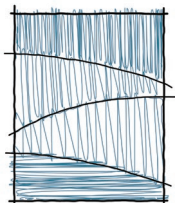












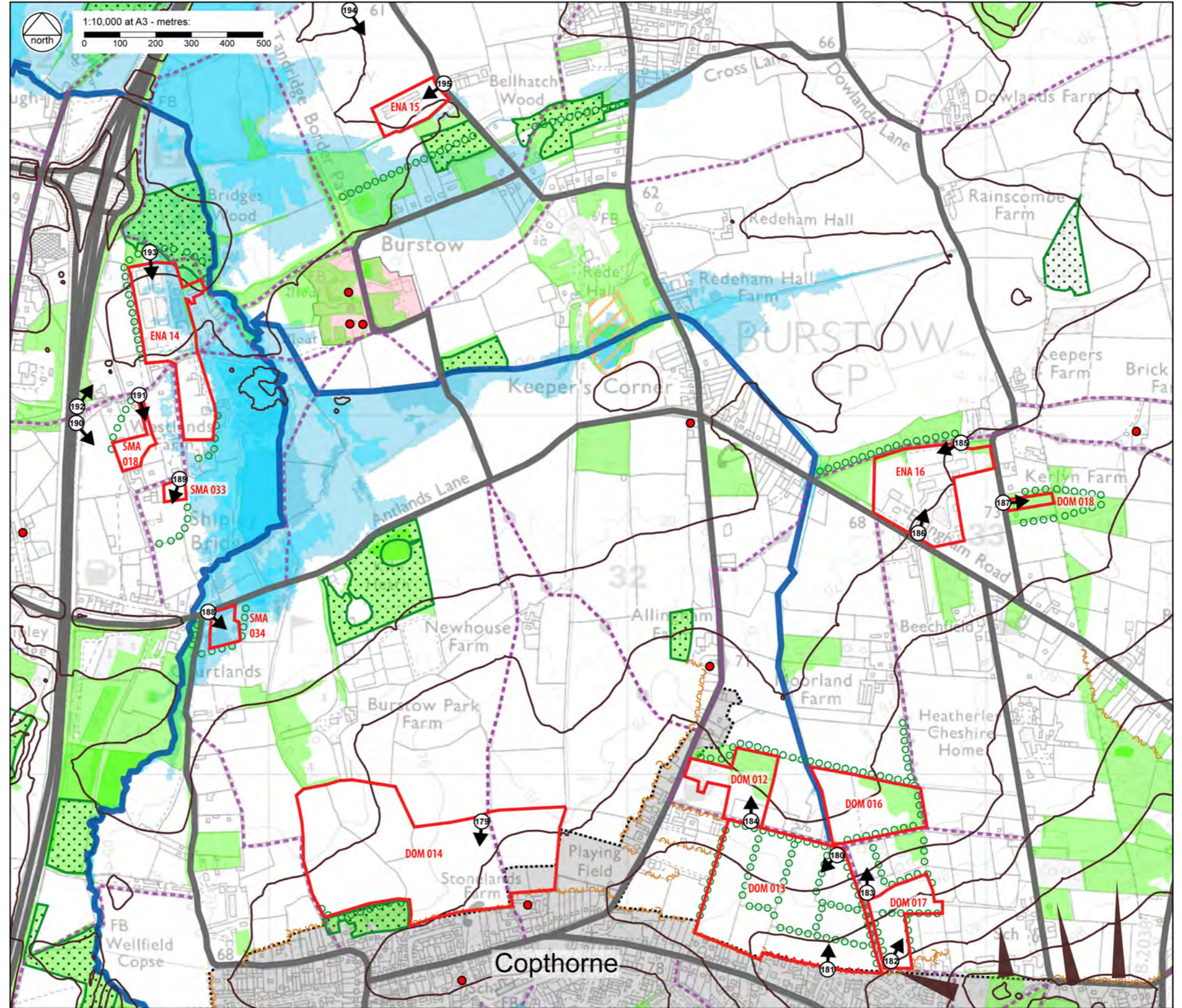


Appendix LP 4: Extracts of Tandridge  
Landscape Capacity and Sensitivity Study,  
2016





- KEY**
-  Sites (as labelled)
  -  Contours
  -  Ridges
  -  Valleys
  -  Prominent slopes
  -  Significant water courses
  -  Environment Agency flood zones 2 & 3
  -  Woodland
  -  Ancient woodland
  -  Common land
  -  AONB
  -  Candidate AONB areas
  -  AGLV
  -  Site of Special Scientific Interest
  -  Site of Nature Conservation Interest
  -  Local Nature Reserve
  -  Conservation areas
  -  Listed buildings
  -  Ancient monuments
  -  Historic Parks and Gardens
  -  Built up areas
  -  Public rights of way
  -  Major roads
  -  Railways
  -  Hard urban edges
  -  Filtered urban edges
  -  Containment
  -  Key views
  -  Separation between settlements
  -  Photolocations



Burstow Analysis Plan (Area 15) See Figure 1 on page 4 for plan location

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**Burstow Settlement Analysis**

- 1.1 Burstow consists of a collection of dispersed areas of settlement at the south-west corner of the District. Horley and Gatwick airport are approximately 2km to the west. The southern District boundary borders the northern edge of Copthorne within Mid Sussex District, to the south. To the west is the M23, with access to the motorway via junction 10 to the south.
- 1.2 The area lies within a gently undulating part of the Low Weald Farmland, but is generally north facing towards the flood zone around Smallfield.
- 1.3 Sites **DOM014**, **DOM013** and **DOM017** are located along the generally well-wooded northern edge of Copthorne, while sites **DOM016** and **DOM012** are set back slightly from the settlement edge. Sites **ENA16**, **DOM018**, **SMA034**, **SMA033**, **SMA018**, **ENA14** and **ENA15** are scattered across the rural landscape between Smallfield to the north, Copthorne to the south, and the M23 motorway to the west.

Thick boundary vegetation enclosing the site

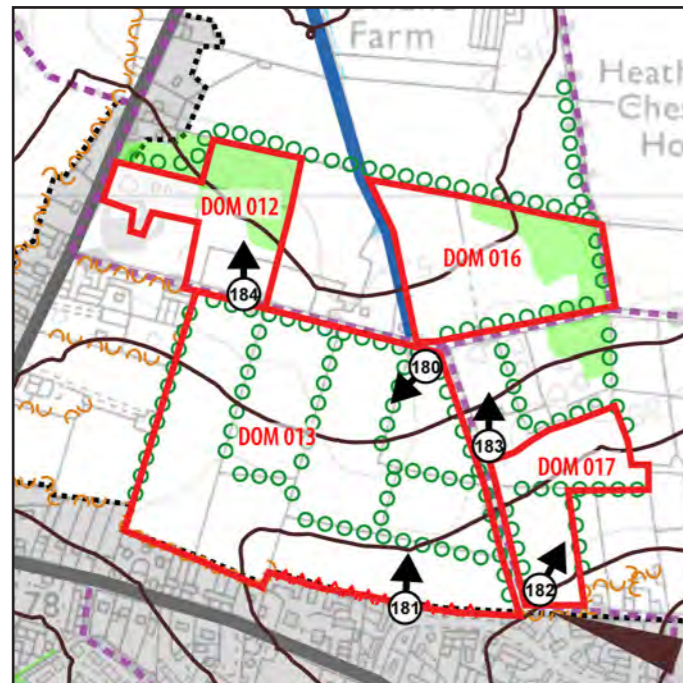


Photograph 180: View south within northern part of the site

Housing adjacent to southern edge of the site



Photograph 181: View north across south-eastern corner of the site from adjacent Lashmere road



Plan not to scale  
See plan on page 270 for wider context and key to symbols

**Site Visibility (see accompanying photographs above):**

- 1.1 Site **DOM013** is overlooked by at close range housing to the south and is glimpsed through limited gaps in vegetation from the adjacent Sussex Border path and occasional dwellings to the north and east.
- 1.2 Although there are now public rights of way within the site, there are internal views of the site from the informal routes across the site.
- 1.3 Overall, the visual sensitivity is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:

**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity

- 2.2 With moderate sensitivity and value, site **DOM013** is judged to have a medium landscape capacity for housing development. The site could potentially accommodate development proposals, with the southern fields adjacent to the existing settlement edge more suitable than the fields to the north, provided proposals demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the site's suitability for development should also be considered.

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
4	2	4	1	3	3	4	21
<p>The site consists of fields of pasture and rough grass, with thick mixed tree boundaries and frequent margins of scrub and self-set trees around perimeter of each field, and encroaching into the centre.</p> <p>The site is within an area identified as grade 3 agricultural land.</p>	<p>There is habitat connectivity along internal and perimeter boundary vegetation.</p>	<p>The site is on similar, gentle north facing topography to Copthorne to the south but beyond existing consistent northern edge of Copthorne well defined by vegetation. Southern field better related to existing settlement than northern fields which become detached from Copthorne.</p>	<p>The site has no contribution to separation between settlements.</p>	<p>The site is an enclosed, generally inward looking series of fields, but part of rural Low Weald setting to north of Copthorne.</p>	<p>The southern fields overlooked by houses along southern edge. Glimpses into the site from adjacent public rights of way, and from a limited number of dwellings adjacent to the north, otherwise well contained.</p>	<p>Maintain boundary vegetation. Widen and enhance any future northern boundary to the village. Need to maintain small scale enclosed character of the landscape. Position open space/retained trees to the north to form new northern settlement edge to Copthorne.</p>	<b>MODERATE</b>

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
1	1	4	1	1	4	3	15
<p>The site is distant from the AONB.</p>	<p>None.</p>	<p>The site is part of the distinctive small scale pattern of enclosed fields with thick boundary vegetation.</p>	<p>The site includes small scale fieldscapes, but these appear to have limited time depth.</p> <p>Surrey Historic Landscape Characterisation:</p> <p>8. SETTLEMENT RELATED</p> <p>802. Scattered settlement with paddocks (post-1811 &amp; pre-1940 extent)</p>	<p>There are no nearby outstanding assets.</p>	<p>There are no formal public access within the site, but well used routes across fields for frequent local dog walkers. Network of public rights of way in the area, including adjacent Sussex Border Path.</p>	<p>Thick site boundary vegetation provides degree of scenic quality and remoteness. Decreases to south with glimpses of adjacent settlement edge. Traffic noise increase to the south.</p>	<b>MODERATE</b>