘A significant number of extremely old houses and general overall rural feel of the village and surrounds in an increasingly built up area’ ..... ‘The historical link between Hatchlands and the Village make the combination of both being in the AONB have total sense’</i></p> <p><b>ANON-VUXE-W5AU-A</b> <i>‘East Clandon is an unspoilt conservation area village with a well documented character appraisal. Wonderful</i></p>	<p><b><u>Commentary</u></b></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>

<b>Natural Beauty</b>		
<b><u>Theme</u></b>	<b><u>Representations</u></b>	<b><u>Natural England Commentary</u></b>
	<p><i>rural countryside with historic woodland and hedgerows. Hatchlands National Trust Estate.'</i></p> <p><b>ANON-VUXE-WSQS-P</b>  <i>'[Anon] has conducted research among its villagers and found a large majority in favour of Natural England's proposal to extend the AONB in area EA6 and therefore wholeheartedly support the proposal.'</i></p> <p><b>ANON-VUXE-WS1K-E</b>  <i>'I am supportive of the intention for this area and the extension of the AONB into some exceptionally beautiful landscape at East Clandon that includes the historic and pastoral setting of Hatchlands Park.'</i></p> <p><b>ANON-VUXE-WEBE-B</b>  <i>'Paths, hedgerows, fields and care with fencing make these areas ideal to include in the new Surrey Hills AONB. Many in the village are concerned about the loss of biodiversity so we would like to work with the excellent Surrey Hills AONB to make further improvements..... We believe that the management of Hatchlands in recent years has been outstanding as to the number of hedges planted. We would like to see this continued and extended.'</i></p> <p><b>ANON-VUXE-W5SR-S</b>  <i>'This area south of the A246 includes much beautiful rolling countryside and low hills , with wonderful views to the north and London. And of course the views from below, in the valley, up are equally tranquil. And because</i></p>	

<b>Natural Beauty</b>		
<b><u>Theme</u></b>	<b><u>Representations</u></b>	<b><u>Natural England Commentary</u></b>
	<p><i>the North Downs are predominately chalk , the natural vegetation and flora differ in a fascinating way; a unique juxtaposition. We have also noticed that the multitude of local birds, insects and small mammals flourish when their environment is nurtured and left undisturbed; clearly any developments need oversight to ensure these habitats continue to be support these populations.</i></p> <p><i>And of course Hatchlands Park has a singular beauty and grandeur worthy of any AONB area, and to include it and not Clandon Village which it adjoins and surrounds would not be a sensible outcome.</i></p> <p><i>And when one considers additionally the charm of the historic village of East Clandon, the combined "package" has a tremendous and varied natural beauty, very much worthy of inclusion is the AONB.'</i></p> <p><b>ANON-VUXE-W5MC-4</b> <i>'The natural beauty of this area has been retained by past generations and is unblemished by modern buildings (apart from the odd exception) that would impact on the rural tranquillity we now enjoy.'</i></p> <p><b>ANON-VUXE-WMP4-G</b> <i>'The area is truly naturally beautiful with a delightful village neighbouring Hatchlands Part and gently rolling farmland. The views are wonderful and the biodiversity a delight. I am very supportive of this area receiving the protection granted by AONB designation.'</i></p>	

<b>Natural Beauty</b>		
<b><u>Theme</u></b>	<b><u>Representations</u></b>	<b><u>Natural England Commentary</u></b>
	<p><b>ANON-VUXE-WEBF-C</b> <i>'unique grass land with wild flower meadows.and areas in hatchlands park of ancient woodland.... The village of east clandon is a good example of an old surrey agricultural village which grew up around a stately home of hatchlands park.'</i></p> <p><b>ANON-VUXE-WEBF-C</b> <i>'Beautiful countryside, rich in wildlife and differing vegetation (woodland, heathland)'</i></p> <p><b>ANON-VUXE-W5JA-Y</b> <i>'Open chalk farmland supporting nesting larks and the beauty of their song in the peace of the surrounding countryside. Foxes and deer are often present. The cultural heritage of the village of East Clandon supports inclusion within the AONB with buildings of special architectural interest from 16th and 17th centuries as well as our C12 church.</i></p> <p><b>ANON-VUXE-WEBM-K</b> <i>'Character of village with historic properties with consistent styling and little in the way of modern development. Core village assets such as church and pub and village common land. Visually beautiful with wide mix of vegetation'</i></p> <p><b>ANON-VUXE-WESY-G</b> <i>'Beautiful mix of woodland and pasture within and surrounding Hatchlands, including well established bluebell woodlands. Proposed area is accessible for all</i></p>	

<b>Natural Beauty</b>		
<b><u>Theme</u></b>	<b><u>Representations</u></b>	<b><u>Natural England Commentary</u></b>
	<i>to enjoy courtesy of work done by the National Trust at Hatchlands. Woodland ground cover plants are especially beautiful in spring.'</i>	
<b>The proposed extension does not meet the Natural Beauty Criterion</b>	<p><b>ANON-VUXE-W5T8-Z</b> considered the area to not meet the Natural Beauty Criterion, although no justification was given.</p> <p><b>ANON-VUXE-W5S5-V</b> considered that the proposed Extension Area does not meet the natural beauty criterion on the basis that it is '<i>very ordinary</i>.'</p> <p>Other respondents commented on specific areas not meeting the natural beauty criterion including West Clandon Village, the A246 and Woolgars Farm and requested specific boundary amendments in relation to these areas which are covered in more detailed below.</p>	<p><b><u>Commentary</u></b></p> <p>Natural England accepts that some land in this proposed Extension Area is of lesser quality, however it disagrees that the land identified for designation as part of the Surrey Hills AONB, in the Hatchlands and East Clandon area is ordinary.</p> <p>Natural England has assessed the landscape in considerable detail against the factors set out in the Natural England Guidance on Assessing Landscapes for Designation. The Natural Beauty Assessment set out on page 87 that '<i>Only land associated with Hatchlands and East Clandon, are recommended for inclusion within a Candidate Area for designation as AONB due to their intact character, scenic qualities and cultural and natural heritage interest. The lower slopes of the chalk dip slope are also included on the basis they are transitional, and the current AONB boundary does not follow a clear line on the ground and requires review.</i>'</p> <p><b><u>Conclusion</u></b></p> <p>No change.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
<b>General agreement with proposed boundary</b>	<p>Many respondents agreed with the proposed boundary but provided no further comment. Some respondents agreed with the proposed boundary and provided a reason for their view.</p> <p><b>ANON-VUXE-WSK2-F (Guildford Borough Council)</b>  <i>'GBC also agrees that the proposed boundaries for extending the AONB are logical and adhere to the principles for setting an AONB boundary. Whilst GBC provides high level support for the process and findings, it acknowledges that other stakeholders and residents will have more detailed views based on their in-depth local knowledge. It therefore requests that Natural England carefully considers any comments that are made by any of its residents in determining whether any variations to the proposed boundary are justified, including whether further areas meet the criteria for inclusion within the AONB.'</i></p> <p><b>ANON-VUXE-WEBE-B</b>  <i>'This looks to be an excellent compromise choice between different parties.'</i></p> <p><b>ANON-VUXE-W5SR-S</b>  <i>'The proposed extension is divided by the A246. The area south of the road has beautiful rolling chalk hills with wonderful views to the north and London. It is currently an AGLV , sitting between an ill- defined AONB boundary and the A246. This makes no sense , and this infill area should clearly be within the AONB. The main heart of the [East Clandon] village north of the road is a wonderful historic village with a 1000 year old church is its midst.'</i></p>	<p><b><u>Commentary</u></b></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>



<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p><i>Many houses are centuries old and this adds to the charm of the village.... Hatchlands Park has its own majesty and would grace any AONB. It and the village are virtually one entity, and it would be clumsy and confusing not to include both in the AONB.'</i></p> <p><b>ANON-VUXE-WEBS-S</b> <i>'The proposed boundaries have been well considered'</i></p> <p><b>ANON-VUXE-WMB5-3</b> <i>'I have considered whether the changes go far enough. While I would welcome further additions to the AONB in my neighbourhood (the West Horsley Place estate being the obvious candidate .... I believe the time is overdue to bring this exercise to a close by confirming the extensions now proposed. The best must not become the enemy of the good.'</i></p>	
<b>Requests for Additional Areas</b>		
<p><b>Land between the AONB and A25 west of the proposed extension.</b></p>	<p><b>ANON-VUXE-WEV7-H along with ANON-VUXE-WSKC-Z</b> advanced reasons for the inclusion of this area which are summarised below:</p> <ul style="list-style-type: none"> <li>• Visually and topographically part of the chalk dip slope</li> <li>• Transitional zone between wooded areas within the AONB and A25</li> <li>• Retains a rural countryside character</li> <li>• Chalk quarry pits, golf course and Sheer Wood add to the character of the area</li> <li>• AGLV demonstrates its visual character</li> </ul>	<p><b>Commentary</b></p> <p>Natural England is aware that this area was identified as AGLV in the 1971 review and that since this time there has been some change to the landscape including:</p> <ul style="list-style-type: none"> <li>• restoration of the Clandon Chalk pit post active extraction in c.1999,</li> <li>• creation of Clandon Golf Course in c. 2010 on former agricultural land</li> <li>• construction of a new roundabout access and the park and ride site immediately to the south of the A25.</li> </ul> <p>The Natural Beauty Assessment acknowledged the dip slope topography of this area and its chalk characteristics as well as the transitional nature of the area.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>• Meadowland between fairways on golf course important for skylark and butterflies</li> <li>• Shielded from the A25 due to vegetation</li> <li>• Significant deciduous woodland connects with that in AONB and ancient woodland in Clandon Park</li> <li>• Clandon Golf course is adjacent to Guildford Golf Course which is already in the AONB</li> <li>• Views across the open golf course to woodland within the AONB and from slopes northwards to Clandon House</li> <li>• Sheer Wood has a magical scenic quality</li> <li>• Chalk pits add drama and attractive natural views</li> <li>• Adjacent urban areas are well screened</li> <li>• The golf course and Sheer Wood are tranquil</li> <li>• Beech woods and chalk quarries reflect underlying geology</li> <li>• Woodland to east of golf course contains a number of old yew trees</li> <li>• Clandon Wood SNCI and Clandon Chalkpit SNCI have nature conservation interest and support very rare wildlife interest which is of county/regional importance</li> <li>• Clandon chalkpit is a Regionally Important Geological site</li> </ul> <p><b>Boundary</b> A boundary could be drawn which excludes the Park and Ride site and Merrow Cricket Ground. Use of A25 will be more distinct boundary and address current unclear AONB boundary.</p>	<p>Having reviewed the evidence, Natural England is still of the view that Clandon Golf Course does not qualify for designation as AONB. This area has a more open aspect and simplicity compared to land further to the south and the use of the land as a golf course has affected landscape pattern and character. However, Natural England agrees that the current AONB is not clearly defined between the Guildford Golf Course and Clandon Golf Course and has therefore reviewed the boundary in this location. Natural England proposes a small amendment to the boundary to address this anomaly. The boundary should follow the edge of woodland and enables the whole of the Guildford Golf Club Site of Nature Conservation Importance to be included within the AONB.</p> <p>The former chalk pits on the eastern side of the Clandon Golf Course are acknowledged as having natural heritage interest but they form isolated sites within a wider golf course setting which is not considered to meet the natural beauty criterion and they do not, of themselves, make a significant contribution to the natural beauty of the wider area.</p> <p>Natural England also reviewed the boundary at Clandon Wood Site of Nature Conservation Importance and has taken account of the fact that this beech woodland sits on the margins of the designation as a feature of interest. However, this area of woodland was considered to be less varied than woodland to the south, and given it is bordered by the A246 and Shere Road to the north and east respectively, it is subject to traffic noise. Within the plantation the beech trees are arranged in regimented rows and significant parts of the area are fenced. The northwest margins of the wood are also affected by a depot and signage into the golf course storage area. On balance it has concluded that the boundary should not be extended to include this area of beech woodland.</p> <p>Natural England notes the boundary suggestion but remains of the view that the current AONB boundary (in association to the minor amendment above) is a strong boundary for the AONB designation and accurately reflects the area of Outstanding Natural Beauty.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p><b><u>Conclusion</u></b>            Minor addition to bring all of the Guildford Golf Club Site of Nature Conservation Importance into the Extension Area and to ensure the proposed boundary follows a clear line on the ground.</p> <p>(Addition 3 – Refer to Figure 18a)</p>
<p><b>Land west of Ripley Road including Norcote Wood and Buttinham Copse</b></p>	<p><b>ANON-VUXE-W55Q-T, ANON-VUXE-WEXQ-D and ANON-VUXE-WEKM-V and ANON-VUXE-WEAP-N</b> requested additional land to the west of Ripley Road. Reasons given include:</p> <p><b>Natural Beauty</b></p> <ul style="list-style-type: none"> <li>• High bird biodiversity</li> <li>• Wooded way along which f/p 74 passes</li> <li>• Rural long reaching views</li> <li>• Diversity of woodland and grassland</li> <li>• Unspoilt farming land</li> <li>• Clandon Regis golf course retains much of its historic parkland</li> </ul> <p><b>Desirability</b></p> <ul style="list-style-type: none"> <li>• Include the whole of the Parish</li> <li>• Under threat from building developments</li> </ul> <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li>• Southern boundary wooded way of f/p 74</li> <li>• Western boundary – spring line stream</li> <li>• Northern boundary – railway embankment</li> <li>• Eastern boundary – abuts existing proposed extension</li> <li>• More obvious boundary than currently proposed</li> </ul>	<p><b><u>Commentary</u></b></p> <p>This area was assessed as part of EA6a. It lies on relatively flat land that forms part of the Wooded Rolling Clayland landscape to the north of the chalk dip-slope and lies between the proposed extension at Hatchlands and the village of West Clandon. It contains areas of ancient woodland at Norcote Wood and Buttinham Copse and a SNCI at Norcote Wood and Withybed Plantation. The southern part of the area is the Clandon Regis Golf course.</p> <p>The Natural Beauty Assessment stated that <i>'To the east, the landscape is less intact as a result of the influence of Clandon Regis Golf Course, which has fragmented the former parkland of Clandon, and linear development associated with West Clandon along the A247 [A246].'</i></p> <p>The Natural Beauty Assessment noted the presence of ancient woodland in this landscape but highlighted that where these woodlands are extensive and associated with parkland landscape, they contribute more significantly to natural beauty.</p> <p>Ripley Road was identified as an appropriate western boundary to the proposed extension forming a clear feature on the ground and enabling the whole of Hatchlands Park to be included. To the east of Ripley Road the land rises to the edge of woodland which forms the boundary to Hatchlands Park and beyond this is the parkland landscape. To the west of the road the landscape forms attractive countryside but is relatively flat with wooded skylines and large open fields which lack distinctive features and qualities. Historic Landscape Characterisation records this area as comprising <i>'prairie fields (large enclosures with extensive</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p>Respondent <b>ANON-VUXE-W5AU-A</b> noted that the large field immediately south of the railway and west of Ripley Road appeared to be an anomaly comprising rural farmland and historic oak trees and requested the inclusion of this area. Exclusion of this area was felt to leave it unprotected from development in future which may undermine the rural feel of the area when approaching the village.</p>	<p><i>boundary loss</i>'. To the south, the Clandon Regis Golf course covers land which was formerly agricultural as well as former parkland and beyond the A246 becomes duelled and is a more significant feature in the landscape severing the lowland farmland from the chalk dip slope. For these reasons the land to the west of Ripley Road and East Clandon village was not regarded as meeting the NB criterion.</p> <p>Natural England Guidance Appendix 4 makes it clear that the division of parish is acceptable in drawing a boundary. It also makes clear that land should not be included merely to seek to protect it from specific development proposals.</p> <p>Taking all these factors into account Natural England remains of the view that this area does not meet the natural beauty criterion and should not form part of the boundary extension.</p> <p><b><u>Conclusion</u></b> No change.</p>
<p><b>Include land at West Clandon including the village, park and Merrow Common</b></p>	<p><b>ANON-VUXE-WEAP-N, ANON-VUXE-W5X8-4, ANON-VUXE-WS1K-E</b> requested the inclusion of Clandon Park. Reasons given include:</p> <p><b>Natural Beauty</b></p> <ul style="list-style-type: none"> <li>• Beautiful area</li> <li>• Wonderful woodlands and rolling fields</li> <li>• Village is picturesque and linear village along the road</li> <li>• Parkland is high quality including large open fields and forestry</li> <li>• Parkland has scenic quality</li> <li>• Integrally connected to the Surrey Hills and intervisibility between downs and parkland</li> </ul>	<p><b><u>Commentary</u></b></p> <p>The Natural Beauty Assessment considered this area as part of EA6a. It noted that <i>'To the east, the landscape is less intact as a result of the influence of Clandon Regis Golf Course, which has fragmented the former parkland of Clandon, and linear development associated with West Clandon along the A247. Clandon Park is a Registered Park and Garden but is on the Heritage at Risk Register. The former parkland landscape is in multiple ownership, and although the mansion house is currently being restored by the National Trust following a fire in 2015, the integrity of the wider parkland is compromised by different land uses including a stud farm, some arable farming and use of the lakes and woods for fishing and shooting respectively. These influences have affected the condition of the former parkland landscape.'</i> It goes on to state that <i>'The parkland at Clandon (Grade II Registered Park and Garden) contains a blend of semi natural features of woodlands, lakes, pasture/grassland and gardens and the</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>• Could include Merrow Common</li> </ul> <p><b>Desirability</b></p> <ul style="list-style-type: none"> <li>• Protect the area from development</li> <li>• Protect the landscape between West Clandon and East Clandon</li> <li>• Would manage future development and prevent low-level urbanisation spreading from Guildford fringe</li> </ul> <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li>• The railway line offers a coherent and defensible boundary</li> </ul> <p><b>In contrast ANON-VUXE-W5UR-U (Surrey County Council)</b> noted that although they wished to see greater weight given to the cultural heritage factor they <i>‘agree with Natural England’s consultants that Clandon Park is somewhat fragmented by different users/ownerships.’</i></p>	<p><i>immediate house and grounds are owned by the National Trust. As noted above it has become fragmented due to land ownership and use.’</i></p> <p>In relation to the village of West Clandon it states <i>‘In contrast, the other settlements of West Clandon, West Horsley, and East Horsley, despite having historic cores which are conservation areas, have experienced extensive 20th and 21st century development which has substantially altered their form, character and setting. These settlements contribute less to the natural beauty of the area.’</i></p> <p>Merrow Common lies in the far northwest of Clandon Park comprising an area of regenerated woodland on former common and an area of open rough pasture. It is a valued local natural greenspace for residents of Guildford. Natural England notes that the eastern fringes of Guildford are likely to experience development pressures. However, Natural England Guidance Appendix 4 makes it clear that land should not be included merely to seek to protect it from specific development proposals. Merrow Common lies on the margins of the area and is separated from the existing AONB by non-qualifying land. Natural England agrees with Surrey County Council that Clandon Park is fragmented. Given this Natural England does not consider the railway line to be an appropriate boundary.</p> <p>On balance therefore Natural England remains of the view that this area does not meet the NB criterion and should not be included within the boundary extension.</p> <p><b><u>Conclusion</u></b> No change.</p>
<b>Land between the AONB and A25 east of the proposed extension to St</b>	<b>ANON-VUXE-WEV7-H</b> made the case that this land should be included in the AONB and the boundary redrawn along the A246. No detailed reasons were provided to support this view.	<p><b><u>Commentary</u></b></p> <p>This area does not contain any local sites of nature conservation interest. It comprises the lower slopes of the chalk dip slope and includes sporadic development associated with Epsom Road (A246), Wix Hill and Shere Road. Land use comprises a mixture of playing fields, equestrian use and small</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
<b>Mary's Church East Horsley</b>		<p>pastures. The Natural Beauty Assessment concluded that this area did not meet the natural beauty criterion. Natural England remains of this view.</p> <p><b><u>Conclusion</u></b> No change.</p>
<b>Include land east of proposed extension and West Horsley village</b>	<p><b>WSQ7-T, WSK4-H and ANON-VUXE-WEAP-N</b> requested the inclusion of West Horsley Village. Reasons given include:</p> <ul style="list-style-type: none"> <li>• West Horsely is an Old Village</li> <li>• The traditional core of the village is a conservation area containing 39 listed buildings</li> <li>• Village has high cultural heritage value and attractive buildings in the setting of the AONB</li> <li>• Surrounded by pasture and woodland containing ancient and significant trees</li> <li>• Excluding the village is political rather than a nature-based decision</li> <li>• Some of West Horsely should be included</li> </ul>	<p><b><u>Commentary</u></b></p> <p>The Natural Beauty Assessment considered this area as part of EA6a.</p> <p>Natural England Guidance Appendix 4 is clear that <i>'A settlement should only be included if it lies within a wider tract of qualifying land...having regard to the influence of the settlement on the land in question. Settlements should be assessed on their individual merits and particularly on their character, qualities and relationship to adjoining countryside. The extent to which countryside penetrates the built-up area may also be relevant.'</i></p> <p>The Natural Beauty Assessment noted that <i>"In contrast, the other settlements of West Clandon, West Horsley, and East Horsley, despite having historic cores which are conservation areas, have experienced extensive 20th and 21st century development which has substantially altered their form, character and setting. These settlements contribute less to the natural beauty of the area.'</i></p> <p>Natural England acknowledges that the centre of West Horsely comprises an historic core which is also a Conservation Area and contains many listed buildings. Nevertheless, it also contains a significant amount of more recent development to the north all of which falls within the settlement area as defined in the West Horsley Neighbourhood Plan. Natural England has not considered including just the historic core of the village within the proposed boundary extension as this would split the settlement and be contrary to Natural England Guidance Appendix 4 which states that <i>'Towns or villages should not normally be cut in two by a National Park/AONB Boundary.'</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>Nevertheless, Natural England has considered the boundary around Upper Hammonds Farm. This farm complex comprises several listed barns which sit at the foot of a distinctive hillside on the edge of the Hatchlands Park. The hillside is visually prominent and forms a high quality and distinctive setting to these listed buildings. To the north of the farm the land is relatively flat but forms part of the approach into Hatchlands Park from the gatehouses on Ripley Road. Land north of the approach road is included in the proposed extension along with Lower Hammond's Farm to the north. On balance Natural England considers that the land surrounding Upper Hammonds Farm should also be included for reasons of consistency and given the positive contribution the listed farm buildings and rising hillside backdrop make to the natural beauty of the area. This would result in the splitting of the Conservation Area associated with West Horsely but would not split the settlement as defined in the West Horsley Neighbourhood Plan.</p> <p><b><u>Conclusion</u></b> Minor addition to include Upper Hammonds Farm and hillside to the west.</p> <p>(Addition 4 – Refer to Figure 18a)</p>
<b>Include land at West Horsley Estate</b>	<p><b>ANON-VUXE-W5UR-U (Surrey County Council), ANON-VUXE-WSK4-H, ANON-VUXE-WEUG-Z, ANON-VUXE-WSQ7-T, ANON-VUXE-WEV7-H, ANON-VUXE-WSQ7-T.</b> The reasons for this are summarised below:</p> <p><b>Natural Beauty</b></p> <ul style="list-style-type: none"> <li>• Natural Beauty Assessment acknowledges the estate includes area as of higher scenic quality</li> <li>• Area is more intact than neighbouring landscape</li> <li>• Rolling pastureland and woodland ecologically managed</li> <li>• Lollesworth Wood is a significant area of ancient woodland and contributes to landscape quality – SNCI as is Frenchlands Copse</li> </ul>	<p><b><u>Commentary</u></b></p> <p>The Natural Beauty Assessment considered this area as part of EA6a.</p> <p>In relation to landscape quality it notes: <i>'In the east, the landscape has become fragmented by the development of West Horsley along The Street and Ripley Lane, including a mix of land uses such as allotment gardens, equestrian centre, fruit farming and playing field. Nevertheless the fields surrounding West Horsley Place retain a more rural and parkland character and are more intact.'</i></p> <p>It goes on to describe scenic quality as <i>'There are also some pockets of higher scenic quality around West Horsley Place and East Clandon, where a mosaic of woodland, pasture and arable fields bounded by mature hedgerows, creates attractive lowland countryside in which traditional buildings sit. However, in many</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>Natural heritage – over 284 different species recorded bluebells, snowdrops, primroses, wild orchids, celandines, cowslips, coltsfoot, wood anemones, violets and wild garlic and variety of fauna.</li> <li>Woodland managed for dormice</li> <li>Publicly accessible (no entrance fee) and tranquil area – fewer visitors than Hatchlands</li> <li>15<sup>th</sup> century Grade I manor house – landmark</li> <li>Crinkle crankle/serpentine wall is one of the best examples in England</li> <li>Orchard contains collection of ancient fruit trees</li> <li>Size of the estate distances it from adjacent development and enables sense of remoteness</li> <li>Historical associations with key figures is greater than Hatchlands</li> <li>West Horsely Place parkland is similar to Hatchlands</li> <li>Farm buildings are intact and unspoiled</li> <li>Same landscape as West Horsely Church which is already in the AONB</li> <li>380 acre estate</li> <li>Fishponds and barns</li> </ul> <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li>A246 is single carriageway where it passes through West Horsely Estate and therefore the same as the proposed extension</li> <li>Boundary option to include just the land between Ripley Lane and proposed extension</li> <li>Boundary option to include whole of estate including West Horsely Village</li> </ul>	<p><i>places these pockets of higher quality landscape are fragmented by more recent housing development, garden centre and equestrian uses, as well as the growth of settlement along the road corridors. These elements detract from the scenic qualities of the area overall. Furthermore, much of the area north of the A25/A246 corridor has limited/no views towards the dip slope to the south. As a result, the dip slope does not have a significant influence on scenic qualities of this area.'</i></p> <p>In relation to cultural heritage it notes <i>'The estate at West Horsley Place comprises a Grade II 15th century manor with walled formal gardens and 18th century farm buildings set within 380-acre estate. To the east and west it is flanked by development associated with East and West Horsley, and is separated from the wider AONB by the A246. The parkland at Hatchlands (Grade II Registered Park and Garden) is owned and managed by the National Trust. The estate contains several Grade I listed buildings and is associated with Humphrey Repton – his design is still legible, as is a small garden by Gertrude Jekyll.'</i> and <i>'To the north of West Horsley Place is the ancient woodland of Lollesworth Wood which contains the remains of medieval fishponds evident as earthworks, although they make only a minor contribution to natural beauty.'</i></p> <p>It concluded that <i>'Whilst the historic landscapes of Clandon Park and West Horsley Place are of cultural and natural interest, they are considered to be isolated and sit within tracts of non-qualifying land.'</i> On this basis West Horelse Place was not included within the proposed Candidate Area.</p> <p>This was reviewed in light of evidence provided during the Statutory Consultation and additional field work undertaken.</p> <p>Historic Landscape Characterisation indicates that parkland and designed landscape existed between the house and the A246 but that the wider landscape surrounding the estate formed medium scale parliamentary enclosure fields and 19<sup>th</sup> century plantations with some areas of ancient woodland. The topography is gently undulating and coupled with the woodland areas is relatively enclosed with limited longer distance views.</p>



<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>Natural England agrees that the cultural heritage features in this area make a significant contribution to natural beauty and scenic qualities. These features include the built heritage associated with the house and farm and their wider parkland setting which is evident between the mansion house and the church. Natural England notes that the church is already included within the AONB and that the existing AONB boundary extends as far as the A246. The intervisibility and historical relationship between the main house and church across a high-quality parkland landscape, is of particular note, and lifts the natural beauty of this area. From within the parkland to the south of the house, the landscape seamlessly extends between the mansion, church and rising chalk dip slope beyond. Whilst there is some noise intrusion from traffic on the A246 this does not overwhelm the positive qualities of the landscape in this area. Natural England is of the view that this relatively small area qualifies in terms of its natural beauty.</p> <p>Natural England acknowledges that the land to the north is well management by the estate and in good condition and that the fishponds within Lollesworth Wood are of heritage interest, and the woodlands contain ancient woodland and are designated as Site of Nature Conservation Importance. Nevertheless, the relatively flat topography, blocks of woodland and wide hedgerows give rise to an inward-looking landscape which lacks defining qualities and is typical of the wider Wooded Rolling Clayland landscape. Natural England considers that this landscape does not express qualities which mark it out as nationally significant.</p> <p>On balance, Natural England considers there is a case to extend the AONB boundary across the A246 northwards, to include the parkland landscape associated with West Horsley Place but not the wider rural farmland further to the north or the small fields adjacent to existing settlement.</p> <p><b><u>Conclusion</u></b> Addition to include land at West Horsley Place parkland and associated buildings.</p> <p>(Addition 5 – Refer to Figure 18a)</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
<b>Include land at Rowbarns</b>	<p><b>ANON-VUXE-WSR6-T</b> requested inclusion of this area for the following reasons:</p> <ul style="list-style-type: none"> <li>• Triangular shaped land boarded by AONB, A246 and Green Dene</li> <li>• Areas is contiguous with the AONB</li> <li>• Lower dip slopes of North Downs and contains distinct features of interest</li> <li>• Ancient woodland</li> <li>• Three Grade II farm buildings and other dwellings forming a small cluster of brick and flint style</li> <li>• Traditional rural feel</li> <li>• Picturesque appearance</li> <li>• Unmanaged woodland has a wildness and feels remote</li> <li>• Dense tree cover adjacent to A246 shields area from traffic noise</li> <li>• Would establish a more clearly recognisable edge to the AONB</li> </ul>	<p><b><u>Commentary</u></b></p> <p>This area was considered in the Natural Beauty Assessment as part of EA6b.</p> <p>The assessment noted:  <i>‘This landscape has a strongly wooded character as a result of adjacent woodland within the AONB, but also other areas of woodland such as scrub development east of Rowbarns Manor and Park Wood, east of Horsley Towers (which is under active management).’</i></p> <p>In relation to Natural Heritage it states <i>‘The underlying chalk geology of the area is evident in the exposure of chalk along incised lanes, use of knapped flint in historic buildings and walls and the predominance of beech trees.’</i> and in relation to Cultural Heritage <i>‘The principal heritage assets which contribute to natural beauty are the historic lanes and buildings, such as the group of rural buildings associated with Rowbarns Manor...’</i></p> <p>It concluded <i>‘This is an area of generally low-lying landscape with relatively high woodland cover which forms attractive countryside in places and is typical of the chalk dip slope. However, much of the area is affected by development, giving rise to a settled and sometimes urban fringe character, while general activity and road noise undermine perceptions of tranquillity. Whilst there are features of historic interest, and areas where the landscape forms attractive countryside, overall, it is fragmented, and does not meet the natural beauty criterion.’</i></p> <p>This area was reviewed in light of evidence submitted during statutory consultation.</p> <p>Natural England acknowledges the positive contribution and local traditional vernacular of buildings at Rowbarns Manor. It also notes the addition of other residential buildings as part of the cluster of houses and the subdivision and domestication of associated land. This coupled with the influence of linear housing development along Green Dene, has led Natural England to conclude</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>that this land is not of sufficient natural beauty to justify a change to the boundary in this location.</p> <p>The current AONB boundary follows the outer edge of a footpath along a rural track, beyond which the land rises sharply and is distinctly undulating, comprising open pastures and woodland blocks which together create scenic compositions. Natural England considers that the current AONB boundary correctly reflects and defines landscape which has outstanding qualities and does not consider a change to the boundary to be appropriate in this location.</p> <p><b><u>Conclusion</u></b> No change.</p>
<b>Include Chalk Lane area up to A246</b>	<p><b>ANON-VUXE-WSR6-T, ANON-VUXE-WEV7-H, ANON-VUXE-W5VQ-U, ANON-VUXE-WS1F-9, ANON-VUXE-WSRK-F</b> requested the inclusion of Chalk Lane area for the following reasons:</p> <ul style="list-style-type: none"> <li>• It abuts the existing AONB – southern section of lane is within the AONB</li> <li>• Sunken chalk lane (1.25km length) of considerable scenic value and locally valued</li> <li>• Ancient trackway with mature beech trees and exposed root systems creating a ‘tunnel’</li> <li>• Seasonal variation contributes to the scenic quality of the lane</li> <li>• Narrowness and steep chalk embankments gives rise to sense of wildness</li> <li>• 20mph speed limit and value as recreational route</li> <li>• Chalk banks support 3 species of orchids.</li> <li>• Wider area comprises fields, woodland and low density housing with large gardens</li> </ul>	<p>This area was considered in the Natural Beauty Assessment as part of EA6b.</p> <p>The Natural Beauty Assessment noted the <i>‘pre 1940 lower density development between Chalk Lane and Green Dene and west of Chalk Pit Lane’</i> and concluded that <i>‘this area has a settled character.’</i></p> <p>In relation to historic routes it states <i>‘These historic routes are often deeply incised with high banks, but where there has been low-density development, multiple private drives have created physical and visual loss of integrity.... It acknowledges the scenic qualities of Chalk Lane related to ‘the leafy character ... lined with majestic beech trees’</i> and the natural heritage interest associated with the exposure of the chalk.</p> <p>Looking more widely at the landscape in which Chalk Lane and its associated houses sit, the Natural Beauty Assessment notes that <i>‘Where there are areas of pasture they are frequently intensively grazed and subdivided for equestrian use with post and rail and post and wire fencing e.g. south of Orchard Farm and east of High Barn Road at Badgers Farm.’</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>• Small holdings and large gardens are a valuable refuge for wildlife</li> <li>• A246 signage and lighting only affects a short stretch north of the road</li> <li>• Not all of the fields are used for equestrian purposes</li> <li>• Busy rural lanes with traffic should not be a reason for exclusion when the existing AONB includes the M25, A3 etc.</li> <li>• Chalk lane is unlit</li> <li>• Wellington Meadow is managed for biodiversity and has views to Duke of Wellington public house and gatehouse of Horsely Towers estate – cultural heritage which contributes to NB.</li> <li>• Association of Horsley Towers with Ada Lovelace and the birth of computing</li> <li>• Archaeological sites with high potential for archaeological finds include flint mine in southern part of area (to north of Green Dene) and Saxon burial site in the northern part of the area</li> <li>• Meadows south of Longhurst Road and west of Chalk Lane have known biodiversity interest along with Rowbarns plantation and woodland as features on the edge</li> </ul> <p><b>Desirability</b></p> <ul style="list-style-type: none"> <li>• Odd to leave it out when you consider the map</li> <li>• Chalk embankments have no protection – landowners are free to cut away the chalk banks without any restriction</li> <li>• Chalk Lane is a vulnerable feature - erosion of the lane due to construction traffic as houses have been enlarged</li> </ul>	<p>Natural England has reviewed this area in light of statutory consultation responses.</p> <p>Natural England acknowledges the richness of Wellington Meadow as an oasis for wildlife and rare bees, but also notes that the site lies immediately adjacent to the A246 and is separated from the wider AONB by development along Wellington Cottages and Longhurst Road, as well as properties along Chalk Lane all of which fall within the East Horsley settlement boundary as defined in the Local Plan. Inclusion of Chalk Lane and properties along it would therefore result in the splitting of a settlement which Natural England Guidance on boundary setting seeks to avoid.</p> <p>Natural England acknowledges that the gardens and smallholdings at the rear of properties along Chalk Lane provide a valuable refuge for wildlife and commends the conservation management approaches by owners. Nevertheless, Natural England is of the view that the land at the rear of properties along Chalk Lane but also along Lark Rise has a mixed quality and is unkempt in places. Some pastures have been sub-divided for equestrian use and there is a variety of curtilage treatment including mixed fencing. This coupled with the loss of integrity of Chalk Lane due to housing development along the route (as noted in the Natural Beauty Assessment), and the settlement boundary, has led Natural England to conclude that this area does not qualify for national landscape designation.</p> <p>Natural England is also of the view that the current AONB boundary in this specific area is robust and therefore no change is recommended.</p> <p>This decision does not preclude the AONB from providing advice to landowners in this area, as part of biodiversity and landscape scale conservation, especially where activity in this area may support conservation and enhancement of the adjacent Sheepleas Site of Special Scientific Interest.</p> <p><b><u>Conclusion</u></b> No change.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>missed an opportunity to take action to support Nature's Recovery.</li> </ul> <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li>Extending the boundary to the A246 would have the advantage of clarity and permanence</li> <li>Inclusion of small holdings and private gardens could result in owners being given expert advice by AONB and encouragement to manage in a wildlife friendly approach.</li> <li>Boundary could be simplified but consideration as part of a wider EA means this has not been considered.</li> </ul>	
<b>Request for Exclusion of Areas</b>		
<b>Exclude East Clandon Village and Hatchlands</b>	<p><b>ANON-VUXE-WECD-B, ANON-VUXE-WEU2-B, ANON-VUXE-WSQW-T, ANON-VUXE-WSQT-Q, ANON-VUXE-WSQQ-M, ANON-VUXE-WEBT-T and ANON-VUXE-WEXS-F</b> requested the exclusion of East Clandon village. The reasons are summarised below:</p> <ul style="list-style-type: none"> <li>The settlement of East Clandon is incongruous development and includes post war buildings</li> <li>East Clandon is not typical of the natural beauty you would expect to find in a designated landscape</li> <li>Reference to knapped flint vernacular buildings only applies to few of the buildings in the village</li> <li>There are six lanes of road dividing the village from the existing AGLV (4 on the main A246 and two lanes on the Old Epsom Road</li> <li>There are 4 road junctions and 59 road signs</li> </ul>	<p><b>Commentary</b></p> <p>East Clandon was considered as part of EA6a in the Natural Beauty Assessment. The assessment noted that <i>'The settlement which retains the greatest intactness and sits within qualifying land is that of East Clandon which is centred around a manor house, church and farm and is strongly associated with Hatchlands Parkland. The loose arrangement of dwellings around the church ensures there are views out to the surrounding landscape and the village and its church are visible from the elevated land to the south.'</i></p> <p>Natural England Guidance in Appendix 4 on the inclusion of settlements makes it clear that a settlement <i>'should only be include if it lies within a wider tract of qualifying land.... having regard to the influences of the settlement on the land in question. Settlements should be assessed on their individual merit and particularly on their character, qualities and relationships to adjoining countryside. The extent to which countryside penetrates the built-up area may also be relevant.'</i></p> <p>Reference in the Consultation Document to the estate village and collection of knapped flint vernacular buildings and landmark church is a summary of the</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>Urban area with busy roads</li> <li>The village is not an estate village</li> <li>The criteria for AONB designation are not met</li> <li>Sole reason for including the area is to include Hatchlands Park</li> <li>Exclusion of Clandon Park, land between East and West Clandon, West Horsely Place and Ryde Farm Estate make it clear that the inclusion of East Clandon is irrational</li> </ul> <p><b>Desirability</b></p> <ul style="list-style-type: none"> <li>AONB status will make maintenance of old buildings more difficult due to higher costs associated planning bureaucracy</li> <li>Send Prison will become part of the AONB setting and will affect the Natural Beauty of the proposed extension – this has not been taken into account</li> </ul> <p>No alternative boundary was suggested.</p>	<p>findings set out in the Natural Beauty Assessment. This makes it clear that the village's association with Hatchlands has, in part, resulted in it retaining its small-scale form and the use of knapped flint on listed buildings is clear from the Conservation Area appraisal which states <i>'The church lies at the junction of The Street with Ripley Road. Its random flint rubble walls with stone and brick dressings are typical building materials for the area and are notable within the village. Many of the older houses are timber framed with brick and flint infill panels'</i>. It goes on to state <i>'The village is found 'on the chalk' in the Surrey Hills and much use is made of local flint as well as brick and timber in the construction of its houses'</i> and <i>'In East Clandon, the attractive flint and old brick walls form an important part of the character of the village.'</i></p> <p>Natural England does not agree with the criticism raised by respondents or that these reasons are sufficient to conclude that East Clandon should be excluded from the proposed extension. Natural England is of the view that the case for inclusion of East Clandon and the wider Hatchlands estate is strong. In reaching this conclusion Natural England has taken account of factors which detract from the landscape and of the nature of the A246. The Boundary Report notes that <i>'attention was given to the effect of the A246 corridor in fragmenting the landscape and the extent to which land north of the road qualified in terms of natural beauty.....Furthermore, the A246 corridor in this section was noted as being single carriageway, and less influenced by urbanising elements such as duelling, lighting, signage and junctions which are seen further west and east. Taking all factors into account, it was concluded that the land north of the A246 is of sufficient scale and quality to extend the AONB designation across the A246 corridor and that the corridor itself has minimal impact on the sweep of landscape as a whole.'</i> Natural England maintains this view.</p> <p><b><u>Conclusion</u></b> No change.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
<b>Exclude Woolgars Farm</b>	<p><b>ANON-VUXE-W5BY-F</b> requested that the site of Woolgars Farm yard is excluded for the following reasons:</p> <ul style="list-style-type: none"> <li>• Farm yard comprising concrete hardstanding, barns, stables and cottages does not meet the natural beauty criterion</li> <li>• The site of the farmyard is on the edge of the proposed extension and should not be included</li> </ul>	<p><b><u>Commentary</u></b></p> <p>Woolgars Farm lies immediately adjacent to Blakes Lane and on the lower chalk slopes which rise gradually to the south. It therefore forms part of an open sweep of chalk farmland and reinforces the rural character of the area. It is acknowledged that the farm buildings are functional in their form and character and do not express natural beauty but equally they not detract from the natural beauty of the wider landscape. Consideration was given at the boundary setting stage to drawing a boundary around the outside of the farm to exclude it from the proposed extension however given the hard standing and open nature of the farm to the wider landscape it was difficult to find clear features on the ground. Given that the farm forms part of a sweep of landscape, and that other development along Blakes Lane was also proposed for inclusion, in order to define a clear boundary to the AONB and address boundary anomalies, the decision was made to extend the boundary to the north and include the farm.</p> <p>This has been reviewed following the Statutory Consultation responses. Natural England considers that it is appropriate in this area to extend the boundary as far as the A246 and to wash over and include Woolgar Farm.</p> <p><b><u>Conclusion</u></b> No change.</p>
<b>Exclude land between the existing AONB and A246 in the vicinity of Blake's Lane</b>	<p><b>ANON-VUXE-W5BY-F, ANON-VUXE-WECF-D, and ANON-VUXE-WMJW-D, ANON-VUXE-WECD-B</b> do not consider the land between the existing AONB and A246 meets the criterion for designation. A summary of reasons given include:</p> <p><b>Natural Beauty</b></p> <ul style="list-style-type: none"> <li>• A246 spoils the relative tranquillity</li> <li>• Agricultural buildings and equestrian paraphernalia</li> </ul>	<p><b><u>Commentary</u></b></p> <p>The Natural Beauty Assessment considered this area as part of EA6a. In terms of Landscape Quality the assessment stated <i>'The gently sloping land north of the AONB, as far as the A25/A246, reflects the lower dip slopes of the chalk. These slopes are relatively open comprising large arable fields and some pasture close to Blake's Lane, typical of parliamentary enclosure. There is also evidence of small-scale equestrian use and a vineyard.'</i></p> <p>In terms of scenic quality it states <i>'The visual appeal of this landscape comes from the classic rolling chalk topography of the lower dip slope as well as areas</i></p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<ul style="list-style-type: none"> <li>Landscape quality is overstated</li> <li>Area now includes a vineyard</li> <li>There is a proposed extant planning permission on fields on Blakes Lane</li> <li>The quarry at Blakes Lane is not high landscape quality and is unsightly</li> </ul> <p><b>Desirability</b></p> <ul style="list-style-type: none"> <li>Imposing an AONB extension would have a detrimental impact on small businesses</li> </ul> <p><b>Boundary</b></p> <p>No alternative boundary was suggested.</p>	<p><i>with quintessential parkland character, but across the Evaluation Area scenic quality is mixed. The lower dip slopes afford open elevated views northwards to church towers, and along the undulating slopes and rounded folds of the chalk to the east and west. Here a patchwork of pasture, arable and woodland creates scenic compositions and changing colour and texture through the seasons. ‘</i></p> <p>It notes the noise impacts from traffic on the A246 and also highlights ‘<i>Other landscape elements which impart a time depth include, the rural lanes such as Blake’s Lane...’</i></p> <p>It concluded that ‘<i>The lower slopes of the chalk dip slope express scenic qualities of chalk landscape but lack the drama of more pronounced slopes and are transitional in terms of their natural beauty. North of the A246, natural beauty is higher in the parkland/estate landscape of Hatchlands and village of East Clandon where cultural heritage and natural heritage interest, along with occasional views back to the chalk dip slope, contribute to the qualities of the area. However, these areas are separated from the existing AONB by the A246 corridor and transitional slopes.’</i> It went on to state that ‘<i>It is noted that the current AONB does not follow a clear line on the ground. Particular scrutiny will therefore be required at the boundary setting stage to ensure this anomaly is addressed. This may require the inclusion of the lower slopes of the dip slope as far as the A246, but may also enable the inclusion of higher quality land to the north (including the parkland landscape at Hatchlands).’</i></p> <p>Natural England has reviewed the evidence and is of the view that the lower slopes of the chalk form a single sweep of open chalk landscape comprising rolling large-scale fields, and the historic Blake’s Lane. The current AONB boundary cuts across this landscape and does not follow any clear feature on the ground.</p> <p>Natural England has reviewed the level and nature of development along Blake’s Lane. The majority of settlement clusters at the western end of the lane, where it</p>



<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>joins the A246. None of these buildings are listed and comprise a pair of semi-detached houses as well as rural cottages (Breackley Cottage, High Clandon Lodge and Green Lea) and small barns/outbuildings. The equestrian use of the land and close board fencing and gates undermine the qualities of the landscape adjacent to these dwellings, but this is limited in extent and has a localised effect. The lane quickly resumes its rural character (single width with soft verges and lined by hedgerow and tree belts). A relatively new dwelling has been built about halfway along the lane at Blake's Lane Farm and is associated with extant planning permissions relating to ancillary development. Further east is Woolgars Farm (see response above). One respondent drew attention to development within a former quarry which is located south of Blakes Lane. This development is not visible from the surrounding landscape due to it being set down within the quarry. The Boundary Report states that <i>'Consideration was given to the exclusion of this development, the rear boundaries to properties were often poorly defined. Furthermore, the small pasture fields and woodland between Blake's Lane and the A246 were considered to be of high quality and part of the sweep of landscape from the edge of the existing AONB. It was concluded therefore that the boundary should be as far as the A246.'</i></p> <p>On balance Natural England does not consider that there is sufficient reason to exclude the dwellings along Blakes Lane which sit within a wider sweep of landscape typical of the chalk dip slope. Furthermore, Blakes Lane is noted as a positive feature and the landscape continues as a single sweep of open chalk dip slope comprising typical rolling large-scale fields, hedgerows and hedgerow trees connected by a rural lane network.</p> <p>Natural England does not agree that inclusion within the AONB would have a detrimental effect on small businesses. Confirmation of a legal Order varying the boundary of the SH AONB would not impose any new burden on business or agriculture. Local Authority functions are strictly limited with regard their AONB responsibilities and do not represent an increase in regulation.</p>

<b>Boundary</b>		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>Taking all these factors into account, Natural England remains of the view that the inclusion of land between the existing AONB and the A246 is appropriate in this location.</p> <p><b><u>Conclusion</u></b> No change.</p>