



**Orchids Cottage
Dukes Hill
Woldingham
Surrey
CR3 7HB**

**Landscape and Visual Impact
Assessment**

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SECTION 1: INTRODUCTION

1.1 LVIA Project details

This document has been produced as a standalone Landscape and Visual Impact Assessment (LVIA) for the site at: Orchids Cottage, Dukes Hill, Woldingham, Surrey, CR3 7HB

The LVIA considers the effects of the potential development upon:

- Individual landscape features and elements;
- Landscape character;
- Visual amenity and the people who view the landscape.

The objectives of the LVIA are:

- To identify, evaluate and describe the current landscape character of the site and its surroundings and any notable individual landscape features;
- To determine the sensitivity of the landscape to the type of current development;
- To identify potential visual receptors (i.e., people that would be able to see the development), and evaluate their sensitivity to the type of changes proposed;
- To identify and describe any effects of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these;
- To identify and describe measures those have been or could be adopted to avoid, reduce, and compensate for landscape and visual effects;
- To evaluate the significance of residual landscape and visual effects.

1.2 The Existing site and Location

The site location and its general context within the landscape setting are shown on Figure 1: below.

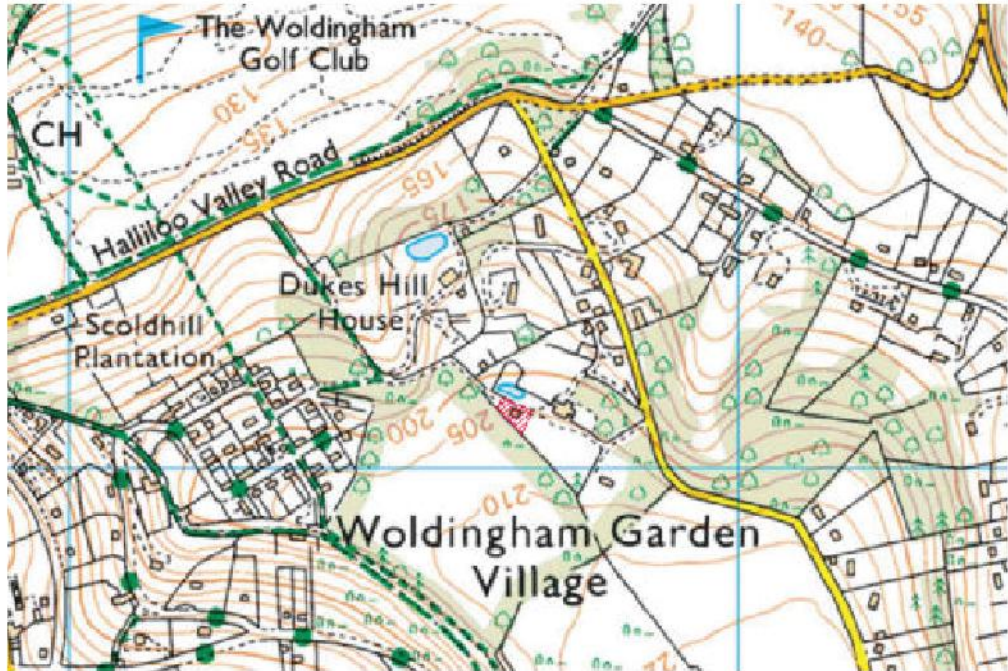


Figure 1: Site Location Plan – red hatch shows site area.

The application site is on a previously developed plot of land on the top of a hill at approximately 205m AOD near the outskirts of Woldingham Garden Village. The site level is relatively flat, dropping gradually by about 2m from the south boundary to the north boundary. The site contains a small cottage or outhouse, which appears to have once belonged to a larger property. The site is now derelict with some groundcover and mature trees. All areas of the site were able to be accessed.

To the east is an area of rural housing. To the west and south is a large area of grassed land, some of which is grazed. To the north is a wooded slope with a winding driveway which leads from the property and dips down Dukes Hill and to the Halliloo Valley Road.

Other rural properties are also accessible from the driveway. The site is bounded by mature trees.

The site is located within the Green Belt and 100m-200m away from two areas of ancient and semi-natural woodland.



Photograph 1: View into the site from the entrance at the end of Dukes Hill showing the existing buildings.



Photograph 2: View to the north from the site entrance, showing glimpses of Woldingham Golf Club.



Photograph 3: View from the centre of the site, showing the derelict cottage/outhouse and sparse ground vegetation.

1.3 Planning Policy

The Tandridge District Core Strategy was adopted by the Council in October 2008. It sets out key planning policies for the District.

The Council submitted its Local Plan to the Planning Inspectorate for examination on 18 January 2019. Once adopted, the Local Plan will replace the Core Strategy in full. The adopted Detailed Policies document will also be partially replaced.

Within the current Core Strategy, the following Policies relate to the site or its context:



Figure 2: Planning policies relating to site.

DP10: Green Belt

"A. The extent of the Green Belt is shown on the Policies Map. Only in exceptional circumstances will the Green Belt boundaries be altered, and this would be through a review of the Core Strategy and/or through a Site Allocations Development Plan Document.

B. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving

inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.”

DP13: Buildings in the Green Belt

“Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Development Plan policies, exceptions to this are as follows:

New Buildings & Facilities

A. The construction of new non-residential buildings directly related to agriculture or forestry, or new residential dwellings for agricultural workers in accordance with policy.

DP15.

B. The provision of appropriate facilities for outdoor sport and recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

C. Limited infill development within the Defined Villages in accordance with policy DP12.

D. Limited affordable housing to meet local community needs, either in accordance with policy DP12 (within the Defined Villages) or policy CSP5 (rural exceptions).”

DP14: New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the Defined Villages)

“A. Where planning permission is required, new ancillary domestic buildings in the curtilage of dwellings located in the Green Belt (outside the Defined Villages) will be permitted, provided they:

1. Do not constitute a dominant feature and are not excessive in size having regard to the size of the dwelling they are to serve;

2. Do not detract from the rural character or appearance of the locality;

3. Are not to replace any existing garage that has been converted to residential use; and

4. Will not be used for any purpose which is not incidental to the enjoyment of the dwelling.”

DP15: Agricultural Worker's Dwellings in the Green Belt (outside the Defined Villages) Temporary Dwellings

“A. The siting of a new temporary agricultural worker's dwelling in the Green Belt (outside the Defined Villages) will be permitted where:

1. The new dwelling is essential to support a new agricultural activity, whether on an already established or newly-created complex;

2. The applicant is able to demonstrate an essential, functional need for a new dwelling to house a full-time agricultural worker and that this need cannot be fulfilled by another existing dwelling on the complex, or any other suitable, available accommodation in the area;

3. The applicant can demonstrate their intention to develop the enterprise based on a sound financial plan; and

4. The proposal satisfies all other relevant Development Plan policies including DP7:

‘General Policy for New Development’.

B. A temporary agricultural worker's dwelling will usually take the form of a caravan or mobile home and will normally be permitted for no more than three years. Where the agricultural enterprise is not yet fully established by the expiration of the temporary consent, or is insufficient to justify a permanent dwelling, an extension to the temporary consent will not usually be allowed.

C. If the enterprise is successfully established by the expiration of the temporary consent, temporary structures such as mobile homes will not normally be allowed to be retained on a permanent basis and should be replaced with a permanent dwelling.

D. Permission will not be granted for the erection of a temporary agricultural worker's dwelling in a location where a permanent dwelling would not be permitted.

Permanent Dwellings

E. The construction of a new permanent agricultural worker's dwelling in the Green Belt (outside the Defined Villages) will be permitted where:

1. The applicant is able to demonstrate an essential, clearly established functional need for a new dwelling to house a full-time agricultural worker and that this need cannot be fulfilled by

another existing dwelling on the complex, or any other suitable, available accommodation in the area;

2. The unit and agricultural activity have been established for a minimum of three years (at least one of which has been profitable) and is demonstrably financially sound, both at present and for the prospective future;

3. The proposed dwelling is of a size and type appropriate to the needs of the holding; and

4. The proposal satisfies all other relevant Development Plan policies including DP7: 'General Policy for New Development'.

F. The Council will impose agricultural occupancy conditions on all new agricultural workers' dwellings. Where an additional dwelling on a farm holding is permitted, an occupancy condition may, in appropriate circumstances, be applied to the original farmhouse. The Council will also consider imposing conditions which restrict permitted development rights. Further extensions to agricultural workers' dwellings will be considered on their functional need.

G. The Council may require an agreement under Section 106 of the Town and Country Planning Act 1990 preventing the sale of the dwelling or parts of the land separately from the land forming the holding."

DP19: Biodiversity, Geological Conservation & Green Infrastructure

"A. There will be a presumption in favour of development proposals which seek to:

1. Protect, enhance or increase the provision of, and access to the network of multi-functional Green Infrastructure (GI);

2. Promote nature conservation and management;

3. Restore or create Priority Habitats; or

4. Maximise opportunities for geological conservation.

B. In order to conserve and enhance the natural environment, proposals which would result in significant harm to local, national or statutory sites of biological or geological importance or the broader GI network will be refused planning permission unless:

1. All reasonable alternative locations with less harmful impacts are demonstrated to be unsuitable; and

2. The proposal incorporates measures to avoid the harmful impacts arising, sufficiently mitigate their effects, or, as a last resort, compensate for them.

C. Where a proposal is likely to result in direct or indirect harm to an irreplaceable environmental asset of the highest designation, such as a Site of Special Scientific Interest (SSSI), ancient woodland or veteran trees, the granting of planning permission will be wholly exceptional.

1. With regard to SSSIs, exceptions will only be made where benefits of development at the site clearly outweigh both the impacts on the features on the site and on any broader networks of SSSIs.

2. In the case of ancient woodland and veteran trees exceptions will only be made where the need for and benefits of the development in that location clearly outweigh the loss.

3. In all cases, any impacts or harm should not just be mitigated, but overall ecological benefits should be delivered.

D. Planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place."

DP8: Residential Garden Land Development

A. Subject to Core Strategy Policy CSP3, any other relevant Development Plan policies, adopted Supplementary Planning Guidance or Supplementary Planning Documents, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:

1. Is appropriate to the surrounding area in terms of land use, size and scale;

2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;

3. Does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area*, taking account of the need to retain and enhance mature landscapes;
 4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and;
 5. Does not result in the loss of biodiversity or an essential green corridor or network.
- B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.
- C. Within the Special Residential Character Areas of Harestone Valley and Woldingham as identified on the policies map or in any other areas subsequently designated, the Council will use Design Guidance where it has been adopted as a Supplementary Planning Document in assessing development proposals and in determining planning applications.
- * Within Woldingham, the further subdivision of part of an already subdivided curtilage will normally be considered inappropriate.

There is design guidance relating to the study area, but not the site itself: Woldingham Design Guidance, Tandridge District Council, Supplementary Planning Document, 3rd March 2011.



Figure 3: Ancient and semi ancient woodlands located near the site, taken from Surrey County Council interactive map.

There are several ancient woodlands near to the site, the closest being the Dukes Hill Shaw ancient and semi-natural woodland, which is passed when travelling along Dukes Hill to the site.

Research by the Woodland Trust (<https://www.woodlandtrust.org.uk/media/43620/impacts-of-nearby-development-on-the-ecology-of-ancient-woodland.pdf>) reports that "...gardens and other planted areas may provide a valuable wildlife resource, as compared with intensive arable or improved

pasture, However, species which make use of gardens are primarily generalist or edge species. Woodland specialists that are positively encouraged are usually from specific and more mobile species groups (e.g., birds). Most gardens are unlikely to sustain less-mobile woodland species (Blair & Launer 1997. Invasive plants may 'escape' from gardens or be dumped in nearby woodland. Housing may also make ancient woods more vulnerable to invasion by fragmenting semi-natural landscapes... these effects may be associated with new housing development located near to ancient woodland."

The application should therefore include native species in the boundary treatment, rather than ornamental or potentially invasive species in order not to detract from the ancient woodland network.

Woldingham Neighbourhood Plan Adopted by Tandridge District Council, April 2016. Policy L8: Local Green Spaces. Designates the following sites as Local Green Spaces in accordance with Paragraph 76 of the National Planning Policy Framework: The Glebe; The Green; The Crescent; Angell's Field; Hedley Field; The Recreation Field; Madeira Walk; Saxonwold (see map below) Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.

Area 6: The Recreation Field lies to the east of the application site.

Map D, Policy L8: Local Green Spaces

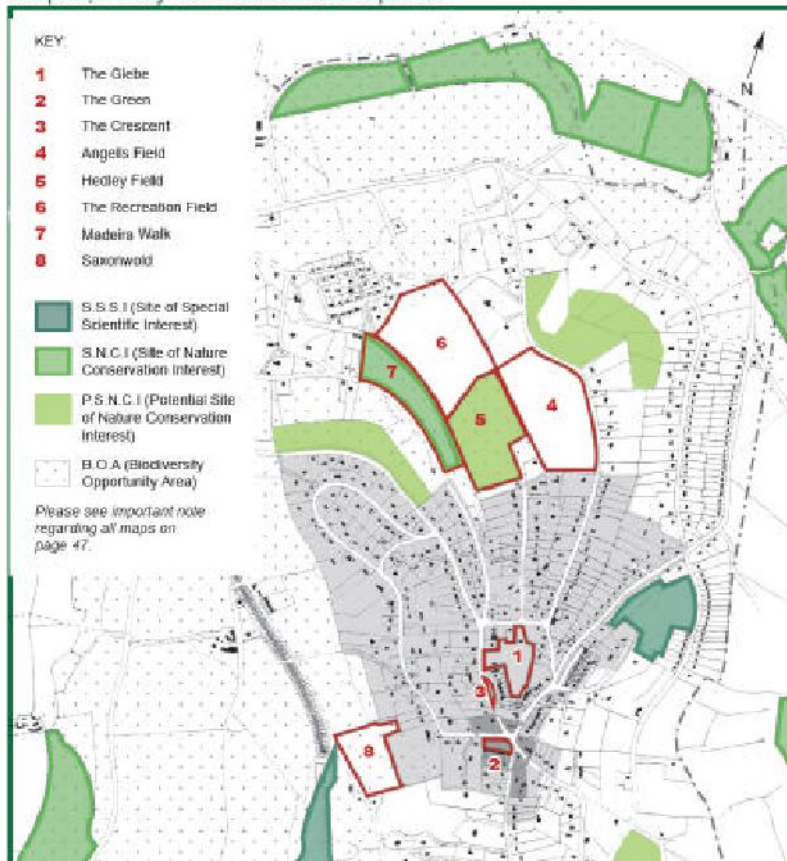


Fig 4 Woldingham Neighbourhood Plan Showing Local Green Spaces

1.4 Historical context

The placename 'Woldingham' is named in the Domesday Book, where it appears as Wallingeham. The name means "the village or homestead of the people of the Weald or wood" (*Eilert Ekwall, The Concise Oxford Dictionary of English Placenames, p.529.*). At the time of the Domesday book entry, the population was about 50. The village gradually grew over the centuries and was still relatively small until the Victorian period when William Gilford helped to establish the local railway network. The village has been steadily increasingly ever since.

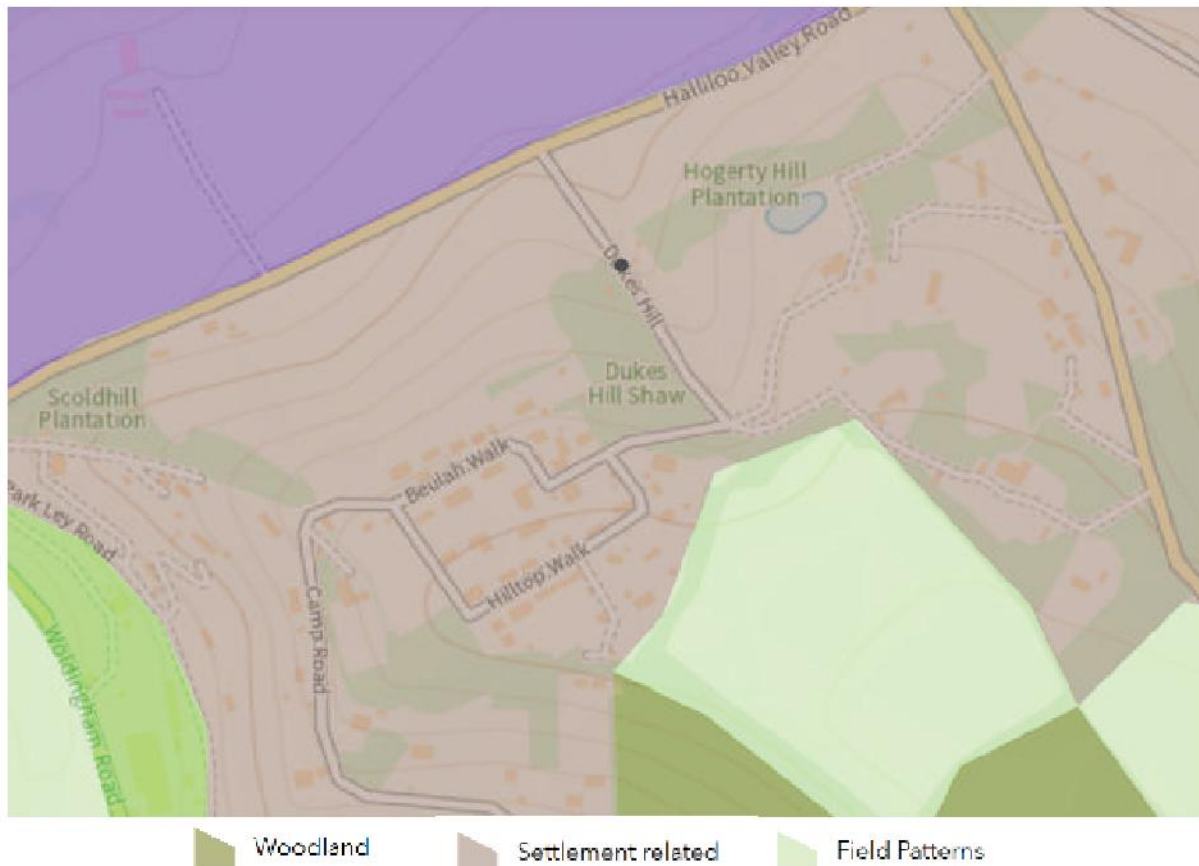


Figure 5: Historic Land Use categories, taken from the Surrey County Council interactive map.

There are several historic landscape settings defined within the site area, as shown by the Surrey County Council interactive map. These include historic 'Settlement related' in which the site is found and relates to historic field patterns and paddocks (post-1811 & pre-1940 extent). The Field Pattern designation relates to the Local Green Space adjacent to the site and its parliamentary enclosures field pattern. Enclosure or 'inclosure', was a process beginning in the 13th century of consolidating small areas of land into larger farms as a way of creating more viable farmsteads. Land ceased to be common land, available for the whole rural community to use. 'Parliamentary enclosures' provided commoners with other land 'in compensation for the loss of common rights', but the land areas were smaller and less fertile. Land was demarcated using hedgerows; trees, some of which may be evidence of previous hedgerows, copses and woodlands are a prominent feature on the horizon looking out from the study area.

1.5 Key Issues

For the purposes of this report the key issues are:

- The principle of development within the Green Belt;
- The principle of development within the Countryside;
- Landscape and Visual effects;
- Effect on adjacent dwellings and;
- Effect on adjacent public rights of way.

1.6 Principle of Development

The site falls within the Green Belt.

The *Surrey Landscape Character Assessment 2015* was prepared by Hankinson Duckett Associates on behalf of Surrey County Council and the Surrey Planning Officers Association. The Surrey Landscape Character Assessment 2015 incorporates parts of the Guildford Landscape Character Assessment prepared in January 2007 by Guildford Borough Council and Land Use Consultants and was modified as appropriate. The Assessment aims “to provide a consistent landscape character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment. This document contains the parts of the Surrey wide assessment which cover Tandridge District...written in context with the county-wide Landscape Character Assessment 2015.”

1.7 Landscape and Visual Impact

The development proposals should protect, conserve and/or enhance the key characteristics of the receiving landscape.

1.8 Impact on adjacent dwellings

The site is situated to the west of several rural dwellings, the nearest being Covertside and the Poplars, situated 20m-40m from the site boundary. There are likely to be filtered views into the site from The Poplars and some unfiltered to open views from Covertside. The site is otherwise well screened by existing mature native vegetation and trees.

1.9 Public Rights of Way

Several public rights of way lie within or close to the study area as follows:



Figure 6: Local public rights of way and Map legend (taken from Surrey County Council interactive map)

The site lies at the end of a private road, which is not publicly maintained, and which is the main driveway into the site and the surrounding dwellings. There are no public rights of way into or through the site. The closest rights of way are bridleway 157 and the Local Green Space which is adjacent to the band of trees next to the site's west boundary. The site is not visible from the bridleway but there is a filtered view from the Local Green Space at the site's southeast corner.

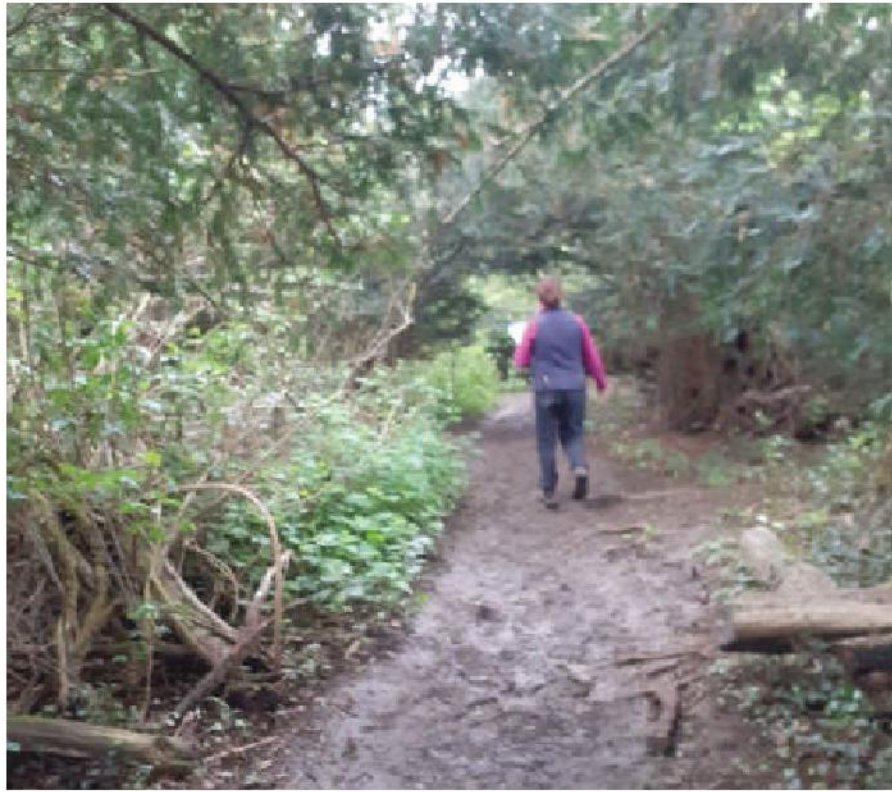
During the field survey, all the local rights of way were walked. The Local Green Space can be reached from bridleway 157.



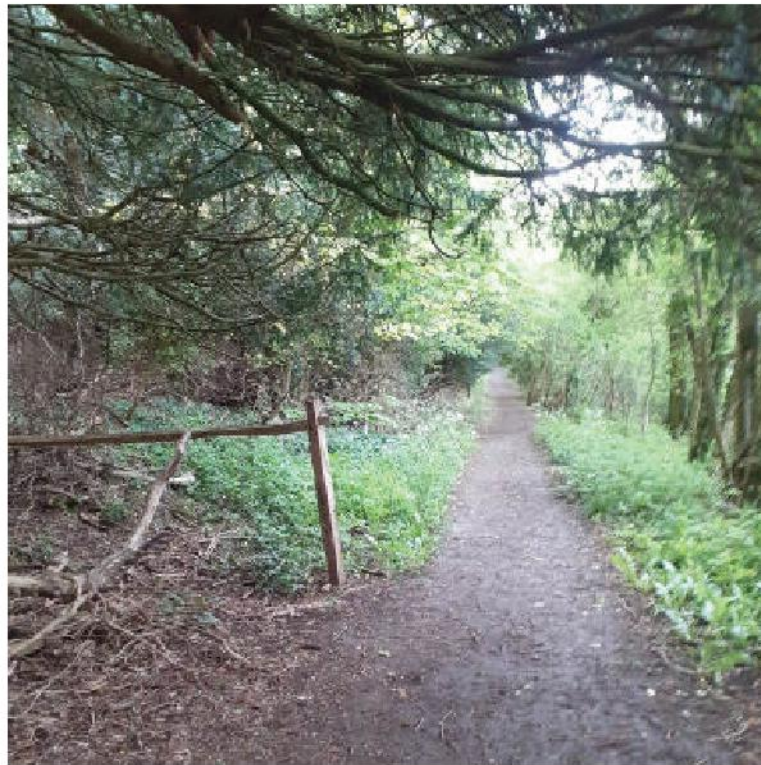
Photograph 4: View west across the Local Green Space (The Recreation Field) adjacent to the site



Photograph 5: View east back towards the site from the Local Green Space (The (Recreation Field)). The site is largely screened by boundary planting.



Photograph 6: View west from the Local Green Space into the wooded area adjacent to Hilltop Walk.



Photograph 7: View south from footpath 42



Photograph 8: The dramatic view from footpath 84a looking west through a gap in the trees towards the other side of the valley, towards Stony Hill within the adjacent AONB.



Photograph 9: View to the north from footpath 42 as it enters Woldingham Garden Village



Photograph 10: View of adjacent housing from footpath 42 as it crosses Hilltop Walk.



Photograph 11: view north towards Woldingham Golf Club, from footpath 42 as it leaves Beulah Walk.



Photograph 12: View to the north taking in the dramatic skyline from footpath 42.



Photograph 13: View to the northwest from bridleway 159 from the edge of Woldingham Golf Club.



Photograph 14: View to the south from the entrance to Dukes Hill from the Halliloo Valley Road.



Photograph 15: View to the west from bridleway 157 as it leaves Dukes Hill private road.

1.10 Analysis

This report centres on the effects arising from the development site on both the existing landscape character and visual resource of the local area. It identifies and assesses the significance of and the effects of the change resulting from the existing development. This is considered both upon the existing landscape as an environmental resource in its own right and on people's views and visual amenity. It aims to judge how the site development will affect the landscape and visual matters including:

- conservation and enhancement of landscape character and scenic value;
- protection and enhancement of the landscape everywhere and particularly in designated areas;
- protection and enhancement of local distinctiveness;
- improvement of the quantity and quality of publicly accessible open space.

1.11 Baseline conditions

A landscape character and visual intrusion study has been made of the site and surrounding areas and an assessment has been made to describe what changes (landscape and visual effects) will occur from the proposals and these have been quantified.

This report pays particular attention to whether the proposals have materially affected the landscape designations above, and views into and from the site from points of public access. In addition, it considers whether these changes will affect the existing landscape character and quality of the area. What changes there are to views and the sites capacity to accept change and the suitability of the site to receive the development.

SECTION 2: PRINCIPLES, PROCESS AND PRESENTATION

2.1 Methodology

This report has been carried out in accordance with:

- The Guidelines for Landscape and Visual Impact Assessment, (2013) third edition produced by the Landscape and Institute and Institute of Environmental Management & Assessment.
- Guidelines for Landscape Character Assessment, (2002) Countryside Agency and Scottish Natural Heritage (SNH);

2.1.1 In accordance with published guidance, landscape and visual impacts are assessed separately although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the existing development on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, etc.) and on the visual amenity experienced by those people.

2.1.2 Three stages have been used that lead to the identification of potential impacts, prediction of their magnitude and the assessment of their significance and are as follows:

Project description/specification	Provides a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and establishing parameters.
Baseline Studies	Establishes the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the development proposal. Includes information on the value attached to the different environmental resources.
Identification and description of effects	Systematically identifies and describes the effects that have occurred, including whether they are adverse or beneficial.

2.2 Baseline Studies

The first step in the production of this LVIA has been to establish the baseline landscape and visual conditions which are then reviewed alongside the development proposals. This forms the basis for the identification and description of the changes that have resulted in the landscape and visual effects of the proposed development.

- For the landscape baseline the aim is to provide an understanding of the landscape as a resource in the area(s) that have been affected – its constituent elements, its character and the way this varies spatially, its geographic extent and history, its condition, the way in which the landscape is experienced, and the value attached to it.
- For the visual baseline, the aim is to establish the area in which the development is visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at these points.
- The level of detail included has been gathered to assess the likely significant effects and is appropriate and proportional to the scale and type of development and the type and significance of the landscape and visual effects likely to occur.

2.3 Identification and Description of effects

The effects have been based on the different components of the development and identification of the receptors that will be affected by them. These include:

- landscape receptors, including the constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape in different areas; and
- visual receptors – the people who will be affected by changes in views or visual amenity at different places.

The effects have been identified by establishing and describing the changes resulting from the different components of the development and the resulting effects on individual landscape or visual receptors.

2.4 Assessment and significance of effects

Identifying and describing the effects of a project is in itself of limited value. It is important to also assess their significance and is an evidence-based process combined with professional judgement. It is important that the basis of such judgements is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.

Professional judgement has been used to assess the nature of a landscape or visual receptor's sensitivity by combining judgements about its susceptibility to change arising from the specific proposal with judgements about the value attached to the receptor. When considering the nature of effects its magnitude should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or not and whether it is short or long term in duration.

A three step process has been employed to allow the identification of significant effects to be as transparent as possible with the effects being identified and described as accurately as possible as follows:

2.4.1 Step 1: Assessment against agreed criteria

This has considered each effect in terms of its sensitivity with judgments about:

- the susceptibility of the receptor to the type of change arising from the specific proposal;
- the value attached to the receptor.

The sensitivity of landscape character is described within this assessment as High, Medium or Low.

Sensitivity	Landscape Examples
Low	Typically, an undesignated landscape with some local community importance such as: parks; recreation areas; or the landscape has a value expressed in local publications. Few landscape elements remain intact and in good repair; few buildings and material are in local vernacular. Large-scale landform/land cover/development; featureless; coarse grained; open with broad views Frequent presence of utility, infrastructure or industrial elements; contemporary structures e.g. masts, pylons, cranes, silos and/or industrial sheds that have vertical emphasis; functional, man-made land-use patterns and engineered aspects evident Busy and noisy with obvious human activity and development; prominent movement.
Medium	Typically, a valued landscape of regional or local landscape of conservation importance such as: Special Landscape Areas; and Unregistered Parks and Gardens of Historic Interest Some landscape elements remain intact and in good repair; some building styles/materials are local vernacular Medium-scale landform/land cover/development; textured; semi-enclosed with middle-distance views. Some evidence of man-made elements, which may be partially out of scale with the landscape and may be only partially consistent with vernacular styles. Some noise is evident, but human activity/development is not dominant; noticeable movement
High	Typically, a highly valued landscape of international and/or national landscape or conservation importance such as: National Parks; Areas of Outstanding Natural Beauty; and Registered Parks and Gardens of Historic Interest Most landscape elements remain intact and in good repair and most building styles and materials are local vernacular. Small-scale landform/land cover/development; human-scale indicators; fine grained, enclosed with narrow views; sheltered. Absence of man-made elements; traditional or historic settlements; natural features and natural forms of amenity parkland, perceived as natural "wild land" lacking in man-made features, land-use elements and detractors. Sense of peace, isolation or wildness; remote and empty; no evident movement

Table1: Landscape Sensitivity

The sensitivity of a visual receptor group to a development depends on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. The following criteria have been used for this assessment:

- Low Sensitivity - People within industrial and commercial facilities or at their place of work (e.g. offices);
- Moderate Sensitivity - Users of urban roads and urban public rights of way which do not appear to be used frequently for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football);
- High Sensitivity – Residents (both permanent and temporary e.g. tourist); users of long distance / recreational footpaths, users of municipal parks; users of riverside walks and other public rights of way which appear to be used frequently for recreational activities or the specific enjoyment of the landscape; users of navigable watercourses; slow-paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments; visitors to historic features / estates where the setting is important to an appreciation and understanding of cultural value.

It is important to appreciate that it is the visual receptor (i.e. the person) that is sensitive and not a property, public right of way or road. Therefore, a large number of people may use a motorway for example, but this does not increase the sensitivity of the receptors using it. Conversely a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. The number of receptors affected at any given location may be a planning consideration, but it does not alter the sensitivity of the receptor group.

The magnitude of effects on landscape character is influenced by a number of factors including:

- the size and scale of the effect;
- the geographic extent of the area that will be affected;
- the duration of the effect and its reversibility.

Other factors may include: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. It is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well. Professional judgement has been used to determine the magnitude using the following criteria listed below:

No Change

- No notable loss or alteration to existing landscape features;
- No notable introduction of new features into the landscape / townscape; and
- Negligible change to the key physical and/or perceptual attributes of the landscape.

Slight Change

- Minor loss or alteration to existing landscape features;
- Introduction of minor new features into the landscape; and
- Minor alteration to the key physical and/or perceptual attributes of the landscape.

Moderate Change

- Some notable loss or alteration to existing landscape features;
- Introduction of some notable new features into the landscape; and
- Some notable change to the key physical and/or perceptual attributes of the landscape.

Substantial Change

- A major or total loss or alteration to existing landscape features;
- Introduction of major or dominant new features into the landscape; and
- A major change to the key physical and/or perceptual attributes of the landscape.

Effects on landscape character may be adverse or beneficial and therefore the magnitude of effects is recorded as Substantial Adverse, Moderate Adverse, Slight Adverse, Slight Beneficial, Moderate Beneficial or Substantial Beneficial and No Change.

Magnitude of Impacts on Views and Visual Amenity

Visual impacts are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

Professional judgement, justified and clearly set out, has been used to determine the magnitude of impacts using the following criteria:

- **No change:** - No change or Negligible change in views;
- **Low Change:** - Some change in the view that is not prominent but visible to some visual receptors; (Beneficial or adverse)
- **Moderate Change** - Some change in the view that is clearly visible in the view and forms an important but not defining element in the view; (Beneficial or adverse).
- **High Change:** - A major change in the view that has a defining or dominating influence on the overall view. (Beneficial or adverse).

2.4.2 Step 2: Combining Judgements

The next step has been to combine separate judgements on the individual criteria and aims to demonstrate:

- how susceptibility to change and value together contribute to the sensitivity of the receptor;
- how judgments about scale, extent and duration contribute to the magnitude of the effects;
- how the resulting judgments about sensitivity and magnitude are combined to inform judgments about overall significance of the effects.

The approach to combining judgments have been arrived at using an overall profile with the judgments against individual criteria arranged within a table to provide an overall profile of each identified effect. An overview of the distribution in the profile of the assessments for each criterion can then be used to make an informed judgment about the likely significance of the effect.

2.4.3 Step 3: Judging the overall significance of the effects.

This report has sought to distinguish between what are considered to be the significant and non-significant effects on landscape and visual amenity arising from the proposed development. The final overall judgment of the likely significance of the predicted landscape and visual effects has been summarised in a series of categories of significance reflecting combinations of sensitivity and magnitude and are appropriate to the nature, size and location of the proposed development.

The magnitude of change is then considered against the sensitivity and quality of the landscape resource, the receptor, together with the existing character or panorama/view. In formulating the significance of impact, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted impacts on landscape character or on visual amenities. The significance thresholds are predicted as: high, moderate, low, negligible and neutral.

Weight has also been given to the significance of impact in terms of the Local/Borough, County, National or International context. For example, a view from a footpath close to a village that is in a non-designated landscape may result in a high degree of change that

would give rise to an impact of locally high significance. This level of significance is obviously different from a high degree of change experienced from a footpath in a national park where the significance may be of national importance.

The criterion for weighting significance is based on the following:

- **Local/Borough Level** – These are usually areas of some landscape and visual interest and these include parishes/towns where people live and recreate. These landscapes may have local landscape designations and may include popular walks/beauty spots.
- **County/National Level** – These are usually areas of the highest importance and landscapes will be designated as World Heritage Sites, National Parks, Heritage Coasts or Areas of Outstanding Natural Beauty. The predicted magnitude of change will have a greater degree of significance within this landscape and visual environment.

In order to draw a distinction between levels of significance (beyond significant/not significant) a word scale for degrees of significance has been used as follows: Major, moderate, minor and negligible. In LVIA however, any judgement about what constitutes a significant effect is ostensibly a subjective opinion expressed as in this case by a competent and appropriately qualified professional assessor. The level of the landscape and visual effects is determined by considering in tandem the sensitivity of the landscape or view with the magnitude of change.

The Table below has been used to demonstrate the general relationship between sensitivity and magnitude based on the specific criteria given above but is given for illustrative purposes only (i.e., it is not used rigidly to determine the level of an effect upon any given receptor). At all times, professional judgement is used to determine the overall level of effects (informed by judgements made regarding sensitivity and magnitude).

Magnitude of Effect	Sensitivity of receptor			
	High	Moderate	Low	Negligible
Substantial Adverse	Major Negative	Major to Minor Negative	Moderate Negative	Minor Negative to Neutral
Moderate Adverse	Major to Moderate Negative	Moderate Negative	Moderate to Minor Negative	Neutral
Slight Adverse	Moderate Negative	Moderate to Minor Negative	Minor Negative	Neutral
No Change	Neutral	Neutral	Neutral	Neutral
Slight Beneficial	Minor to Moderate Positive	Minor Positive	Minor Positive	Neutral
Moderate Beneficial	Moderate Positive	Moderate Positive	Moderate to Minor Positive	Neutral
Substantial Beneficial	Major Positive	Major to Moderate Positive	Moderate to Minor Positive	Neutral

Table 2: Magnitude of Effect and Sensitivity

The level of effect is described as Major Negative, Moderate Negative, Minor Negative, Minor Positive, Moderate Positive or Major Positive. An effect may also be recorded as Neutral either where there is No Change to a receptor or where the change is so Negligible as to not warrant recording as a minor effect. In reporting on the significance of the identified effects attention has been paid to the scope for reducing any negative/adverse effects that are properly understood and addressed by the design proposals.

Effect Magnitude

The magnitude of change relates to the degree in which the proposed development alters the fabric of the landscape character or view. This change is categorised as High, Moderate, Low, Negligible or Neutral. It is also possible for a low-high magnitude of change to occur that has a neutral effect on the landscape character or view, due to the development being compatible with the local area.

These are defined as follows:

High:	Change resulting in a high degree of deterioration or improvement to a landscape or view (beneficial or adverse)
Moderate:	Change resulting in a noticeable deterioration or improvement to a landscape or view (beneficial or adverse)
Low:	Change that would result in a low degree of deterioration or improvement in the landscape or view (beneficial or adverse).
Negligible:	Change resulting in perceptible degree of deterioration or improvement in the landscape or view (beneficial or adverse)
Neutral:	It is also possible for a low-high magnitude of change to occur that has a neutral effect on the landscape character or view, due to the development being compatible with the local area.

Table: 3 Magnitude of Change

Significance Threshold

The magnitude of change is then considered against the sensitivity and quality of the landscape resource, the receptor, together with the existing character or panorama/view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are effects as: high, moderate, low, negligible and neutral.

Weight must also be given to the significance of impact in terms of the Local/Borough, County, National or International context. For example, a view from a footpath close to a village that is in a non-designated landscape may result in a high degree of change that would give rise to an impact of locally high significance. This level of significance is obviously different from a high degree of change experienced from a footpath in a national park where the significance may be of national importance.

These are defined as follows:

High:	A magnitude of change that materially affects a landscape or views that has little or no scope to accommodate change.
Moderate:	A magnitude of change that materially affects a landscape or view that may have the ability to accommodate change.
Low:	A magnitude of change that materially affects a landscape or views that has the ability to accommodate change.
Negligible:	A magnitude of change that has little effect on a landscape or views that has the ability to accommodate change.
Neutral:	It is also possible for a magnitude of change to occur that results in an impact of neutral significance due to the change being compatible with the character and visual amenities of the local area.

Table 4: Significance of Impact

SECTION 3: THE PROPOSED DEVELOPMENT

3.1 Project Description

The applicant proposes to build a single one/two storey residential building on part of the footprint of the existing outbuildings.

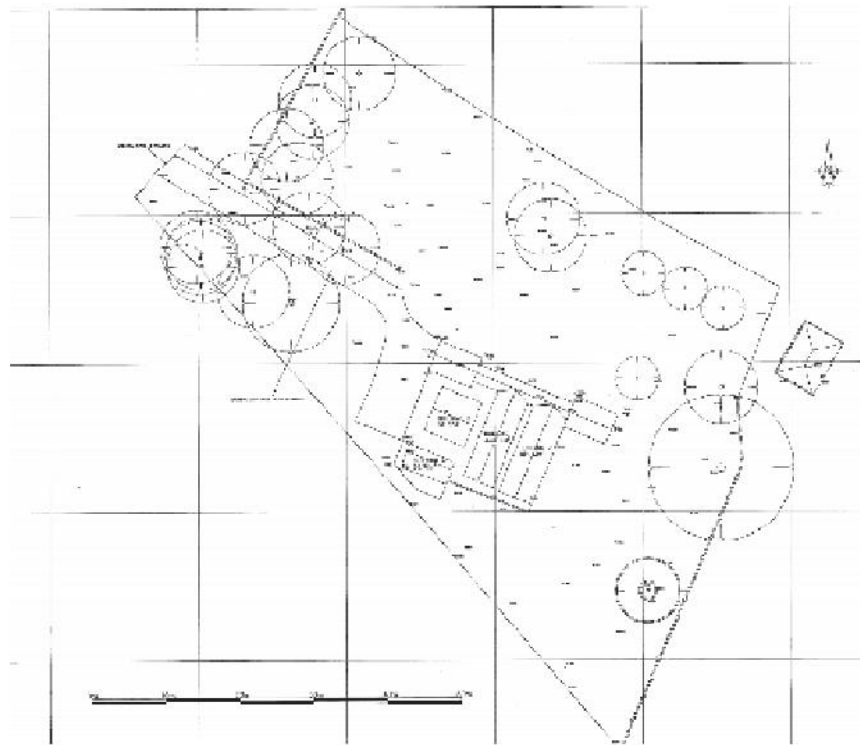


Image 1: Orchids Cottage existing site plan.



Image 2: Orchids Cottage proposed new dwelling.

3.2 Vehicle Movement on Site

It is envisaged that any vehicles would enter the site from Halliloo Valley Road, following the private road of Dukes Hill to the property.

3.3 Lighting

No street lighting currently exists within the site, and none is proposed.

3.4 Appearance

The applicant proposes to build a single building on part of the footprint of the existing building and to re-orientate the new building. This will mean the consolidation of built form into a more compact building that is less spread apart. The building will be approximately one storey higher in places than the existing building but will be no higher than the highest part of the existing building. When viewed from the rear the building is designed to be single storey.

The site does not fall into the Woldingham SRCA area, but should comply with the *Woldingham Design Guidance*, which was published by Tandridge District Council in March 2011. The guidance seeks to:

- *Promote good design and sustainability in Woldingham;*
- *Protect and enhance the high-quality character of the area;*
- *Explain how the design principles will apply in different parts of Woldingham so as to maintain and reinforce its character;*
- *Provide guidance in relation to planning applications: to applicants when formulating proposals and to planning officers when making decisions, on what constitutes good, sustainable, and appropriate design; and*
- *Provide guidance to other decision makers and local residents in relation to changes to the street scene and landscape character.*

SECTION 4: ASSESSEMENT OF LANDSCAPE CONDITION

4.1 The Study Area

The geographical study area for this assessment has been confined to a 1.0 km radius around the site. Beyond this distance the magnitude of effects arising from the proposal is either negligible or not possible to be perceived.

A Landscape Character Assessment has been carried out within the study area and is the key tool to understanding the landscape and has been used to set the landscape baseline. This has been carried out by a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it. This has been used to identify and describe:

- the elements that make up the landscape in the study area, including:
 - physical influences – geology, soils, landform, drainage, and water bodies;
 - land cover, including different types of vegetation and patterns and types of tree cover;
 - the influence of human activity, including land use and management, the character of settlements and buildings and pattern and type of fields and enclosures;
- the aesthetic and perceptual aspects of the landscape – such as its scale, complexity, openness, tranquillity, or wildness;

- the overall character of the landscape in the study area, including any distinctive Landscape Character Types or areas that can be identified and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key aspects of the landscape.

Generally, a landscape character will have least capacity to accept change if the change proposed involves elements that do not already exist or if the landscape character is particularly sensitive to change. The character of a site might be sensitive to change because it is very visible in the landscape, so an exposed landscape of scenic beauty would probably be spoiled by most forms of development; but if the character of the site and its surrounds is considered to be poor, such a change may be beneficial rather than adverse. A site is also more likely to be sensitive to change if it is a mature landscape with long-established features or historical connotations; in which case a development upon it might remove those connotations without the possibility of them being reinstated in the short term.

As part of the baseline description the value of the potentially affected landscape has been established. This means the relative value that is attached to a landscape by society, bearing in mind that a landscape may be valued by different stakeholders for a variety of reasons.

A range of factors has been used to help in the identification of valued landscapes and includes:

- Landscape quality (condition) – measures of the physical state of the landscape. This may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: used to describe landscape that appeal primarily to the visual sense;
- Rarity: The presence of area elements or features in the landscape or the presence of a Landscape Character Type;
- Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest;
- Recreational value: Evidence that a landscape is valued for recreational activity where experience of the landscape is important;
- Perceptual aspects: A landscape may be valued for its perceptual qualities, notability, wildness and or tranquillity;
- Associations: some landscapes are associated with literature and particular people, such as artists, writers or events in history that contribute to perceptions of natural beauty of the area.

For the purpose of this report, we have considered the following to assist in ascribing value:

- whether the areas fall within recognised national designations such as National Park or Areas of Outstanding Natural Beauty;
- local planning documents which may show the extent of and policies for local landscape designations;
- Information on the status of individual or groups of features such as Conservation Area, listed buildings, Tree Preservation Orders, cultural heritage such as historic landscapes;

- Art and literature, including information that may indicate the value attached to the identity of a particular area;
- material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

The value of each landscape character zone is categorised as High, Moderate, and Low as follows:

High:	Nationally designated landscapes, which have a high scenic quality, a strong sense of place, are generally un-spoilt and have a highly distinctive character, and often contain areas or features of ecological or cultural significance. They may also include 'intact' examples of rare landscape types, e.g. heath land, or representative examples of valued landscapes, e.g. chalk scenery.
Medium:	Locally designated landscapes, which have attractive qualities and where character and sense of place are still strong but which are not 'special' or distinctive to the same degree as those above. The landscape generally has a positive character but there may be intrusive influences or signs of neglect or decline in landscape condition which compromise its quality.
Low:	Landscapes which are further along the scale of decline and where landscape structure is substantially weakened and landscape quality and sense of place are significantly compromised by inappropriate development, poor land management or other intrusive influences, e.g. built development, airfields, pylons etc.

Table 5: Landscape Value

To determine the sensitivity and landscape capacity of the site, it is necessary to assess the character of the area in which the site lies, and the contribution the site makes to that character; and to consider whether the development proposed upon it would so change the site that it would significantly alter the character of the area as a whole.

To make such a judgment it is necessary to be informed by the following:

- the site's position and orientation in the landscape;
- the character of the area;
- the site's physical condition and inherent character;
- the site's visibility in the landscape; and
- the form of development proposed.

4.2 Landscape Baseline

The Surrey Landscape Character Assessment 2015 was prepared by Hankinson Duckett Associates on behalf of Surrey County Council and the Surrey Planning Officers Association. The application site is found in the Tandridge Character area but falls just outside any distinct classification. The Assessment report states: *"The landscape types...frequently adjoin or encircle, but do not include the Built-Up Areas within settlement boundaries."*

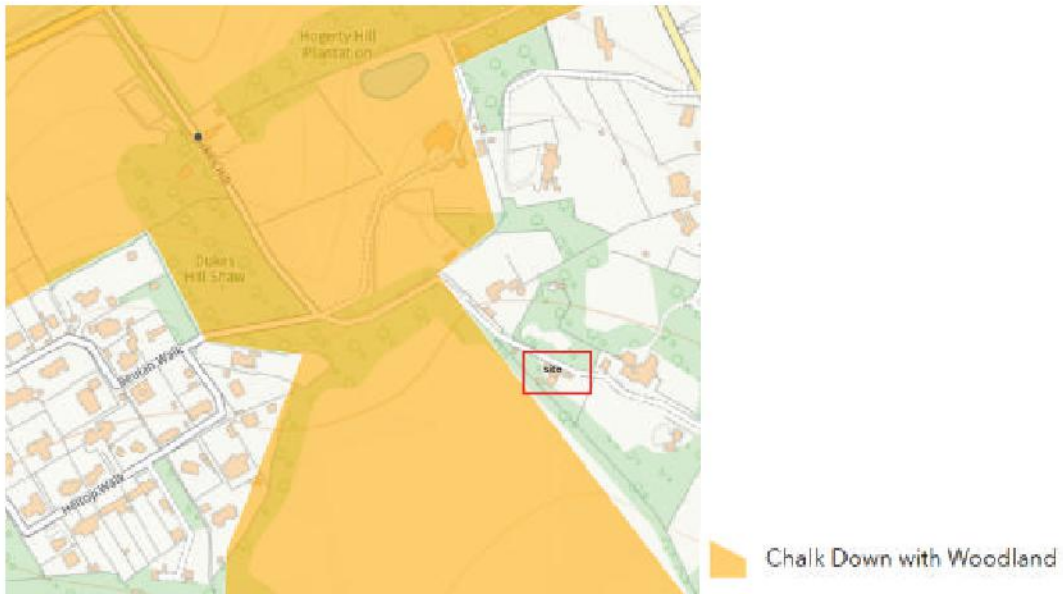


Figure 7: The site falls outside of any named character area of the Surrey Landscape Character Assessment, as shown in extract above from Surrey County Council interactive map.

It therefore appears within the Surrey Landscape Character Assessment, that the site is considered to lie within a Built Up Area within settlement boundaries.

The Local Green Space adjacent to the site is within CD6: and is classified as **Open Chalk Farmland**.

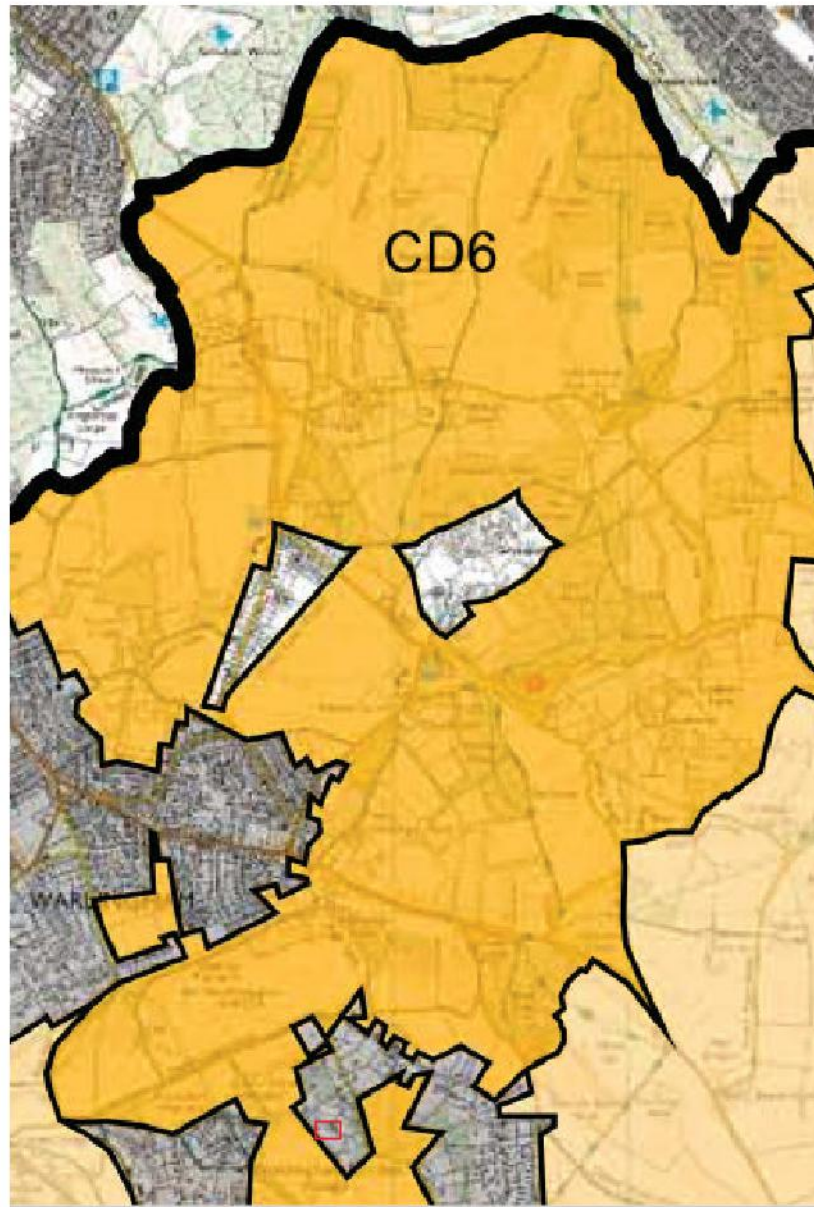


Figure 8: The CD6 Caterham to Woldingham Open Chalk Farmland classification as mapped within the Surrey Landscape Character Assessment, 2015. The red rectangle indicates the approximate position of the site.

4.3 Locally based Landscape Character Assessment

The *Surrey Landscape Character Assessment* is by necessity of a broad scale and in order to refine this we have carried out a locally based Landscape Character Assessment to identify the distinct landscapes within the study area which is defined by a 1 kilometre radius from the development site.

Our assessment largely agrees with the *Surrey Landscape Character Assessment* findings and has identified several distinct landscape zones:

- 1A Scattered Rural Settlement
- 1B Consolidated Rural Settlement
- 2A Recreational
- 2B Sports
- 3 Wooded slopes
- 4 Agriculture/equestrian

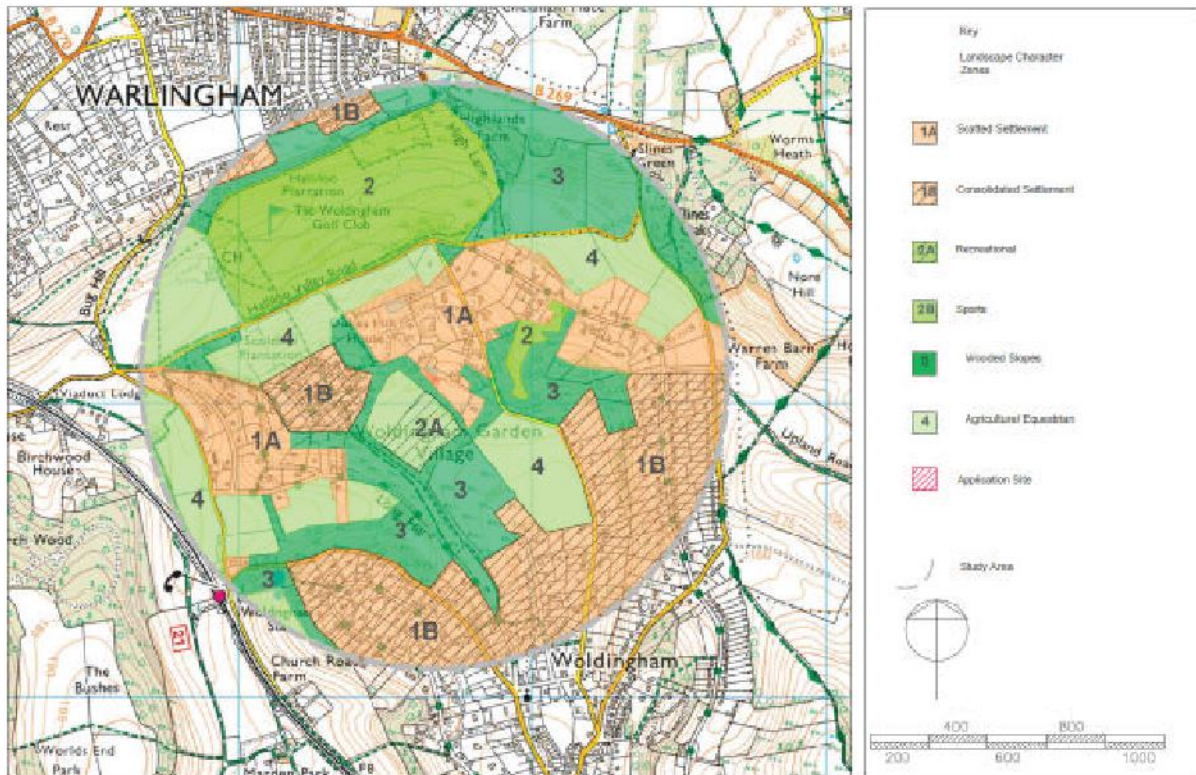


Figure 9: Locally based Landscape Character Assessment as defined by Petrow Harley Landscape Architects

4.3.1 Landscape Character Zone 1A: Scattered Rural Settlement

The Scattered Rural Settlement area is largely composed of mixed age residential properties with rural boundary treatments. The driveways to the properties are distinctly rural in character. Many properties are largely screened by native vegetation and are not easily visible from the main drive or bridleway which passes them. The site is found within the zone.



Photograph 16: View to the north from the driveway running up Dukes Hill, showing filtered view to one of the properties; dwellings are not clearly visible, and the surfacing is roughly made, porous and distinctly rural.

The zone is characterised by the following features:

- Rural settlement comprising single, two and possibly three storeys (where attics may have been converted/extended) of mixed age dwellings, although latter are difficult to see;
- Typical rural boundary treatments; native planting stock;
- Properties which were visible, were distinctly rural in style. Some use of slate and timbers in buildings see;.
- Housing screened with trees and nestled within wooded slopes. Driveways are distinctly rural and 'rustic.';
- Located within Green Belt.

The zone is rated as having overall **Medium Value and Medium Landscape Sensitivity**.

4.3.2 Landscape Character Zone 1B: Consolidated Rural Settlement

The Consolidated Rural Settlement area is largely composed of mixed age residential properties with varying boundary treatments, some rural and some more suburban in character. The roads leading to them are tarmacked and well maintained, lending the area a more suburban character.



Photograph 17: Typical residential properties within Consolidated Rural Settlement area

The zone is characterised by the following features:

- Consolidated settlement comprising single, two and three storeys (where attics have been converted/extended) of mixed age dwellings;
- Typical suburban boundary treatments; native and non-native planting stock;
- Properties distinctly suburban in style and mostly display no vernacular architecture;
- All properties clearly visible from adjacent roads;
- Relatively recently populated; homes estimated to date from 1930s to present day. Well maintained, tarmacked roads.;
- Located within Green Belt.

The zone is rated as having overall **Medium Value and Medium Landscape Sensitivity**.

4.3.3 Landscape Character Zone 2A Recreational

The area immediately adjacent to the site is a Local Green Space with informal paths.



Photograph 18: Local Green Space (The Recreation Field) used for informal recreation.

The zone is characterised by the following features:

- Open grassed chalk land with open skies;
- Fields enclosed by mixed native trees and some hedgerows in varying condition;
- Informal use;
- Medium to long distance views;
- Located within Green Belt.

The zone is rated as having overall **Medium Value and Medium Landscape Sensitivity**.

4.3.4 Landscape Character Zone 2B: Sports

Woldingham Golf Club falls within an Area of Great Landscape Value. The base of the golf course runs along the dry river valley floor, adjacent to the Halliloo Valley Road. The area has a dramatic skyline with steep valley sides. The valley ridges are lined with mature woodland, much of which is ancient and semi natural. The valley base is maintained by Woldingham Golf Club, which maintains the valley's open and expansive character. It falls within the Surrey Landscape Character Assessment CD6 classification: Chalk Down with Woodland



Photograph 19: Woldingham Golf Club

The zone is characterised by the following features:

- Expansive skies and open landscape;
- Steep valley sides;
- Valley ridges lined with mature woodland, much of which is ancient or semi-natural;
- Restricted access to gold club members; there are some Rights of Way crossing the area;
- Peaceful and scenic;
- Falls within Area of Great Landscape Value.

The zone is rated as having overall **High Value and High Landscape Sensitivity**

4.3.5 Landscape Character Zone 3: Wooded slopes

The wooded slopes are a prominent feature within the landscape, framing views throughout the study area.



Photograph 20: Wooded slope adjacent to settlement area.

The zone is characterised by the following features:

- Mixed native woodland;
- Some areas composed of a mix of mature trees and scrubland;
- Well used footpaths and bridleways;
- Some areas fall within Area of Outstanding Nature Beauty;
- Some area falls within Area of Great Landscape Value;
- Some wooded slopes are ancient and semi-natural woodland;
- Short distance views within character area but opening dramatically onto adjacent valleys.

The setting of some of the zone within the AONB and AGLV rates it as having a **High Value and High Landscape Sensitivity**.

4.3.6 Landscape Character Zone 4: Agriculture/ equestrian



Photograph 21: Grazed area with equestrian use

The zone is characterised by the following features:

- Grazed area used by horses, sheep, and cattle;
- Scattered paddocks;
- Accessible via bridleways and footpaths;
- Mature single trees within fields;
- Some evidence of historic field patterns e.g., parliamentary enclosures;
- Well managed landscape within medium to long distance views into the AONB and the AGLV;
- Located within Green Belt.

The zone is rated as having overall **Medium Value and Medium Landscape Sensitivity**

4.4 Publicly Accessible Places and Public Rights of Way

The site is not visible from any public roads in the study area. It is visible as a filtered view from the adjacent Local Green Space which contains informal paths.

4.5 Prediction and description of Landscape Effects

Having established the landscape baseline this has been combined with the proposed changes (development) to identify and describe the landscape effects. The first stage has been to identify the components of the landscape that are likely to be affected and are referred to as landscape receptors and include overall character, key characteristics, individual elements or features and specific aesthetics or perceptual aspects.

Judgements have been combined against individual criteria and arranged in a table to provide an overall profile of each identified effect. An overview has then been taken of the distribution of judgments for each criterion to make an informed professional assessment of the overall significance of each effect.

4.6 Use of site as development land

The predicted landscape effects are considered to be as follows:

4.6.1 Description: Landscape Character 1: Scattered Rural Settlement

The development site lies within this local character area as defined by Petrow Harley, but outside any defined character area in the larger scale Surrey Landscape Character Assessment.

It is considered that, if a development follows the guidelines of the *Woldingham Design Guidance* and is sympathetic to the character of the area, the development will have a **neutral** landscape effect.

The AMS carried out by DAA confirms that no trees are proposed to be removed and there is considerable scope to create a hedgerow network which would integrate the development from adjacent areas, 'nestling' it into the landscape as has occurred elsewhere within this settlement area. The introduction of a rich network of native hedgerows would enhance these vital green corridors. Use of ornamental and evergreen planting on boundary edges should be avoided. Non-native species should also be avoided in order that they do not invade nearby Biodiversity Opportunity Areas or the ancient woodland network and encourage bird /other species which favour native planting. Deciduous native stock and avoidance of close board fencing will also help increase the visual openness of the boundary, reducing the urbanising effect of any development and instead enhance the rural aspect of the landscape.

The proposed enhancements are described more fully in Section 6. It is judged that with these measures the scheme may lead to an enhancement of the site over its current form.

A summary of the Landscape Effects is listed in the table below:

Potential receptor	Spatial extent Local, regional or national	Duration Permanent, long-term or short-term	Nature Direct, indirect, secondary or cumulative	Significance Substantial, moderate, low or neutral (beneficial or adverse)	Notes
1A Scattered Rural Settlement	Local	Permanent	Direct	Neutral	The character of the Green Belt should be maintained and enhanced as part of any new development.
1B Consolidated Rural Settlement	Local	Permanent	Direct	Neutral	There is no physical or visual relation to the areas with the Development Site.
2A Recreational	Local	Permanent	Indirect	Low adverse	The site is adjacent to the Local Green Space. There is some visual relation, although the site is largely screened by existing trees in summer. In winter, the visual relation would be stronger.
2B Sports	Local	Permanent	Indirect	Neutral	There is no physical or visual relation to Woldingham Golf Course.
3 Wooded slopes	Local			Neutral	There is little physical or visual relation to the areas with the Development Site. The site itself is distinct from the nearby Wooded Slopes but there is great scope to enhance the Biodiversity Opportunity Areas within them by integrating a rich native hedgerow. The proximity of any garden planting to the slopes should be noted as invasive species could threaten the biodiversity of the slopes by seeds/ rhizomes being blown / carried by animals / dumped by people into the area.
4 Agriculture/equestrian	Local	Permanent	Indirect	Neutral	There is no physical or visual relation to the areas with the Development Site.

Table 6: Summary of landscape effects

SECTION 5: ASSESSEMENT OF VISUAL EFFECTS

5.1 Visual Baseline

5.1.1 Visual Appraisal

A visual appraisal has been undertaken to assist in the understanding of how the Development Site affect views available to people and their visual amenity. A site visit was undertaken in May 2021 by two people: Robert Petrow (CMLI) and Helen John (CMLI) adhering to government Covid-19 guidance. Site visits were carried out when all deciduous planting was in-leaf; the screening afforded by them was effective; it is therefore a “late-spring” assessment.

The appraisal has been carried out by reference to Ordnance Survey mapping data and then site visits. This has allowed a ‘Zone of Visual Influence’ to be established (ZVI) which is the study area for assessing visual effects. This establishes the area in which the development may be visible, the different groups of people who may experience views, the viewpoints where they will be affected and the nature of views at those points.

A word scale has been used to describe the visual presence the application site within the view as follows:

- **Substantial:** – where the site forms a dominant element in the view.
- **Moderate:** – where the site forms an important part in the view.
- **Slight:** – where the site forms a limited or partial element in the view.

An assessment has then been made whether the development site has a negative, beneficial or neutral effect upon the view.

5.1.2 Visual Envelope

The extent of the visual envelope of the site is illustrated on Figure 6 in which the shading shows all areas (private land or buildings, or publicly accessible places), from which the site is visible.

The visual appraisal has concentrated on assessing the degree to which the site can be seen from publicly accessible places, public rights of way and private residences, taking into account distances from the site, topography and the screening and/or filtering effect of buildings and vegetation. The places where views of the site are possible – i.e. visual receptors – are categorised into the following groups:

- Public highways and transport links;
- Public rights of way;
- Public places or visitor sites;
- Residential properties; and
- Work Places.

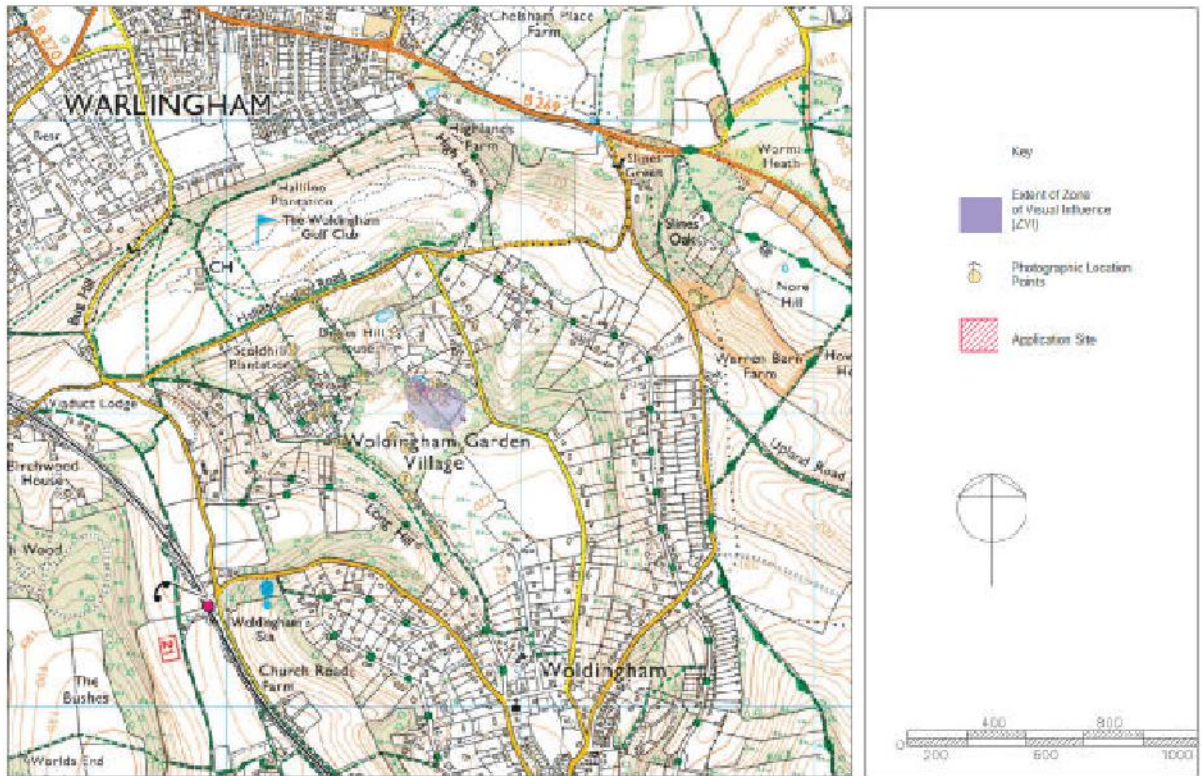


Figure 10: Zone of Visual Influence

5.2 Visual effects

The baseline study has shown that views from all sides into the site are mostly contained by mixed hedgerow, and mature trees/ scrub. There are filtered and a few open views into the site from the adjacent Local Green Space, located to the west perimeter of the site which will likely be more apparent in winter.

Overall, the site is largely visually contained with no long views into or out from the site into the wider receiving landscape.

5.2.1 Public Highways and Transport

There are no public highways adjacent to the site and the site is not visible from the Halliloo Valley Road.

Nature and Sensitivity of Baseline View

There are no views to the site from Public Highways and Transport.

It is considered that the visual effect of the proposals is **neutral**.

5.2.2 Public Rights of Way

There are filtered views into the site from the adjacent Local Green Space but there are no other public rights of way from which the site could be seen during the field survey.

It is considered that the visual sensitivity of receptors from the Local Green Space areas is **high**.

Nature and Magnitude of Visual Effect

With the appropriate boundary treatments described in Section 6, and appropriate positioning of development there would continue to be filtered views of the site.

The visual effect of the proposals is considered to be **neutral**.

5.2.3 Other public places, visitor sites or workplaces:

Nature and Sensitivity of Baseline View

There are no workplaces near the site.

Nature and Magnitude of Visual Effect

There are no views into the site from workplaces.

5.2.4 Existing Residential Dwellings

Nature and Sensitivity of Baseline View

There are two properties about 20-40m from the site: The Poplars and Covertside.

These private views, within the existing settlement area, are considered to have **medium sensitivity**.

Nature and Magnitude of Visual Effect

It is likely that most of the proposed dwelling would be visible from Covertside, in the same way that the existing building is likely to be visible. In terms of footprint and height, the proposals are similar to the existing building. There may be filtered views to the site from Dukes Mount and The Poplars.

The existing site is derelict and therefore there is little activity, whereas a new building would presumably have more activity since it would be an active dwelling and would have the features associated with a dwelling such as cars, increased garden planting, bin stores etc. However, an improved landscape treatment would lower the impact of the change and may lead to an enhanced landscape setting.

The visual effect is therefore considered to be **neutral**.

The table below shows a summary of visual effects.

The visual impact upon the existing receptors is summarised within the table below with a word scale to describe the visual effect as follows:	Duration Permanent, long-term or short-term	Nature Direct, indirect, secondary or cumulative	Significance Substantial, moderate, slight or neutral (beneficial or adverse)	Notes
Visual receptor				
<i>Public Highways and Transport (public views)</i>				
None	Permanent	Direct	Permanent	No Change
<i>Public rights of way (public views)</i>				
Local Green Space (The Recreation Field)	Permanent	Direct	Neutral	Mixed filtered and unfiltered views into the site. Users considered to have high sensitivity but in terms of building footprint and height, there is little change proposed.
<i>Public places or visitor sites, work places</i>				
None	Permanent	Direct	Neutral	No Change
<i>Residential properties (private views)</i>				
Houses within the rural settlement: Covertside, The Poplars and Dukes Mount	Permanent	Direct	Neutral	Filtered views into the site from the adjacent dwellings but in terms of building footprint and height, there is little change proposed.

Table 7: Summary of visual effects

SECTION 7: CONCLUSION

- 7.1 This report has set out the Planning Policy Context that has been applied to the Development Site and objectively considered the landscape character of the site, the surrounding areas including public rights of way and dwellings and its visual relationship to these. This has allowed the extent of any effects from the development to be assessed and quantified.
- 7.2 The site lies within the Green Belt. The Surrey Landscape Character Assessment has not characterised the area in which the site is found. Our desk top study and field work has defined it as 1A Scattered Rural Settlement, distinct from the adjacent character area of Chalk Down and Woodland (as defined by the Surrey Landscape Character Assessment), but the site has the potential to enhance the wider landscape with sensitive retention of trees and an increase in native planting especially at the boundaries of the property. The landscape immediately surrounding the development site has been classified as 1B Consolidated Rural Settlement, 2A Recreational, 2B Sports, 3 Wooded slopes, 4 Agriculture/ equestrian.
- 7.3 The Development Site lies within the 1A Scattered Rural Settlement. The site is enclosed by mature vegetation with filtered views in and out of the site towards other properties (which are themselves often enclosed by mature vegetation) and towards the adjacent Local Green Space.
- 7.4 The Development Site is on previously developed land, as evidenced by the existing buildings on site. It is considered that the site has **Medium Value and Medium Landscape Sensitivity**.
- 7.5 It is judged that the landscape effects overall are **neutral** and are mostly limited to the site itself. The effects are not considered significant within the immediate area.
- 7.6 There is opportunity to create a landscaping scheme that is appropriate to the existing character of the local area and could create sensitive filtered or framed views to the site. In addition, there is scope to introduce areas of new and appropriate soft landscape within the site and to provide ecological enhancements. If implemented these have the potential to enhance local distinctiveness and slightly reduce the effects on the appearance and character of the landscape.
- 7.7 With regards to the built form, the proposed design has been sensitively designed to ensure it respects local distinctiveness with careful consideration of the massing, form, height and colour, texture of buildings and structures. There are no defining characteristics in terms of design in the local area with a mix of architectural styles and a contemporary design solution need not be out of character taking account of local distinctiveness and characteristics. Although the site falls outside of the area to which the Woldingham Design Guide applies, incorporating elements of the guidance may be considered best practice. In addition, boundary treatments should be rural in character; low timber and mesh fencing with a dense network of mixed native hedgerow planting throughout the development, integrated with the surrounding wooded areas and scrubland slopes and a buffer area of large, mixed, native tree stock, enhancing the Biodiversity Opportunity Areas adjacent to the site.
- 7.8 The visual assessment has established that the site is currently well contained by native vegetation.
- 7.9 It is concluded the development within the Site, with appropriate landscaping, could enhance the biodiversity of the area and the area's native hedgerow and tree network.

Appendix A: Drawings

Figure 11: Site Location

Figure 12: Landscape Character

Figure 13: Zone of Visual Influence and Photographic Location Points

Figure 14: Landscape Strategy

Figure 14: Landscape Strategy