

# Land West of Station Road, Lingfield

Landscape and Visual Impact Assessment  
March 2022

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7324 Land West of Station Road, Lingfield

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This document has been prepared and checked in accordance with ISO 9001:2015.

## 1.0 Summary

This Landscape and Visual Impact Assessment (LVIA) describes the existing landscape and views, considers their sensitivity to change and identifies the changes likely to arise from the development of land west of Station Road, Lingfield ('the Site') for up to 99 residential dwellings, access, parking and public open space, including equipped play area and sustainable drainage solutions. (the 'Proposed Development').

The Site is allocated for residential development in the emerging Local Plan under Policy HSG12. The Site is also situated within the Metropolitan Green Belt that encircles Greater London and the norther parcel of the Site is within Lingfield Conservation Area. The Site is within the planning jurisdiction of Tandridge District Council (TDC).

The Site lies within the village of Lingfield in the southeast. It is bounded by the B2028 to the south, Station Road to the east and the residential dwellings of Lingfield to the north and west. Lingfield Station lies approximately 250m to the east. The Site comprises approximately 6.2ha of agricultural grassland. The public footpath 381a runs east to west through the Site dissecting it into two distinct parcels – a small, enclosed parcel to the north; and a larger area comprising 4 fields with field boundary hedgerows in south. The Site also benefits from mature hedgerow vegetation on the southern and eastern boundaries. The Site is relatively flat with a gentle fall from southwest to southeast approximately 60m AOD to 50m AOD toward the Eden Brook.

The Site and wider landscape benefits form a strong vegetated field boundary and woodland network including established trees within the field boundaries of the Site and wider landscape. To the north and west, existing built form of Lingfield forms an effective barrier to views, along with boundary hedgerows. To the south and east, established field boundary hedgerows and planting along roads and the railway line, in combination with the flat topography of the Eden Brook serve to restrict any long-distance views, limiting them to the vicinity of the Site.

The Proposed Development has taken a landscape led approach, seeking to retain features of value within the Site wherever possible and facilitating the assimilation of the Proposed Development sensitively into the existing context. The Proposed Development has also been cognisant of heritage analysis undertaken as part of the application to with the aim of mitigating effects to the Lingfield Conservation Area and also to create new opportunities for the appreciation of heritage assets within the locality whilst contributing positively to the sense of place. Full details of the design evolution are provided in the Design and Access Statement (DAS) accompanying the application.

### 1.1. Effects on Landscape Character

There are no designated landscapes within the Site or wider study area that would be potentially affected by the Proposed Development.

Effects on landscape character are greatest within the Site and its immediate context where the landscape would change from being characterised as an undeveloped agricultural fields surrounded by built form to residential development set within a network of public open space and retained vegetation.

A generous area of public open space is proposed in the northern field parcel of the Site, reducing the amount of development within Lingfield Conservation area and providing a substantial Green Corridor along the exiting footpath to Lingfield Station. The parkland character of Lingfield Park and the Eden Brook would be drawn into the Site with the provision of public open space, retained and new tree planting and SUDs area. Existing mature trees contributing to the landscape fabric of the Site would be retained where possible including those that currently form internal field boundary hedgerows within the Site. New areas of wildflower meadow planting are proposed as is a more formal 'village green' area in centre of the Site, breaking up the massing of built form and allowing views to local visual landmarks such as St Peter and St Paul's Church (Grade I listed) and New Place Farm Oasthouse. These enhancements will contribute substantially to the character of the Site and locality. Full details are provided within the DAS, including the landscape strategy.

Effects on the Horley to Swaynesland Low Weald Farmland Character Area within which the Site is located would be **Moderate** to the Site and in its immediate vicinity with a **Negligible** effect to the wider overall LCT. All effects to character would be **Neutral**.

## 1.2. Effects on Visual Receptors

The visibility of the Site and Proposed Development limited to its immediate vicinity. Long and middle distance views are commonly screened. Visual effects resulting from the Proposed Development would be greatest for receptors in the immediate vicinity, including Footpath 381a which run partly through the Site in the north, the local road network (namely Station Road and Town Hill) and residential properties that lie immediately adjacent to the Site boundary (Town Hill, Station Road and New Place Gardens).

The greatest visual change would be to users of Footpath 381a which traverses east to west through the Site linking Lingfield Station to the village. This is currently an uninviting footpath with overgrown vegetation and poor passive surveillance. Filtered and open views of the Proposed Development would be visible, set back from the footpath by new public open space and wildflower meadow.

Filtered views would also be possible from visual receptors on Station Road and Town Hill which include residential properties, local pedestrians and road traffic. In these views the Proposed Development would be seen behind the retained and enhanced vegetative boundary set behind public open space with parkland type planting. Views to notable landmarks such as St Peter and Paul's Church and New Place Farm Oasthouses would remain.

Views from the west are largely filtered by boundary vegetation and existing built form along Church Road. Glimpsed views would be limited to the immediate vicinity of the Site through gaps in built form. Filtered views from residential properties that back on the Site at New Place Gardens and seen in the context of other built form visible on Church Road and Station Road.

The Site and wider study area benefits from a strong vegetative framework including roadside and railway side vegetation that, in combination with the flat topography of the

wider area, serves to limit views. The existing vegetative network of the Site would be retained and enhanced with additional planting and management for biodiversity allowing vegetation to grow out providing further screening and biodiversity benefits.

**Moderate** and **Beneficial** effects are anticipated to visual receptors on footpath 381a as it passes through the Site. Effects to visual receptors on Station Road and Town Hill are assessed to be **Moderate** and **Adverse** with new built form and public open space seen in the context of existing built form.

Beyond these immediate areas, such as along Racecourse Road to the east and Park Lane to the northeast, field boundary vegetation and vegetation along the railway line screen views such that effects on visual receptors reduce to **Negligible**.

## 2.0 Introduction

### 2.1. Background

LDA Design was commissioned in 2019 as landscape architects for the promotion of Land West of Station Road, Lingfield ('the Site') for up to 99 residential dwellings, access, parking and public open space, including equipped play area and sustainable drainage solutions. (the 'Proposed Development'). LDA Design has a long history of involvement at the Site having provided initial development advice as part of the promotion of the Site in the emerging Local Plan call for sites and having represented Woolbro Group and Morris Investment ('the Applicant') on landscape matters at the Local Plan Examination in Public (EiP) in November 2019.

The Site is allocated for residential development in the emerging Local Plan under Policy HSG12. The Site is also situated within the Metropolitan Green Belt that encircles Greater London and the norther parcel of the Site is within Lingfield Conservation Area. The Site is within the planning jurisdiction of Tandridge District Council (TDC).

LDA was also appointed to carry out a Landscape and Visual Impact Assessment (LVIA). The LVIA forms part of a suite of documents accompanying the planning application and has been used as a tool to support the iterative development of the proposals to support an integrated design response, inform the assessment on the Green Belt and the effects on cultural heritage assets recorded in related reports.

This LVIA defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the Proposed Development; describes the nature of the anticipated change upon both the landscape and visual environments; and assesses the effects during construction; the period following completion prior to the maturing of mitigation planting (short-to medium-term) and once the mitigation planting is mature (long-term) (the 'operational phase'); and the decommissioning phase.

Supporting appendices have been prepared that supplement the sections regarding methodology, planning policy and baseline. The appendices are important to the assessment and should be read alongside this report. Figures also accompany the assessment, including from viewpoints within the locality presented in **Figure 7**.

### 2.2. The Site and Proposals

The Site lies within Tandridge District Council (TDC) and within the Landscape Character Area 'WF3: Horley to Swaynesland Low Weald Farmland' as identified within the Surrey Landscape Character Assessment. The Horley to Swaynesland Low Weald Farmland is described as an *"extensive area of low weald farmland which stretches from Horley and Redhill in the west, to the county boundary with Kent in the east. It is defined by the change in underlying geology to the north from clays to greensand, rising to the high weald to the south and the county boundary to the east. Settlement to the west including Earlswood, South Earlswood, Salfords, and Horley, form an almost continuous line of settlements along the A23 and define the extent of the character area to the west. The character area encloses the settlements of Smallfield, Outwood, South Godstone, Blindley Heath, and Lingfield, and adjoins South Nutfield and the south of Oxted. The*

*boundary follows recognisable features such as roads and field boundaries. The area is outside the Surrey Hills AONB, but borders the High Weald AONB to the southeast."*

The Site lies within the village of Lingfield in the southeast. It is bounded by the B2028 to the south, Station Road to the east and the residential dwellings of Lingfield to the north and west. Lingfield Station lies approximately 250m to the east. The Site comprises approximately 6.2ha of agricultural grassland. The public footpath 381a runs east to west through the Site dissecting it into two distinct parcels – a small, enclosed parcel to the north; and a larger area comprising 4 fields with field boundary hedgerows in the south. The Site also benefits from mature hedgerow vegetation on the southern and eastern boundaries. The Site is relatively flat with a gentle fall from southwest to southeast approximately 60m AOD to 50m AOD toward the Eden Brook.

The Proposed Development would entail the development of the Site for residential development, comprising up to 99 detached, semi-detached and apartment dwellings, access, parking and associated public open space and landscape. Forty percent of the dwellings would be affordable housing. Access would be from the B2028 Town Hill with public open space provision in the north and southeast corner of the Site.

**Figure 1** places the Proposed Development within its local context. The proposal includes for the development of up to 99 dwellings, 40% of which would be affordable.

The existing footpath that runs through the Site would be retained and enhanced with new planting, lighting and passive surveillance from residential dwellings which would be offset from it with generous open space. As part of a landscape led scheme, existing hedgerows and trees would be retained where possible, retaining character features of value and aiding assimilation of the Proposed Development into its landscape context.

### 2.3. The Study Area

The extent of the study area for the LVIA is broadly defined by the visual envelope of the Site and the anticipated extent of visibility arising from the Proposed Development itself, based on the Zone of Theoretical Visibility (ZTV) study. The extent of the study area is shown on **Figures 1 to 6**.

In this case, a study area of 2km has been used as appropriate to cover all potentially material landscape and visual impacts. Representative (**Figure 7: VP01 – VP08**) and illustrative views (**Figure 7: VPA – B**) have also been used to inform the assessment.

## 3.0 Methodology

### 3.1 Overview

*“Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and people’s views and visual amenity.”* GLVIA 3, para. 1.1).

Paras. 2.20-2.22 of the same guidance indicate that the two components (assessment of landscape effects, and assessment of visual effects) are *“related but very different considerations”*.

The assessment method for this LVIA draws upon the established GLVIA3; An Approach to Landscape Character Assessment (Natural England, 2014), Landscape Institute Technical Information Note (LI TIN) 05/2017 regarding townscape character; and LI Technical Guidance Note 06/19 Visual Representation of development proposals.

The methodology is described in more detail in **Appendices 3 and 4** with further References in **Appendix 2**.

### 3.2. Assessment Terminology and Judgements

A full glossary is provided in **Appendix 1**. The key terms used within this assessment are:

- Susceptibility and Value – which contribute to Sensitivity of the receptor;
- Scale, Duration and Extent – which contribute to the Magnitude of effect; and
- Significance.

These terms are described in more detail below.

#### 3.2.1. Sensitivity of the Receptor

**Susceptibility** indicates the ability of a landscape or visual receptor to accommodate the Proposed Development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA3, para. 5.40).

|               |   |
|---------------|---|
| <b>High</b>   | Undue consequences are likely to arise from the Proposed Development.   |
| <b>Medium</b> | Undue consequences may arise from the Proposed Development.             |
| <b>Low</b>    | Undue consequences are unlikely to arise from the Proposed Development. |

Susceptibility of landscape character areas is influenced by their characteristics and is frequently considered (though often recorded as ‘sensitivity’ rather than susceptibility) within documented landscape character assessments and capacity studies.

Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics,



indicating the degree to which these may be unduly affected by the development proposed.

Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the development proposed.

Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA 3rd version, para 6.32).

**Landscape Value** is “the relative value that is attached to different landscapes by society” (GLVIA3, page 157).

|                                 |  |
|---------------------------------|--|
| <b>National / International</b> | Designated landscapes which are nationally or internationally designated for their landscape value.  |
| <b>Local / District</b>         | Locally or regionally designated landscapes; also areas which documentary evidence and/or site observation indicates as being more valued than the surrounding area. |
| <b>Community</b>                | ‘Everyday’ landscape which is appreciated by the local community but has little or no wider recognition of its value.  |
| <b>Limited</b>                  | Despoiled or degraded landscape with little or no evidence of being valued by the community.   |

Areas of landscape of greater than Community value may be considered to be ‘valued landscapes’ in the context of NPPF paragraph 174.

**Sensitivity** is assessed by combining the considerations of susceptibility and value described above. The differences in the tables below reflect a slightly greater emphasis on value in considering landscape receptors, and a greater emphasis on susceptibility in considering visual receptors.

**Landscape Sensitivity**

|       |                          | Susceptibility |                |            |
|-------|--------------------------|----------------|----------------|------------|
|       |                          | High           | Medium         | Low        |
| Value | National / International | High           | High-Medium    | Medium     |
|       | Local / District         | High-Medium    | Medium         | Medium-Low |
|       | Community                | Medium         | Medium-Low     | Low        |
|       | Limited                  | Low            | Low-Negligible | Negligible |

**Visual Receptor Sensitivity**

|       |                          | Susceptibility |             |            |
|-------|--------------------------|----------------|-------------|------------|
|       |                          | High           | Medium      | Low        |
| Value | National / International | High           | High-Medium | Medium     |
|       | Local /District          | High-Medium    | High-Medium | Medium     |
|       | Community                | High-Medium    | Medium      | Medium-Low |
|       | Limited                  | Medium         | Medium-Low  | Low        |

For visual receptors; susceptibility and value are closely linked - the most valued views are also likely to be those where viewer’s expectations will be highest. The value attributed relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views. Typical examples of visual receptor sensitivity are plotted in a diagram in **Appendix 3**.

**3.2.2. Magnitude of Effect**

**Scale** of effect is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the development.

|                   |   |
|-------------------|---|
| <b>Large</b>      | Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed.                                   |
| <b>Medium</b>     | Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed.   |
| <b>Small</b>      | Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.                |
| <b>Negligible</b> | Very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences. |

**Duration** of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the development would arise.

|                    |   |
|--------------------|---|
| <b>Permanent</b>   | The change is expected to be permanent and there is no intention for it to be reversed.   |
| <b>Long-term</b>   | The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe. |
| <b>Medium-term</b> | The change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.  |
| <b>Short-term</b>  | The change is expected to be in place for 0-2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.   |

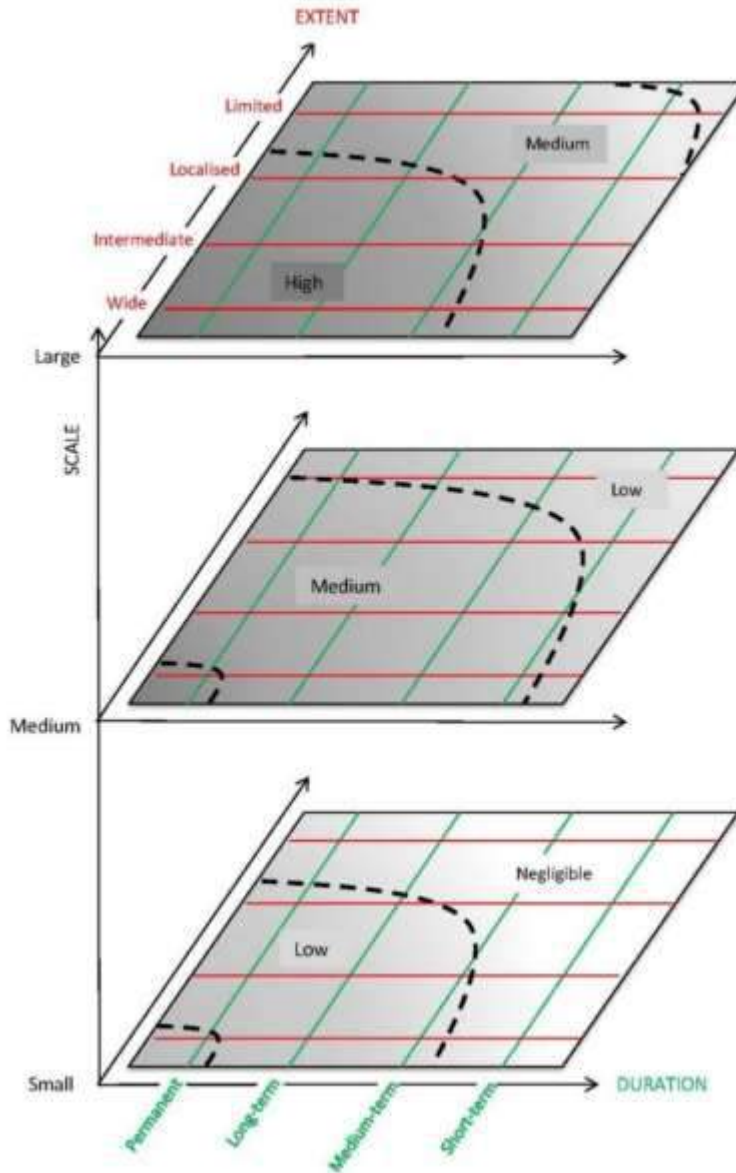
Most effects will be Long-term or Permanent; however, Medium or Short-term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future). The effects arising from the construction of the development will usually be Short-term.

**Extent** of effects is assessed for all receptors and indicates the geographic area over which the effects will be felt.

|                     |  |
|---------------------|--|
| <b>Wide</b>         | Beyond 4km, or more than half of receptor.                                     |
| <b>Intermediate</b> | Up to approx. 2-4km, or around half of receptor area.                          |
| <b>Localised</b>    | Site and surroundings up to 2km, or part of receptor area (up to approx. 25%). |
| <b>Limited</b>      | Site, or part of site, or small part of a receptor area (< approx. 10%).       |

The **Magnitude** of effect is informed by combining the scale, duration and extent of effect. **Diagram 1** below illustrates the judgement process:

Diagram 1: Magnitude of Effect

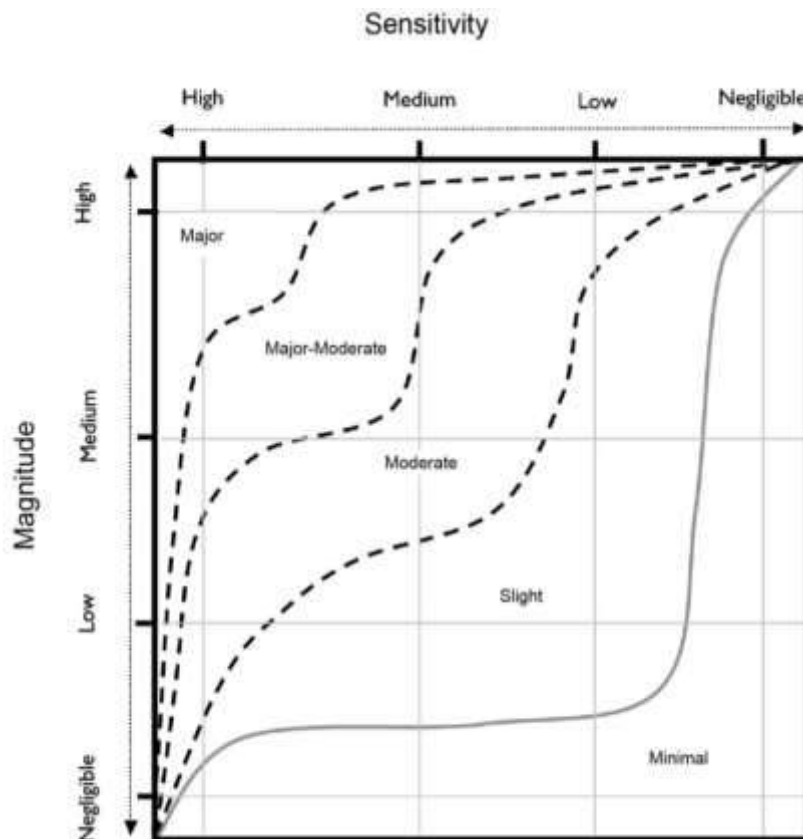


As can be seen from the illustration above, scale of the proposals (shown as the layers of the diagram) is the primary factor in determining magnitude of effect; magnitude will typically be judged to be the same as scale, but may be higher if the effect is particularly widespread and long lasting, or lower if it is constrained in geographic extent or timescale. Where the Scale of effect is judged to be Negligible the Magnitude is also assumed to be Negligible and no further judgement is required.

### 3.2.3. Significance

**Significance** indicates the importance or gravity of the effect. The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is. This judgement is illustrated by the diagram below:

**Diagram 2: Significance**



The significance ratings indicate a 'sliding scale' of the relative importance of the effect, with Major being the most important and Minimal being the least. Effects that are towards the higher level of the scale (Major) are those judged to be most important, whilst those towards the bottom of the scale are "of lesser concern" (GLVIA, 3<sup>rd</sup> edition, para 3.35).

Where intermediate ratings are given, e.g. "Moderate-Slight", this indicates an effect that is both less than Moderate and more than Slight, rather than one which varies across the range. In such cases, the higher rating will always be given first; this does not mean that the impact is closer to that higher rating, but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of Magnitude.

### 3.2.4. Positive / Adverse / Neutral

Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor beneficial but may incorporate a combination of both.

The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse are entirely separate. For example, a rating of Major and Positive would indicate an effect that was of great significance and on balance positive, but not necessarily that the proposals would be extremely beneficial.

Whether an effect is Positive, Neutral or Adverse is identified based on professional judgement. GLVIA 3<sup>rd</sup> edition indicates at paragraph 2.15 that this is a “*particularly challenging*” aspect of assessment, particularly in the context of a changing landscape.

### 3.3. Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development.

Typically, operational and consented developments are treated as being part of the landscape and visual baseline (i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed).

No cumulative developments have been identified for cumulative assessment as part of this LVIA.

### 3.4. Residential Visual Amenity Assessment (RVAA)

This LVIA does not include a separate Residential Visual Amenity Assessment (RVAA). Whilst there are several private residential properties near and adjacent to the Site (principally along Town Hill, Station Road and the rear of dwellings at New Place Gardens), it is considered that the effects resulting from the Proposed Development would fall below the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 as visual effects “*of such nature and / or magnitude that it potentially affects ‘living conditions’ or Residential Amenity*”. The guidance note further indicates that “*It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.*”

### 3.5. Green Belt

Green Belt is a land use designation rather than one which indicates a valued landscape. However, landscape and visual matters can be relevant considerations when assessing the effects on openness of Green Belt or the impact on the purposes of the Green Belt. This LVIA informs visual openness considerations of the separate Green Belt Assessment Report provided as part of this planning application.

As the Site lies within the Metropolitan Green Belt that encircles Greater London, an assessment of the potential harm to the five purposes of Green Belt as set out in paragraph 138 of the NPPF is provided in a separate Green Belt Assessment report appended to the Planning Statement. The Planning Statement considers in detail the planning case in relation to Green Belt including Very Special Circumstances (VSC).

## 3.6. Distances

Where distances are given in the assessment, these are approximate distances between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

## 3.7. Assumptions and Limitations

### 3.7.1. Desk-study & Fieldwork

The baseline conditions of the Site and the surrounding landscape described in the subsequent sections has been informed by desk-study and fieldwork (undertaken in February 2022) representing optimal winter visibility conditions. As mentioned previously, LDA has a long history of involvement on the project which has shaped the design throughout.

A ZTV study (**Figure 4**) has been produced and used as a tool to inform the professional judgements made in this LVIA during the iterative design process. The ZTV study has been modelled on the indicative layout using standard two storey building heights (8.5m). It provides a theoretical indication of visibility only and does not take into account smaller scaler, local screening features such as hedgerows, individual trees or micro topography.

## 4.0 Planning Policy

### 4.1. National Planning Policy

Relevant national planning policy is set out in **Appendix 5**. As noted in **Section 3.5** Green Belt is a separate matter the policy for which is set out in detail in the Green Belt Assessment Report.

### 4.2. Local Planning Policy

The Site lies entirely within Tandridge District Council (TDC). Current planning policy is set out in the Tandridge District Core Strategy (2008) and Local Plan Part 2: Detailed Policies (2014) are the adopted Local Plan documents providing planning policy guidance at the local level for Tandridge District.

Tandridge Local Plan 2033 is the emerging local plan which went through examination in public in 2019. Further correspondence post examination between the Planning Inspectorate and TDC has occurred in relation to queries raised by the Planning Inspectorate and further examination is likely to be undertaken. The Site is allocated for development in Local Plan 2033 under Policy HSG12 and the Planning Statement provides full update on the emerging Local Plan.

Policies relevant to LVIA from the adopted Local Plan are summarised below and illustrated on **Figure 2**.

Whilst the Lingfield Neighbourhood Plan is in formulation it has not yet been adopted nor draft document published.

#### 4.2.1. Tandridge District Core Strategy (2008)

The Core Strategy is the principal document forming the TDC's planning framework for the district. The plan identifies a number of strategic issues and objectives including:

- **Issue 2:** Protection of the countryside and in particular landscapes of national importance (AONBs).
- **Issue 4:** Adequate housing (sustainably located and constructed) to meet the needs of all sections of the community, including affordable dwellings, retirement accommodation, homes for young people and for those with special needs.
- **Issue 9:** New development constructed in accordance with sustainability principles, including location, energy conservation, renewable energy sources and passive solar gain.

In addition to key issues, the plan contains a number of policies relevant to LVIA which are summarised below.

- **CPS1 Location of development** – *“Lingfield is a Larger Rural Settlement that is excluded from the Green Belt. The Council is not planning for significant growth however development to meet local needs may be proposed. It is likely that redevelopments will be proposed and as with other areas the Council will require all development to be of a high design standard and to protect the character of the area. Development will be expected to comply with the Lingfield*



*Village Design Statement. Within the Conservation Area development will need to be of a particular quality as it will be required to preserve and enhance the area"*

*"The density of development will be within the range of 30 to 40 dwellings per hectare, however in certain circumstances it may be appropriate to build to a lower density because a density within the range may have an adverse impact on the character of particular parts of the village."*

- **Policy CPS13: Community, Sport and Recreation Facilities and Services** – *"residential development may be required to include appropriate open space, play areas or other accessible green space to meet the needs of residents and/or to contribute to the enhancement of such facilities in the area."*
- **Policy CPS18: Character and Design** – *"The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained."*

*Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.*

*The Council will have regard to "Surrey Design" and Village Design Statements in determining planning applications. The Council will apply the principle of "good enough to approve rather than bad enough to refuse".*

*The Council will protect the wooded hillsides in the built-up areas by ensuring that new development does not adversely affect the character of these areas and that there is no overall loss of tree cover.*

*Within built up areas and villages existing green spaces that contribute to biodiversity, the quality of life, the character or amenities of the area or those that separate built up areas will be protected and where possible enhanced for the benefit of biodiversity and/or recreation."*

- **Policy CPS19: Density** – *"(a) Rural Areas (Larger Rural settlements/Woldingham/ Green Belt Settlements /countryside) – 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents."*
- **Policy CPS20: Areas of Outstanding Natural Beauty** – *"The conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the area are to:*
  - a) *conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;*

- b) *conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;*
  - c) *protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;*
  - d) *support suitable located sustainable development necessary to facilitate the environmental, economic and social well being of the AONBs and their communities;*
  - e) *promote access to, particularly by means other than the car, recreation within and enjoyment of the area;*
  - f) *apply the highest environmental design standards to development."*
- **Policy CPS21: Landscape and Countryside** – *"The character and distinctiveness of the District's landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character."*

#### 4.2.2. Tandridge Local Plan Part 2: Detailed Policies (2014)

Part 2 of the adopted local plan provides further detailed policies in support of the Core Strategy. Those relevant to LVIA are summarised below:

- **Policy DP1: Sustainable Development** – *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."*
- **Policy DP7 – General Policy for New Development** – *"All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate."*

*"Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:*

- I. *Character & layout: The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located with layouts that maximise opportunities for linkages (for example footpaths and cycle paths) to the surrounding area and local services;*
- II. *Built form: The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;*
- IV. *Design Guidance: The proposal conforms with the guidelines as set out in adopted Conservation Area Appraisals, Village Design Statements, and Design Guidance in the form of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs);...*

- 1) *Assets: The proposal seeks to protect and, where opportunities exist, to enhance valuable environmental (including public open space) and heritage assets;*
  - XII. *Landscaping: The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary treatments to enhance the appearance, character and amenity of the site from the outset. The proposal is also expected to retain existing important features such as trees, hedgerows and walls wherever possible. Where a new road is required, a suitably hard and/or soft landscaped gap will be required between any existing properties and the new carriageway;*
  - XIII. *Trees: Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted."*
- **Policy DP19: Biodiversity, Geological Conservation & Green Infrastructure** – *"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); ..."*

#### 4.2.3. Supplementary Planning Guidance (SPD)

##### **Trees and Soft Landscaping (2017)**

Provides additional guidance on trees and soft landscaping in the planning process setting out 'key considerations' to ensure that these features are given due consideration as part of the planning and design process. The retention of existing woodlands and trees is advocated and new landscape planting as part of development proposals promoted. The importance of protecting retained trees during construction is emphasised.

##### **Lingfield Village Design Statement**

The purpose of the Lingfield Village Design Statement is *"to ensure that the village retains its individuality and character through future development both large and small."* The document identifies and describes the key characteristics of Lingfield that contribute to its sense of place including sections on materials, frontages, boundaries, street furniture, signs and roads, open spaces, approaches and footpaths. A number of guidelines are set out. Lingfield Village Design Guide has informed the design of the Proposed Development, including the landscape strategy, further details of which are provided in **Section 6.0** and the DAS.

#### 4.2.4. Emerging Local Plan 2033 – Regulation 22 Submission (2019)

Whilst not adopted, the emerging Local Plan has gone through examination in public and indicates the direction of travel in terms of planning policy for the district in future. The Site is allocated for development under Policy HSG12 of the emerging local plan. Other policies relevant to LVIA are listed below:

- **TLP02: Presumption in favour of Sustainable Development** – advocates a presumption in favour of sustainable development
- **TLP18: Place Making and Design** – Advocates a high standard of design that must reflect local character and context.
- **TLP30: Green and Blue Infrastructure** – Promotes the protection and enhancement of the district’s green and blue infrastructure.
- **TLP31: Access to Countryside Public Rights of Way** – Safeguards existing public rights of way and advocates improvements to them and the wider network.
- **TLP32: Landscape Character** – Provides for the protection and enhancement of the district’s landscape character
- **TLP33: Surrey Hills and High Weald Areas of Outstanding Natural Beauty** – Provides for the protection of AONBs, including developments within their setting.
- **TLP37: Trees and Soft Landscaping** – Resists the loss of woodland, trees and hedgerows and seeks to secure new landscape planting as part of development proposals.
- **TLP38: Play and Open Space** – Protects existing open spaces and sets out standards for provision of new open space.

#### 4.3. Local Guidance

In addition to the policy documents identified above, there are a number of local guidance documents relevant to this LVIA. These are:

- Surrey Landscape Character Assessment: Tandridge District (2015), Surrey County Council.
- Tandridge Sensitivity and Capacity Study Addendum (2017), Tandridge District Council.

These documents form part of the documented baseline and considered in more detail in **Section 5.2** and **7.0** in conjunction with the assessment.

## 5.0 Baseline

### 5.1. Introduction

An overview of the baseline is provided in this section with the full baseline description of the individual landscape and visual receptors provided alongside the assessment in **Section 7.0** for ease of reference.

This section provides a review of the key local guidance documents and identifies those landscape and visual receptors which merit detailed consideration in the assessment of effects, and those which are not taken forward for further assessment as effects which *“have been judged unlikely to occur or so insignificant that it is not essential to consider them further”* (GLVIA3, para. 3.19).

This baseline section and the effects section describe the landscape character and visual receptors. There are no designated landscapes (such as National Parks or Areas of Outstanding Natural Beauty) within the study that may be affected by the Proposed Development.

### 5.2. Key Local Guidance Documents

The following guidance documents provide advice relevant to the Site’s context and / or this assessment as follows.

#### 5.2.1. Surrey Landscape Character Assessment: Tandridge District (2015), Surrey County

The Surrey Landscape Character Assessment: Tandridge District provides character analysis for the district and other districts across Surrey. The document identifies 21 Landscape Character Types across Surrey, 9 of which are in Tandridge. The Site lies within the Low Weald Farmland Character Type, further details are provided in **Section 5.4.2**.

The site within the WF3: Horley to Swaynesland Low Weald Farmland character area (**Appendix 6**) which is a subgroup of the Low Weald Farmland character type. This character area is considered in further detail within **Section 7.0**.

#### 5.2.2. Tandridge Sensitivity and Capacity Study Addendum (2017), Tandridge District Council.

This document looked at a number of additional potential development site identified as part of the evidence base for the emerging Local Plan. The Site is specifically considered as Site LIN030 (**Appendix 7**) in terms of its sensitivity and capacity to accommodate residential development. The document concludes:

*“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***

*“With both moderate sensitivity and value, site LIN030 is considered to have **medium landscape capacity for development**. The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland. Other evidence relevant to the site’s suitability for development should also be considered.” [own emphasis added].*

### 5.3. Zone of Theoretical Visibility (ZTV) Study

ZTV studies have been used throughout the design and masterplanning process, being used as a design tool informing the design evolution having regard to levels, planting and massing strategies. This included running ZTV for the existing site as part of the local plan representation and proposed built form during the evolution of Proposed Development. The ZTV analysis, along with field survey, has shaped the design and informed the professional judgements made in this LVIA.

The ZTV is based on the topography of the Site and surrounding area (**Figure 3**) and is shown on **Figure 4**. The ZTV indicates areas of theoretical potential visibility of the Proposed Development from the surrounding landscape. The analysis was carried out using a topographic model that included settlements, existing buildings and woodlands (derived from LIDAR 1m surface mapping data) to provide a more realistic indication of the potential visibility. Further details on ZTV production are provided in **Appendix 4**.

The ZTV study was used to determine which landscape and visual receptors are likely to be affected and merit detailed consideration in the assessment of effects.

It should be borne in mind that the ZTV represents a theoretical model of the potential visibility of the Proposed Development. In reality, landscape features such as trees, hedgerows, embankments, landform and / or buildings found on the ground, but not accounted for within the surface mapping dataset, are likely to combine to screen the Proposed Development to a greater degree. As a result, the extent of actual visibility experienced on the ground will be less than suggested by the ZTV study.

#### 5.3.1. ZTV and Zone of Visual Influence (ZVI)

The ZTV study shown on **Figure 4** indicates that the theoretical visibility of the Proposed Development would be confined largely to the southeast of the Site with little to no visibility north and west within the existing settlement of Lingfield given the intervening topography and vegetation at Town Hill, New Place Gardens and Church Road. Glimpses from the immediate vicinity through buildings to development may be possible.

Whilst areas of theoretical visibility are indicated to the northeast around Park Farm and Rushford Farm, field survey has evidenced views in this area are screened by established intervening field boundary vegetation and vegetation lining the railway line (**Figure 7.7 and 7.8**). Middle to long distance views are commonly screened by vegetation, limiting views to the immediate vicinity of the Site.

Equally, views to the south are effectively screened by vegetation lining Town Hill (visible to the right of the view in **Figure 7.5**). This area is part of Lingfield Racecourse and not publicly accessible.

Given the visual containment of the Site by the flat topography associated with Eden Brook and the strong vegetative network, actual visibility of the Site and the Proposed Development is very limited to its immediate vicinity along Town Hill and Station Road. Short to middle distance views are possible from the east within the Lingfield Estate but from Racecourse Road, the main approach to Lingfield from the east, views of the Site and Proposed Development would not be visible until very close to the Site at the junction with Station Road and would be seen in the context of existing built form (**Figure 7.4**).

In general, woodland together with vegetated roadsides and vegetation lining the railway as well as field boundary vegetation in the wider landscape and along watercourses, has a strong screening effect on the visibility of the Site from the surrounding area to the east and south whilst existing vegetation and built form of Lingfield forms an effective visual barrier to views from the north and west.

Based on fieldwork observations, it is judged effects on landscape or visual receptors outside the ZVI described above would experience **Negligible** change and are not assessed in further detail in this report.

## 5.4. Landscape Character

Paragraphs 5.13-5.15 of GLVIA, 3rd edition indicates that landscape character studies at the national or regional level are best used to “*set the scene*” and understand the landscape context. It indicates that Local Authority Assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required.

Relevant assessments which inform this assessment are:

- Natural England National Landscape Character Area Profiles, 2014.
- Surrey Landscape Character Assessment: Tandridge District (2015), Surrey County.

Copies of relevant maps and character assessment descriptions of areas taken forward for assessment in **Section 7.2** are included in **Appendix 6**.

The local assessments demonstrate a close alignment with the landscape characteristics identified in the field.

### 5.4.1. National Landscape Character Profiles

There are 159 National Character Area (NCA) profiles across England, providing a broad analysis of each area’s characteristics. The Site and study area are situated within NCA 121: Low Weald as identified in the National Character Area Profiles (2014).

NCA 121: Low Weald is described as a “*broad, low lying clay vale which largely wraps around the northern, western and southern edges of the High Weald.*” It is noted as “*being predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.*”

In regard to settlement, the NCA notes *“small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.”*

Key characteristics of relevance to the Site and its landscape context include [inter alia]:

- *“Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.”*
- *“A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.”*
- *“Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.”*
- *“Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.”*
- *“The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.”*
- *“Many small rivers, streams and watercourses with associated watermeadows and wet woodland.”*
- *“Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.”*
- *“Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.”*

The NCA profiles also include Statements of Environmental Opportunity. Of relevance to the Site opportunities within this NCA include [inter alia]:

- *“SEO 1: Protect, manage and significantly enhance the area’s intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.”*
- *“SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.”*
- *“SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.”*



- *“SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.”*

The National Character Areas provide context to the assessment but given the scale of the NCAs, the presence of more detailed character areas at a local level and in accordance with GLVIA 3, effects on this NCA are not assessed in further detail.

#### 5.4.2. Regional Landscape Character

The Surrey Landscape Character Assessment: Tandridge District provides character analysis for the district and other districts across Surrey. The document identifies 21 Landscape Character Types across Surrey, 9 of which are in Tandridge. The Site lies within the Low Weald Farmland Character Type, key characteristics of which include:

- *“Lowland weald, gently undulating between roughly 50m AOD and 100m AOD.*
- *Predominately farmland, with larger scale fields than the Wooded Low Weald (Type WW) to the west.*
- *Includes a well-developed hedgerow network and shaws, although generally intensively managed.*
- *Mature trees are often found within fields, but mature trees within the hedgerow network are relatively limited, particularly in comparison with the Wooded Low Weald (Type WW) to the west.*
- *Isolated farmsteads and sporadic small groups of rural dwellings pepper the area. The eastern area bordering Kent has very limited settlement, while to the west, ribbon development of houses along roads is more frequent.*
- *Crossed by network of watercourse and brooks feeding in to the River Eden and Mole.*
- *Historic landscape pattern associated with farming and grazing of animals.*
- *Long distance views framed by vegetation are possible, particularly from more open, elevated locations, including views of the greensand hills and Chalk Ridge to the north.”*

#### 5.4.3. Local Landscape Character

The Surrey Landscape Character Assessment Types is further broken down into district wide assessments for the county. Those within the study area are shown on **Figure 5** and include:

- WF3: Horley to Swaynesland Low Weald Farmland.
- WH1: Domewood to Dormansland Wooded High Weald.
- WH2: Dormansland East Wooded High Weald.

As the Site lies within the Horley to Swaynesland Low Weald Farmland LCA, it is taken forward for detailed assessment in **Section 7.0**.

The ZTV (**Figure 4**) and field study indicates visibility between the Proposed Development and WH1 and WH2 is very limited and therefore unlikely to result in changes to the landscape character of these character areas. Scale of effects are unlikely to be above **Negligible** and therefore they are not considered further as part of this LVIA.

No other character areas identified within the Tandridge LCA lie within the study area and are therefore no scale of effects above **Negligible** are anticipated.

## 5.5. Visual Receptors

Visual receptors are “*the different groups of people who may experience views of the development*” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be significantly affected the ZTV study, baseline desk study and site visits have been used.

The different types of groups assessed within this report encompass local residents; people using key routes such as roads; cycle ways, people within accessible or recreational landscapes; people using PRoW; or people visiting key viewpoints. In dealing with areas of settlement, PRoW and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common.

Eight representative viewpoints have been selected to assess the effects on visual receptors (**Figure 4** and **Figure 7**). In addition, two illustrative views from Footpath 381a and the entrance to Lingfield Station, both to the east of the Site have been used to inform the visual assessment.

No specific viewpoints (e.g. key promoted viewpoints or designed views from the wider landscape) have been identified for this LVIA.

### 5.5.1. Visual Environment of Existing Site

As shown in **Figure 1** (Site location) and **Figure 3** (Topography), the Site is located on relatively flat land within the settlement of Lingfield. The land slopes gently to the east and the Eden Brook which flows northward approximately 60m to the east of the Site. The estate parkland of the Eden Brook and Lingfield Estate is characteristic of the area to the east of the Site, characterised by mature trees, and grassy parkland with semi-permanent car parking areas.

This parkland character gives way to more countryside characteristics of flat low-lying agricultural fields with clipped hedgerows and hedgerow trees further east beyond the railway line. The railway line and station are largely inconspicuous within the landscape with a line of vegetation following the railway line forming an effective screen to views from the wider countryside.

Development associate with Lingfield racecourse is also characteristic of views from the east although the racecourse and main grandstand are set away from the racecourse road and screened from view by intervening vegetation. Areas of parking, signage and fencing are visible features associated with racing events.

The Site is bordered on all sides by existing built form and bordered by Town Hill to the south and Station Road to east. The easterly aspect of the Site, along with existing built form, means that views further westward within Lingfield are largely screened (**Figure**

7.1.). These views centre around the church, Church Road and the historic core built form of this part of Lingfield.

The Church spire of St Peter and St Paul’s church is a notable landmark in local views from the east, rising above the existing residential dwellings and vegetation of Lingfield. The oasthouse at New Place Farm is also a distinct local landmark albeit not as prominent and the church spire.

The Site comprises five agricultural fields bounded by dissected by mature, clipped hedgerows. Footpath 381a which runs east to west through the northern section of the Site is also generally well vegetated. Glimpses views across the Site are possible from this route where it runs through the Site where the adjacent agricultural fields and existing dwellings within Lingfield can be seen.

Vegetation within the Site and surrounding landscape forms an effective visual barrier to may views of the Site, limiting them to the immediate vicinity.

## 5.6. Visual Receptor Groups

Visual effects are assessed from publicly accessible locations for groups of visual receptors within close proximity of each other and that are judged to experience similar visual effects arising from the Proposed Development based on the ZVI illustrated in **Figure 4**. These are referred to as ‘visual receptor groups’ and include motorists on local roads, users of PRow and local residents or visitors to settlements. **Figure 6** illustrates the accessible land and PRow within the study area where opportunities for publicly accessible views may exist.

Six visual receptor groups are identified as potentially affected by the Proposed Development (**Figure 4**) and are described in **Table 1**.

For areas outside the ZVI field study has indicated there to be little to no visibility of the Site where effects would not exceed **Negligible** and thus the are not assessed further.

**Table 1: Visual Receptor Groups**

| Visual Receptor Group Name                       | Representative Photoviewpoints | Location / Description   |
|--|--------------------------------|--|
| (1) The Site and its immediate vicinity          | VP02(A/B) VP03, VP04, VP05     | The Site and immediate surrounds up to approx. 50m from it including users of footpath 318a through the site, local residents on Town Hill Station Road and New Place Gardens adjacent to the Site, users of Town Hill and Station Road. This receptor group is taken forward for assessment in <b>Section 7.0</b> . |
| (2) Church Road, St Peter and St Paul churchyard | VP01                           | An area immediately to the west of the Site comprising dwellings and local users of Church road, visitors to St Peter and St Paul’s church and churchyard, the Star public house. The Site and proposed development would not be largely visible from this area (Figure 7.1) appearing as                            |

heavily screened glimpses to rooflines between vegetation and buildings. Effects would not exceed **Negligible** and this receptor group is not considered further.

|   |                     |  |
|---|---------------------|--|
| (3) Lingfield Estate and the Eden Brook | VP06                | An area immediately to the east of Station Road covering the Lingfield Estate. This area is used for carparking on racedays for Lingfield racecourse but appears to be used on a permissive basis when races events are not occurring. Given the Site is visible from this receptor group it is taken forward for assessment in <b>Section 7.0</b> . |
| (4) Park Farm and Rushford Farm         | VP07 and VP08       | An area approximately 200m+ northeast of the Site beyond the railway line comprising public rights of way within the countryside and scattered isolated dwellings. Given views of the Site are not possible from this area ( <b>Figures 7.7 and 7.8</b> ) it is not carried forward for assessment in <b>Section 7.0</b> .                           |
| (5) Lingfield Station                   | Illustrative view B | The area around Lingfield Station including arrivals from the station and mid-section of Station Road. No views are possible from this area ( <b>Figure 7.9</b> ) therefore no visual effects would occur and this receptor group is not taken forward for detailed assessment.  |

From the Table 1 it can be seen views of the Site are very restricted and principally limited to the Site’s immediately vicinity, namely along Town Hill, Station Road and a small area of the Impney Estate to the east.

**5.6.1. Key Routes**

The ZTV (Figure 4) and field studies confirm that views from the railway would not be possible owing vegetation lining the route.

There are no key road routes, such as motorways, A roads or scenic routes that would be affected by the Proposed Development. **Figure 1** illustrates the location of local road and rail routes within the study area.

**Long Distance Walking Routes**

**Figure 6** confirms the only long distance walking route within the study area is the Tandridge Border Path which runs for a very short distance in the far south of the study area near to Dormans Station. It would not be affected by the Proposed Development.

**National and Regional Cycles Routes**

**Figure 6** confirms there are no National Cycle Routes within the study area.

**Accessible and Recreational Landscapes**

**Figure 6** confirms there are no recreational landscapes within the study area.

No caravan parks or fishing lakes have been identified from Ordnance Survey mapping within the study area.

## 5.6.2. Specific Viewpoints

There are no specific or promoted landscape viewpoints within the study area.

## 5.7. Landscape Designations and Value

### 5.7.1. Designated Landscapes

The High Weald AONB lies approximately 1.5km to east of the Site beyond Dormansland. Given the distance and lack of intervisibility between the AONB and the Site due to screening effects of vegetation and built form. A **Negligible** scale of change is anticipated and therefore no harm to the special qualities of this designation.

Other designations including those related to heritage (e.g. scheduled monuments, conservation areas and listed buildings), ecology (e.g. sites of nature conservation interest), or recreation (e.g. parks and local green spaces) are considered as part of this LVIA within the landscape character assessment in terms of their influence on landscape value.

### 5.7.2. Local Landscape Value

Within the study area there are a range of features that contribute to the value of the local landscape. These features include:

- Public Rights of Way network (**Figure 6**);
- An assortment of heritage assets including Lingfield Conservation Area, the Grade I Listed Church of St Peter and St Paul, other associated Grade II listed structures, and locally distinct buildings.
- The parkland of the Lingfield Estate and Eden Brook; and
- A distribution of woodlands and well-treed and established network of field boundaries.

These features are considered to demonstrate the landscapes around the Site demonstrate a greater value than typical Community ('everyday') value, and as such is elevated to Local/District Value.

## 6.0 The Proposed Development

### 6.1. The Proposal

As set out in the **Section 2.2**, the Site comprises five agricultural fields within Lingfield bounded by mature hedgerows and Station Road and Town Hill to the east and south respectively.

The Proposed Development would entail the development of the Site for residential development, comprising up to 99 detached, semi-detached and apartment dwellings, access, parking and associated public open space and landscape. Forty percent of the dwellings would be affordable housing. Access would be from the B2028 Town Hill with public open space provision in the north and southeast corner of the Site. Full details of the Proposed Development are provided in the accompanying Design and Access Statement (DAS).

### 6.2. Site Fabric

Masterplanning of the Proposed Development has considered a number of environmental factors including landscape, arboriculture and ecology and impacts to these are detailed with the Arboricultural Report and Ecology Reports submitted with the planning application.

The Proposed Development would result in the removal of some vegetation including some trees and hedgerows on the Site, principally as a result of access. The Arboricultural Report identifies four individual trees, two tree groups and two hedgerows are to be removed in part or in total as a result of the Proposed Development. All of these are assessed as category 'C'.

### 6.3. Design approach in respect of landscape and visual matters

LDA Design has been involved at the very first stages of the masterplanning of the Proposed Development and has shaped the proposals as part of a landscape-led design response. Consideration of potential long-term landscape character and visual effects has formed an integral role in the design of the Proposed Development.

While the Proposed Development would result in a change to the character of the Site and its immediate surroundings, the design of the Proposed Development has been underpinned by an understanding of the local landscape and visual context. A landscape strategy for the Proposed Development has been produced as is presented in **Section 5** of the DAS.

Key landscape principles that have shaped the Proposed Development from the very start of the design and masterplanning process are:

- The retention wherever possible of existing vegetation, including individual trees and hedgerows within and forming the boundary of the Site;
- The provision of public open space in the southeast of the Site within the floodzone, drawing the parkland character of the Lingfield Estate and Eden Brook into the Site

and delivering multifunction green infrastructure in the form of SUDs and wildflower parkland planting;

- The provision of public open space and new wildflower and tree planting in the north of the Site (within Lingfield Conservation Area) acting as a green corridor along the existing footpath;
- The arrangement of built form and alignment of internal access routes to allow views to local landmarks such as St Peter and St Paul's Church and New Place Farm oasthouse to maintain views and contribute to sense of place.
- The creation of a 'village green' and other areas of incidental open space within the built form of the Proposed Development, along with avenue tree planting along main routes to soften and frame views.

## 7.0 Landscape and Visual Effects

This section sets out the effects that the Proposed Development would have on both landscape and visual receptors. The principal landscape and visual effects would occur during the operational lifetime of the Proposed Development.

The only receptor likely to experience construction and decommissioning effects that are markedly different to the **operational effects** are those within the Site itself, which would be temporary and short-term. These effects would be very different in nature to those experienced once the Proposed Development is complete, but similar in terms of their magnitude and significance. Typical temporary activities would include the movement of vehicles, heavy plant and materials within the Site.

Effects are assessed during the period following completion, when construction is complete but before planting is fully mature. During this period the effects will gradually reduce as proposed planting along site boundaries and within the development matures. It is during this early period effects to the landscape and visual resource are likely to be at their greatest.

As additional planting is proposed as part of the scheme, effects are also assessed where applicable once the vegetation has matured and established. Up to this point effects are described as Medium-term, thereafter they are considered to be Permanent.

### 7.1. Effects on Landscape Character

The Site displays an agricultural character, characterised by agricultural fields and native hedgerows reflective of the Horley to Swaynesland Low Weald Farmland character area in which the Site lies. However, the Site is bordered by the built form of Lingfield on four sides which lends to its association as part of the settlement of Lingfield rather than the wider countryside to the east. The alignment of Town Hill and Station Road along the southern and eastern boundaries respectively provide further physical demarcation between Lingfield and wider countryside beyond.

The Site is visually enclosed along footpath 381a although filtered views are possible both north and south over the Site through aligning vegetation and field gateway in the east. The northern parcel is visually enclosed by built form at New Place Gardens and boundary vegetation whilst internal and perimeter boundary vegetation further screens and filters views to the south and east. A dense hawthorn hedgerow along the eastern and southern boundaries forms an effective screen and filter to views. Whilst a small section would be removed for access, the majority would be retained, and infilled with gap planting where required.

The provision of public open space in the north and southeast of the Site would retain this open character in part and create new areas from which to appreciate local landmarks such as St Peter and St Paul's church. Areas of public open space and new planting within the Site would also soften the prominence of built form and new planting and passive surveillance along footpath 381a as a result of the Proposed Development is considered beneficial to the character and amenity of this route.



New planting would also take place throughout the Proposed Development serving to soften built form and frame views to local landmarks. A mixture of trees, wildflower grassland and hedgerows would be planting to add verdancy to the Proposed Development.

There will be **Large** scale effects on the character of the Site, given the change from agricultural fields to built development.

**Large** scale effects on landscape character (*Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed*) would be limited to the Site itself and its immediate vicinity only and very localised in extent. The established field boundary vegetation along southern and eastern boundaries and topography provide strong containment to the Site in these directions, as does the existing tall and established roadside vegetation in the wider landscape. Topography and vegetation would limit changes to character immediately to the north and west such that the characteristics of built form of Lingfield would remain intact and largely unaffected. Key areas of undeveloped open space, such as the churchyard and Lingfield common further north, would remain unaffected.

**Medium** scale effects on landscape character (*Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed*) would be limited to immediate adjacent to the Site, namely along the southern section of Station Road and eastern section of Town Hill (**Figure 7.3 and 7.4**). The retention of the boundary hedge and new tree and parkland planting is proposed in this area to soften built form.

Beyond these areas (from approx. 50m to 100m from the Site), visible effects reduce rapidly from **Small** scale (*minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences*) to **Negligible** (*very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences*), due to screening and / or filtering effects of intervening topography, tiers of established field boundary and parkland vegetation, woodland belts and the vegetated railway line. Beyond approximately 200m radius from the Site, the Proposed Development would not be visible or largely indiscernible.

Taking the above considerations into account, and as stated in **Section 5.4.3**, only the Horley to Swaynesland Low Weald Farmland landscape character area would potentially be affected by the Proposed Development. A description of the Horley to Swaynesland Low Weald Farmland landscape is summarised and assessed below, along with further observations from site-based work. Full description of the LCTs is provided in **Appendix 6**.

## 7.2. Surrey Landscape Character Assessment: Tandridge District, 2015

### LCA: Horley to Swaynesland Low Weald Farmland Landscape

The Site is located within the Horley to Swaynesland Low Weald Farmland landscape area (**Figure 5 and Appendix 6**) which covers a large area of land from Lingfield in the east to Dorking in the west. It is described as “*The South Nutfield to Swaynesland Low Weald Farmland Character Area is an extensive area of low weald farmland which stretches from Horley*

and Redhill in the west, to the county boundary with Kent in the east. It is defined by the change in underlying geology to the north from clays to greensand, rising to the high weald to the south and the county boundary to the east. Settlement to the west including Earlswood, South Earlswood, Salfords, and Horley, form an almost continuous line of settlements along the A23 and define the extent of the character area to the west. The character area encloses the settlements of Smallfield, Outwood, South Godstone, Blindley Heath, and Lingfield, and adjoins South Nutfield and the south of Oxted. The boundary follows recognisable features such as roads and field boundaries. The area is outside the Surrey Hills AONB, but borders the High Weald AONB to the south-east..”

Key characteristics are [inter alia] as follows:

- *“A low lying landscape, underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.*
- *Landform is broadly undulating, and falls towards winding water courses, such as Ray Brook and the River Eden, which flow east into Kent, and form minor local valley features across the character area. Wooded gills are also present, such as Putney Gill, Hookstile Gully. Landform rises to the north to meet the greensand hills which form the northern boundary, and to the south to meet the high weald.*
- *The character area consists predominantly of medium-large, arable fields, along with occasional areas of smaller pastoral fields.*
- *There is generally a consistent network of well-maintained hedges across the character area, dispersed blocks of woodland (often ancient woodland), and an area of more extensive ancient woodland in the north-east of the character area, including Honesland Wood, Little Earls Wood, Great Earls Wood and Staffhurst Wood. The hedgerow pattern breaks down in a few places, such as towards the central, southern part of the character area. There are a few, usually well vegetated, parcels of land, including paddocks, associated with dispersed farmstead and dwellings.*
- *There are views across the majority of the character area, although woodland occasionally obscures longer distance views.*
- *A network of minor roads and rural lanes, often lined with well-maintained hedges, cross the character area. There is a comprehensive network of public rights of way, including the Vanguard Way Recreational Path and the Tandridge Border Recreational Path.*
- *The character area wraps around several Built Up Areas, including Outwood, Smallfield, South Godstone, Blindley Heath and Lingfield, as well as the southern end of South Nutfield and Oxted.*
- *Within the character area, there are scattered farmsteads, attractive scattered settlements, church yards and mills, as well as some dense areas of ribbon development along minor roads, but overall there is limited settlement across the area, with particularly limited settlement in the south-eastern part of the character area.*
- *There are some areas of registered common land within the character area, namely Outwood Common, Blindley Heath, Staffhurst Wood, and Itchingwood Common. There are also a few listed buildings, schedules ancient monuments and Conservation Areas across the character area.*

- *The character area contains a number of areas designated as Sites of Nature Conservation Importance, including semi-natural woodland, plus a small number of Sites of Special Scientific Interest and local nature reserves, around Oxted and Lingfield and at Blindley Heath which is the best known example of relict damp grassland on Weald Clay in Surrey.*
- *A relatively peaceful landscape with limited settlement, particularly to the east, with a slightly higher sense of tranquillity than the low weald farmland west of the Mole floodplain. The character area has less woodland, simpler topography and overall appears more maintained than the Wooded Low Weald (Type WW) to the west."*

In addition the LCA identifies guidelines for landscape management and accommodating development which include [inter alia]:

- *"Conserve the rural, largely unsettled landscape.*
- *Conserve the pattern and character of existing settlements, resisting spread and coalescence of settlement.*
- *Conserve and enhance the landscape setting to villages and edge of settlement.*
- *Any new development should conserve the enclosure and vegetated character of the surrounding landscape.*
- *Built form to be integrated by woodland edges, shaws, hedgerows and open areas linked to the existing network.*
- *Ensure new development respects existing rural characteristics and conserves distinctive open areas, greens and commons.*
- *Encourage and new built development including sympathetic contemporary architecture to respect local characteristics, through high quality detailing and use of local pattern and building materials.*
- *Enhance the urban fringe and suburban landscape.*
- *Conserve and maintain the hedgerow field boundaries and the connectivity and quality of the network."*

The susceptibility of the Horley to Swaynesland Low Weald Farmland is assessed to be **Medium** in that *"undue consequences may arise"*. In light of the findings of **Section 5.7.2** and features of local value, the Horley to Swaynesland Low Weald Farmland is considered to be of **Local/District** value. A **Medium** sensitivity is therefore considered appropriate for the Horley to Swaynesland Low Weald Farmland.

The Proposed Development would affect a very small area of this character area, primarily within the settlement of Lingfield that is already influenced by built form. The provision of high quality residential built form, punctuated by new planting and substantial areas of new public and community spaces is considered beneficial in landscape character terms. The landscape strategy for the Site (**Section 5.8 of the DAS**) which includes the retention of established mature trees, notably the boundary hedgerows and majority of internal hedgerows within the Site, would remain and continue to contribute to the vegetated character and act as local features, in accordance with character guidelines noted above. The planting of new trees within the Site within the 'parkland' in the southeast and areas of

public open space in the north and throughout the built form would also soften built form and aid legibility in terms of connecting parcels of the Site.

The siting of residential built form into the agricultural fields would, in character terms, be considered adverse. However, given the containment and influence of existing built form of Lingfield over the Site, coupled with the proposed new planting and public open space provision, it is considered this impact can be suitably mitigated and would be limited to the immediate vicinity of the Site.

New planting is proposed throughout the Proposed Development in the form of individual trees and tree avenues, new hedgerow planting and infilling of existing gaps and substantial areas of wildflower meadow planting in areas of public open space. New planting will 'soften' built form and aid the assimilation of the Proposed Development into its landscape context whilst also contributing positively to sense of place and biodiversity.

The planting and activation of the existing footpath, which as present is uninviting, overgrown and secluded, is considered a **benefit** in landscape terms, creating a more inviting key route through to the gateway of Lingfield Station. The provision of wildflower planting, equipped play area, an offset of built form from the route whilst maintain passive surveillance is considered as substantial improvement in landscape and design terms to the current route. In addition, the creation of news area of public open space to allow appreciation of built form assets including St Peter and St Paul's Church and the locally distinct New Place Farm Oasthouse is also considered **beneficial** in landscape terms.

Given the limited visibility of the Site, screening effects of new and proposed vegetation, and the character of the Proposed Development effects on the wider character of the Horley to Swaynesland Low Weald Farmland is assessed to be **Negligible** and no further assessment is required.

In relation to the local character of the Site and immediate locality (i.e. approximately 200m around it) changes to landscape character would occur as discussed above. On balance these are considered to be **Neutral** given the presence of existing built form and the association of the Site with the existing settlement of Lingfield.

The scale of effect to the local landscape of the Horley to Swaynesland Low Weald Farmland is assessed to be **Large to Medium**, over a **Localised** extent for a **Permanent** duration. A **High to Medium** magnitude is anticipated resulting in a **Moderate** and **Neutral** effect to the local character of the Horley to Swaynesland Low Weald Farmland within an immediate vicinity of the Site.

### 7.3. Effects on Visual Receptors

### 7.4. Visual Material

Annotated baseline photographs from all viewpoints are shown on **Figure 7** of the LVIA and also include illustrative views (**Figure 7.9**) where no view is possible.

The viewpoint description, description of effects and scale of effect for each viewpoint (see **Figure 4** for locations) is set out on the relevant photograph panel in **Figure 7**. The scale of

effect at each viewpoint is summarised in Table 2 below which also includes details of distance and direction.

**Table 2: Viewpoint Scale of Effect**

| Viewpoint Reference & Location          | Distance & Direction                  | Scale of effect              |                              |
|---|---------------------------------------|------------------------------|------------------------------|
|   |                                       | Adverse / Neutral / Positive |                              |
|   |                                       | Medium-term                  | Permanent                    |
| Viewpoint 01 – Church Road              | 80m, West                             | Negligible<br><i>Neutral</i> | Negligible<br><i>Neutral</i> |
| Viewpoint 02 (A and B) – Footpath 381a  | Within the Site, north (A), south (B) | Large<br><i>Adverse</i>      | Large<br><i>Adverse</i>      |
| Viewpoint 03 – Station Road             | Adjacent to the Site, East            | Large<br><i>Adverse</i>      | Large<br><i>Adverse</i>      |
| Viewpoint 04 – Racecourse Road          | Adjacent to the Site, East            | Large<br><i>Adverse</i>      | Medium<br><i>Adverse</i>     |
| Viewpoint 05 – Town Hill (B2028)        | Adjacent to the Site, south           | Large<br><i>Adverse</i>      | Large<br><i>Adverse</i>      |
| Viewpoint 06 – Lingfield Estate         | 120m, East                            | Small<br><i>Neutral</i>      | Small<br><i>Neutral</i>      |
| Viewpoint 07 – Park Lane (Footpath 391) | 540m, Northeast                       | Negligible<br><i>Neutral</i> | Negligible<br><i>Neutral</i> |
| Viewpoint 08 – Footpath 388             | 890m, Northeast                       | Negligible<br><i>Neutral</i> | Negligible<br><i>Neutral</i> |

Each of the viewpoints is a ‘sample’ of the potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction. From these viewpoints it can be seen that:

The extent of **Large scale** visual effects, where the Proposed Development would form a major alteration to key elements, features, qualities and characteristics of the view such that the baseline will be fundamentally changed, would generally be limited to locations within the Site (footpath 381a), and from those adjacent to the Site boundary – namely Station Road and Town Hill (**Figure 7.3 and 7.4**). This is a very limited area substantially restricted to the immediate vicinity (i.e. within 50m of the Site).

Beyond this area, the extent of **Medium scale** effects is limited due to the screening effects of vegetation, including trees and field boundaries, and topography. Consequently, **Medium Scale** effects would be apparent only in small areas approx. 50-200m east, in the area between the Site and Lingfield Estate.

Beyond approximately 200m from the Site to the east, potential views are largely screened by vegetation and topography and the scale of visual effects, where apparent, reduce rapidly to **Negligible**, with only glimpsed or filtered views over or through gaps in intervening vegetation possible.

Beyond these areas as indicated by the ZTV and verified and refined by field analysis as set out in **Table 1**, the Proposed Development would either be screened from visual receptors by vegetation, built form or landform (or a combination of these), or would result in a very limited change in views, being seen as part of the wider composition in the context of existing built form resulting in **Negligible** scales of effect on receptors in these areas.

The visibility of the Site and Proposed Development is found to be very limited, principally restricted to the Site and its immediate vicinity. These limited areas of visibility are assessed as visual receptor groups in **Section 7.4.1** below.

#### 7.4.1. Visual Receptor Groups

This assessment focuses on effects on groups of visual receptors, incorporating effects on views from public spaces and streets within settlements (or around the houses in areas with isolated dwellings), and the routes and accessible landscape in the surrounding countryside. Residents and visitors within these communities are assessed to be of **High-Medium** sensitivity. The assessment of effects on settlements focuses on the visual amenity of public spaces, though views from groups of dwellings will also be noted in the descriptions where appropriate. Effects on private residential amenity is a separate matter, and only require assessment when a development is likely to be 'overwhelming' or 'overbearing' (as set out within **Section 3.4** and **Appendix 3**), which is not the case in respect of this development.

#### 7.4.2. Visual receptor group 1 – The Site and Immediate Vicinity

The Site and immediate surrounds up to approx. 50m from it including users of Footpath 381a within the Site (the only publicly accessible part of the Site), Town Hill (B2028) immediately to the south, Station Road, immediately adjacent to the east, private residents at New Place Gardens and on Town Hill and Station Road.

Effects on these visual receptors are represented by Viewpoints 02, 03, 04, 05 (**Figures 7.2 to 7.5**).

This receptor group represents visual receptors within the Site and in close proximity to it. Subsequently, it is this receptor group that can be reasonably expected to experience the most visual change to views as a result of the Proposed Development. However, the visual change across the receptor group would vary considerably depending on location, with views from the north at New Place Gardens experiencing relatively little change given intervening boundary vegetation.

Views from Footpath 381a within the Site would visually change substantially with built form becoming more visible from this route. This is not considered to be incongruent given existing built form is visible from this route (**Figure 7.2 A and B**). The set back of built form from this route and the provision of a large area of public open space with new wildflower and tree planting is seen as beneficial in mitigating potential visual impacts the Proposed Development may have. The overall visual character of the route, which is uninviting at present, is anticipated to improve as a result of the Proposed Development. Further east along this route views of the Site and Proposed Development are quickly screened by intervening vegetation (**Figure 7.9: Viewpoint A**). Views further east at Lingfield Station are also not possible (**Figure 7.9: Viewpoint B**) meaning that only a short section of the footpath would be affected where it runs through the Site, approximately just over half (204m) of the total length of the footpath (380m) would be affected.

In views from the east and south, The Proposed Development would be a notable feature of the view given its proximity to the view location (**Figures 7.3 and 7.4**). New built form would be seen in the context of existing built form at Lingfield set back from Station Road and Town Hill, behind the existing hedge which would be retained and new 'parkland' character planting. This would create 'soft' green edge to this boundary of Lingfield which is also physically defined and permanent with the alignment of the adjacent roads of Town Hill and Station Road.

Development would also be seen along Racecourse Road (**Figure 7.4**) again set back behind the retained hedgerow and seen in context of existing built form on Station Road and Town Hill. Glimpses through to the spire of St Peter and St Paul's church would still be possible, and framed by planting lining the internal road network which is aligned to take advantages of both the church spire and New Place Oasthouse. Views further east along Racecourse Road quickly become truncated by intervening vegetation and buildings of the Lingfield Estate.

The scale of effect to these areas of receptor group 1 are assessed **Large/Medium** for a **Permanent** duration and **Localised** extent of the receptor group. A **Medium** magnitude of change is anticipated resulting in a **Moderate** significance of effect which, given the existing context is considered to be **Adverse**.

#### 7.4.3. Receptor Group 2 Church Road, St Peter and St Paul Churchyard

To the west of the Site, along Church Road, glimpsed views between existing buildings and built form to the upper levels of buildings would be possible (**Figure 7.1**). Proposed Development would be largely inconspicuous and would not change the composition of views from this area which would remain focussed on the St Peter and St Paul's church and dwellings along Church Road. Views from areas of open space, such as the churchyard are screened by vegetation and would not experience any notable visual change. A **Negligible** scale of change is anticipated and no further assessment is required.

#### 7.4.4. Visual Receptor 3 – Lingfield Estate and Eden Brook

The Lingfield Estate lies immediately adjacent to the Site to the east. It comprises the river Eden, its relatively flat floodplain, and parkland of the Lingfield Estate. Much of this area is used for carparking on racedays comprising of grass and gravel areas. There are no formal public rights of way in this area although it appears a permissive path north from Racecourse Road through to the railway station existing and is used by local users. Existing built form at Station Road and Town Hill can be seen along with the spire of St Peter and St Paul and New Place Farm Oasthouse on the horizon rising above vegetation on the settlement edge.

**Figure 7.5** illustrates the view from the permissive footpath within the Lingfield Estate. Built form of the Proposed Development can be seen amongst the existing vegetation of the Estate parkland and settlement edge of Lingfield, serving to soft its visibility and assimilate it into the landscape context. View of the church spire would remain legible about the roofline of proposed dwellings.

A **Small** scale of change is anticipated for a **Permanent** duration over a **Localised** extent of the Impney Estate receptor group. A **Low** magnitude of Effect is assessed resulting in **Slight** and **Neural** effects.

#### 7.4.5. Key Routes

##### Roads and Rail

As stated in **Section 5.6** The ZTV study (**Figure 4**) and field study confirms there would be notable change to views from key road or rail routes.

##### Cycleways

No cycle routes have been identified for further detailed assessment and there would be no notable change to these routes as a result of the Proposed Development.

##### Long Distance Footpaths

No long distance footpaths would be affected by the Proposed Development.



#### 7.4.6. Specific Viewpoints

There are no specific or promoted landscape viewpoints within the study area of relevance to the Site that require assessment.

#### 7.4.7. Potential Night-time Effects and Lighting

The Site is located within Lingfield. There is likely to be an increase in illumination levels as a result of the Proposed Development but this is not out of context with the surrounding landscape context. A lighting assessment is submitted as part of the planning application which sets out best practice in relation to lighting design.

#### 7.5. Summary of Landscape and Visual Effects

Effects on the receptors assessed above are summarised in **Table 3** over the page. For receptors where the significance of effects varies, the distribution of effects is summarised. Effects apply during construction, before the mitigation planting has matured and once the mitigation planting has matured unless specifically stated otherwise.

Table 3: Summary of Effects

| Visual Receptor   | Distance & Direction | Sensitivity | Comments                                | Magnitude  | Significance | Positive / Neutral / Adverse |
|---|----------------------|-------------|---|------------|--------------|------------------------------|
| <b>Landscape Character</b>                                  |                      |             |   |            |              |                              |
| LCA:WF3: Horley to Swaynesland Low Weald Farmland Landscape | Within the Site      | Medium      | Site and immediate vicinity (up to 50m) | Medium     | Moderate     | Neutral                      |
|   | Wider LCT            |             | Wider LCT as a whole                    | Negligible | Negligible   | Neutral                      |
| All other character areas                                   | 1.5km to southeast   | High        | All other LCTs no discernible change.   | Negligible | Negligible   | Neutral                      |

| <b>Visual Receptor Groups</b>   |                                      |             |  |            |            |         |
|---|--------------------------------------|-------------|--|------------|------------|---------|
| <b>Receptor Group 1:</b> The Site and Immediate Vicinity              | Site and immediate context up to 50m | High-Medium | Immediately adjacent to the site and visual receptors within 50m | Medium     | Moderate   | Adverse |
| <b>Receptor Group 2:</b> Church Road, St Peter and St Paul Churchyard | 50m+ west                            | High-Medium |  | Negligible | Negligible | Neutral |
| <b>Receptor Group 3:</b> Lingfield Estate and Eden Brook              | Up to 200m, east                     | High-Medium |  | Low        | Slight     | Neutral |
| <b>Key Routes</b>   |                                      |             |  |            |            |         |
| Railway line  | 120m east                            | Low         | No views possible.   | Negligible | Negligible | Neutral |

| Recreational Routes: Long Distance Walking Routes / National and Regional Cycle Routes |             |        |                    |            |            |         |
|--|-------------|--------|--------------------|------------|------------|---------|
| Tandridge Border Path  | 1.8km south | Medium | No views possible  | Negligible | Minimal    | Neutral |
| Specific Viewpoints  |             |        |                    |            |            |         |
| N/A  |             |        |                    |            |            |         |
| Designated landscapes  |             |        |                    |            |            |         |
| High Weald AONB  | 1.5km east  | High   | No views possible. | Negligible | Negligible | Neutral |

## **Figures**

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| Figure 1 | Site Location  |
| Figure 2 | Landscape Policy   |
| Figure 3 | Topography   |
| Figure 4 | Zone of Theoretical Visibility (ZTV & Viewpoint Locations) |
| Figure 5 | Landscape Character Types                                  |
| Figure 6 | Access   |
| Figure 7 | Photopanel   |

## **Appendices**

Appendix 1: Glossary

Appendix 2: References

Appendix 3: Methodology

Appendix 4: ZTV Methodology

Appendix 5: National Planning Policy Statement

Appendix 6: Surrey Landscape Character Assessment: Low Weald Farmland - Horley to Swaynesland Low Weald Farmland

Appendix 7: Tandridge Landscape Sensitivity and Capacity Study (2017)

## Appendix 1 Glossary

*Cumulative effects.* The additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together. <sup>1</sup>

*Landscape Character Areas* These are single unique areas which are the discrete geographical areas of a particular landscape type. Each has its own individual character and identity, even though it shares the same generic characteristics with other types. <sup>2</sup>

*Landscape character type.* These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use, and settlement pattern. <sup>2</sup>

*Landscape effects.* Effects on the landscape as a resource in its own right. <sup>1</sup>

*Landscape character.* A distinct and recognisable pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. <sup>2</sup>

*Landscape quality (or condition).* A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements. <sup>1</sup>

*Landscape receptor.* Defined aspects of the landscape resource that have the potential to be affected by a proposal. <sup>1</sup>

*Landscape value.* The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons. <sup>1</sup>

*Magnitude (of effect).* A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term, in duration. <sup>1</sup>

*Mitigation.* Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy identified effects).<sup>1</sup>

*Sensitivity.* A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. <sup>1</sup>

*Susceptibility.* The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences. <sup>1</sup>

*Visual amenity.* The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area. <sup>1</sup>

*Visual effect.* Effects on specific views and on the general visual amenity experienced by people. <sup>1</sup>

*Visual receptor.* Individuals and/or defined groups of people who have the potential to be affected by a proposal. <sup>1</sup>

*Zone of Theoretical Visibility (ZTV).* A map, usually digitally produced, showing areas of land within which a development is theoretically visible.<sup>1</sup>

<sup>1</sup>The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013

<sup>2</sup> An Approach to Landscape Character Assessment Guidance for England and Scotland, Natural England, 2014.

## Appendix 2 References

- 1) The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013.
- 2) An Approach to Landscape Character Assessment, Natural England, 2014.
- 3) Special Report – The State of Environmental Impact Assessment Practice in the UK, Institute of Environmental Management and Assessment, 2011.
- 4) Landscape Institute Advice Note 09/19 – Visual Representation of Development Proposals.
- 5) Landscape Institute Technical Note 04/18 – Townscape Character Assessment.
- 6) European Landscape Convention, 2000.
- 7) Residential Visual Amenity Landscape Institute Technical Guidance Note 02/2019.
- 8) Tandridge District Core Strategy (2008).
- 9) Tandridge District Local Plan Part 2: Detailed Policies (2014).
- 10) Tandridge Local Plan 2033 Reg 22 Submission (2019).
- 11) Tandridge Supplementary Planning Guidance: Trees and Soft Landscaping (2017).
- 12) Lingfield Village Design Statement (undated).
- 13) Surrey Landscape Character Assessment: Tandridge District (2015), Surrey County Council.
- 14) Tandridge Sensitivity and Capacity Study Addendum (2017), Tandridge District Council.
- 15) Natural England National Landscape Character Area Profiles (2014) NCA 121: Low Weald.

## **Appendix 3 Methodology**

### **Introduction**

This appendix contains additional detail regarding the assessment methodology, supplementing the information provided within the LVIA text. This appendix sets out a standard approach – specific matters in terms of the scope of assessment, study area and modifications to the standard approach for this assessment are set out within the LVIA.

The methodology has the following key stages, which are described in more detail in subsequent sections, as follows:

- **Baseline** – includes the gathering of documented information; agreement of the scope of the assessment with the EIA co-ordinator and local planning authority; site visits and initial reports to the EIAA co-ordinator of issues that may need to be addressed within the design.
- **Design** – input into the design / review of initial design / layout / options and mitigation options.
- **Assessment** – includes an assessment of the landscape and visual effects of the scheme, requiring site based work and the completion of a full report and supporting graphics.
- **Cumulative Assessment** – assesses the effects of the proposal in combination with other developments, where required.

### **Baseline**

The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:

- A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the site and surrounding areas.
- Agreement of the main study area radius with the local planning authority.
- A desk study of nationally and locally designated landscapes for the site and surrounding areas.
- A desk study of existing landscape character assessments and capacity and sensitivity studies for the site and surrounding areas.
- A desk study of historic landscape character assessments (where available) and other information sources required to gain an understanding of the contribution of heritage assets to the present day landscape.
- Collation and evaluation of other indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, references in art and literature.
- The identification of valued character types, landscape elements and features which may be affected by the proposal, including rare landscape types.
- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.
- Draft Zone of Theoretical Visibility (ZTV) studies to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected. The methodology used in the preparation of ZTV studies is described within Appendix 12.4.
- The identification of and agreement upon, through consultation, the scope of assessment for cumulative effects.
- The identification of and agreement upon, through consultation, the number and location of representative and specific viewpoints within the study area.
- The identification of the range of other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Site visits to become familiar with the site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.



- Input to the design process.

The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects (ref. GLVIA 3<sup>rd</sup> edition, 2013, para 3.19).

### **Design**

The design and assessment stages are necessarily iterative, with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects are set out within the LVIA.

### **Assessment**

The assessment of effects includes further desk and site based work, covering the following key activities:

- The preparation of a ZTV based on the finalised design for the development.
- An assessment, based on both desk study and site visits, of the sensitivity of receptors to the proposed development.
- An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the proposed development.
- An informed professional judgements as to whether each identified effect is positive, neutral or adverse.
- A clear description of the effects identified, with supporting information setting out the rationale for judgements.
- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA
- The production of photomontages from a selection of the agreed viewpoints showing the anticipated view following construction of the proposed development.

### **Site**

The effect of physical changes to the site are assessed in terms of the effects on the landscape fabric.

### **Landscape and Townscape Character Considerations**

The European Landscape Convention (2000) provides the following definition:

*“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”*

And notes also in Article 2 that landscape includes *“natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas”*.

An Approach to Landscape Character Assessment (Natural England, 2014) defines landscape character as:

*“a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse.”*

The susceptibility of landscape character areas is judged based on both the attributes of the receiving environment and the characteristics of the proposed development as discussed under ‘susceptibility’ within the methodology section of the LVIA. Thus, the key characteristics of the landscape character types/areas are considered, along with scale, openness, topography; the absence of, or presence, nature and patterns of development, settlement, landcover, the contribution of heritage assets and historic landscape elements and patterns, and land uses in forming the character. The condition of the receiving landscape, i.e. the intactness of the existing character will also be relevant in determining susceptibility. The likelihood of material effects on the landscape character areas can be judged based on the scale and layout of the proposal and how this relates to the characteristics of the receiving landscape.

The introduction of any development into a landscape adds a new feature which can affect the ‘sense of place’ in its near vicinity, but with distance, the existing characteristics reassert themselves.

The baseline is informed by desk study of published landscape character assessments and field survey. It is specifically noted within An Approach to Landscape Character Assessment (Natural England, 2014) that:

*“Our landscapes have evolved over time and they will continue to evolve – change is a constant but outcomes vary. The management of change is essential to ensure that we achieve sustainable outcomes – social, environmental and economic. Decision makers need to understand the baseline and the implications of their decisions for that baseline.”*

At page 51 it describes the function of Key Characteristics in landscape assessment, as follows:

*“Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character.”*

It follows from the above that in order to assess whether landscape character is significantly affected by a development, it should be determined how each of the key characteristics would be affected. The judgement of magnitude therefore reflects the degree to which the key characteristics and elements which form those characteristics will be altered by the proposals.

### **Landscape value - considerations**

Paragraph 5.19 of GLVIA states that *“A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape- such as trees, buildings or hedgerows -may also have value. All need to be considered where relevant.”*

Paragraph 5.20 of GLVIA indicates information which might indicate landscape value, including:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents for local landscape designations;
- Information on features such as Conservation Areas, listed buildings, historic or cultural sites;
- Art and literature, identifying value attached to particular areas or views; and
- Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

An assessment of landscape value is made based on the following factors outlined in Box 5.1 of GLVIA3: Landscape quality (condition); scenic quality; rarity; representativeness; conservation interest; recreational value; perceptual aspects; and associations.

In addition to the above list, consideration is given to any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than Community value.

### **Viewpoints and Visual Receptors - considerations**

A wide variety of visual receptors can reasonably be anticipated to be affected by the proposed development. Within the baseline assessment, the ZTV study and site visits are used to determine which visual receptors are likely to be significantly affected and therefore merit detailed assessment. In line with guidance (GLVIA, 3<sup>rd</sup> Edition, 2013); both representative and specific viewpoints may be identified to inform the assessment. In general, the majority of viewpoints will be representative – representing the visual receptors at the distance and direction in which they are located and of the type(s) that would be present at that location. The representative viewpoints have generally been selected in locations where significant effects would be anticipated; though some may be selected outside of that zone – either to demonstrate the reduction of effects with distance; or to specifically ensure the representation of a particularly sensitive receptor.

The types of visual receptors likely to be included with the assessment are:

- Users of walking routes or accessible landscapes including Public Rights of Way, National and Regional Trails and other long distance routes, Common Land, Open Access Land, permissive paths, land held in trust (e.g. Woodland Trust, National Trust) offering free public access, and other regularly used, permitted walking routes;
- Visitors to and residents of settlements;
- Visitors to specific valued viewpoints;
- Visitors to attractions or heritage assets for which landscape and views contribute to the experience; and
- Users of roads or identified scenic routes.

Visual receptors are grouped for assessment into areas which include all of the routes, public spaces and homes within that area. Groups are selected as follows:

- Based around settlements in order to describe effects on that that community – e.g. a settlement and routes radiating from that settlement; or
- An area of open countryside encompassing a number of routes, accessible spaces and individual dwellings; or
- An area of accessible landscape and the routes within and around it e.g. a country park; and
- such that effects within a single visual receptor group are similar enough to be readily described and assessed.

With the exception of specific viewpoints, each route, settlement or location will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore effects are described in such a way as to identify where views towards the development are likely to arise and what the scale, duration and extent of those views are likely to be. In some cases this will be further informed by a nearby viewpoint and in others it will be informed with reference to the ZTV, aerial photography and site visits. Each of these individual effects are then considered together in order to reach a judgement of the effects on the visual receptors along that route, or in that place.

The representative viewpoints are used as ‘samples’ on which to base judgements of the scale of effects on visual receptors. The viewpoints represent multiple visual receptors, and duration and extent are judged when assessing impacts on the visual receptors.

For specific viewpoints (key and sometimes promoted viewpoints within the landscape), duration and extent are assessed, with extent reflecting the extent to which the development affects the valued qualities of the view from the specific viewpoint.

## Visual Receptor Sensitivity – typical examples

|                               | High | Medium | Low |
|-------------------------------|------|--------|-----|
| <b>National/International</b> | 1    | 4      | 8   |
| <b>Local/District</b>         | 2    | 5      | 8   |
| <b>Community</b>              | 3    | 6      | 9   |
| <b>Limited</b>                |      | 7      | 10  |

- 1) Visitors to valued viewpoints or routes which people might visit purely to experience the view, e.g. promoted or well-known viewpoints, routes from which views that form part of the special qualities of a designated landscape can be well appreciated; key designed views; panoramic viewpoints marked on maps.
- 2) People in locations where they are likely to pause to appreciate the view, such as from local waypoints such as benches; or at key views to/from local landmarks. Visitors to local attractions, heritage assets or public parks where views are an important contributor to the experience, or key views into/out of Conservation Areas.
- 3) People in the streets around their home, or using public rights of way, navigable waterways or accessible open space (public parks, open access land).
- 4) Users of promoted scenic rail routes.
- 5) Users of promoted scenic local road routes.
- 6) Users of cycle routes, local roads and railways.
- 7) Outdoor workers.
- 8) Users of A-roads which are nationally or locally promoted scenic routes.
- 9) Users of sports facilities such as cricket grounds and golf courses.
- 10) Users of Motorways and A-roads; shoppers at retail parks, people at their (indoor) places of work.

### Preparation and use of Visuals

The ZTVs are used to inform the field study assessment work, providing additional detail and accuracy to observations made on site. Photomontages may also be produced in order to assist readers of the assessment in visualising the proposals, but are not used in reaching judgements of effect. The preparation of the ZTVs (and photomontages where applicable) is informed by the Landscape Institute's Advice Note 01/11 – 'Photography and photomontage in landscape and visual impact assessment' and SNH 'Visual Representation of Wind Farms Best Practice Guidance' (both the 2007 and 2017 editions).

The following points should be borne in mind in respect of the ZTV study:

- Areas shown as having potential visibility may have visibility of the development obscured by local features such as trees, hedgerows, embankments or buildings.

A detailed description of the methods by which ZTVs and visualisations are prepared is included in Appendix 4.

In addition to the main visualisations, illustrative views are used as appropriate to illustrate particular points made within the assessment. These are not prepared to the same standard as they simply depict existing views, character or features rather than forming the basis for visualisations.

### Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development. A search area from the proposal site (typically of a similar scale to the study area) is agreed with the planning authority.

For each of the identified cumulative schemes agreement is reached with the Planning Authority as to whether and how they should be included in the assessment.

Only operational and consented developments are considered, unless specific circumstances indicate that a development in planning should be included, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

The cumulative assessment examines the same groups of landscape and visual receptors as the assessment for the main scheme, though different viewpoints may be used in order to better represent the likely range of effects arising from the combination of schemes. The assessment is informed by cumulative ZTVs as necessary, showing the extent of visual effects of the schemes in different colours to illustrate where visibility of more than one development is likely to arise. Cumulative wirelines or photomontages may also be prepared.

In addition, the effects on users of routes through the area, from which developments may be sequentially visible as one passes through the landscape are also considered, if appropriate. This assessment is based on the desk study of ZTVs and aerial photography, and site visits to travel along the routes being assessed.

In relation to landscape and visual cumulative assessment, it is important to note the following:

- For each assessed receptor, combined cumulative effects may be the same as for the application scheme, or greater (where the influence of multiple schemes would increase effects, or where schemes in planning other than the application scheme would have the predominant effects).
- For each assessed receptor, incremental cumulative effects may be the same as for the application scheme, or reduced (where the influence of other schemes in planning would be such that were they consented and considered to be part of the baseline, the incremental change arising from the addition of the application scheme would be less).
- Subject to the distance and degree of intervening landform, vegetation and structures there may be no cumulative effects.

The way in which the assessment is described and presented is varied depending on the number and nature of scenarios which may arise. This variation is needed in order to convey to the reader the key points of each assessment. For example, the three different cumulative combinations that may arise for an assessment in which there are two existing undetermined applications each can be assessed individually. A situation in which there are 10 applications cannot reasonably be assessed in this way and the developments may need to be grouped for analysis.

### **Residential Amenity**

Paragraph 6.17 of GLVIA, 3<sup>rd</sup> edition notes that:

*“In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties... Effects of development in private property are frequently dealt with mainly through ‘residential amenity assessments’. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment”*

When dealing with effects on residential properties, the outlook from a private property is essentially a private matter. The difference between that private interest and what should be protected in the public interest has been the subject of particular focus at Public Inquiries in relation to wind farm cases and the lessons learnt from Inspector’s decisions have informed how effects on views from residential properties influence a planning decision. This is fully described and set out in paragraphs 209-211 of the decision regarding Spring Farm Ridge wind farm (APP/Z2830/A/11/2165035 – December 2014), which sets out the approach that in considering effects on private residential amenity – whether effects are visually significant is not relevant – effects which fall below the threshold of being “so unpleasant, overwhelming and oppressive that this would become an unattractive place to live” (known as the Lavender Test) “would not feature in the planning balance, irrespective of how many dwellings were so affected”. The Inspector’s report also makes clear that this is a separate exercise to “weighing in the balance, as a component of the character and appearance issue, the

*effects on the locality generally that would derive from visual effects on resident receptors*”, which is covered within the assessment of effects on visual receptors.

The Spring Farm Ridge Inspector’s decision is for a wind farm but makes it clear that “*the level of impact or threshold at which the public interest would be so engaged should be no different for wind turbines than would be the threshold applicable to other types of development.*” Wind farms are unusually tall developments with a greater chance that they could have such an effect. Most forms of development are unlikely to cause effects of such a high magnitude to render a property an unattractive place in which to live unless in very close to the property and occupying a large proportion of views.

Residential properties closest to the site are viewed on site and from aerial photography to consider whether a residential amenity assessment is required. Where such an assessment is required, it is provided as an appendix to the LVIA.

## Appendix 4 ZTV Studies

### ZTV Studies

ZTV studies are prepared using the ESRI ArcGIS Viewshed routine. This creates a raster image that indicates the visibility (or not) of the points modelled. LDA Design undertake a ZTV study that is designed to include visual barriers from settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data). If significant deviations from these assumed heights are noted during site visits, for example young or felled areas of woodland, or recent changes to built form, the features concerned will be adjusted within the model or the adoption of a digital surface model will be used to obtain actual heights for these barriers. In this instance 1m resolution LiDAR data has been used to include buildings and vegetation in the ZTV model.

The model is also designed to take into account both the curvature of the earth and light refraction, informed by the SNH guidance. LDA Design undertake all ZTV studies with observer heights of 2m.

The ZTV analysis begins at 1m from the observation feature and will work outwards in a grid of the set resolution until it reaches the end of the terrain map for the project.

For all plan production LDA Design will produce a ZTV that has a base and overlay of the 1:50,000 Ordnance Survey Raster mapping or better. The ZTV will be reproduced at a suitable scale on an A3 template to encompass the study area.

### Ground model accuracy

Depending on the project and level of detail required, different height datasets may be used. Below is listed the different data products and their specifications:

| Product                             | Distance Between Points | Vertical RMSE Error |
|-------------------------------------|-------------------------|---------------------|
| LiDAR                               | 50cm – 2m               | up to +/- 5cm       |
| Photogrammetrically Derived Heights | 2m – 5m                 | up to +/- 1.5m      |
| Ordnance Survey OS terrain 5        | 5 m                     | up to +/- 2.5m      |
| NextMap25 DTM                       | 25 m                    | +/- 2.06m           |
| Ordnance Survey OS terrain 50       | 50 m                    | +/- 4m              |

Site-specific topographical survey data may also be used where available.

## Appendix 5: National Planning Policy

The National Planning Policy Framework (NPPF, July 2021) makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12), and effects on the natural environment (Section 15) are important components of this.

Paragraph 11 sets out that in determining applications for development this means that developments which accord with an up-to-date development plan should be approved. Where the development plan is not fit for the purpose of determining the application, paragraph 11 directs that the permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”* or *“the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan”*. The areas or assets of particular importance in respect of landscape and visual matters referred to within the relevant footnote 7 are:

- Area of Outstanding Natural Beauty (AONB);
- National Parks including the Norfolk Broads;
- Heritage Coast.

The list also includes important habitats sites, irreplaceable habitats and / or designated as Sites of Special Scientific Interest; land designated as Green Belt or Local Green Space; designated heritage assets or heritage assets of archaeological interest; and areas at risk of flooding or coastal change.

Section 11 sets out considerations in ‘Making Effective Use of Land’ and notes in paragraph 124 that in respect of development density the considerations should include whether a place is well-designed and *“the desirability of maintaining an area’s prevailing character and setting ... or of promoting regeneration and change”*.

Section 12 sets out consideration in ‘Achieving well-designed places’ and indicates in paragraph 127 (Section 12) that decisions should ensure that developments:

- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) ...*

Section 15 of the NPPF covers both ecological and landscape matters. Paragraph 170 requires that decisions should contribute by:



- “a) protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; ...”*

In respect of valued landscapes, paragraph 175 notes that planning policy should *“distinguish between the hierarchy of international, national and locally designated sites”*. Paragraphs 176 – 178 require that:

*“176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*

*177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>60</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

*178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.”*

Footnote 60 notes that *“whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”*.

Paragraph 85 requires decisions to ensure that *“...new development is appropriate for its location...”* including by limiting the impact of light pollution on local amenity and *“intrinsically dark landscapes”*.

### Planning Practice Guidance for Natural Environment, July 2019

This document is intended to explain the key issues in implementing policy to protect biodiversity, enhance green infrastructure and also contains a section on landscape. This section reiterates the policy set out in the NPPF, highlights the importance of identifying the special characteristics of locally valued landscapes and recommends the use of landscape character assessments.

With regards to National Parks, the Broads and AONBs, the guidance states that:

*“Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that ‘in exercising or performing any functions in relation to, or so as to affect, land’ in National Parks and Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated” (para 039).* The same paragraph also requires consideration of the effects of development on the setting of AONBs.

The guidance also highlights that Natural England has published advice on Heritage Coasts. This guidance indicates that heritage coasts are *“managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors” (para 043).*

This document also provides guidance on green infrastructure, highlighting types of green infrastructure (para 004) and the benefits which they provide (005), including achieving well-designed places as *“green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty” (para 006).*

### Planning Practice Guidance for Design: process and tools, October 2019

The guidance should be read alongside the National Design Guide and sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guidance indicates that good design relates to 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

In respect of the determining applications and the relationship between a proposal and the surrounding context, the guidance notes that:

*“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions ...”*

## National Design Guide, January 2021

The guidance sets out characteristics of *'beautiful, enduring and successful places'* that reflect the *'Government's priorities and a common overarching framework'* and provides cross references to the National Planning Policy Framework.

The guidance indicates that *'context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments'*.

In respect of context, the guidance indicates a positive sense of place and further notes that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design
- integrated into their surroundings so they relate well to them
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The guidance indicates that identity *'or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together... Local character makes places distinctive.'*

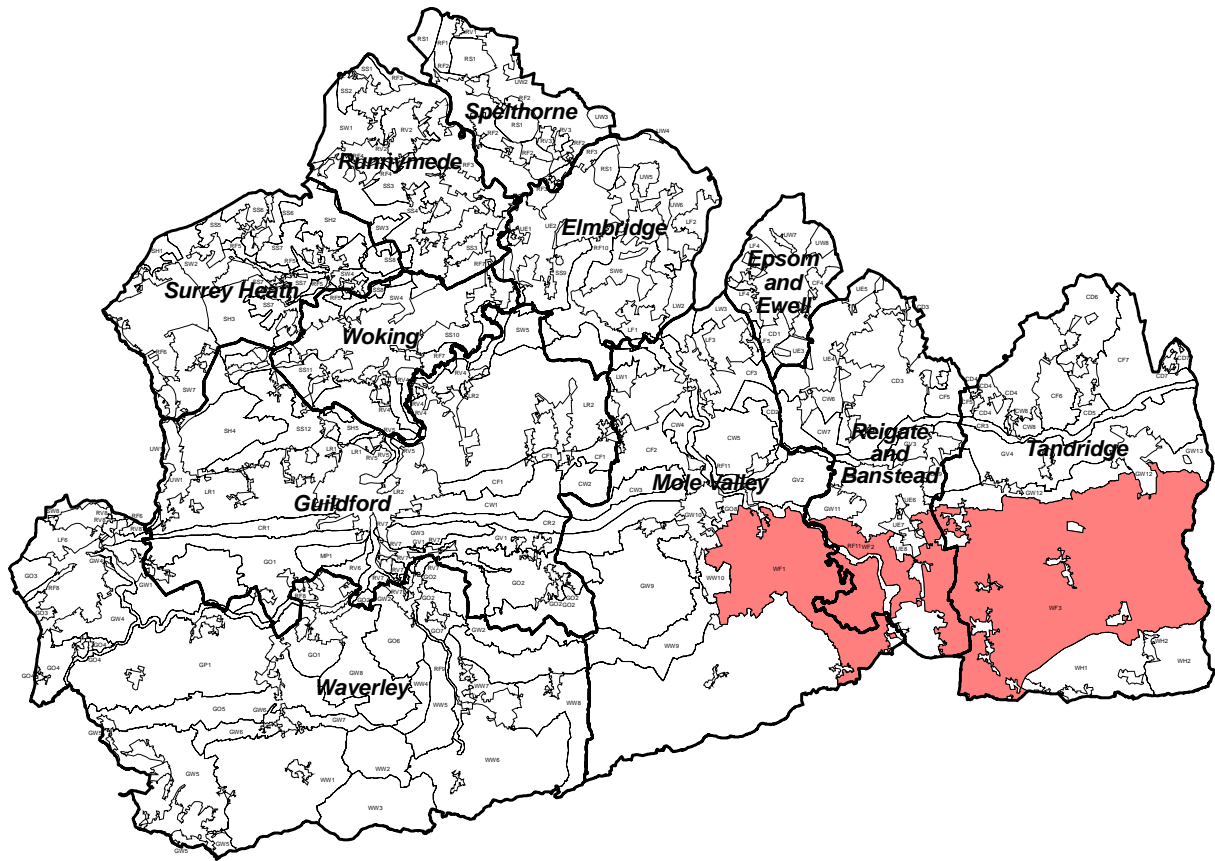
In respect of identity, the guidance further notes that well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with...;
- have a character that suits the context, its history...;
- are visually attractive...

The guidance indicates that nature *'contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places.'* Natural features include *'natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water'*.

In respect of nature, the guidance further notes that well-designed places:

- integrate existing and incorporate new natural features into a multifunctional network that supports quality of place
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity
- provide attractive open spaces in locations that are easy to access



## LANDSCAPE TYPE WF: LOW WEALD FARMLAND

### Landscape Character Areas

|     |  |
|-----|--|
| WF1 | Dorking to Hookwood Low Weald Farmland*  |
| WF2 | Flanchford to Horley Low Weald Farmland* |
| WF3 | Horley to Swaynesland Low Weald Farmland |

\* These Character Areas are outside Tandridge District and therefore are not described in this document. See the Surrey Countywide document for these areas.

## LANDSCAPE TYPE WF: LOW WEALD FARMLAND

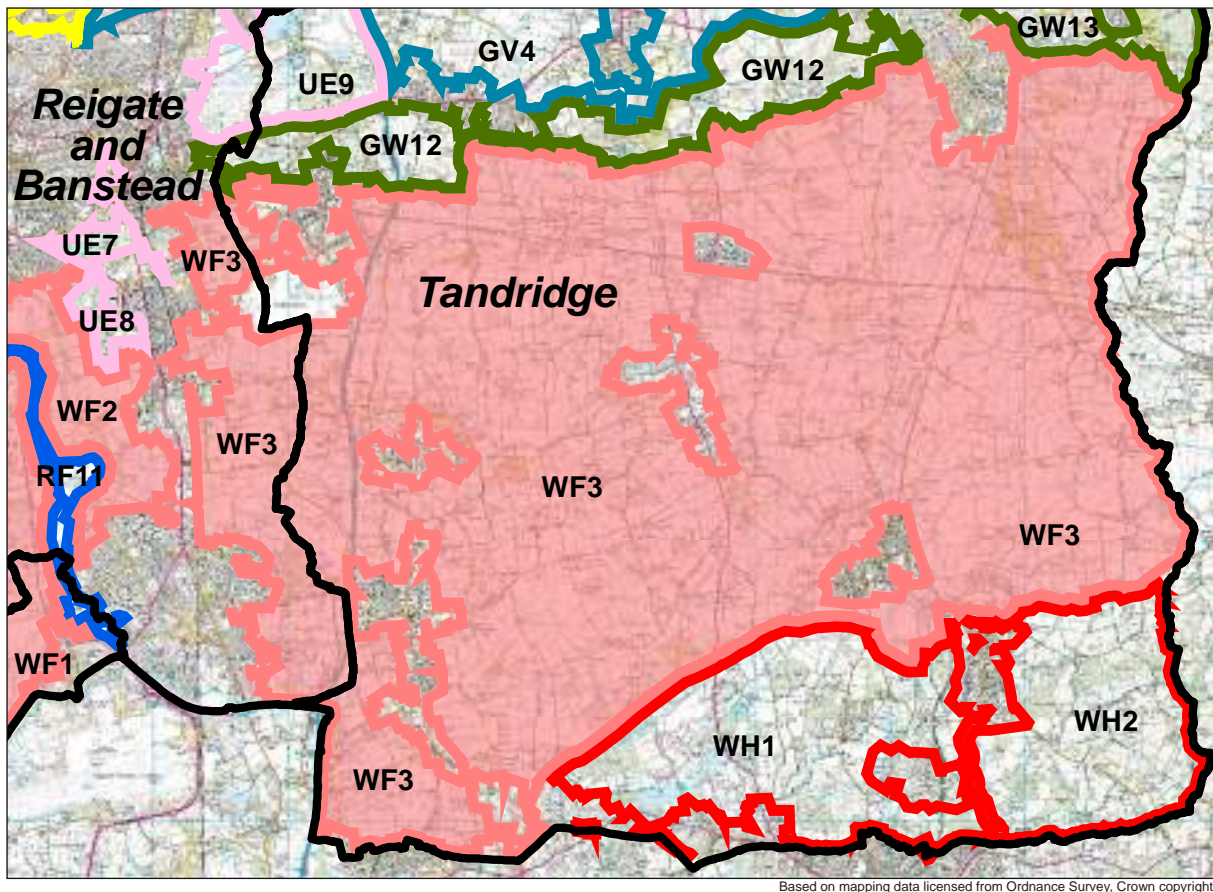
### Location and Boundaries

Located to the south-east of the County from Dorking to the eastern County boundary, the character area lies below the greensand hills and chalk downs to the north. Defined by underlying geology and land use, boundaries follow easily recognisable features including roads and field boundaries.



### Key Characteristics

- Lowland weald, gently undulating between roughly 50m AOD and 100m AOD.
- Predominately farmland, with larger scale fields than the Wooded Low Weald (Type WW) to the west.
- Includes a well-developed hedgerow network and shaws, although generally intensively managed.
- Mature trees are often found within fields, but mature trees within the hedgerow network are relatively limited, particularly in comparison with the Wooded Low Weald (Type WW) to the west.
- Isolated farmsteads and sporadic small groups of rural dwellings pepper the area. The eastern area bordering Kent has very limited settlement, while to the west, ribbon development of houses along roads is more frequent.
- Crossed by network of watercourse and brooks feeding in to the River Eden and Mole.
- Historic landscape pattern associated with farming and grazing of animals.
- Long distance views framed by vegetation are possible, particularly from more open, elevated locations, including views of the greensand hills and Chalk Ridge to the north.



## WF3: HORLEY TO SWAYNESLAND LOW WEALD FARMLAND

### Location and Boundaries

The South Nutfield to Swaynesland Low Weald Farmland Character Area is an extensive area of low weald farmland which stretches from Horley and Redhill in the west, to the county boundary with Kent in the east. It is defined by the change in underlying geology to the north from clays to greensand, rising to the high weald to the south and the county boundary to the east. Settlement to the west including Earlswood, South Earlswood, Salfords, and Horley, form an almost continuous line of settlements along the A23 and define the extent of the character area to the west. The character area encloses the settlements of Smallfield, Outwood, South Godstone, Blindley Heath, and Lingfield, and adjoins South Nutfield and the south of Oxted. The boundary follows recognisable features such as roads and field boundaries. The area is outside the Surrey Hills AONB, but borders the High Weald AONB to the south-east.

### Key Characteristics

- A low lying landscape, underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Landform is broadly undulating, and falls towards winding water courses, such as Ray Brook and the River Eden, which flow east into Kent, and form minor local valley features across the character area. Wooded gills are also present, such as Putney Gill, Hookstile Gully. Landform rises to the north to meet the greensand hills which form the northern boundary, and to the south to meet the high weald.
- The character area consists predominantly of medium-large, arable fields, along with occasional areas of smaller pastoral fields.

- There is generally a consistent network of well-maintained hedges across the character area, dispersed blocks of woodland (often ancient woodland), and an area of more extensive ancient woodland in the north-east of the character area, including Honesland Wood, Little Earls Wood, Great Earls Wood and Staffhurst Wood. The hedgerow pattern breaks down in a few places, such as towards the central, southern part of the character area. There are a few, usually well vegetated, parcels of land, including paddocks, associated with dispersed farmstead and dwellings.
- There are views across the majority of the character area, although woodland occasionally obscures longer distance views.
- A network of minor roads and rural lanes, often lined with well-maintained hedges, cross the character area. There is a comprehensive network of public rights of way, including the Vanguard Way Recreational Path and the Tandridge Border Recreational Path.
- The East Grinstead and Uckfield branches of the Oxted railway line, cross the character area, and the Redhill to Tonbridge railway line, including the Bletchingley tunnel, runs east-west through the northern part of the character area. Godstone and Lingfield railway stations are located adjacent to the character area.
- The character area wraps around several Built Up Areas, including Outwood, Smallfield, South Godstone, Blindley Heath and Lingfield, as well as the southern end of South Nutfield and Oxted.
- Within the character area, there are scattered farmsteads, attractive scattered settlements, church yards and mills, as well as some dense areas of ribbon development along minor roads, but overall there is limited settlement across the area, with particularly limited settlement in the south-eastern part of the character area.
- There are some areas of registered common land within the character area, namely Outwood Common, Blindley Heath, Staffhurst Wood, and Itchingwood Common. There are also a few listed buildings, schedules ancient monuments and Conservation Areas across the character area.
- The character area contains a number of areas designated as Sites of Nature Conservation Importance, including semi-natural woodland, plus a small number of Sites of Special Scientific Interest and local nature reserves, around Oxted and Lingfield and at Blindley Heath which is the best known example of relict damp grassland on Weald Clay in Surrey.
- A relatively peaceful landscape with limited settlement, particularly to the east, with a slightly higher sense of tranquillity than the low weald farmland west of the Mole floodplain. The character area has less woodland, simpler topography and overall appears more maintained than the Wooded Low Weald (Type WW) to the west.

## LANDSCAPE TYPE WF: LOW WEALD FARMLAND EVALUATION AND GUIDANCE

### EVALUATION

#### Key Positive Landscape Attributes

- Unsettled, peaceful, gently undulating and open farmland landscape.
- Rural views, often framed by tree cover, across the Wealden farmland and to wooded hills to the north.
- High density of hedgerows and small blocks of woodland.
- Dispersed blocks of, often ancient woodland, connected by hedges.
- Small to medium sized fields, divided by strong network of well maintained and connected hedges.
- Network of rural lanes, mostly hedge lined.
- Dorking to Hookwood Low Weald Farmland (Area WF1) and Flanchford to Horley Low Weald Farmland (Area WF2) provide undisturbed setting to River Mole.
- Horley to Swaynesland Low Weald Farmland (Area WF3) provides rural setting and catchment around the River Eden.
- Attractive scattered settlements churchyards and mills.

#### Forces for Change/Sensitivities/Pressures

##### *Past Change*

- Intensification of farming resulting in loss of woodland, and boundary loss including hedgerows.
- Loss of hedgerow trees and over intensive clipping of hedgerows.
- Increased car and rail commuter activity. Along M23, A22 towards M25 and Crawley/Gatwick area. Commuting on rail line towards London.
- Pressure on rural lanes from vehicular use.
- Excavations for building materials – brick and tile works.
- Horse paddocks, and steeplechase and point-to-point racing industry.

##### *Future potential forces for change*

- Further loss/decline of hedgerows and hedgerow trees.
- Potential for increased intensification of agriculture.
- Areas of search for urban extensions identified around the south/south west Reigate and around Horley.
- Pressure for increase in around smaller settlements, including redevelopment of farmsteads, and agricultural buildings.
- Increasing traffic on the rural tracks and roads leading to urbanisation through kerbing, lighting and signage.
- Demand for horse paddocks.
- Gatwick and related pressures from development and noise.
- New agricultural buildings and activities from farm diversification.
- Energy schemes.

### GUIDANCE

#### Landscape Strategy

The landscape strategy for the low weald farmland is to conserve its peaceful, unsettled character, whilst promoting traditional management of woodlands and hedgerows including restoration of hedgerow trees.



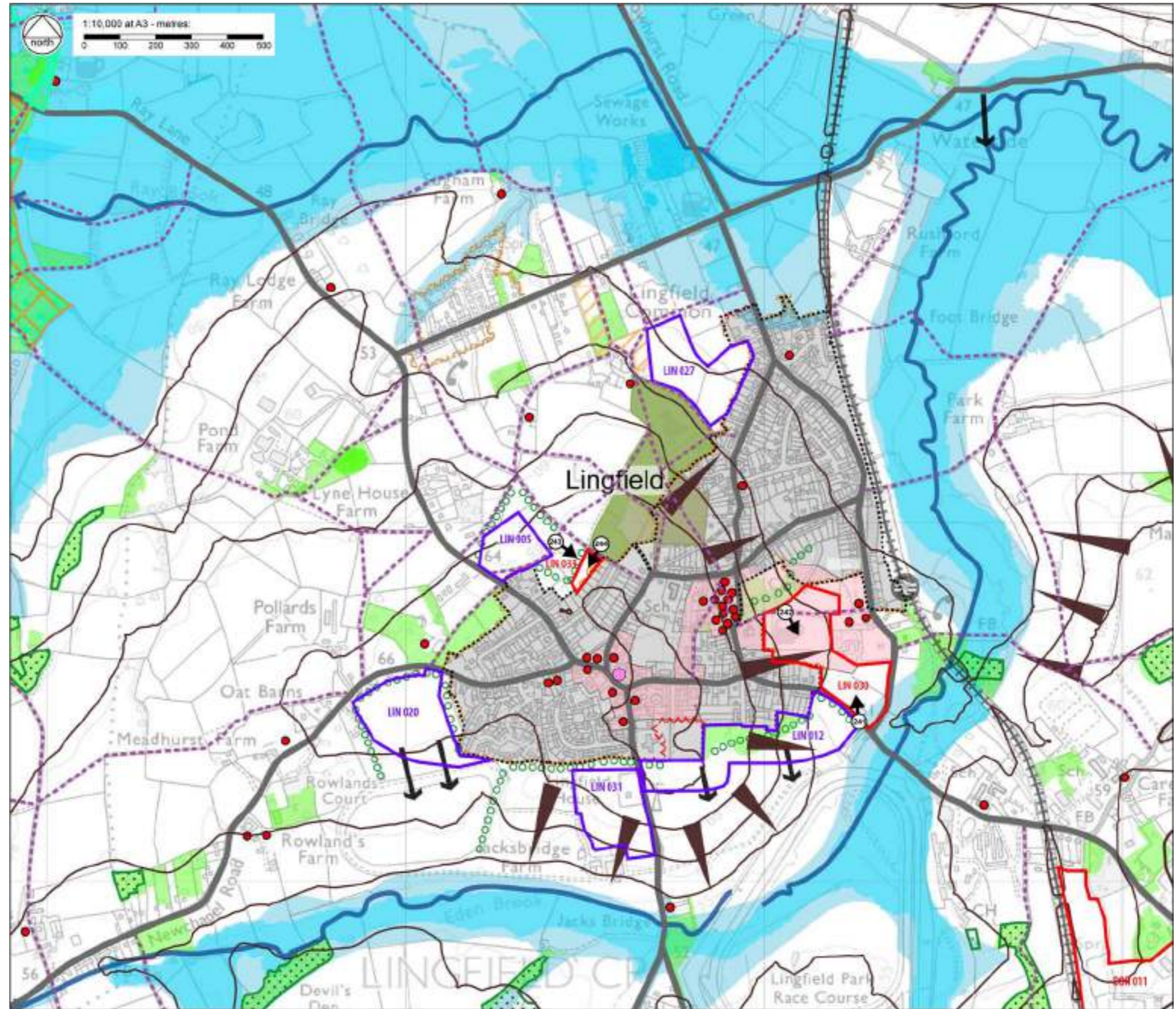
## **Landscape Guidelines**

### ***Land Management***

- Protection and management of ancient woodlands.
- Encourage sustainable and multi-purpose woodlands, and the use of locally appropriate species.
- Encourage traditional management and restocking of hedgerows, including hedgerow trees.
- Encourage understanding of the historic dimension of the landscape with landowners, and conserve existing historic field pattern.
- Conserve riverside trees.
- Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.
- Enhance the urban fringe and suburban landscape.
- Conserve and maintain the hedgerow field boundaries and the connectivity and quality of the network.
- Conserve and enhance the natural and vegetated character of River Mole and River Eden and their tributaries. This character area type coincides with Surrey's Rivers biodiversity opportunity area.

### ***Built Development***

- Conserve the rural, largely unsettled landscape.
- Conserve the pattern and character of existing settlements, resisting spread and coalescence of settlement.
- Conserve and enhance the landscape setting to villages and edge of settlement.
- Any new development should conserve the enclosure and vegetated character of the surrounding landscape.
- Built form to be integrated by woodland edges, shaws, hedgerows and open areas linked to the existing network.
- Ensure new development respects existing rural characteristics and conserves distinctive open areas, greens and commons.
- Encourage and new built development including sympathetic contemporary architecture to respect local characteristics, through high quality detailing and use of local pattern and building materials. Refer to Surrey design guidance; Surrey Design (Surrey Local Government Association).
- Ensure farmstead or other agricultural conversions are sensitive to surrounding landscape, with consideration given to design of new domestic curtilages and boundary treatments.
- New transport or other infrastructure to be integrated in to the landscape by careful siting and additional planting that respects the scale and pattern of the landscape.
- Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Ensure design of lighting and signage respects rural location, biodiversity and dark skies area.
- Encourage the use of appropriate surfacing, materials and signage for public rights of way footpaths, and cycle ways to minimise the impact on the landscape and character of the open countryside.



Lingfield Heath Analysis Plan (Area 12) See Figure 7 on page 1 for plan location

Based on mapping data licensed from Ordnance Survey, Crown copyright.

### Lingfield Settlement Analysis

- 2.50 Lingfield is located in the south-eastern part of Tandridge, approximately 6km to the south of Oxted. The village is located along the B2029 road, approximately 1.5km east of the A22. The East Grinstead branch of the Oxted railway line runs along the village's eastern edge.
- 2.51 Lingfield is distant from the Surrey Hills AONB to the north, but is within 2km of the High Weald AONB to the south. The village is situated on an elevated position within the wider undulating Low Weald Farmland which forms a swathe across the southern half of Tandridge, underlain by mudstone, siltstone and sandstone.
- 2.52 The local landform around Lingfield, falls towards the Eden Brook and Ray Brook flood zones, which contain the village to the south, east and north. The historic core with its Conservation Area, medieval church and numerous listed buildings is located on an elevated position towards the centre and south-eastern parts of the village. More recent development has spread out along roads, but is largely confined to the higher ground. Site **LIN030** is partially within the Conservation Area, but also descends south-east onto open fields towards the Flood Zone. Lingfield Racecourse is situated just outside Lingfield on lower ground further to the south-east.
- 2.53 North of Lingfield is a small dispersed area of settlement known as Lingfield Common, with an extensive network of public footpaths crossing the fields between Lingfield Common and Lingfield to the south. Along the north-western edge of Lingfield, there is a nature reserve, and a recreation area on the upper extent of north facing slopes with views out over the Low Weald to the north. Adjacent to the nature reserve is site **LIN033**. A limited stretch of ribbon development also extends along the south edge of Newchapel Road, out to the west of Lingfield.
- 2.54 Each site associated with Lingfield is assessed in more detail on the following pages.

12 Lingfield: Site LIN030

New Place Farm including oast house

Southern portion of the site

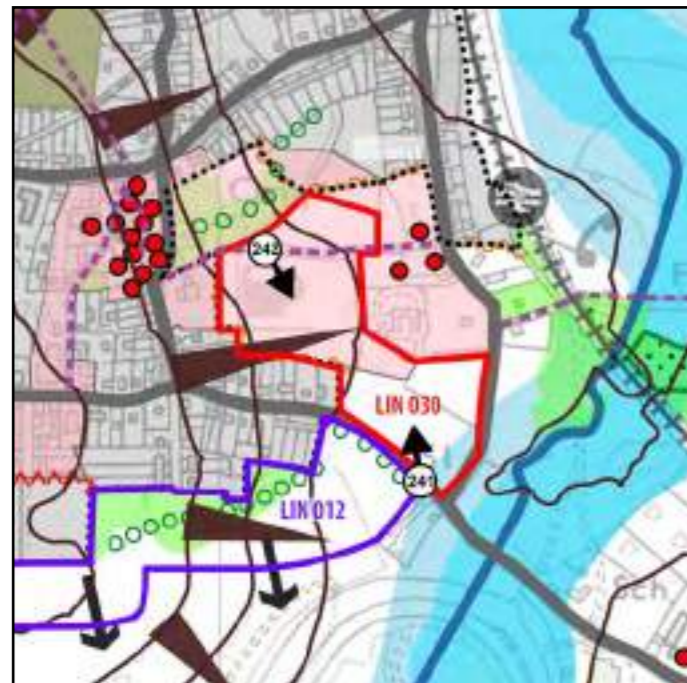


Photograph 241: View north from the B2028 road.

Public footpath leading to railway station



Photograph 242: View south-east from public footpath which runs between the northern and southern parts of the site



Plan not to scale  
See plan on page 72 for wider context and key to symbols

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

- 1.1 Site **LIN030** is open to view from the road network to the south-east, the public footpath which runs through the site, and from existing settlement adjacent to the site. The site is in the Conservation Area, but not visible from the historic centre of Lingfield.
- 1.2 There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.
- 1.3 Overall, the visual sensitivity is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on the following page.

**Landscape Capacity:**

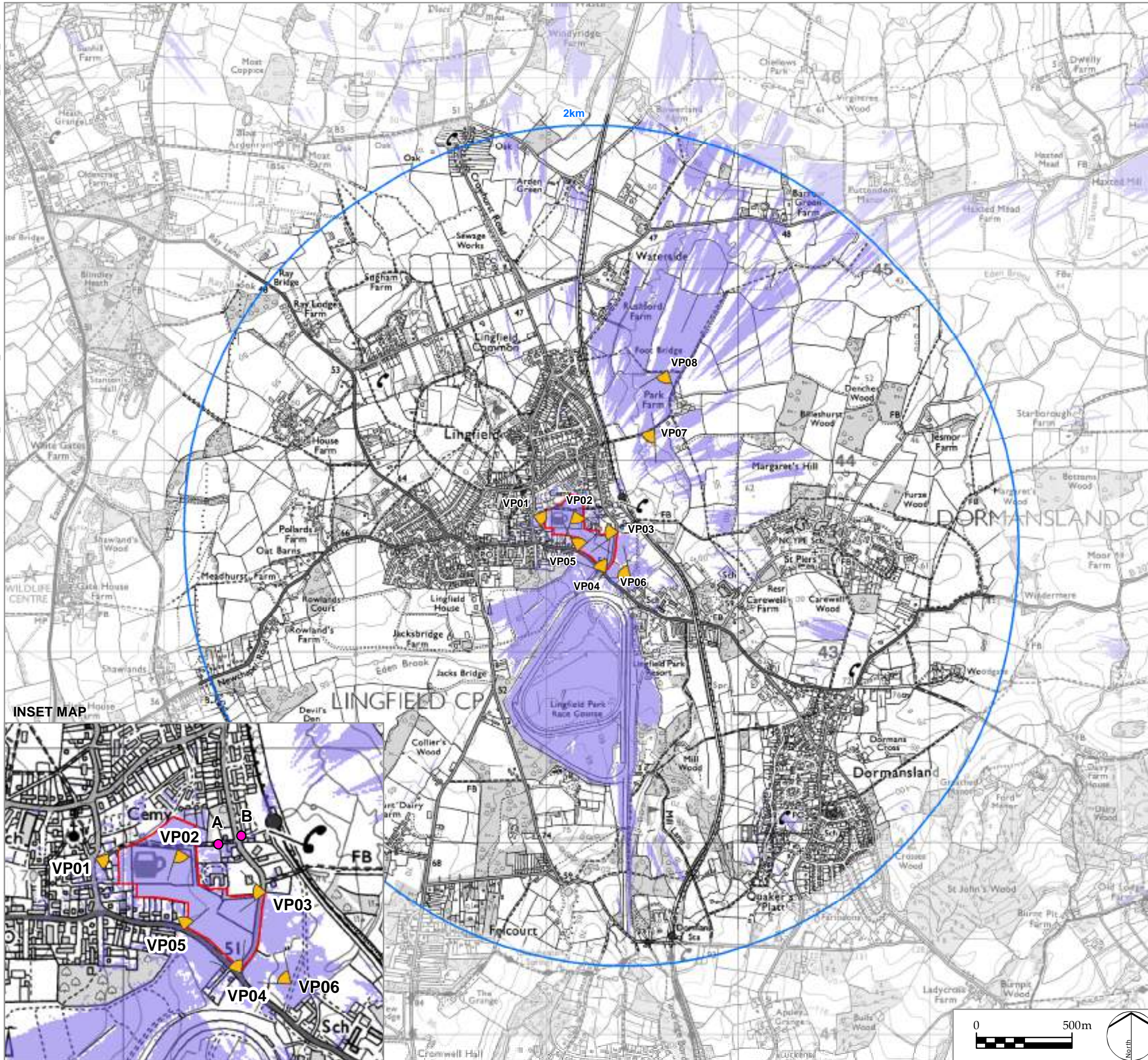
- 2.1 The landscape capacity for housing development of the site has been determined by combining the sensitivity and value assessments set out on the following page, using the capacity matrix table. The capacity of the site is as follows:  
  
**Moderate** sensitivity x **Moderate** value = **Medium** landscape capacity
- 2.2 With both moderate sensitivity and value, site **LIN030** is considered to have medium landscape capacity for development. The site is potentially suitable for limited development within the northern part of the site, in association with the existing surrounding development, provided it has regard for the existing character of the area and demonstrates no adverse impacts on the surrounding local landscape or separation to Dormansland. 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<br><small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>  | Overall sensitivity judgement<br><small>01-07 = Negligible<br/>08-14 = Slight<br/>15-21 = Moderate<br/>22-28 = Substantial<br/>29-35 = Major</small> |
|---|---|---|---|---|--|---|--|
| 3   | 1   | 2   | 3   | 3   | 4  | 2   | 18   |
| <p>The site consists mainly of grass fields. Boundaries vary, but are generally well vegetated. Post and wire fencing with barbed wire and metal gates along footpath through the northern part of the site.</p> <p>Majority of site recorded as grade 3 agricultural land.</p> | No features with significant ecological sensitivity identified. | <p>The northern and central part of the site is on similar topography to surrounding settlement, and surrounded by housing, would effectively be 'infill'.</p> <p>The southern portion of the site however descends towards the flood plain associated with Eden Brook to the south-east, and although within the outer road network of Lingfield, begins to protrude into the surrounding rural landscape.</p> | The southern portion of the site is part of the undeveloped land between Lingfield and Dormansland. Combined with low density development either side of the railway, development within the southern portion of the site would weaken the sense of separation between the two settlements. | <p>The central and northern parts of the site are relatively inward looking, but provide a degree of open aspect to adjacent properties.</p> <p>However, the southern portion of the site is a noticeable part of the south-eastern approach into Lingfield, and provides a rural setting to the village.</p> | <p>The northern and central parts of the site are open to view from the public right of way through the site. The central part of the site is overlooked by adjacent housing. The southern portion of the site is open to view from the south and east, including along the B2028 road and Station Road.</p> <p>The site is screened from the historic core of the Conservation Area to the west by adjacent settlement, but housing is likely to be visible from the road to the east over pub garden boundaries.</p> <p>There is distant intervisibility with the High Weald to the south-east, but the site would be difficult to perceive from the AONB.</p> | Any development should be in keeping with the Conservation Area. Combined with existing tree cover, potential planting could screen site effectively from the limited views from the south-east, although views into the site from adjacent properties and from the footpath through the site would remain. Effects on views of church spire from the south-east should be avoided. | <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<br><small>01-07 = Negligible<br/>08-14 = Slight<br/>15-21 = Moderate<br/>22-28 = Substantial<br/>29-35 = Major</small> |
|------------------------|--|--|--|--|---|--|--|
| 1                      | 3  | 3  | 4  | 4  | 3   | 2  | 20   |
| None.                  | The site is located within the Conservation Area, and a small area of Flood Zone extends into the south-east corner of the site. | The site is unremarkable in itself, but within a Conservation Area and provides a rural approach into Lingfield. | <p>The site forms the land between two considerable areas of historic settlement.</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> | The site is part of the open setting to the eastern approach to a significant grouping of listed buildings in the centre of Lingfield, including grade I listed church of St Peter and St Paul, and part of the approach to a group of listed buildings to the west, including grade II New Place, dating from 1617. | A public footpath runs through the site which is well used by pedestrians accessing the railway station from the majority of Lingfield. | <p>Despite being in the Conservation Area, the site has urban-edge land uses introduced through defensive fencing and adjacent modern housing.</p> <p>Fields within the southern part of the site are part of the transition to rural countryside surrounding Lingfield.</p> | <b>MODERATE</b>  |



LEGEND

-  Site Boundary
-  Study Area (2km)
-  Zone of Theoretical Visibility (ZTV) (computer generated) - based on 2 storey building height of 8.5m
-  Photoviewpoint Location
-  Illustrative Viewpoint (Inset Map Only)

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 1m<sup>2</sup> resolution resampled to 5m.

# LDĀDESIGN

PROJECT TITLE

LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE

Figure 4: Zone of Theoretical Visibility (ZTV) Study and Viewpoint Locations

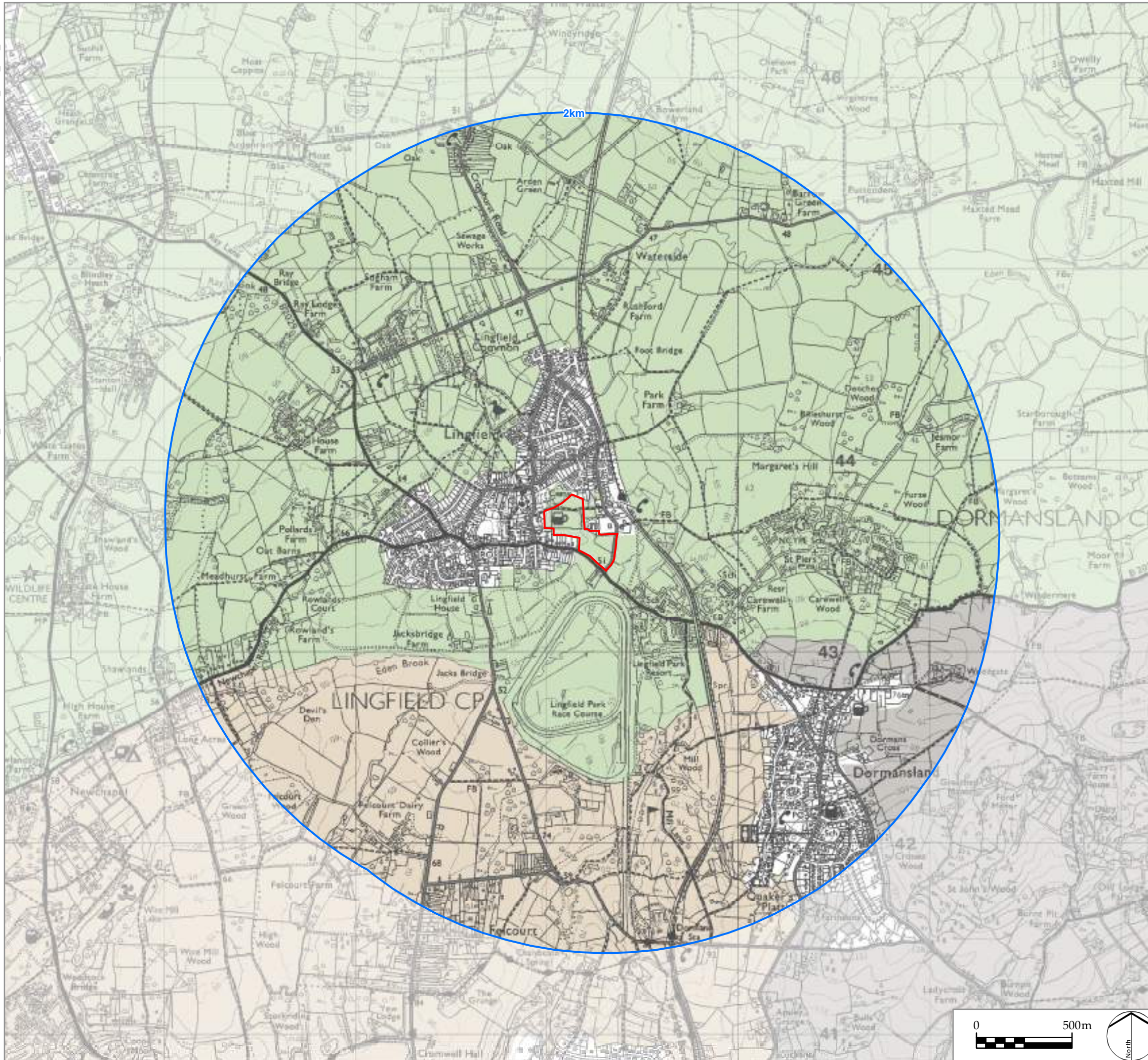
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| DATE      | March 2022 | DRAWN SG        |
| SCALE @A3 | 1:20,000   | CHECKED BC      |
| STATUS    | Final      | APPROVED BC     |

**DWG. NO. 7324\_LVIA\_004**



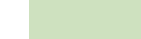


No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Sources: Ordnance Survey



LEGEND

-  Site Boundary
-  Study Area (2km)
- Landscape Character Areas**
-  WF3: Horley to Swaynesland Low Weald Farmland
-  WH1: Domewood to Dormansland Wooded High Weald
-  WH2: Dormansland East Wooded High Weald

Landscape Character Areas digitised by LDA Design from Surrey Landscape Character Assessment 2015

Urban areas not surveyed in Surrey LCA.

# LD A DESIGN

PROJECT TITLE  
**LAND WEST OF STATION ROAD, LINGFIELD**

DRAWING TITLE  
**Figure 5: Landscape Character Areas**

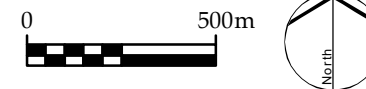
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| ISSUED BY | Oxford     | T: 01865 887050 |
| DATE      | March 2022 | DRAWN SG        |
| SCALE @A3 | 1:20,000   | CHECKED BC      |
| STATUS    | Final      | APPROVED BC     |

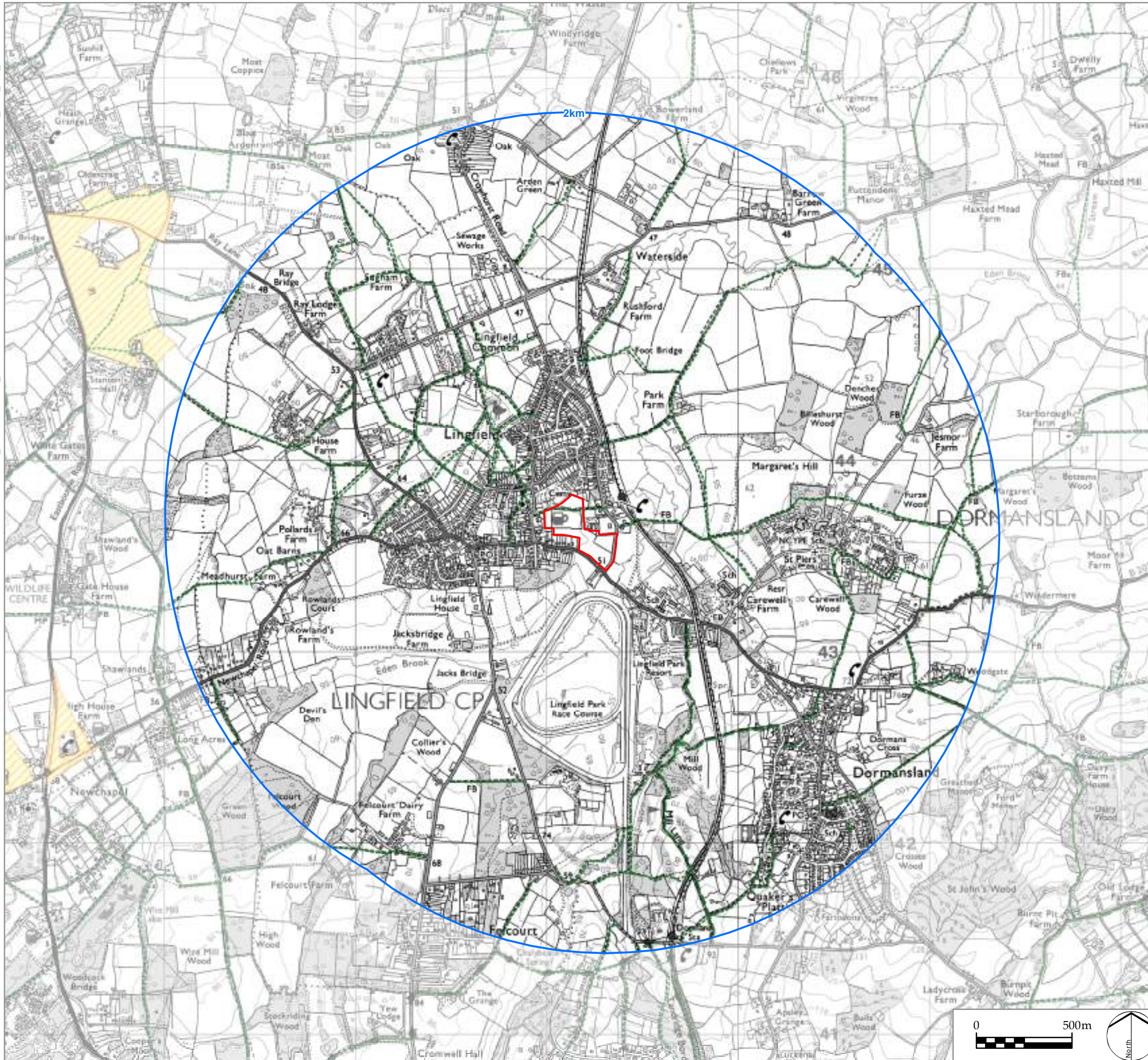
**DWG. NO. 7324\_LVIA\_005**










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 Area measurements for indicative purposes only.

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Sources: Ordnance Survey, Surrey County Council





- LEGEND**
-  Site Boundary
  -  Study Area (2km)
  - Public Rights of Way**
  -  Footpath
  -  Bridleway
  -  Byway
  -  Restricted Byway
  -  Other route with Public Access
  -  Registered Common Land
  -  Access Land

# LDĀDESIGN

PROJECT TITLE  
LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
Figure 6: Access

|           |            |                 |
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 Sources: Ordnance Survey, Natural England



St Peter and St Paul's Cemetery

Approximate extent of site



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Representative Viewpoint 1 (Left) - Church Road

|           |               |                 |    |
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| DATE      | March 2022    | DRAWN           | SG |
| PAGE SIZE | 420mm x 297mm | CHECKED         | BC |
| STATUS    | Draft         | APPROVED        | BC |

DWG. NO. 7324\_PP\_001\_L

PROJECT TITLE  
LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
Figure 7.1: Photograph Panel 1 (Left)  
Representative Viewpoint 1

Western entrance of Footpath 381a

The Star Pub



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**Representative Viewpoint 1 (Right) - Church Road**

View from the junction of Church Road with the entrance to St Peter and St Paul's Church. Views in this area are focussed along Church Road which culminates with the local landmark of St Peter and St Paul's Church at its northern end. The composition comprises a collection of built form of local vernacular, attested by their inclusion within Lingfield Conservation Area, and variety of vegetation species.

The Site is predominantly screened from view, with only glimpsed views available from a small area in the vicinity of the Start Pub. Views from other areas along Church Road are very limited and quickly become screened by intervening built form.

Glimpsed and filtered views of the upper rooflines of the western parcel of the Proposed Development would be seen between built form and vegetation. The overall character and composition of the view and visual amenity would remain with key views to landmarks such as St Peter and St Paul's Church and the Star Pub retained.

The scale of effect is assessed to be **Negligible**.

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**DWG. NO. 7324\_PP\_001\_R**

Camera Location (OS Grid Reference): 538927 E 143719 N  
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 Distance to Site: 59m  
 Horizontal Field of View: 120° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
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 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.1: Photograph Panel 1 (Right)  
 Representative Viewpoint 1

Approximate extent of site



**Representative Viewpoint 2A - Footpath 381a (north)**

View looking north through a field gateway from Footpath 381a that traverses the Site.

The visibility of the Site from Footpath 381a is limited to where it runs through the Site with no views possible further east (see Figure 7.9). Vegetation along the footpath varies between dense scrub and trees to more gappy hedgerows which allow filtered views of the Site. Existing residential dwellings at New Place Gardens can be seen above the boundary vegetation of the Site.

Given the view location is within the Site, the Proposed Development would be visible in views, set back from the route by public open space and new planting.

The scale of effect is assessed to be **Large**.

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**DWG. NO. 7324\_PP\_002A**

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 Direction of View: bearing from North (0°): 353°  
 Distance to Site: 0m  
 Horizontal Field of View: 60° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)  
 Enlargement Factor: TBC  
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 Photo Date / Time: 10/02/2022 13:40  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.2A: Photograph Panel 2A  
 Representative Viewpoint 2A

Glyn Garth Cottage at junction with Station Road

Dwellings on Town Hill

Approximate extent of site



Representative Viewpoint 2B (Left) - Footpath 381a (south)

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| DATE      | March 2022    | DRAWN           | SG |
| PAGE SIZE | 420mm x 297mm | CHECKED         | BC |
| STATUS    | Draft         | APPROVED        | BC |

DWG. NO. 7324\_PP\_002B\_L

PROJECT TITLE  
LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
Figure 7.2B: Photograph Panel 2B (Left)  
Representative Viewpoint 2B

Dwellings on Town Hill



**Representative Viewpoint 2B (Right) - Footpath 381a (south)**

View looking south through a field gateway from Footpath 381a that traverses the Site.

The visibility of the Site from Footpath 381a is limited to where it runs through the Site with no views possible further east (see Figure 7.9). Vegetation along the footpath varies between dense scrub and trees to more gappy hedgerows which allow filtered views of the Site. Existing residential dwellings at Town Hill and Church Road can be seen above the boundary vegetation of the Site.

Given the view location is within the Site, the Proposed Development would be visible in views, set back from the route by public open space and new planting.

The scale of effect is assessed to be **Large**.

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|---|-------------------------------|--|------------------------|
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| Ground Level (mAOD):                        | 54.8m                         | Visualisation Type:                        | Type 1 (for context)   |
| Direction of View: bearing from North (0°): | 195°                          | Photo Date / Time:                         | 10/02/2022 13:40       |
| Distance to Site:                           | 0m                            | Camera Model and Sensor Format:            | Canon EOS 6D, FFS      |
| Horizontal Field of View:                   | 120° (Cylindrical projection) | Lens Make, Model and Focal Length:         | Canon EF50mm f/1.8 STM |
| Paper Size:                                 | 420mm x 297mm (A3)            | Height of Camera Lens above Ground (mAOD): | 1.5m                   |

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.2B: Photograph Panel 2B (Right)  
 Representative Viewpoint 2B

Lingfield Estate

Glyn Garth

Station Road

Approximate extent of site



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Representative Viewpoint 3 (Left) - Station Road

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 STATUS Draft APPROVED BC

DWG. NO. 7324\_PP\_003\_L

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.3: Photograph Panel 3 (Left)  
 Representative Viewpoint 3

Entrance to New Place Farm



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**Representative Viewpoint 3 (Right) - Station Road**

View from Station Road adjacent to the Site. The mature and dense hedgerow that forms the eastern boundary to the Site can be seen in the view channelling views along Station Road. Residential properties on Town Hill can be seen to the far left of view with the parkland of the Lingfield Estate further to the left.

The Proposed Development would be visible from this location, set behind the existing hedgerow which would be retained and proposed open space, planted with wildflower grassland and individual trees to draw the parkland of the Lingfield Estate into the Site.

The scale of effect is assessed to be **Large**.

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| Direction of View: bearing from North (0°): | 235°                          | Photo Date / Time:                         | 10/02/2022 13:55       |
| Distance to Site:                           | 10m                           | Camera Model and Sensor Format:            | Canon EOS 6D, FFS      |
| Horizontal Field of View:                   | 120° (Cylindrical projection) | Lens Make, Model and Focal Length:         | Canon EF50mm f/1.8 STM |
| Paper Size:                                 | 420mm x 297mm (A3)            | Height of Camera Lens above Ground (mAOD): | 1.5m                   |

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.3: Photograph Panel 3 (Right)  
 Representative Viewpoint 3

Glyn Garth

Town Hill (B2028)

Approximate extent of site



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Representative Viewpoint 4 (Left) - Racecourse Road

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 PAGE SIZE 420mm x 297mm CHECKED BC  
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DWG. NO. 7324\_PP\_004\_L

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.4: Photograph Panel 4 (Left)  
 Representative Viewpoint 4



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**Representative Viewpoint 4 (Right) - Racecourse Road**

View from Racecourse Road at the junction with Town Hill.

The Site is visible in the middleground, set amongst vegetation and existing built form of Lingfield. Existing residential properties on Town Hill are also visible to the far left of the view.

The Proposed Development would be visible behind the retained hedgerow set back beyond proposed public open space and parkland character planting. Views along Town Hill and over parkland of the Lingfield Estate to the right of the view would remain.

The scale of effect is assessed to be **Large**.

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 DATE March 2022 DRAWN SG  
 PAGE SIZE 420mm x 297mm CHECKED BC  
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**DWG. NO. 7324\_PP\_004\_R**

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Enlargement Factor: TBC  
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 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.4: Photograph Panel 4 (Right)  
 Representative Viewpoint 4

New Place Farm Oasthouse

Heatherwell House

Approximate extent of site

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**Representative Viewpoint 5 (Centre) - Town Hill (B2028)**

View from Town Hill adjacent to the Site looking east. The mature and dense hedgerow that forms the Site's southern boundary can be seen drawing the eye along the road. Filtered views through to the Oasthouse and New Place Farm are possible in the far left of the view whilst built form on Racecourse Road and Town Hill can be seen in the middleground.

The Proposed Development would be seen in views from Town Hill, set behind the existing hedgerow and proposed public open space with tree planting. The layout of the Proposed Development has been designed to allow views to New Place Farm Oasthouse which would remain visible in places and framed in views by avenue tree planting. View along Town Hill would remain.

The scale of effect is assessed to be **Large**.

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**DWG. NO. 7324\_PP\_005\_C**

Camera Location (OS Grid Reference): 539194 E 143518 N  
 Ground Level (mAOD): 52.7m  
 Direction of View: bearing from North (0°): 45°  
 Distance to Site: 0.2m  
 Horizontal Field of View: 180° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 10/02/2022 14:15  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.5: Photograph Panel 5 (Left)  
 Representative Viewpoint 5



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Representative Viewpoint 5 (Right) - Town Hill (B2028)

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PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.5: Photograph Panel 5 (Right)  
 Representative Viewpoint 5

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**Representative Viewpoint 6 - Lingfield Estate**

View from the permissive path in the Lingfield Estate looking west toward the Site.

The Site can be seen in the middleground set within the strong vegetative network of this part of Lingfield. Existing residential dwellings can also be seen around the Site including those on Station Road and Tower Hill. Views of the church spire of St Peter and St Paul's church and filtered views of New Place Farm Oasthouse can also be seen amongst the vegetation.

The parkland character of the Lingfield Estate would remain as would views of the spire of St Peter and St Paul's church which would remain visible above proposed built form and also framed in views by the layout and avenue planting.

The scale of effect is assessed as **Small**.

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**DWG. NO. 7324\_PP\_006**

Camera Location (OS Grid Reference): 539454 E 143377 N  
 Ground Level (mAOD): 49.8m  
 Direction of View: bearing from North (0°): 315°  
 Distance to Site: 143m  
 Horizontal Field of View: 60° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 10/02/2022 14:20  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.6: Photograph Panel 6  
 Representative Viewpoint 6

Vegetation along Railway Line

Approximate extent of site

Heavily filtered views of Lingfield settlement edge



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**Representative Viewpoint 7 - Park Lane (Footpath 391)**

View from Footpath 391 to the east of the Site looking west. The flat topography of Eden Brook valley allows views over the surrounding farmland. Vegetation lining the railway line forms an effective screen to views in this area, screening views of built form at the edge of Lingfield.

The Site and the Proposed Development would not be visible from this location.

The scale of effect is assessed as **Negligible**.

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**DWG. NO. 7324\_PP\_007**

Camera Location (OS Grid Reference): 539479 E 144128 N  
 Ground Level (mAOD): 48.6m  
 Direction of View: bearing from North (0°): 211°  
 Distance to Site: 439m  
 Horizontal Field of View: 60° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 10/02/2022 14:45  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.7: Photograph Panel 7  
 Representative Viewpoint 7

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**Representative Viewpoint 8 - Footpath 388**

View from Footpath 388 to the east of the Site looking west. The flat topography of Eden Brook valley allows middle distance views over the surrounding farmland. The eastern fringes of Lingfield can be seen in the middleground of the view.

The Site and the Proposed Development would not be visible from this location.

The scale of effect is assessed as **Negligible**.

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**DWG. NO. 7324\_PP\_008**

Camera Location (OS Grid Reference): 539693 E 144466 N  
 Ground Level (mAOD): 47.3m  
 Direction of View: bearing from North (0°): 212°  
 Distance to Site: 836m  
 Horizontal Field of View: 60° (Cylindrical projection)  
 Paper Size: 420mm x 297mm (A3)  
 Enlargement Factor: TBC  
 Visualisation Type: Type 1 (for context)  
 Photo Date / Time: 10/02/2022 14:55  
 Camera Model and Sensor Format: Canon EOS 6D, FFS  
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM  
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE  
 LAND WEST OF STATION ROAD, LINGFIELD

DRAWING TITLE  
 Figure 7.8: Photograph Panel 8  
 Representative Viewpoint 8

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Illustrative Viewpoint A: View from Footpath 381a to the east of the Site.

v2018.0



Illustrative Viewpoint B: View from the entrance to Lingfield Station.

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