

Item 7

Surrey Hills AONB Team's Response to Extension Consultation

Surrey Hills AONB Boundary Review Natural Beauty Assessment



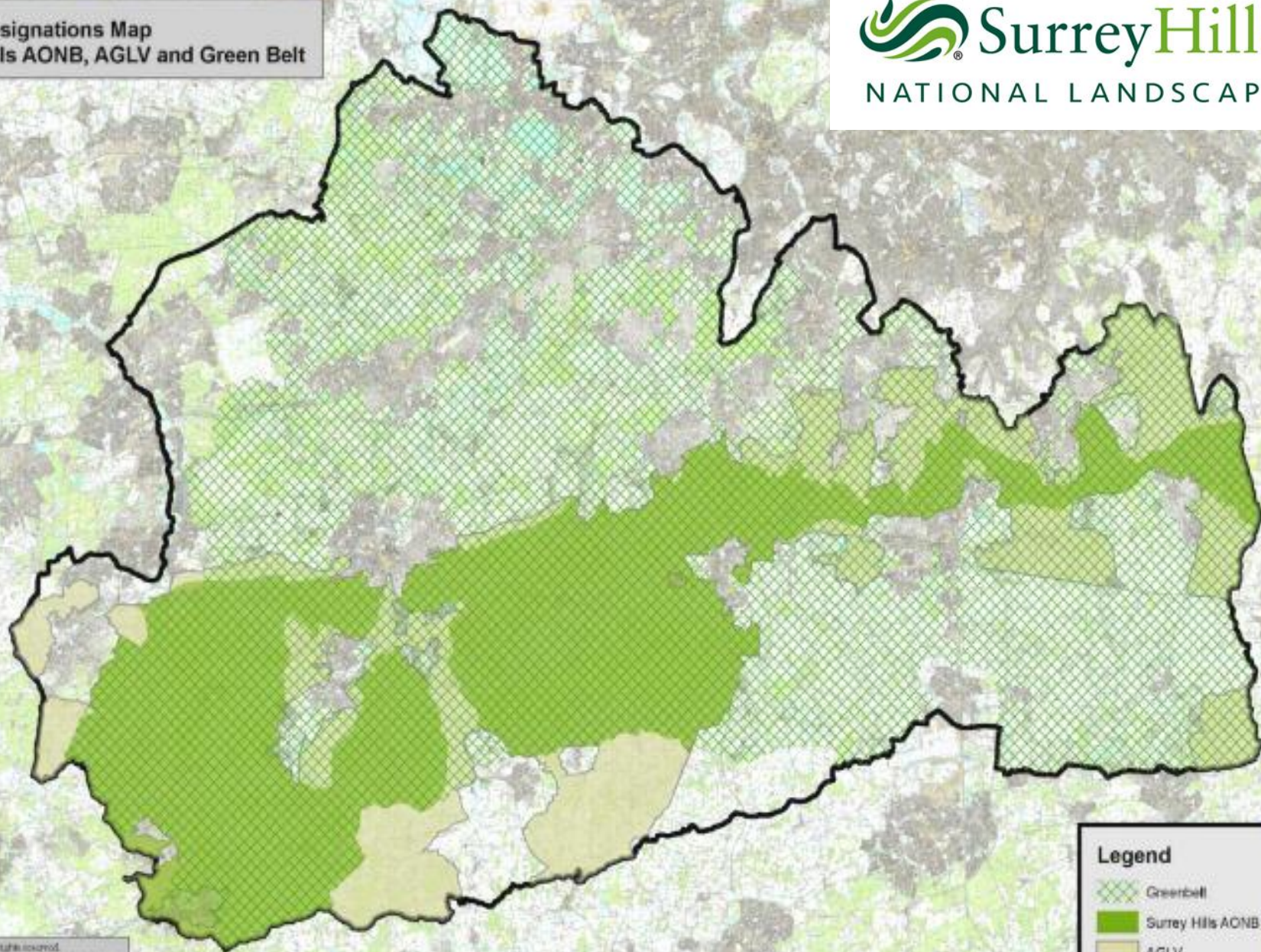
Final Report
February 2023

National Landscapes

- Surrey Hills was second AONB designated in 1958
- Now one of 34 AONBs covering 18% of England
- Equivalent landscape status to the 10 National Parks



Surrey Designations Map
Surrey Hills AONB, AGLV and Green Belt



Legend

-  Greenbelt
-  Surrey Hills AONB
-  AGLV
-  County

Special Qualities



Woodland



Downland



Heathland



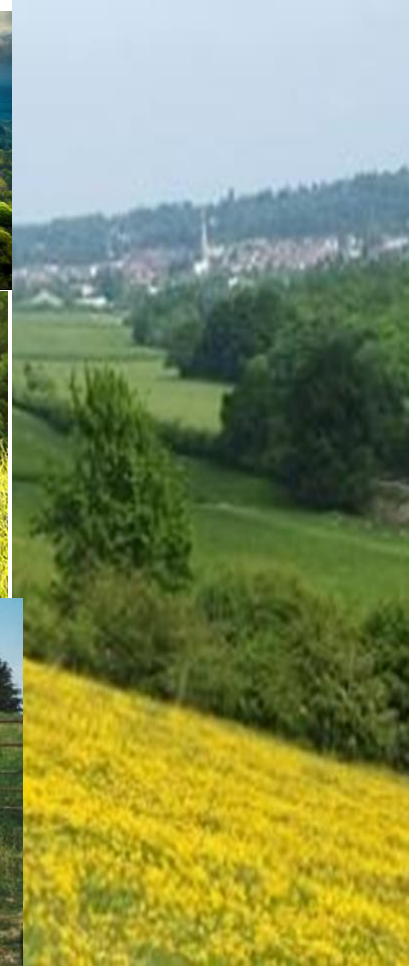
Views



Heritage



Farming



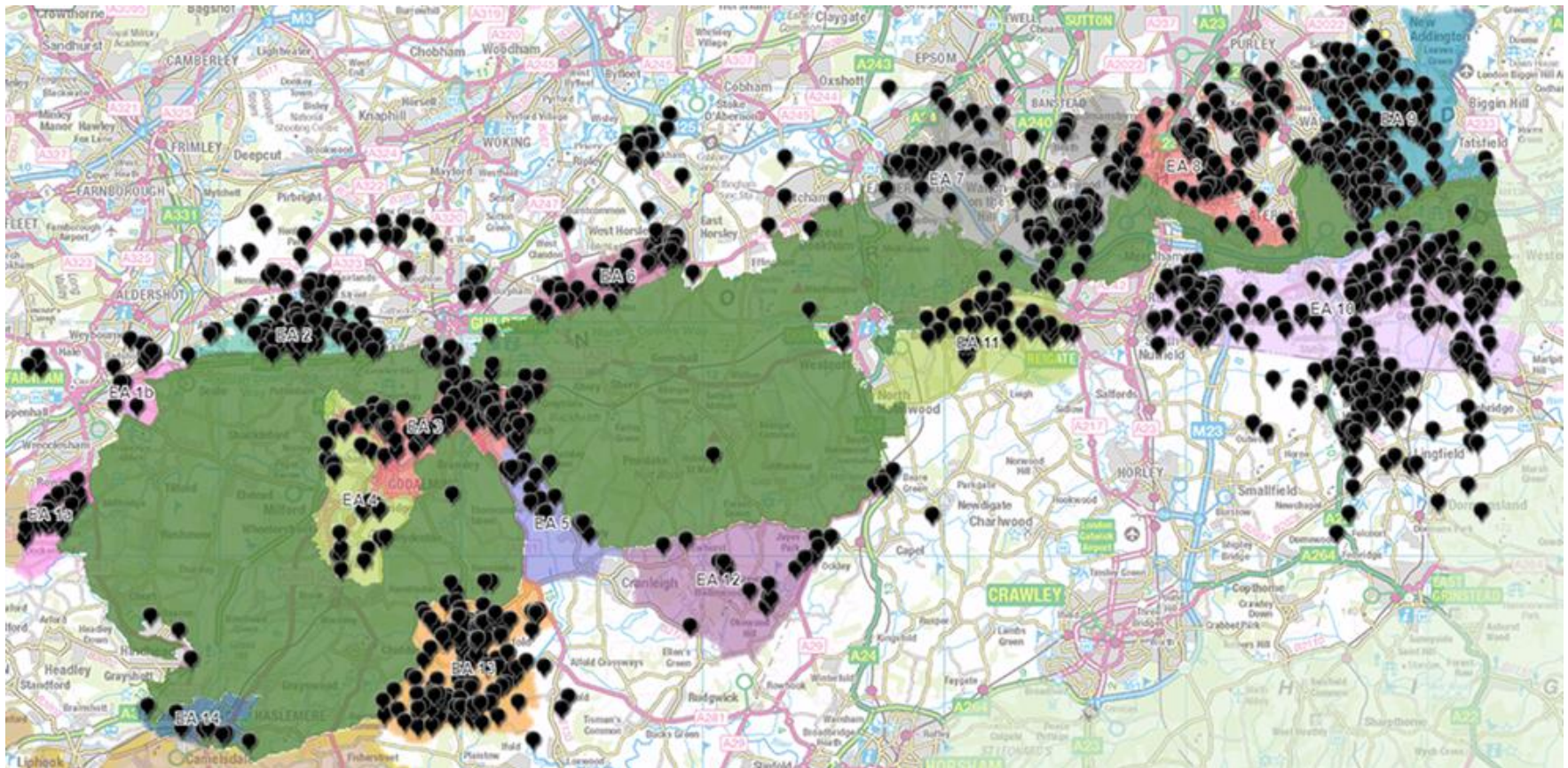
Natural Beauty Criteria

- Landscape quality
- Scenic quality
- Relative wilderness
- Relative tranquillity
- Natural Heritage features
- Cultural Heritage

Guidance for Assessing Landscapes for designation as
National Park or Area of Outstanding Natural Beauty in
England

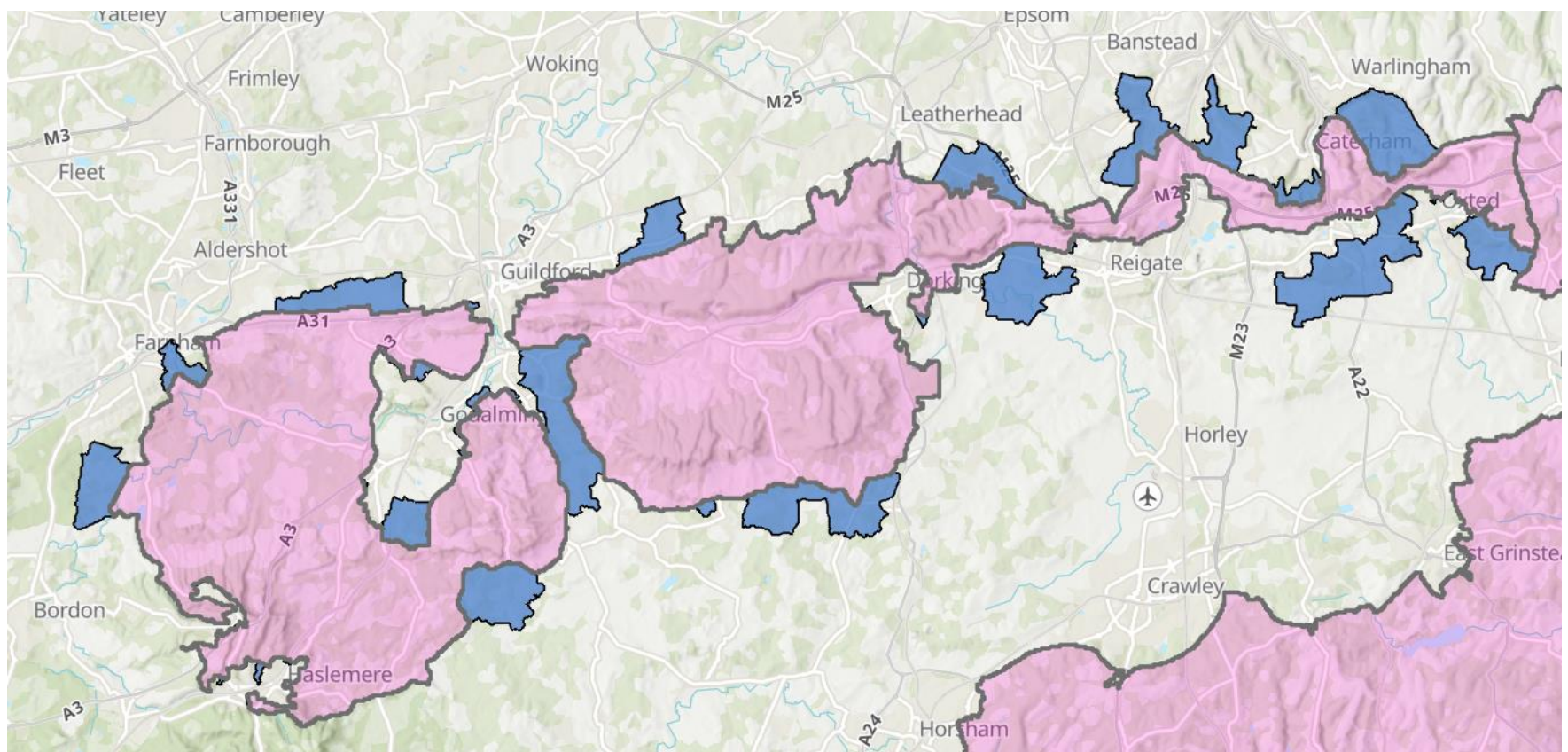


(updated June 2021)



March 23

Candidate Areas identified by Natural England for consultation



Support for all these Areas as Desirable **but.....**

The Glover Review

Review of Designated Landscapes (National Parks and AONBs):

“Our country is changing fast. It is becoming more diverse. More urban. Much busier. New forms of farming, carbon emissions, the sprawl of housing, new technology and social shifts have changed the relationship between people and the countryside, and left nature and our climate in crisis.

Our Designated Landscapes cannot carry on as they do now.”



A Green Future: Our 25 Year Plan to
Improve the Environment

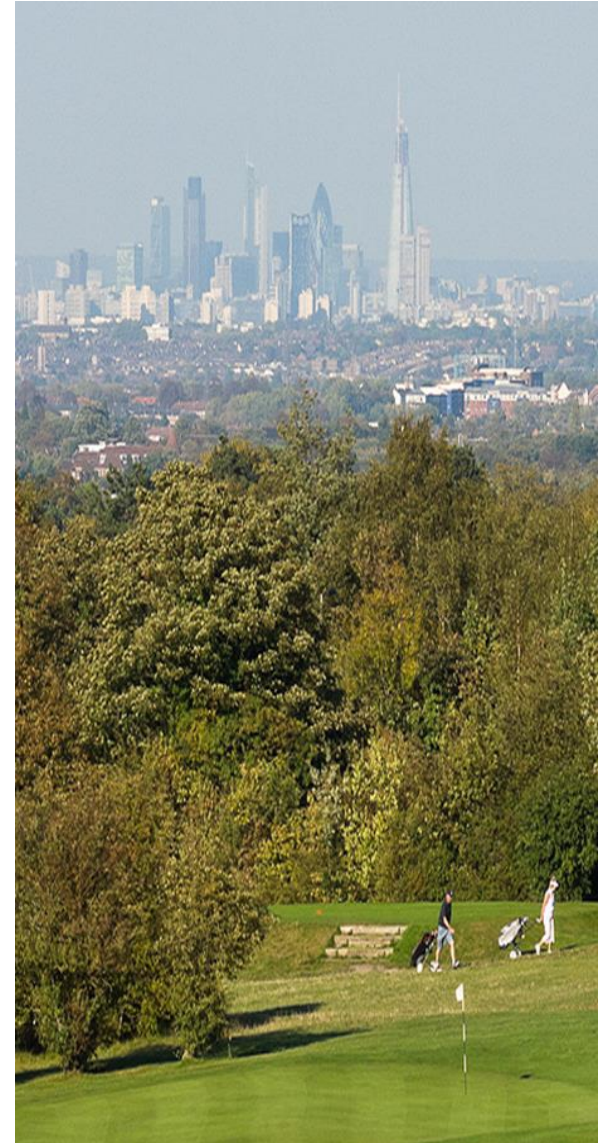


Making a case for more

“Not all factors or indicators have to be present across a landscape. The weight and relative importance given to different factors depend on the geographic context.”

There is a greater opportunity to:

- ‘engage people with nature, most likely focused on peri-urban and urban areas’ **Natural England Board, March 2021.**
- respond to the Climate and Biodiversity Emergency
- have a more progressive and consistent approach to identifying the boundary based on:
 - major roads
 - railway lines
 - urban fringe/ Green Belt



Criteria weighting

Greater weight should be applied to:

Scenic quality

of views from the urban
edge and major roads

Natural heritage

to be bigger, better managed
and better connected

Historic heritage of parkland
contributing to the Surrey Hills,
in particular recognising
parkland golf courses



SSSI, New Addington



South London Downs NNR



Cherkley Court, Leatherhead

Criteria weighting

Less weight should be applied to:

Relative tranquillity

given the location of Surrey
and being within London's
Green Belt

Relative wilderness but
recognising the value of
large-scale uninterrupted
views from the urban fringe

Landscape quality of farmland
but acknowledge the role of golf
courses and horse pasture in
managing beautiful landscapes.



Oxted Downs from M25

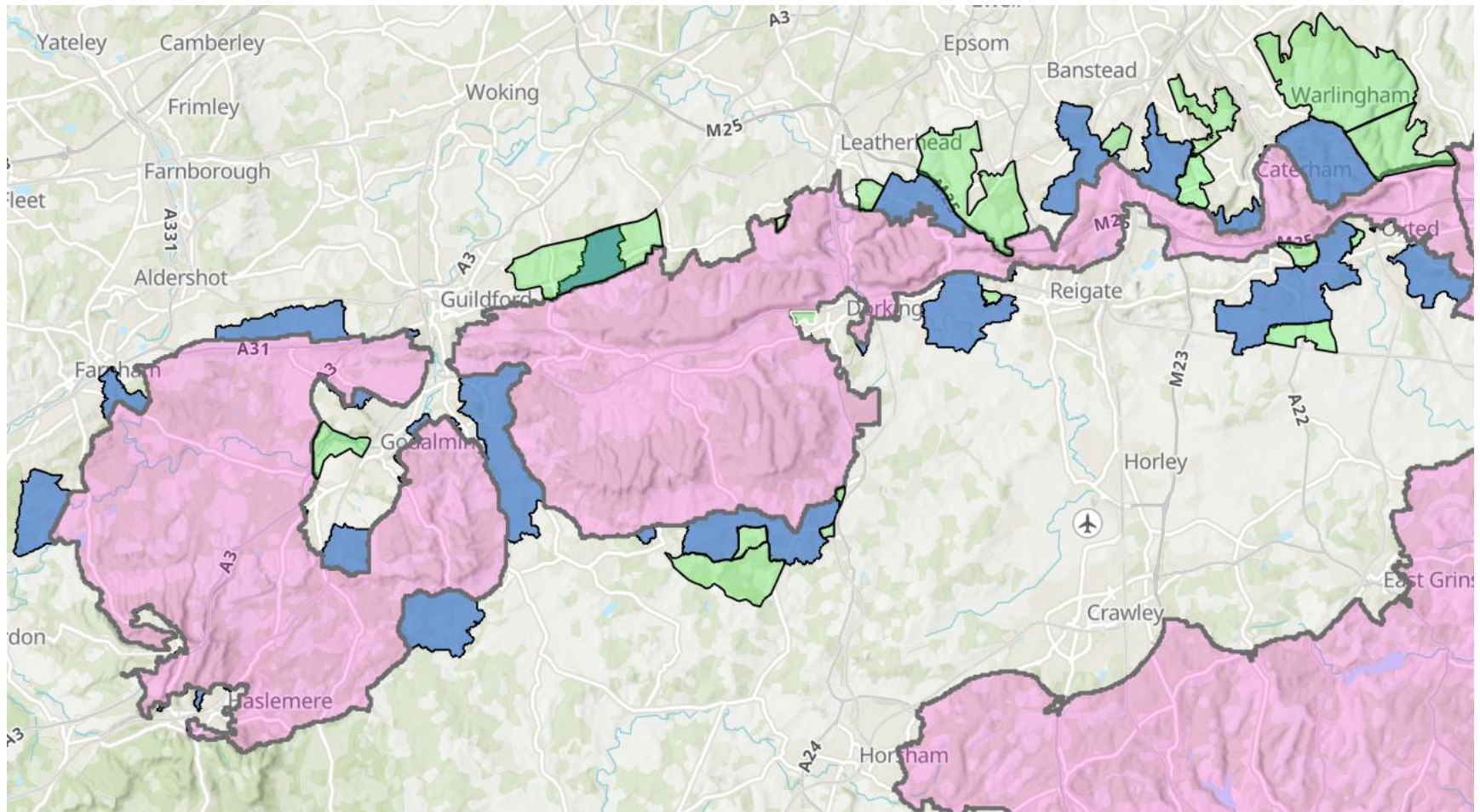


Coulsden Common

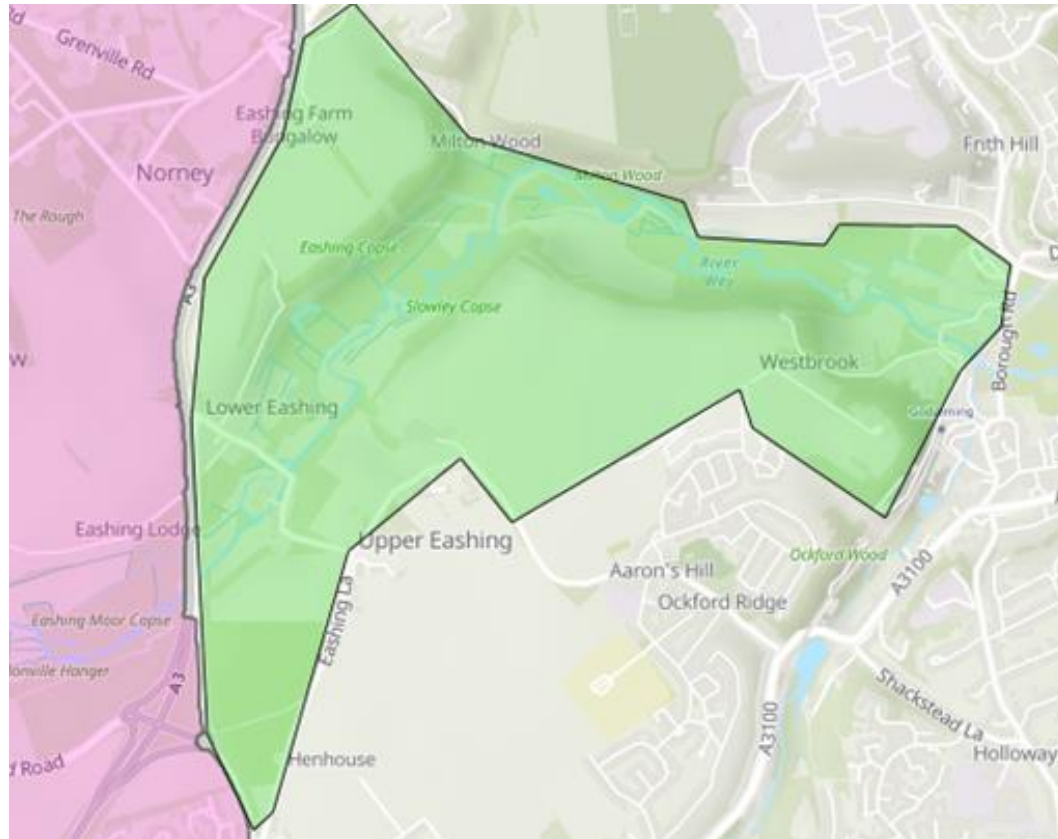


Horse pasture, Headley

Examples of additional areas based on weighted criteria:



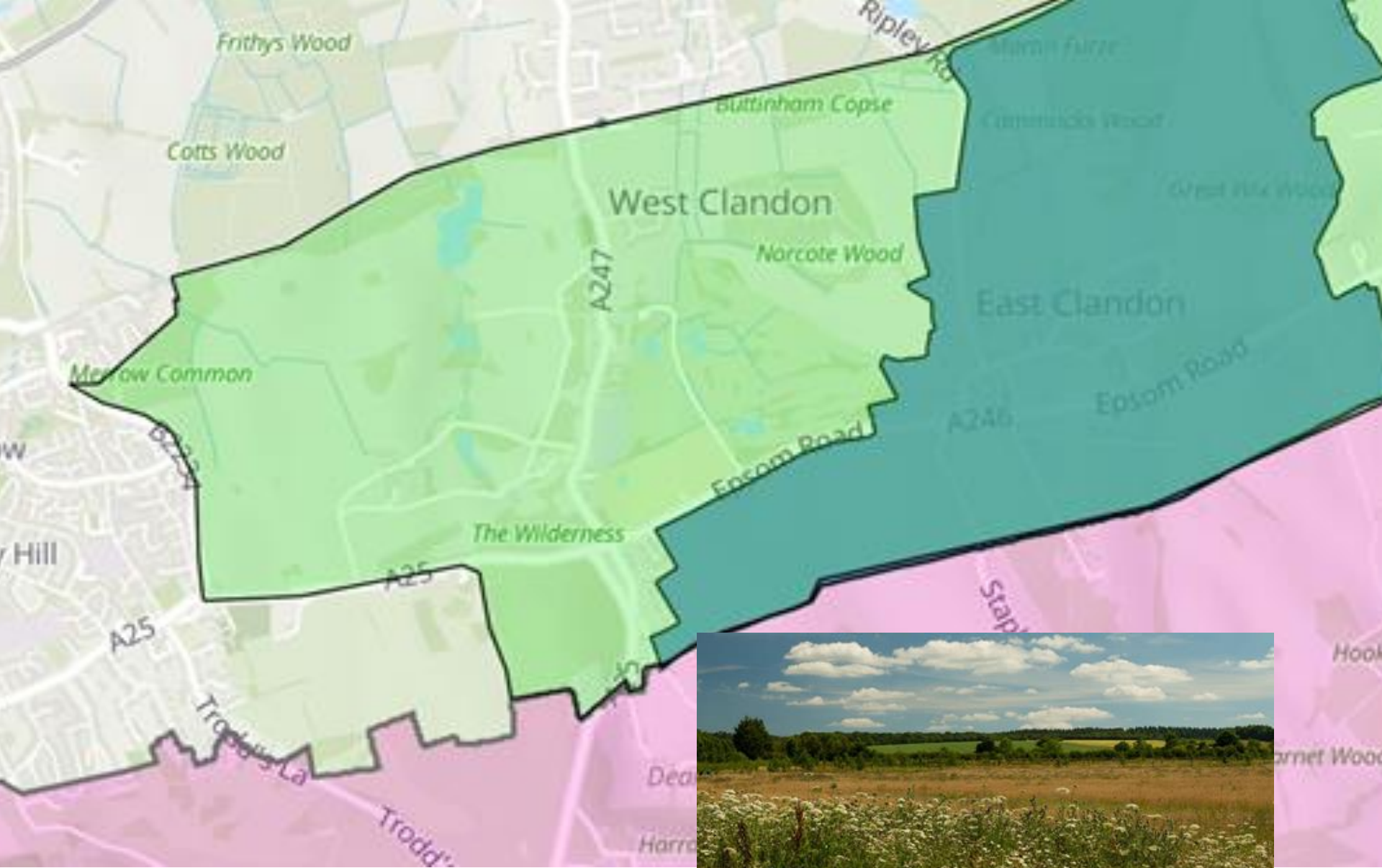
1. Eashing to Godalming Lammas Land.



Eashing bridge



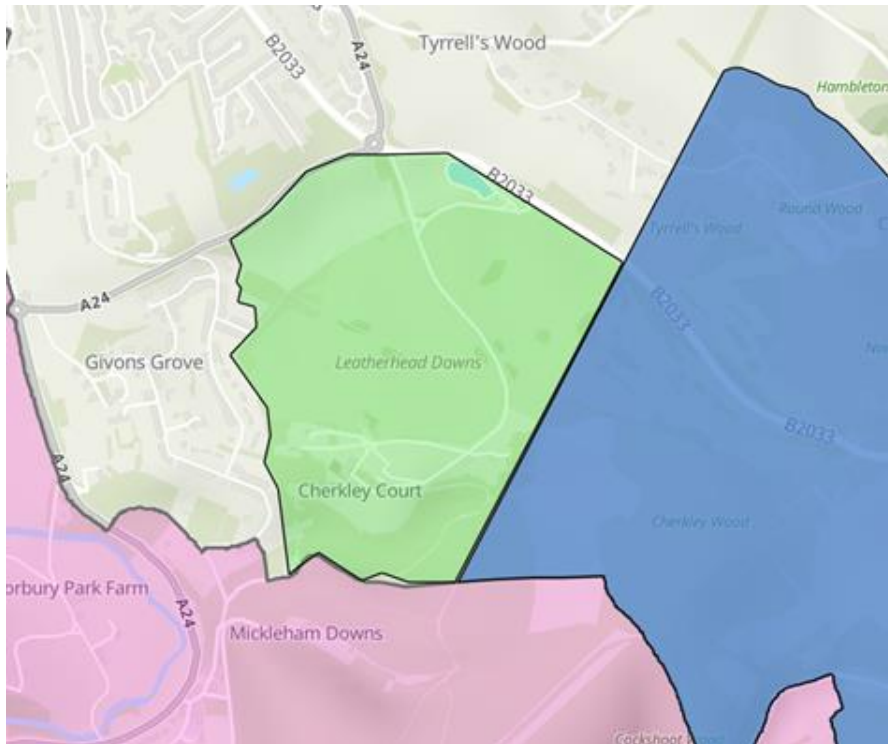
Lammas meadows SSSI



Views north from Clandon Wood

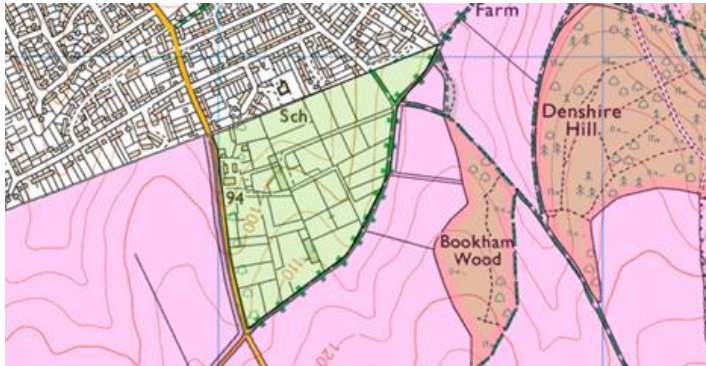
West Horsley Place

3. Cherkley Court and Leatherhead Downs



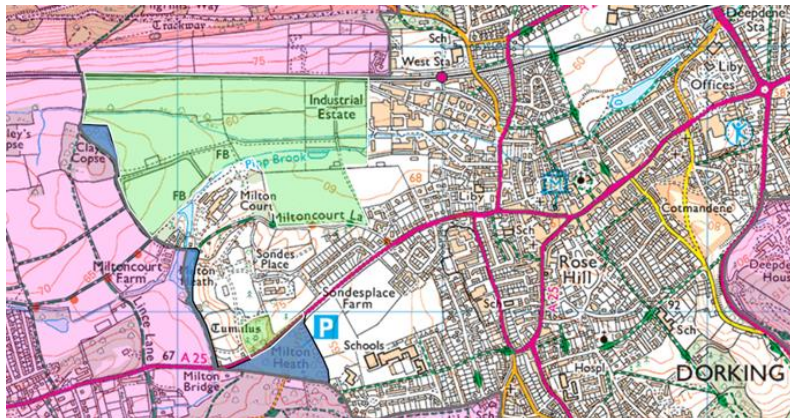
Beaverbook Estate

4. Land south of Great Bookham



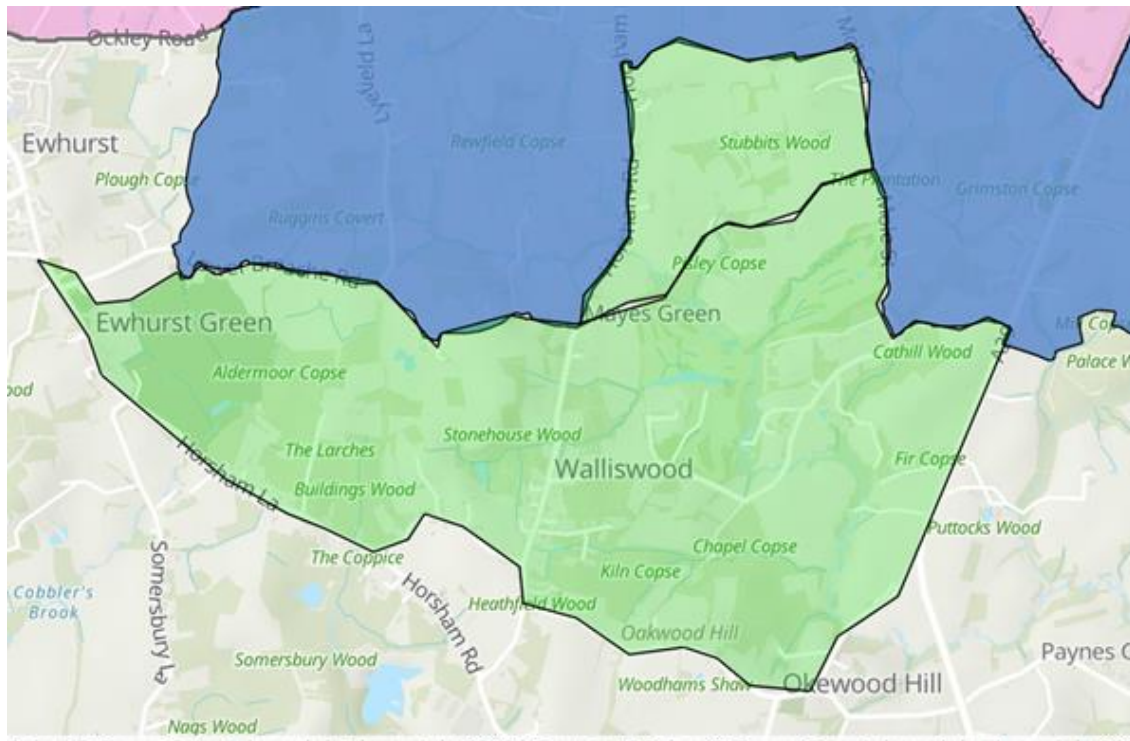
View west over horse pasture

5. Land west of Dorking



View to North Downs

6. Okewood Hill and Wallis Wood

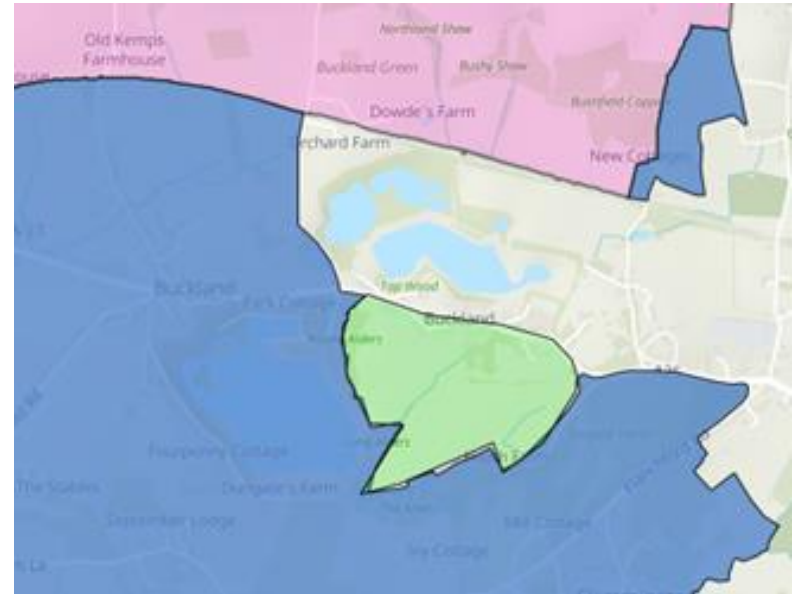


View north to Leith Hill



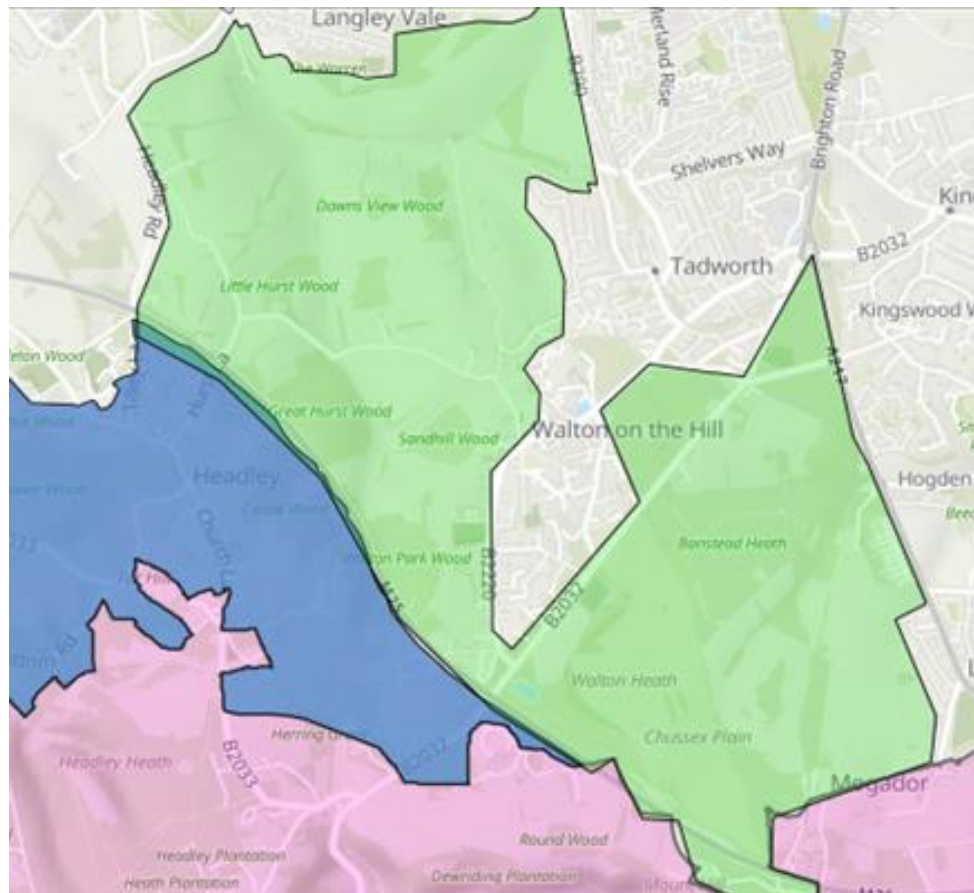
Okewood Hill church

8 Shagbrook, Buckland



The Shagbrook woodland

9. Langley Vale and Banstead Heath



Langley Vale

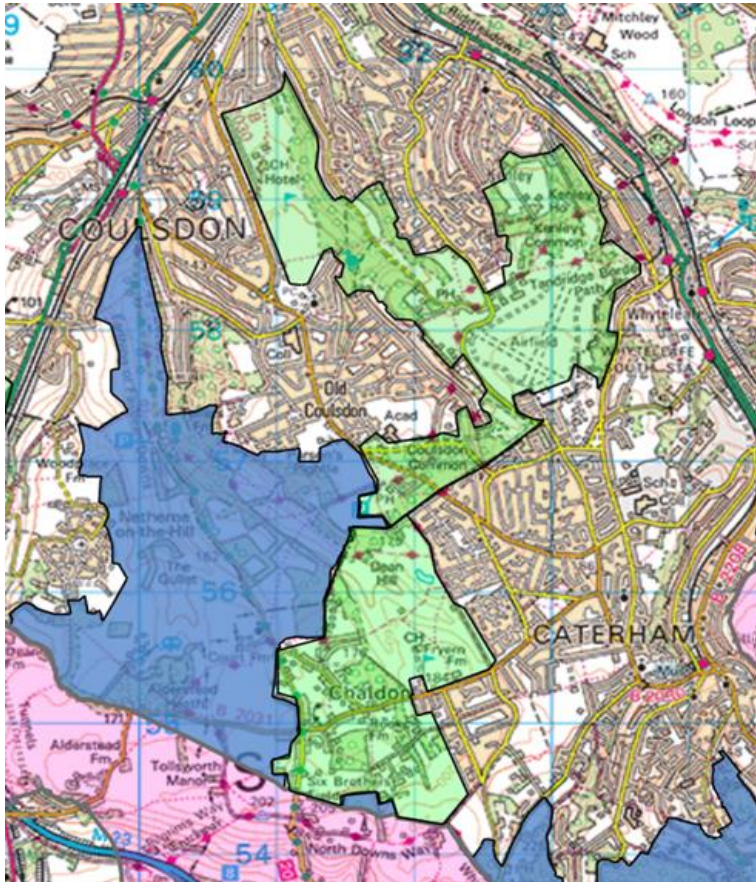


Walton Heathland golf course



Banstead Heath

10. Chaldon, Dollypers Hill, Coulsdon and Kenley Commons, (South London Downs National Nature Reserve)



Kenley Common

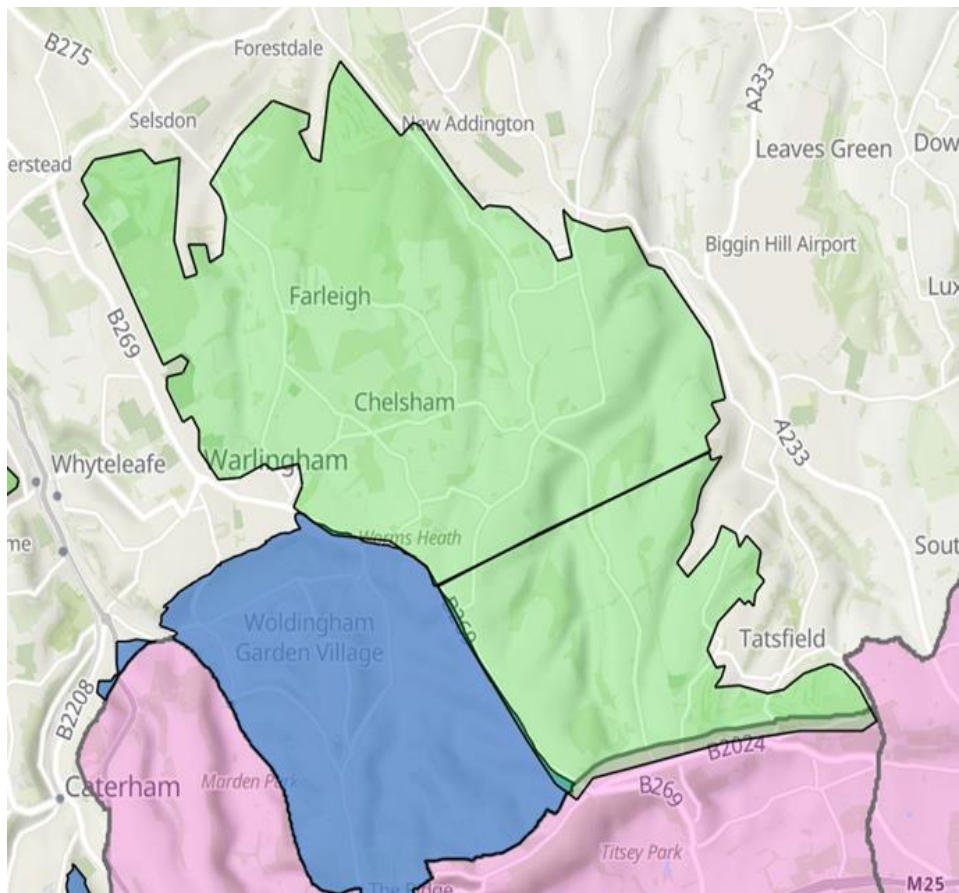


Dollypers Nature Reserve



Surrey National golf course, Chaldon

11. Warlingham, Fairleigh, Chelsham and Tatsfield



Hutchingson's Bank SSSI

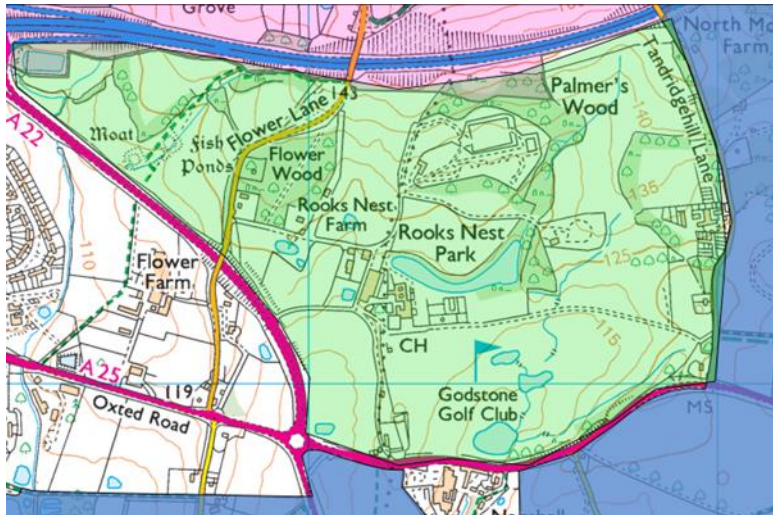


Farleigh golf course



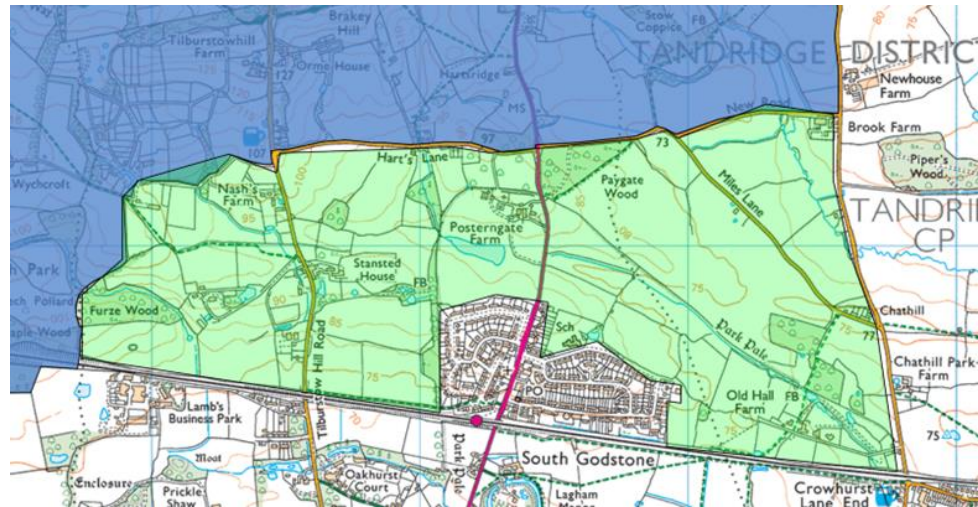
Beddlestead Valley

12. Godstone East



Parkland golf course, Godstone

13. Land around South Godstone



Views south from Hart's Lane

Next Steps

- Consider further areas including Staffhurst Wood, Nutfield and Shalford
- Submission by **13th June.**
- NE assessment of responses by end of November 2023.
- Further 8-12 week consultation for any additional AONB land proposed

It is not possible to say how long the Secretary of State's decision will take following submission or whether a Public Inquiry will be called.

QUESTIONS?