



# Appendix 2 to Louise Hooper Proof of Evidence

PINS Appeal Ref App/M3645/W/25/3372749

LPA Ref: TA/2025/245

Land south of Barrow Green Road,  
Oxted, Surrey

Landscape and Visual Impact Assessment

December 2025



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**The Environmental Design team included:**

Louise Hooper CMLI Chartered Landscape Architect

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**Report reference & issue**

Appendix 2 to Louise Hooper Proof of Evidence for PINS Appeal Ref No: App/M3645/W/25/337247  
Landscape & Visual Impact Assessment December 2025

Front cover: Site from bridleway near St Mary's Church, Oxted  
Frontspiece: View towards Oxted from Gangers Hill



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LHLA have confirmed their commitment to addressing the climate and biodiversity emergencies by signing this declaration. Soils, water, ecology and biodiversity are part of our vital natural capital and ecosystem services; as a profession, landscape architects have the skills to plan, design and manage resilient spaces.



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# 1 Introduction

## 1.1 Background

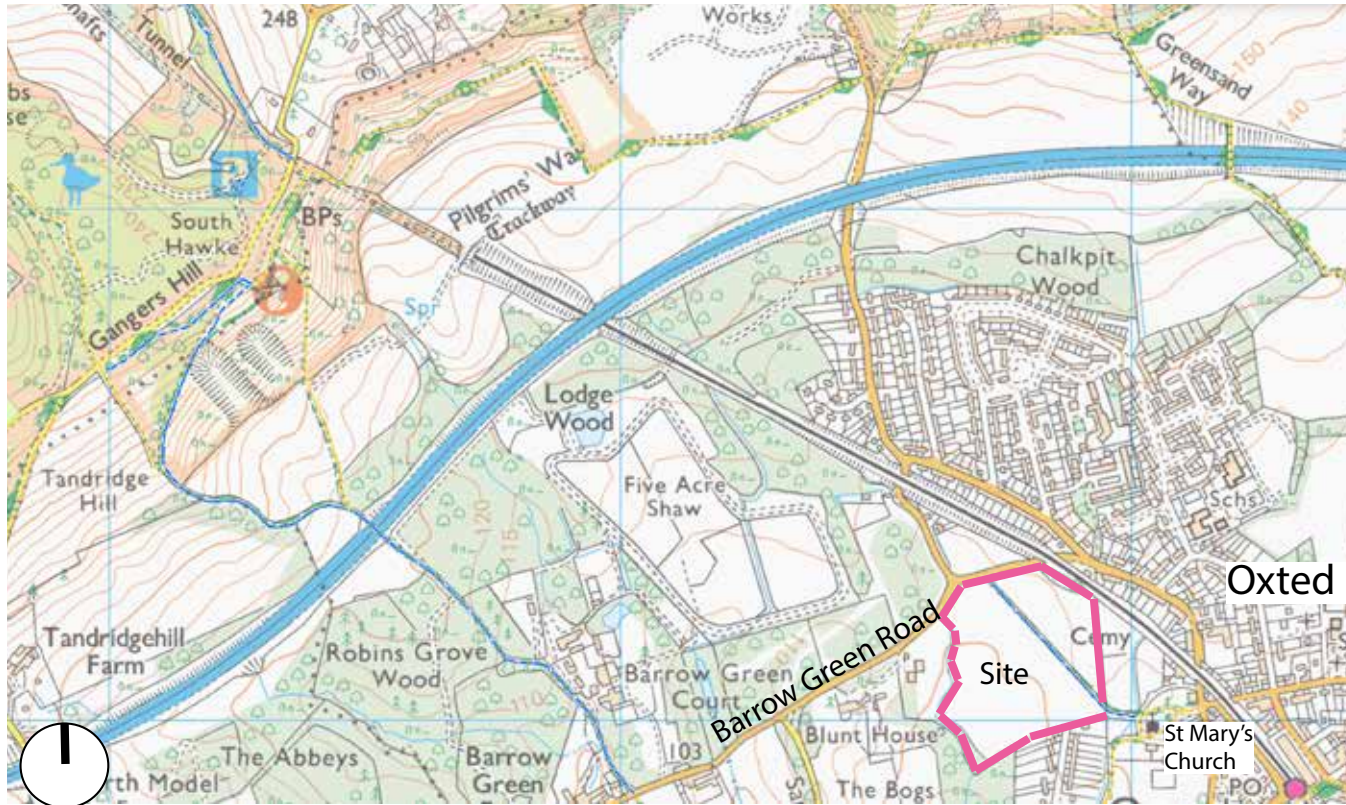


Figure 1 Site Location (Source: surrey.gov.uk)

This Landscape & Visual Impact Assessment has been prepared by Louise Hooper Landscape Architect in response to an outline planning application for up to 190 new residential dwellings, an 80 bed care home and associated landscape and access routes at Stoney Field, Oxted, Surrey.

## 1.2 The Site

The Stoney Field site is an open agricultural field of 9.88 hectares, and is located on the western edge of Oxted.

The site is located within the Green Belt. The Surrey Hills National Landscape is located approx 500m to the north of the Site. The Kent Downs National Landscape is approx 4.25 km to the east of the Site.

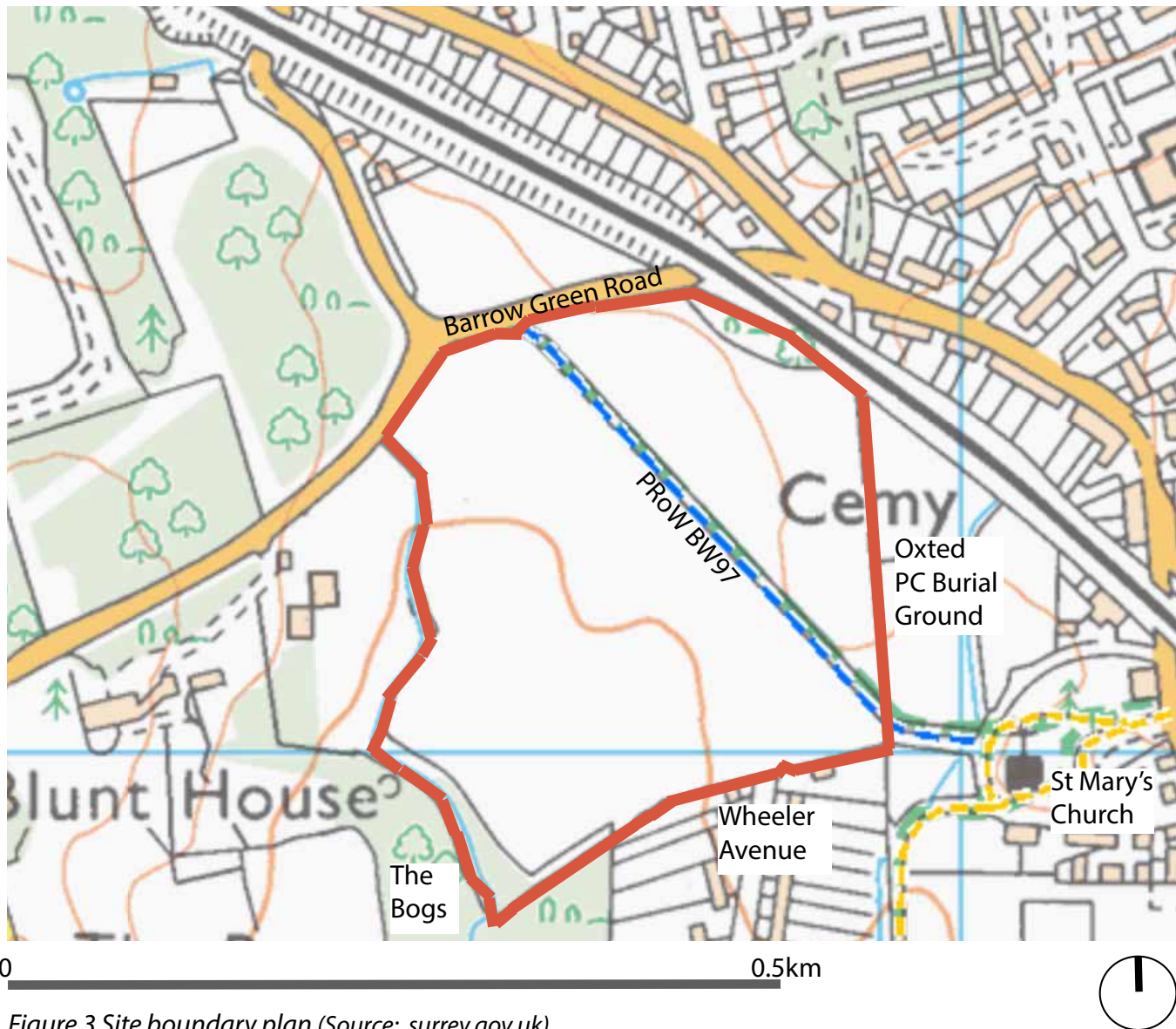


Figure 2 Site Setting (Source: GoogleEarth Pro)



# 1 Introduction

## 1.2 The Site



The site is known as Stoney Field and is bordered to the north by Barrow Green Road, the Oxted to London railway line to the northeast, Oxted Burial Ground immediately to the east, St Mary's Church to the south east and the residential area of Wheeler Avenue to the south. To the southwest is a well wooded area known as "the Bogs", a mixture of ancient woodland and wet woodland and to the west a wooded stream.

Stoney Field is crossed by a Public Right of Way (PRoW) leading from St Mary's Church to Barrow Green Road.

Figure 3 Site boundary plan (Source: surrey.gov.uk)

# 1 Introduction

## 1.3 Methodology

Appendix 1 to this LVIA sets out the methodology and terminology used for establishing a Landscape Baseline, against which a systematic assessment of the potential estimated effects of the proposed development can be measured. This follows the Landscape Institute's *Guidelines for Landscape and Visual Impact Assessment 3rd edition 2013* (GLVIA3). Only Chartered Landscape Architects and chartered members of the Institute of Environmental Management and Assessment are permitted to carry out this work.

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a field survey to establish views of importance and a zone of visual influence. The field survey was undertaken in June and July 2025 with follow up visits in November and December 2025. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme and a visual and landscape impact assessment is made of the proposed development.

**The landscape assessment** is considered in terms of potential effects on the character of the landscape and on the existing Landscape Fabric; this includes natural assets such as soil, water and vegetation. Today these assets are referred to as Natural Capital, which are understood to deliver a series of ecosystem services which benefit mankind. The broad categories of ecosystem services include provisioning, regulating and supporting. Provisioning services include water, foods, timber and fuels; regulating services include pollination, decomposition, water and air purification, flood control, carbon storage and climate regulation; supporting services include photosynthesis, nutrient cycling and soil creation.

**The visual assessment** considers views, visibility and visual receptors - the people who will see those views such as local residents, close neighbours, walkers and cyclists.

**The criteria for judgements** on sensitivity of landscape fabric, landscape character and visual receptors are divided into high, medium and low impacts. How these judgements are made is set out in Appendix 1 to this LVIA.

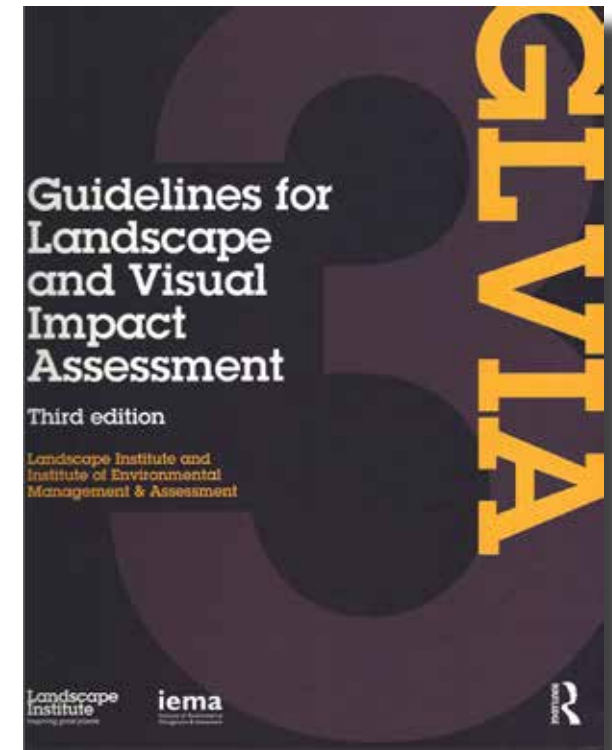


Figure 4 *Guidelines for Landscape and Visual Impact Assessment Third edition (2013)*



## 2 Landscape Character

### 2.1 National Level



Figure 5 Natural Areas in England (English Nature 1999)

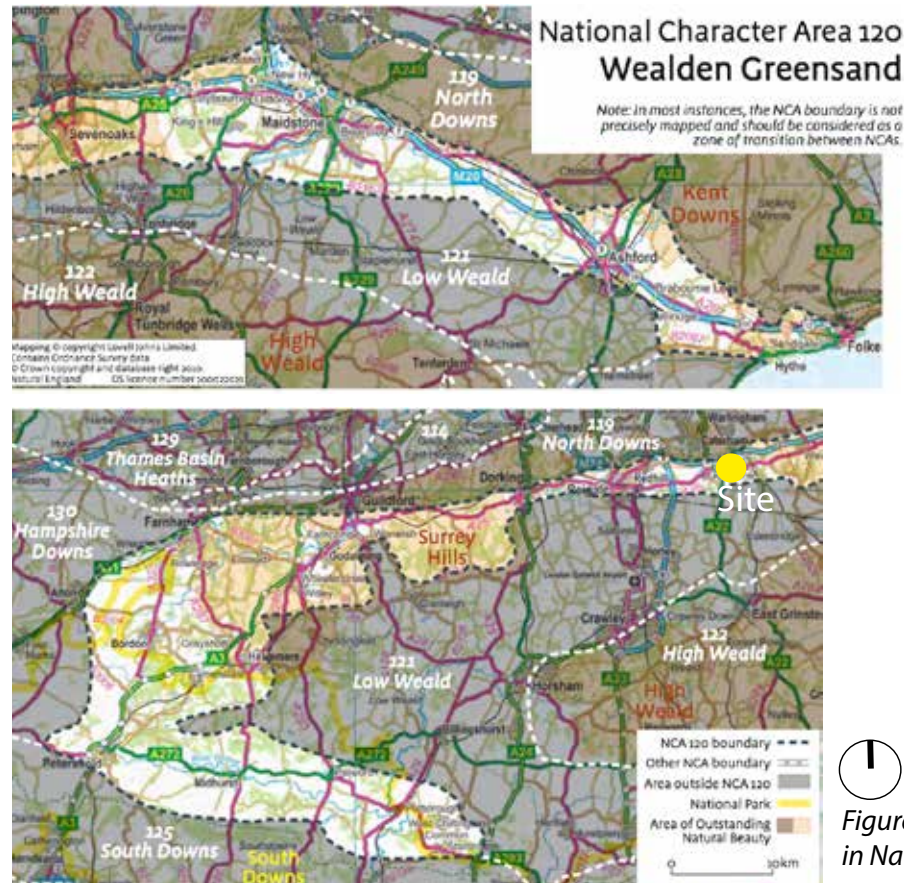


Figure 6 Natural Areas (Natural England) showing the site located in National Character Area (NCA) 120, Wealden Greensand

Natural England has defined Natural Areas at a national scale across England. The Site lies within National Character Area (NCA) 120 Wealden Greensand.

The **Wealden Greensand** National Character Area (NCA) is a long curved belt extending across Kent, parallel with the North Downs and continuing through Surrey. The NCA contains extensive belts of woodland

and has outstanding landscape, geological, historical and biodiversity interest.

The underlying geology has shaped the scarp and dip slope topography with its far reaching views.

Significant challenges are posed by development pressures resulting in increasing demands on water

resources, the landscape, biodiversity and the overall sense of place.

Well-planned green infrastructure is likely to play a critical role in both new and existing developments.

The creation of resilient ecological networks will become increasingly important, especially due to climate change.



## 2 Landscape Character

### 2.2 Regional Level

The regional level landscape character assessment is provided by the Surrey Landscape Character Assessment. The study was undertaken in 2015 by Hankinson Duckett.

The site lies within the Greensand Valley which runs broadly from east to west along the foot of the North Downs scarp slope between Oxted and Guildford. To the east of Oxted it continues into Kent as the Upper Darent Valley West.

It is overlooked by the Chalk Ridge which runs from east to west immediately to the north.

Key characteristics of the Greensand Valley include:

- Valley based on greensand with alluvium, diamicton and sand and gravel drift geology
- Moderately flat or gently undulating farmland enclosed by the North Downs scarp to the north and the hills of the greensand ridge to the south
- Contains the headwaters of important river catchments including the River Eden which flows south towards Edenbridge in Kent
- Semi-enclosed area with rural views to open, pastoral valley sides, the North Downs scarp and the wooded greensand hills
- Contains key east-west transport links
- Historic landscape pattern based on mixed farming on the easily cultivated lighter soils between the chalk of the North Downs and the heavier soils of the low weald.

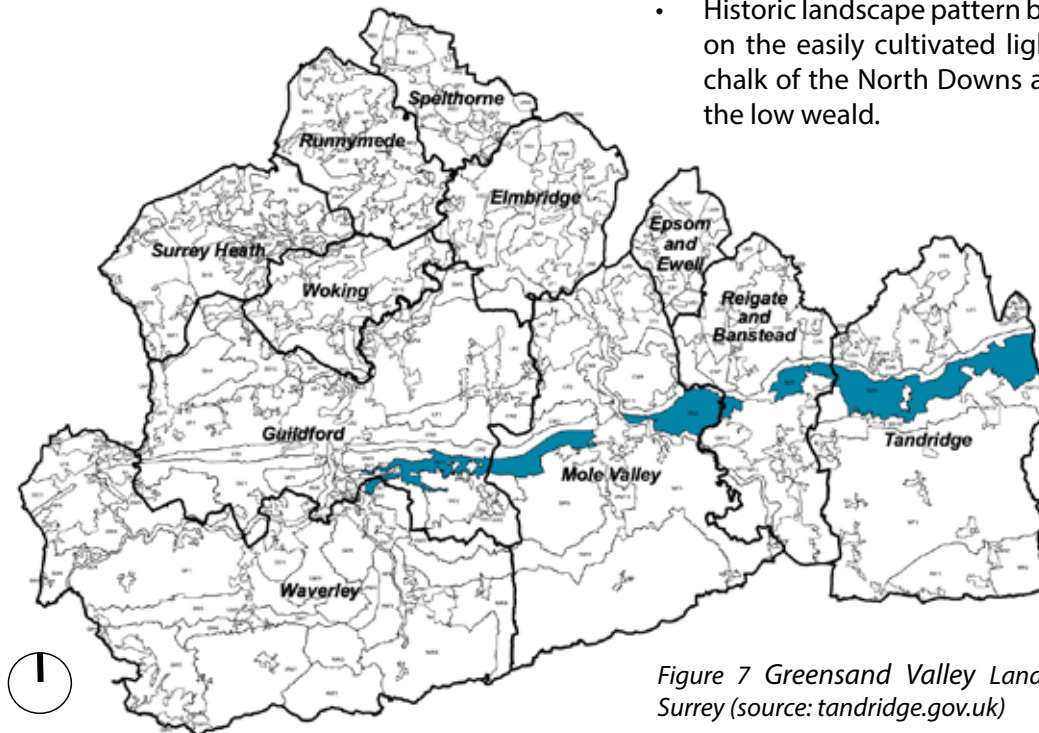


Figure 7 Greensand Valley Landscape Character Type in Surrey (source: tandridge.gov.uk)

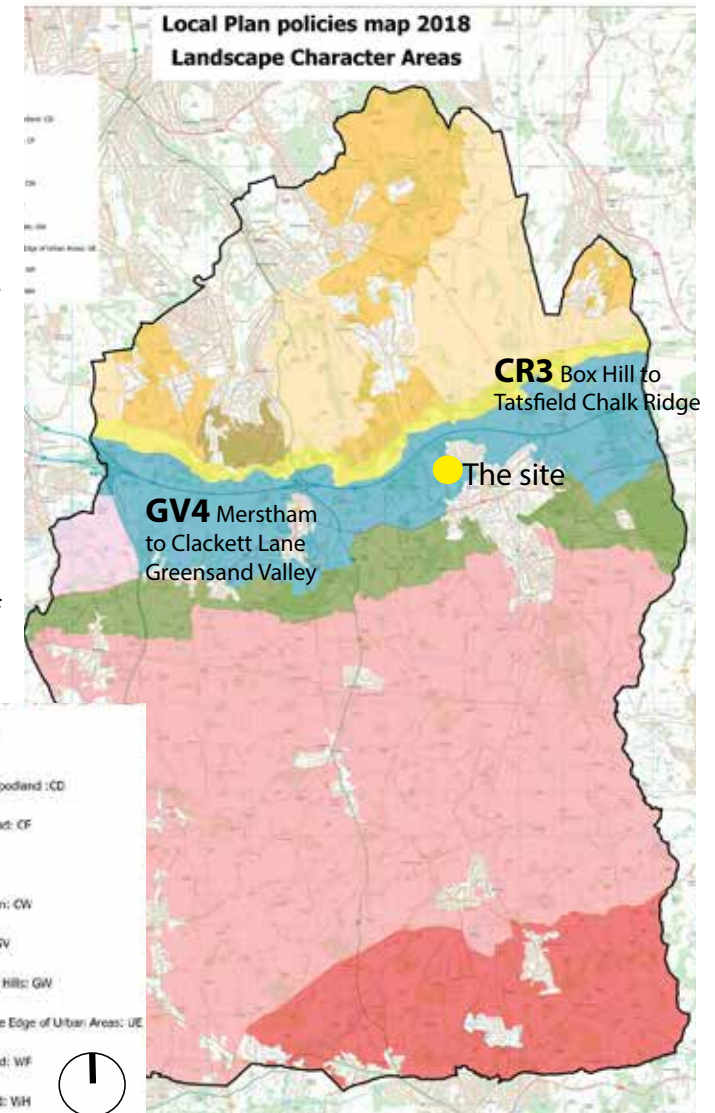


Figure 8 Landscape Character Areas in Tandridge District (source: tandridge.gov.uk)



## 2 Landscape Character

### 2.3 District Level: GV4 Merstham to Clacket Lane Greensand Valley

#### Landscape Description

The Greensand Valley Landscape Type, in the eastern part of the county, runs in an east-west direction between the southern foot of the North Downs ridge scarp slope and the more wooded greensand hills to the south.

It is defined by the underlying geology, degree of woodland cover and the edges of settlement areas. The boundary follows settlement edges, and other recognisable features such as woodland, roads and field boundaries. The northern section at the eastern end of the character area is within the Surrey Hills National Landscape (SHNL), formerly known as Area of Outstanding Natural Beauty (AONB).

#### Key characteristics

- Undulating landform, rising up to meet the chalk scarp to the north and wooded greensand hills to the south
- The predominant land use consists of medium to large scale, open arable fields with a mixture of other uses including, generally smaller pastoral fields, large scale sand quarry workings, road and motorway corridors and settlement.
- Blocks of woodland occur across the character area, with more substantial areas of woodland to the west of Oxted. Hedgerows line field boundaries, but are limited in some places with larger arable fields. There is ancient woodland, the size and occurrence increasing at the eastern end of the character area.
- Northerly views from the character area include the chalk ridge scarp.
- The M25 motorway runs along the length of the northern edge of the character area
- Public rights of way criss-cross every part of the character area
- A relatively rural landscape, with tranquility and remoteness varying across the character area due to the degree of urban influence from settlement and roads.

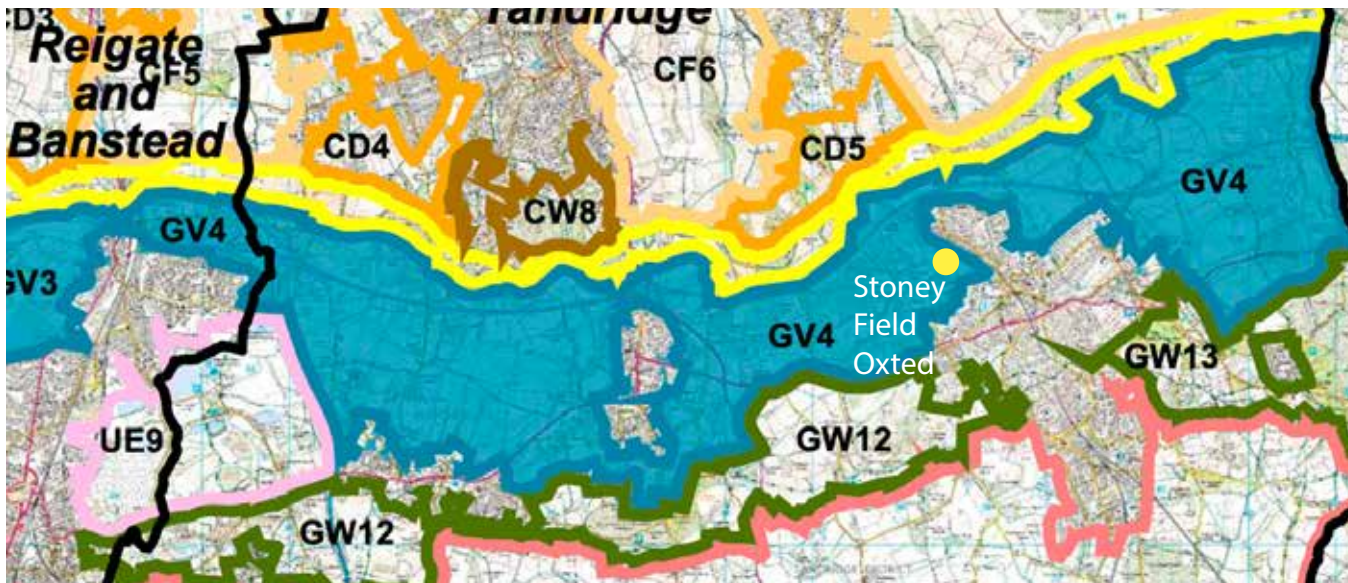


Figure 9 Greensand Valley (GV) Landscape Character Area sub-area GV4 Merstham to Clacket Lane Greensand Valley (source: Tandridge.gov.uk)



## 2 Landscape Character

### 2.3 District Level: GV4 Merstham to Clacket Lane Greensand Valley (contd)

#### Key sensitivities/valued attributes

The following features and characteristics are particularly valued for their contribution to character and for the ecosystem services they provide:

- Wider valley floor of undulating farmland form foothills of North Downs
- Dramatic views of North Downs scarp slope
- Views across pastures to wooded hills of North Downs to the north and Greensand hills to south.
- Varied woodland including valley floor woods and ancient woodland.
- Decline in active management of woodland and fragmentation of farmland.
- Expansion of villages on the lower slopes of the valley threatening the open rural views and the individual identity of the settlements.

#### Vision

Conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. Elements in need of enhancement include the hedgerows and management of the woodlands.

#### Landscape Guidance

Local guidelines for land management and built development to conserve and enhance landscape character are outlined below:

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodland
- Encourage consistent management and restocking of hedgerows
- Nurture new hedgerow trees
- Promote restoration and traditional management techniques for woodlands and species rich grassland
- Encourage sustainable and multi-purpose woodlands.
- Encourage traditional management techniques for ancient woodland such as coppicing where appropriate to maintain the character and ecological interest of the woodlands.
- Promote the use of locally appropriate species such as oak, hazel and birch and alder.
- Enhance or link areas of high biodiversity value and positive landscape attributes where there are opportunities through land management.
- Conserve and enhance open views up to the wooded chalk ridge to the north and greensand hills to the north and south.
- Seek to conserve and enhance the low key, rural character of the many footpaths.
- Seek to incorporate traditional building materials with vernacular building styles. Refer to Surrey design guides.
- Encourage any new built development, to respect local character, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials.
- Promote the use of appropriate plant species and boundary treatments at village edges to better integrate development into the adjacent rural character.s
- Improve understanding of the general pattern of settlements and their relationship to the landscape and ensure that new development is sympathetic to the wider pattern of settlement.



## 2 Landscape Character

### 2.4 District Level: CR3 Box Hill to Tatsfield Chalk Ridge

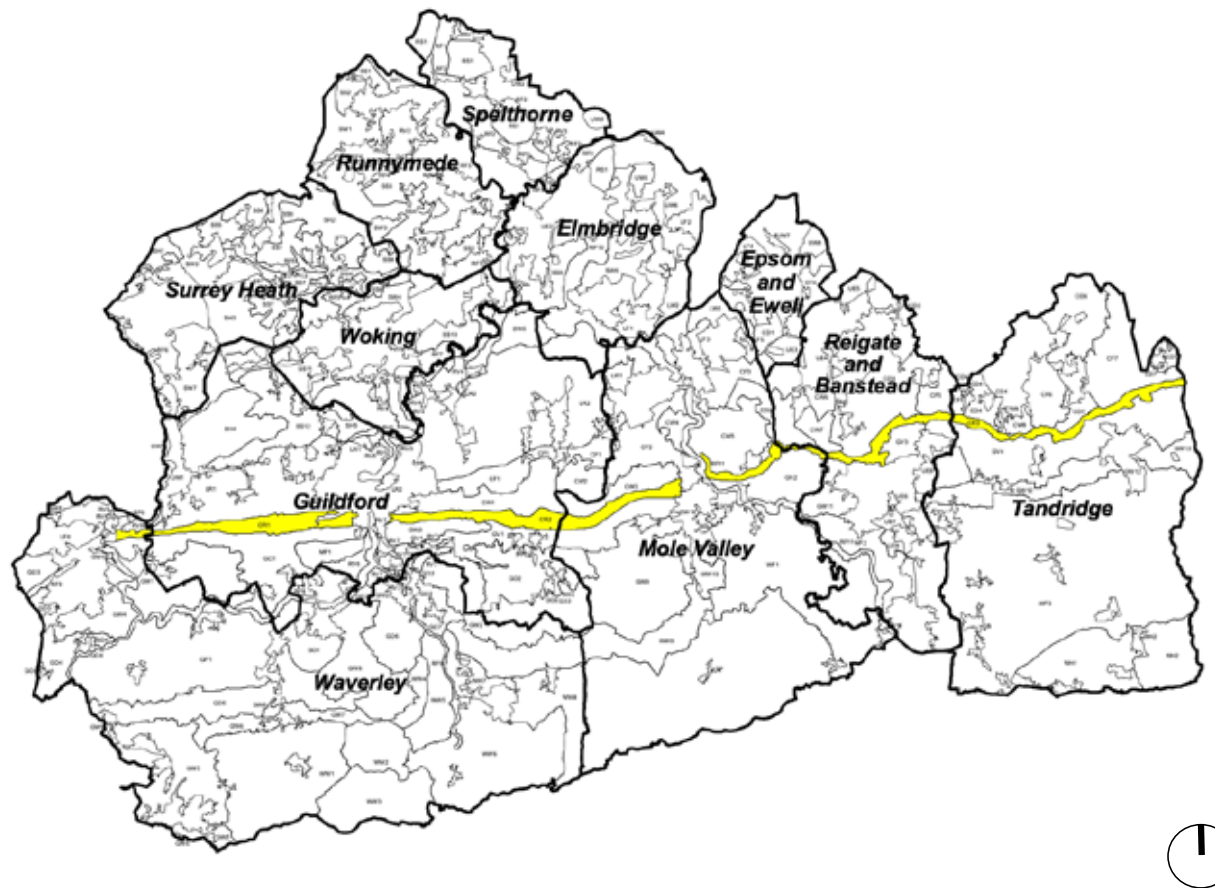


Figure 10 Chalk Ridge Landscape Character Type in Surrey  
(source: tandridge.gov.uk)

#### Landscape Description

The Box Hill to Tatsfield Chalk Ridge is a narrow scarp slope, one of three areas in the Chalk Ridge Type forming a narrow belt of land running east-west across the centre of the county. The slope aspect varies but overall it is south facing. The boundary of the character area broadly coincides with the change from chalk to greensand to the south and by the top of the scarp slope.

The character area lies within the Surrey Hills National Landscape.

#### Key characteristics

- A steep chalk scarp slope to the south of the elevated North Downs to the north.
- The eastern and western part of the slope are heavily wooded and include some areas of ancient woodland. There are occasional small scale irregular shaped fields of pasture with thick hedgerows and tree belts, including ash and field maple.
- The sloping landform affords wide views over the greensand hills to the south.
- The North Downs Way National Trail runs along the length of the character area, alternating between the foot and top of the scarp and connects with a number of other rights of way which cross the character area.
- A number of lanes weave across the character area and the M25 runs roughly parallel to the ridge along most of its length within the character area.
- There is limited settlement which includes isolated farmsteads and occasional hamlets
- A rural, unsettled, dramatic landscape with peacefulness and tranquility aided by woodland cover.

## 2 Landscape Character

### 2.4 District Level: CR3 Box Hill to Tatsfield Chalk Ridge (contd)

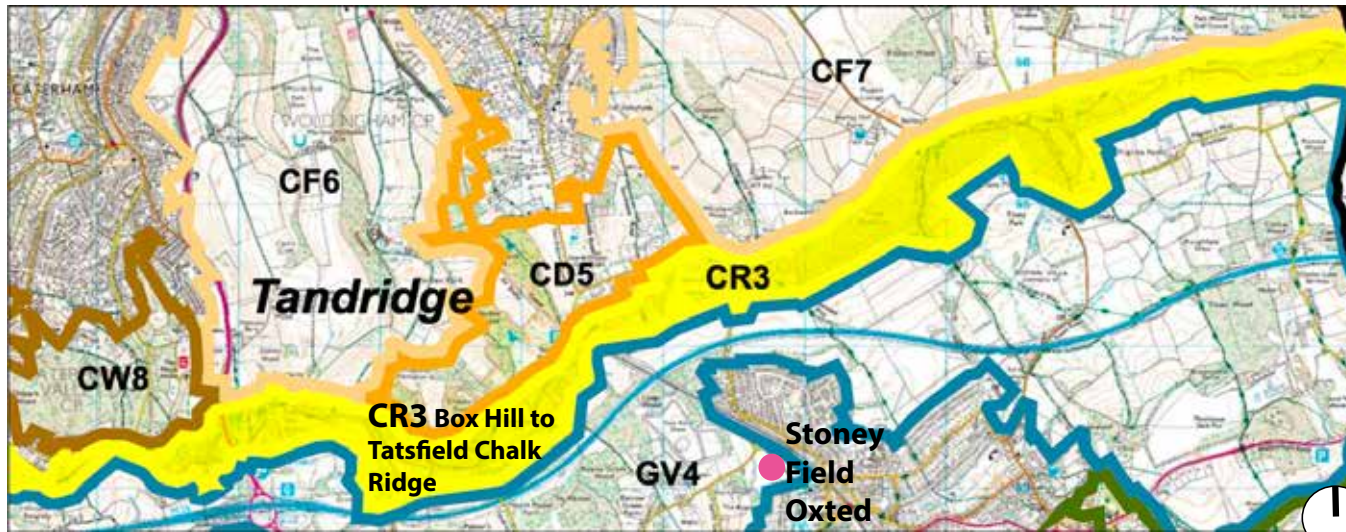


Figure 11 Chalk Ridge Landscape Character Area sub-area CR3 Box Hill to Tatsfield (source: Tandrige.gov.uk)

#### Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Iconic chalk spine through the county with panoramic views from the ridgeline over greensand hills and low weald to the south.
- Series of views linked by well connected network of public rights of way
- Rural and often wooded and unsettled backdrop to views from surrounding rural landscape
- Areas of open sloping downland and ancient woodland
- Intact, varied pattern of fields, often created by hedges and hedgerow trees running across the slopes
- Areas of remnant chalk grassland

- Sparse settlement, largely of traditional farmsteads
- Rural roads and lanes, often sunken, which wind up slopes

#### Forces for change/sensitivities/pressures Past Change

- Loss of hedgerows and mature hedgerow trees plus poor management of remaining hedgerows
- Loss of chalk grassland
- Lack of active management leading to loss of biodiversity value and historic interest of the woodlands
- Redundant quarries and active workings such as at Oxted chalkpit
- M25 crosses and runs parallel with the character area in the eastern section affecting tranquillity.

#### Future potential forces for change

Increasing traffic on the rural tracks and roads running across the ridge leading to urbanisation through kerbs, lighting and signage. Further loss of chalk grassland, hedgerows trees and linear tree belts in places

#### Landscape Strategy

Maintain the wide and far ranging views from many viewpoints along the ridge line. The field pattern and hedgerow boundaries and trees should be conserved. Conserve the open nature of the landscape which forms a backdrop to the surrounding rural areas and towns such as Oxted.

#### Land Management

Local guidelines for land management and built development to conserve and enhance landscape character are outlined below:

- Encourage farming techniques where these will conserve and enhance key landscape features such as the hedgerows and woodlands
- Encourage consistent management and restocking of hedgerows
- Protect important views and maintain areas of open, undeveloped skyline
- Conserve, enhance and restore small woodlands

#### Built Development

- Conserve the sense of a rural, sparsely settled area with visible development limited to occasional traditional farmsteads
- Resist the spread of settlement up the slopes from the foot of the ridge
- Consider the impact of development in adjacent areas in views from the ridgeline. Maintain the rural setting.



## 2 Landscape Character

### 2.5 The Surrey Hills National Landscape: North Downs Scarp and Holmesdale Character Area

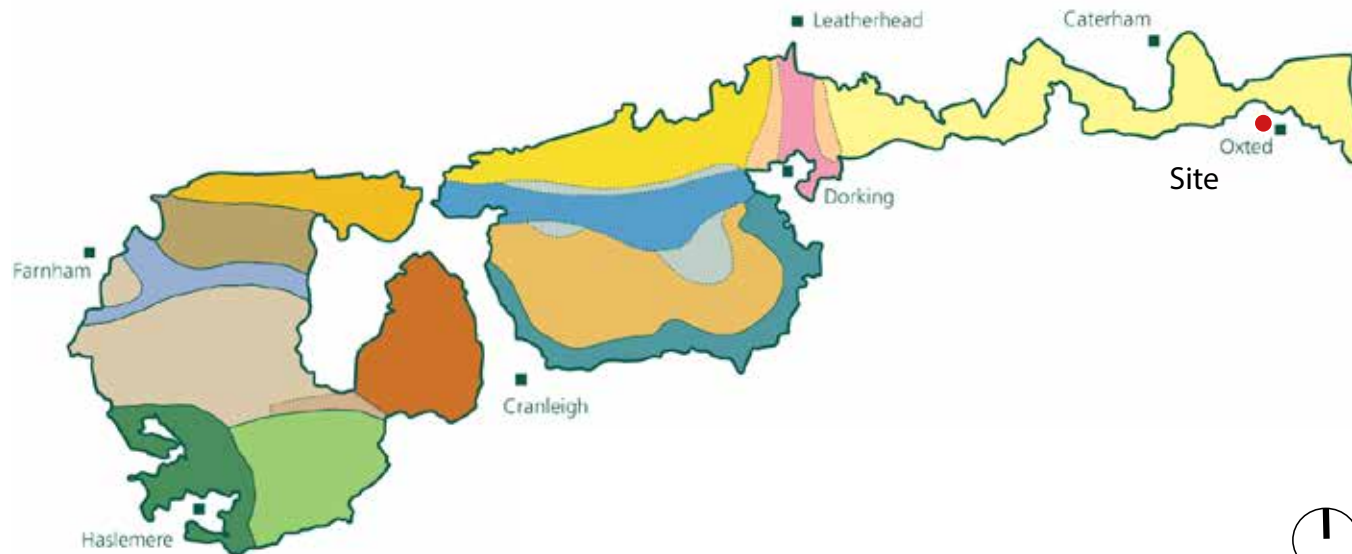


Figure 12 Surrey Hills Landscape Character Areas (Source: Surrey Hills NL Management Plan 2025-2030)



The Surrey Hills National Landscape lies to the north of the site and is an important component of the overall landscape setting and character.

There are thirteen landscape character areas in the Surrey Hills, running west to east from south of Farnham to east of Oxted.

Stoney Field is sited immediately to the south of the Landscape Character Area (LCA) The North Downs Scarp and Holmesdale which extends west to east from the Dorking area to east of Oxted.

This LCA is described as: "The prominent scarp slope of the North Downs provides a dramatic and dominant feature overlooking a farmed landscape of the Holmesdale Valley and wooded Greensand Hills to the south."

Key local features identified include:



Figure 13 The North Downs Scarp and Holmesdale (Source: Surrey Hills NL Management Plan 2025-2030)

## 2 Landscape Character

### 2.5 Surrey Hills National Landscape

- Extensive species rich ancient semi natural woodland, beech woodland, shaws and coppice
- Far reaching expansive views from scarp viewpoints across to the Greensand Hills and the Weald
- Major road corridors such as M25 and network of winding enclosed and narrow lanes

The key local issues were identified as:

- Impact of traffic on narrow and sunken lanes
- Impact of urban fringe and suburban pressures
- Decline in quality of hedgerows and hedgerow trees
- Fragmentation of farmland

### 2.6 Proposed Extension to Surrey Hills National Landscape

Natural England (NE) has undertaken a review of the Surrey Hills NL boundary to assess whether adjacent areas should be included and designated.

Consultation has taken place. In June 2025, NE published the result of their second consultation which confirmed that Area A13 which includes Stoney Field and the adjacent pSNCI, the Bogs, would be included in the proposed new boundary.

Figure 15 illustrates the proposed extension, taken from Figure 24b Godstone Hills of the Surrey Hills National Landscape (AONB) Boundary Variation Project Consultation Analysis Changes 2024.

Tandridge District Council supported the inclusion of this area as part of the extended SHNL 'in recognition of

*the outstanding natural beauty and the desirability of the Northwest Oxted area being designated AONB.'*

The NE Statutory Consultation Analysis Appendix 16: Godstone Hills sets out the reasons why Stoney Field and The Bogs (A13) qualifies for inclusion within the proposed extension to the SHNL. These reasons include:

*'the open arable field between Barrow Green Lane and the settlement edge forms part of a sweep of agricultural landscape to the north and affords dramatic views of the chalk scarp.'*

An extension to an existing National Landscape is formally designated once a Variation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the issue of the Designation Order by Natural England, but prior to confirmation by the Secretary of State, any area that is subject to a

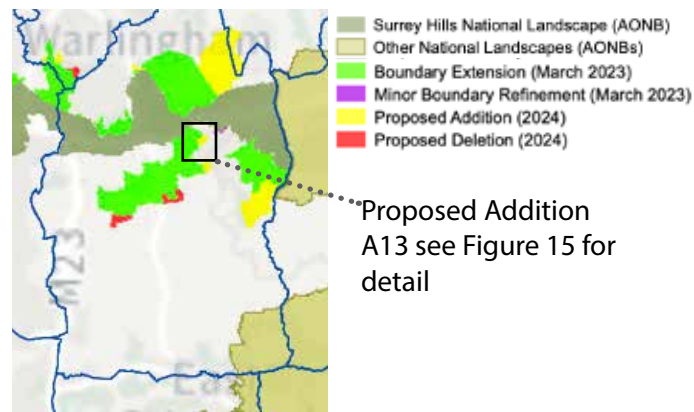


Figure 14 Extract from Fig 12b Index Map of the SHNL (AONB) Boundary Variation Project Consultation Analysis Changes 2024 showing proposed changes in Tandridge

Variation Order would carry great weight as a material consideration in planning decisions.

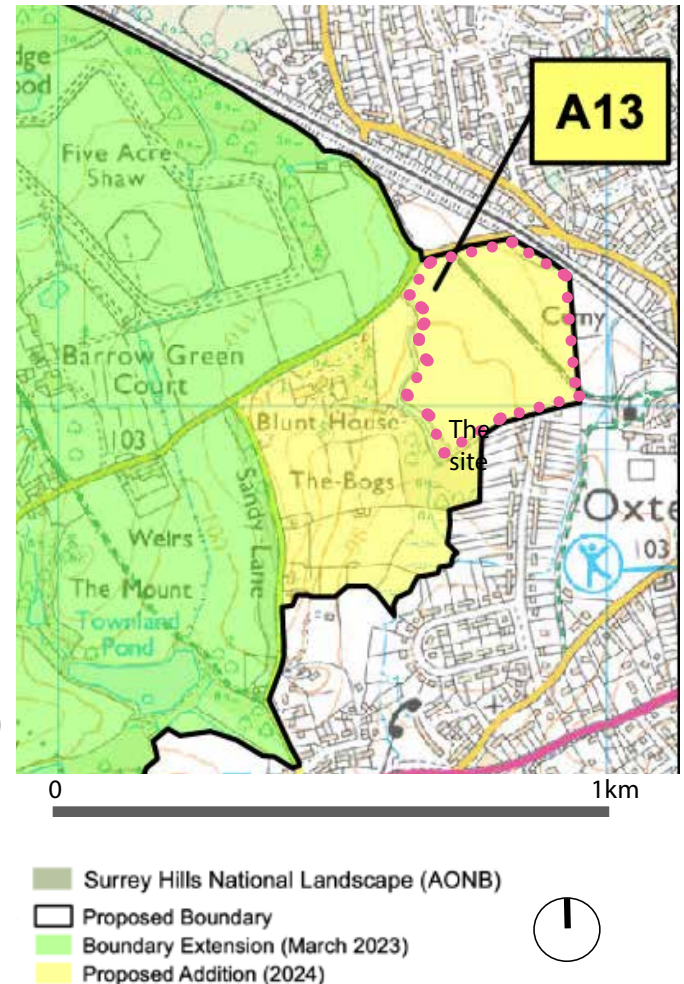


Figure 15 Extract from Fig 24b Godstone Hills of the SHNL (AONB) Boundary Variation Project Consultation Analysis Changes 2024



## 3 Landscape Baseline

### 3.1 Geology

The basic structure of any landscape is formed by its underlying geology. The long term effects of weathering, erosion and deposition alter the form of the landscape, drainage and soils, which then influence the vegetation and land use.

The Site lies within the Merstham to Clacket Lane Greensand Valley (landscape type GV) and is underlain by Folkestone Formation Sandstone with areas of Gault Formation Mudstone to the north.

There is no drift geology over the site.

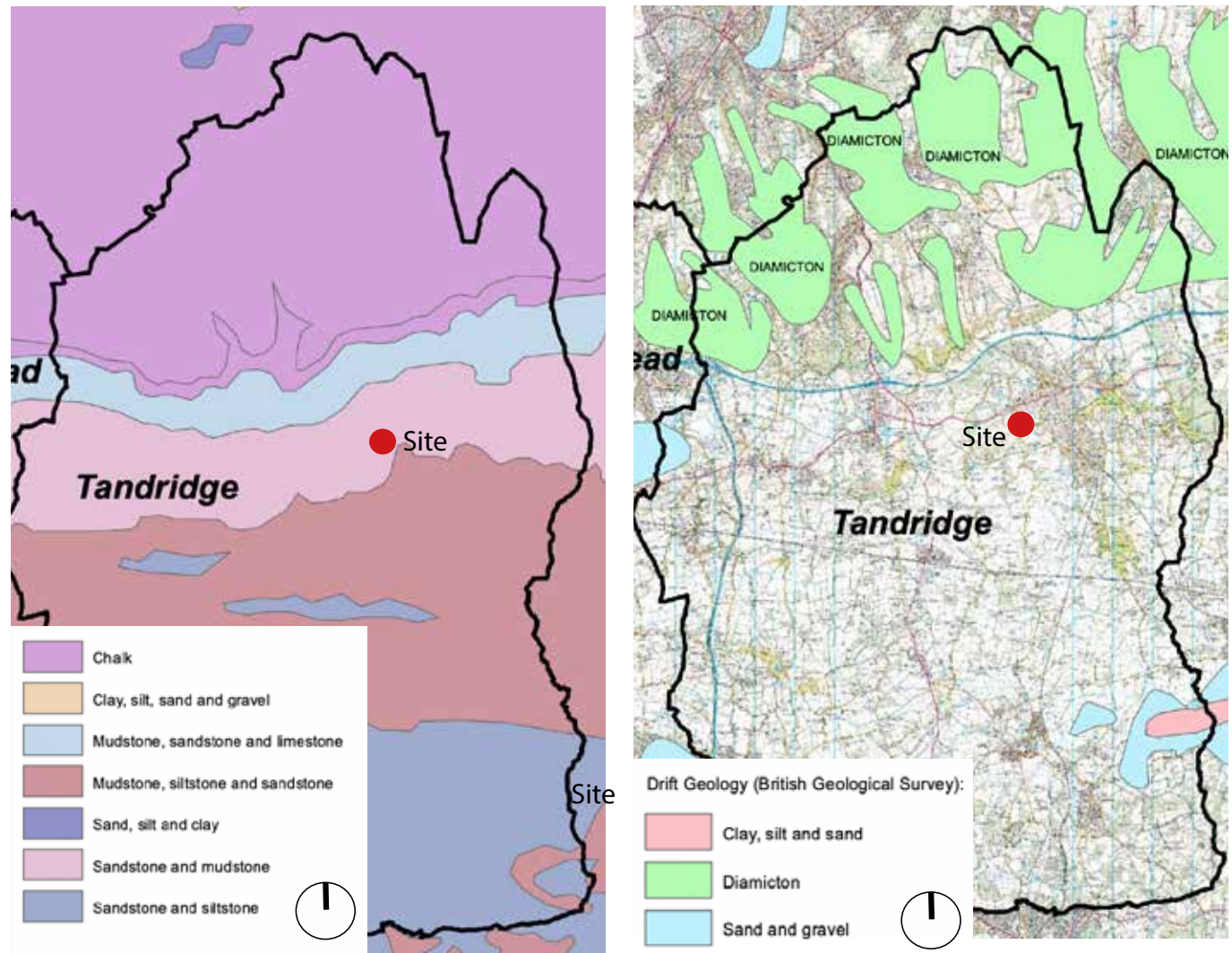


Figure 16 Solid geology (left) and drift geology (right) for the site  
(Source: tandridge.gov.uk)

### 3 Landscape Baseline

#### 3.2 Topography and Hydrology

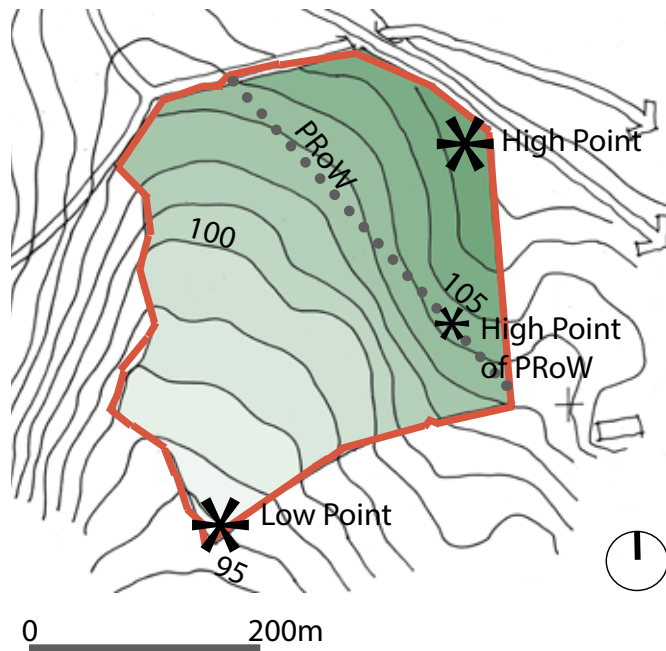


Figure 17 Topography for the site  
(Source: LHLA interpolated from OS)

The topography of the area is gently undulating farmland rising up to meet the chalk North Downs scarp to the north and the wooded greensand ridge to the south.

The high point of the site is in the north east corner close to the railway line. From this area, the site falls away in a south westerly direction towards the south western boundary and the Bogs, where the low point of the site is located.



Figure 18 Surface water flood risk (1 in 30)  
(Source: flood-map-for-planning.service.gov.uk)

The fall across the site is +/- 11m.

The bridleway bisects the site with a high point located approximately one quarter along its length from the south eastern entrance.

As a consequence of the topography, the south western corner of the site, being the most low lying, is also the wettest.

The surface water flood risk shows surface water run-off from the chalk scarp descending down Chalk Pit Lane to the site boundary. Some of this run-off will find its way to the stream which follows the western site boundary; a significant amount is shown crossing the site to the low point in the southwest corner where the Bogs Ancient Woodland is located. This irreplaceable wet woodland is fed by the run-off from the chalk scarp.



## 3 Landscape Baseline

### 3.3 Biodiversity and vegetation



Figure 19 Ancient woodland on site boundary (Source: MAGIC). The Barton Hyett Arboricultural Survey shows the ASNW extending into the site (Figure 20)

The Bogs is a designated Ancient Semi-natural Woodland (ASNW) which lies on the south-west corner of the site, both inside and outside the site boundary. It is also a potential site for Nature Conservation Importance (pSNCI). Surrey Wildlife Trust and Tandridge DC both recognise that the site meets the DEFRA guidance on local sites and will ensure that it is given the same level of protection as a selected site.<sup>1</sup>

<sup>1</sup> Dr Simon Newell of Surrey Wildlife Trust in email dated 10 July 2007. The site has not been designated as a SNCI due to ongoing ownership issues

Part of The Bogs (0.8ha of 3ha) was surveyed by the Surrey Wildlife Trust in 2007; as a wet woodland this is a priority habitat as described in the Surrey Woodlands Habitat Action Plan. The target note describes it as a wet woodland dominated by alder (*Alnus glutinosa*) with frequent crack willow (*Salix fragilis*). Other species in the canopy layer include sycamore (*Acer pseudoplatanus*) Norway maple (*Acer platanoides*) and Ash (*Fraxinus excelsior*).

The shrub layer is intermittent with rowan (*Sorbus aucuparia*), hazel (*Corylus avellana*), elder (*Sambucus niger*), Holly (*Ilex aquifolium*), dogwood (*Cornus sanguineum*) and guelder rose (*Viburnum opulus*).

Groundflora was dominated by ramsons (*Allium ursinum*), an ancient woodland indicator), golden saxifrage (*Chrysosplenium oppositifolium*), yellow flag (*Iris pseudoacorus*) and marsh marigold (*Caltha palustris*); common nettle (*Urtica dioica*) is locally dominant along drier woodland edges, with occasional goosegrass (*Galium aparine*); other ancient woodland indicators include bluebell (*Hyacinthoides non scripta*), moscatel (*Adoxa moschatellina*), great hairy wood brome (*Bromus ramosa*), wood melick (*Melica uniflora*), yellow archangel (*Lamiastrum galeobdolon*) and remote sedge (*Carex remota*). There are some non native patches of bamboo (*sasa* spp), raspberry, (*Rubus ideus*), skunk cabbage (*Lysichiton* sp) and *Gunnera tinctoria*.

Two of the woodlands on the site boundaries have been recorded<sup>2</sup> as high quality (Category A ) features with the third boundary woodland recorded as Category B. Six trees on the site boundaries are identified as Category A trees; 32 individual trees, 11 tree groups and 13 sections of hedgerow are assessed as Category B, quality trees/hedges whose retention is desirable.

The Woodland Trust Ancient Tree Inventory lists several of these trees as 'notable'.

The solitary ash (T16) standing in the field is one of several trees covered by a Tree Preservation Order (TPO) as are T7, T10, T18-21, W2, W3 and G5.

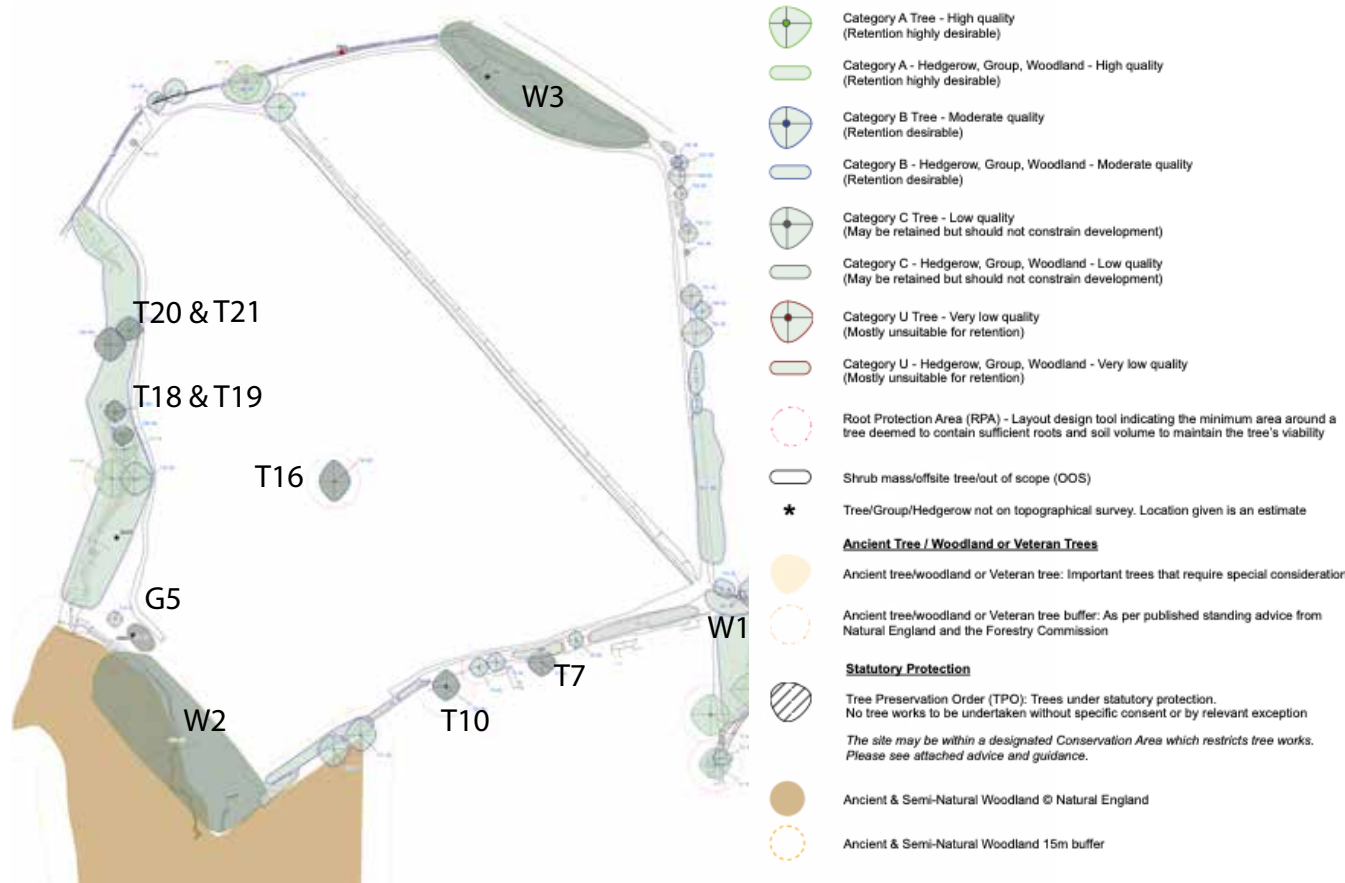
<sup>2</sup> Barton Hyett Associates Arboricultural Impact Assessment Revision B July 2025 for Land South of Barrow Green Road, Oxted



T16 Ash tree

## 3 Landscape Baseline

### 3.3 Biodiversity and vegetation



Feature W2 in the Barton Hyett Tree Survey Plan shown in Figure 20 above is described in paragraph 4.4 of their report as 'designated..... Ancient Semi-Natural Woodland (ASNW)'

*The Bogs Ancient Woodland (right)*



The site is dominated by the large arable field which is considered to have low ecological and bio-diverse value; the areas of most interest for habitats and plants and fauna are the hedgerows, stream, woodlands and scrub areas forming the site boundaries and context. These areas are of particular importance to bats, nesting birds and slow worms.

The nearest SSSI designations are located north of the M25 at Woldingham and Oxted Downs.



Figure 21 The Bogs Ancient Woodland (Source Tandridge.gov.uk)



## 3 Landscape Baseline

### 3.5 History: maps & photographs

The 1808 OS shows that Barrow Green Road and Chalk Pit Lane are both historic routeways; the site lies at an important junction when approaching Oxted from the north. The Oxted Tithe Map from 1839 shows St Mary's Church and Court Farm as the only buildings near the site.

The 1869-71 Ordnance Survey shows the alignment of the future railway to the northeast of the site and the Bogs to the southwest. The PRow connecting the church with Chalk Pit Lane is clearly shown.

By 1945 the railway has been constructed with new housing to its north. Wheeler Avenue is visible before the building of any housing. By 2000 Wheeler Avenue has been built, some development has taken place at Blunt House, the Burial Ground laid out and additional housing constructed to the northeast.



1808 Ordnance Survey  
(Source: ES Volume 3, Appendix B1 Archaeology)



1839 Oxted Tithe Map  
(Source: ES Volume 3, Appendix B1 Archaeology)



1869-71 Ordnance Survey  
(Source: ES Volume 3, Appendix B1 Archaeology)



1945 Google Earth



2000 Google Earth

Figure 22 Historic maps and photographs

Louise Hooper Landscape Architect



## 3 Landscape Baseline

### 3.8 Public rights of way (PRoWs)

The public bridleway BW 97 crosses the site and is well used by local residents and visitors as a route up into the Surrey Hills as well as part of a local circuit for walking or running. Footpath 98a passes around the north side of St Mary's Church and joins footpath 98 which follows the south side of the church and leads to Master Park. The site perimeter is not a public right of way but is well used by local residents for walking and running.



Figure 23 Public Rights of Way close to the site (Source: surrey.gov.uk)



Bridleway 97 passes through woodland before emerging into the site



BW 97 crossing the site looking south east



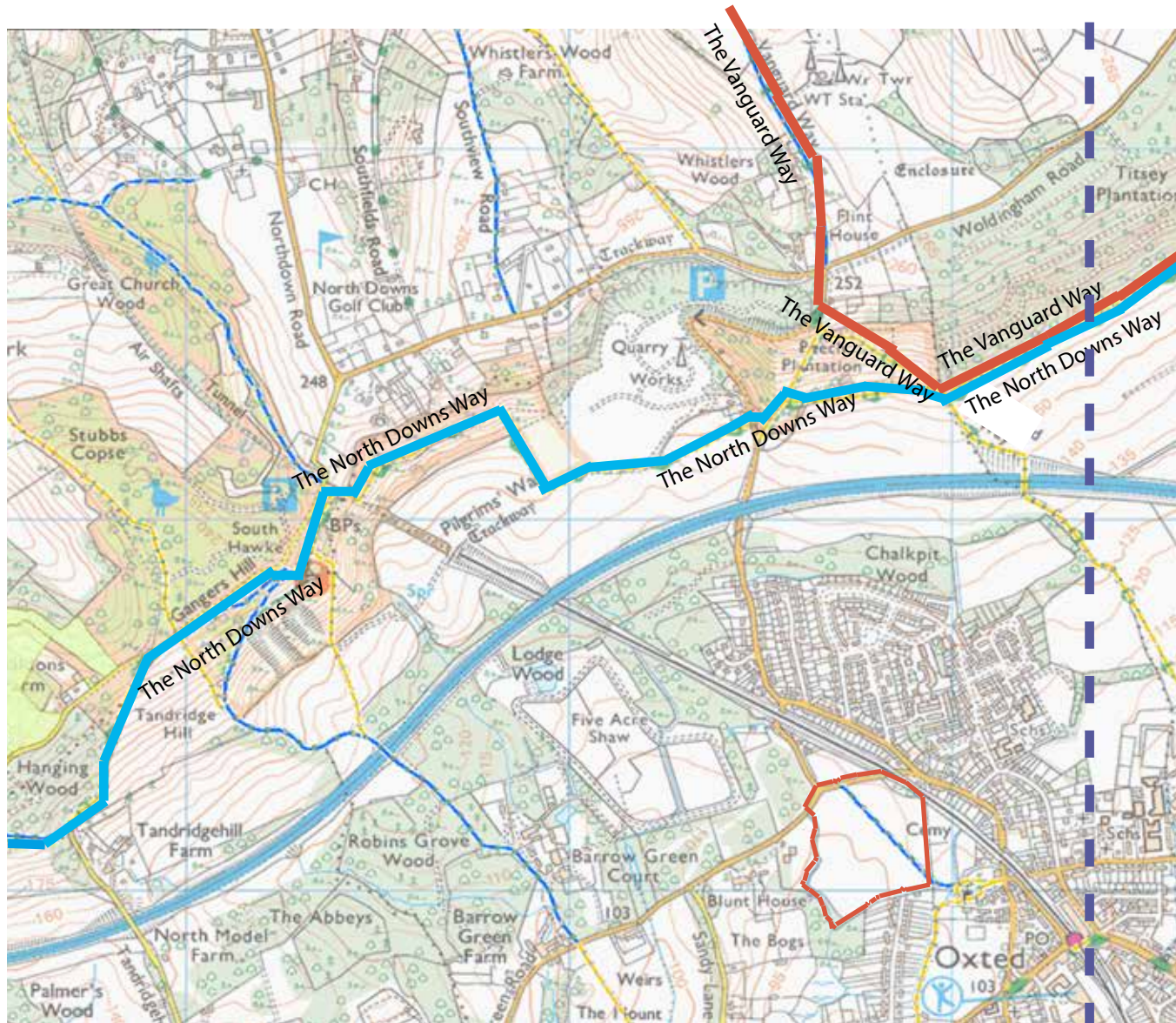
Footpath 98 entrance beside St Mary's Church



### 3 Landscape Baseline

#### 3.8 Public rights of way (PROWs)

The Meridian Line



In addition to the footpaths and bridleways within and close to the site, there are several long distance footpaths in the Surrey Hills providing views of the site: the North Downs Way, the Vanguard Way and the Greenwich Meridian Trail.

The North Downs Way often follows the ancient Pilgrims' Way; the Vanguard Way runs from Croydon to Newhaven and the Greenwich Meridian Trail follows the line of the Prime Meridian from Peacehaven through Greenwich to Hull.



Figure 24 Long Distance Footpaths overlooking the site (Source: surrey.gov.uk annotated by LHLA)



### 3 Landscape Baseline

#### 3.8 Public rights of way (PROWs)



*The Greenwich Meridian Line meets the North Downs Way and the Vanguard Way in the Surrey Hills.*

*Figure 25 Long distance footpaths & trails overlooking the site*



### 3 Landscape Baseline

#### 3.9 Site context



*Pilgrims Way view over Oxted to Greensand hills*



*Barrow Green Road towards railway bridge*



*Railway bridge over Barrow Green Road*



*Barrow Green Road approaching Chalk Pit Lane junction*



*View of site over hedge on Barrow Green Road*



*Chalk Pit Lane approaching Barrow Green Road junction*



*Station Road West, Oxted*



*Wheeler Avenue*



*Entrance to Oxted Parish Burial Ground*

*Figure 26 Site Context*

Louise Hooper Landscape Architect



## 3 Landscape Baseline

### 3.9 Site context



*Northerly view over Master Park with St Mary's Church and North Downs Scarp in distance*



*St Mary's Church, Oxted*



*The Bogs Ancient Woodland*

The site lies on the northwestern edge of Oxted and forms an integral part of the distinctive rural character and setting of Oxted. Although physically close to the town, it is visually separated from the urban area by the elevated railway line to the northeast, by the Oxted Burial Ground to the east and by woodland to the southeast. Wheeler Avenue to the south is visually separated by a thick hedge.

*Figure 27 Site Context*



## 3 Landscape Baseline

### 3.10 Site character



*Eastern boundary with chalk scarp of North Downs in the distance*

The site is an open arable field sown this year (2025) with barley. It is well vegetated on all boundaries and feels distinctly rural in character and remote from the nearby Oxted Town Centre.

A public bridleway traverses the site and is well used by local residents and visitors to access the Surrey Hills and as part of a local circuit for walkers and runners. The field margins are well-used by local residents for walking and running.

The site contains a lone ash tree (T16) and offers fine views up into the Surrey Hills and also of the Grade I listed St Mary's Church tower.

The western boundary is formed by a tree and shrub-lined stream which feeds The Bogs, an important area of Ancient Woodland to the southwest of the site. The Bogs is a proposed Site of Nature Conservation Importance (pSNCI) as recommended by the Surrey Wildlife Trust.



*Eastern site boundary with burial ground*

*Figure 28 Site character*



*Bridleway public right of way northwards view to chalk scarp*



### 3 Landscape Baseline

#### 3.10 Site character



*Lone ash tree and St Mary's Church looking south eastwards*



*View eastwards across site from western boundary towards St Mary's Church*



### 3 Landscape Baseline

#### 3.10 Site character



*Woodland edge at south west corner of the site showing the Bogs and the corner of the field prone to seasonal flooding*

*Figure 30 Site Character*

## 3 Landscape Baseline

### 3.11 Valued Landscape

A Valued Landscape, as used in the National Planning Policy Framework (NPPF), is defined as:

*'an area having sufficient landscape qualities to elevate it above more everyday landscapes.'*

Paragraph 187 of the NPPF states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) Protecting and enhancing valued landscapes...*
- b) recognising the intrinsic character and beauty of the countryside...*

Establishing the value of the landscape extends beyond designation. A living, working landscape can comprise agricultural, recreational, residential, working and transport activities and there are many layers of geology, hydrology, topography, history and biodiversity involved in the creation of the landscape we see today beneath its living, working surface.

The relative value of the landscape will differ to different stakeholders: for example, a farmer may be concerned about the value of the soil or the risk of flooding, a dog-walker may be concerned over the quality and quantity of local footpaths and dog bins, a local resident may be concerned about their outlook and tranquility, and a visitor may be concerned over views, signage, car parks and access.

Landscape and visual assessment is the key process which provides the evidence to judge how valued a landscape is. An understanding of the inherent character of a site and its context, and the contribution that site makes to the surrounding landscape character is an integral part of the landscape assessment process, which requires an appraisal of landscape value and landscape sensitivity.

The Landscape Institute Technical Guidance Note (LITGN) 02/21 *'Assessing landscape value outside national designations'* provides the most recent information and guidance on the judgement of landscape value, and the interpretation of the term 'valued landscape' as used in the National Planning Policy Framework (NPPF)

LITGN 02/21 is intended to supplement and compliment existing guidance on landscape value found in Box 5.1 (page 84) of the Guidelines for Landscape and Visual Impact Third Edition (GLVIA3).

To assess a Valued Landscape, judgements need to be made on the relative value or importance to society of the various aspects or components of that landscape; this is a complex task as the landscape is valued by different people for different reasons.



## 3 Landscape Baseline

### 3.11 Valued Landscape

The Stoney Field site contains key features and indicators which provide strong evidence for its definition as a Valued Landscape; these include natural and cultural heritage, landscape condition, distinctiveness, recreational and amenity, landscape quality & memorable views, tranquillity, remoteness and function.

The site and its context are inextricably linked. Stoney Field is agricultural land in good condition and set in the foothills of the North Downs and it makes an important contribution to the setting of Oxted and to the setting of the Surrey Hills National Landscape.

The following table sets out the key factors and indicators for an appraisal of Stoney Field, Oxted as a Valued Landscape. The site contains several key features which provide strong evidence for its definition as a Valued Landscape:

- Natural heritage
- Cultural heritage
- Landscape condition
- Distinctiveness
- Recreational and amenity
- Landscape quality and memorable views
- Tranquillity and remoteness
- Function

The site meets the criteria of a Valued Landscape. LHLA recommends that the site should be defined as a Valued Landscape.

Factor	Definition	Indicators of landscape value	Evidence of landscape value
Natural heritage	Landscape with clear evidence of ecological or other interest which contributes positively to the landscape	A landscape which contains valued natural capital assets which contribute to ecosystem services and a sense of place	Designated Ancient Woodland on southwest boundary, including wet woodland, a UK Biodiversity Action Plan (BAP) priority habitat, a proposed Site of Nature Conservation Interest (pSNCI, The Bogs) to sw, riparian water course on western boundary which supplies water for the wet woodland.
Cultural heritage	Landscape with clear evidence of historical or other interest which contributes positively to the landscape	Field pattern, historic routeways, historic landmarks	Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type) Historic PRoW and routeways shown on 1869-71 OS map St Mary's 12th century church is a local landmark visible from the PRoW, especially in the winter
Landscape condition	Landscape in a good physical state (individual elements & overall landscape structure)	Condition of field and boundaries	Intact field pattern, tidy arable farmland, trimmed hedges, no visible litter or dog poo on well-trafficked PRoW
Distinctiveness	Landscape with a strong sense of identity	Makes a positive contribution to the local area	Provides a rare wide and sweeping view towards the chalk scarp of the Surrey Hills AONB
Recreation & amenity	Landscape offering recreational opportunities	PRoWs and long distance trails	Bridleway 97, UK011/97/10 traverses the site and provides a well-used route from the town centre to the Surrey Hills for locals and visitors. It is regularly used by local residents as part of a circular route which includes the site perimeter.
Landscape quality & memorable views	Landscape that appeals to the visual senses	Distinctive features and landform	Key 'gateway' panoramic view of the Surrey Hills on leaving the churchyard and Oxted; the gently sloping landform blends seamlessly with the North Downs to the north. Site is currently an integral part of the setting of the existing Surrey Hills AONB, and has been proposed by NE as part of the AONB boundary extension
Perception (remoteness & tranquillity)	Landscape with a strong perceptual value such as distance from urban areas, tranquillity and dark skies	Peace and quiet, lack of urban features, remoteness	Site feels far removed from urban area, is distinctly rural in character, very few rooftops or signs of visible built development, distant and unobtrusive background hum of M25, occasional passing trains on elevated track, dark skies.
Function	Landscape with a clearly identifiable function	Elements contributing to the healthy functioning of the landscape.	Part of the Upper Eden Water Catchment, healthy soils provide carbon sequestration, food production, flood regulation, pollination, recreation including walking, equestrian, cycling and nature observation.

Table 1 Stoney Field as a Valued Landscape

### 3 Landscape Baseline

#### 3.12 Landscape Receptors - Landscape Fabric, Local Landscape Character and Qualities

##### A Landscape Fabric within site

- 1 Arable field
- 2 Lone ash tree
- 3 Bridlepath 97 crossing the site
- 4 Woodland below railway embankment
- 5 Ancient Woodland, part of the Bogs

##### B Landscape Fabric forming site (red line) boundary

- 1 Wooded stream
- 2 Hedgerow bordering Barrow Green Road
- 3 Railway embankment
- 4 Fence & hedge bordering Burial Ground
- 5 Woodland between church & site
- 6 Hedgerow forming southern boundary
- 7 The Bogs Ancient Woodland

##### C Landscape Fabric outside the site

- 1 Oxted Parish Council Burial Ground
- 2 Bridlepath 97 in woodland between church & site
- 3 Woodland between church & site
- 4 Gardens of Wheeler Avenue
- 5 The Bogs Ancient Woodland
- 6 Farmland
- 7 Scrub/woodland
- 8 Garden to Brookmead

##### D Local Landscape Character Areas (see Fig 32)

- 1 GV4, Merstham to Clacket Lane Greensand Valley
- 2 CR3, Box Hill to Tatsfield Chalk Ridge
- 3 Surrey Hills National Landscape

##### E Landscape Qualities

- 1 Condition
- 2 Scenic quality
- 3 Openness
- 4 Extensive views to North Downs
- 5 Tranquillity & remoteness
- 6 Recreation
- 7 Biodiversity
- 8 Cultural heritage



Figure 31 Landscape Fabric



### 3 Landscape Baseline

#### 3.12 Landscape Receptors

##### A Landscape fabric within the site

The site includes an open arable field A1, a lone mature ash tree, A2, a public bridleway A3, an area of woodland at the base of the railway embankment, A4, and a strip of The Bogs Ancient Woodland, A5.

##### B Landscape fabric forming the site boundaries

A well-vegetated stream forms the western boundary of the site, B1; hedgerow forms the northern, eastern and southern site boundaries, B2, B3 and B6; a section of railway embankment forms the boundary in the northeastern corner of the site, B3, woodland forms the boundary between the church and the site, B5.

##### C Landscape fabric outside the site

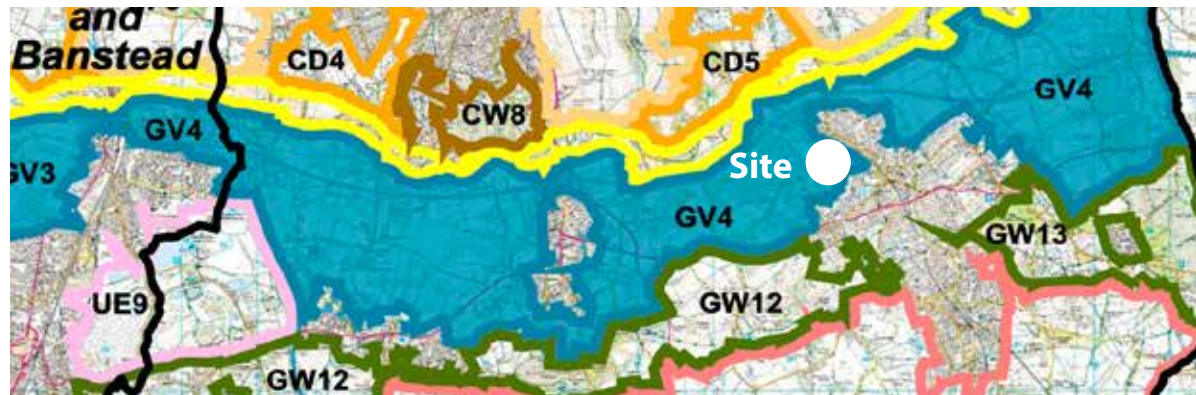
Of the landscape fabric outside the site the most important area is C4, The Bogs, an area of designated ancient woodland which extends into the site.

##### D Local Landscape Character Areas

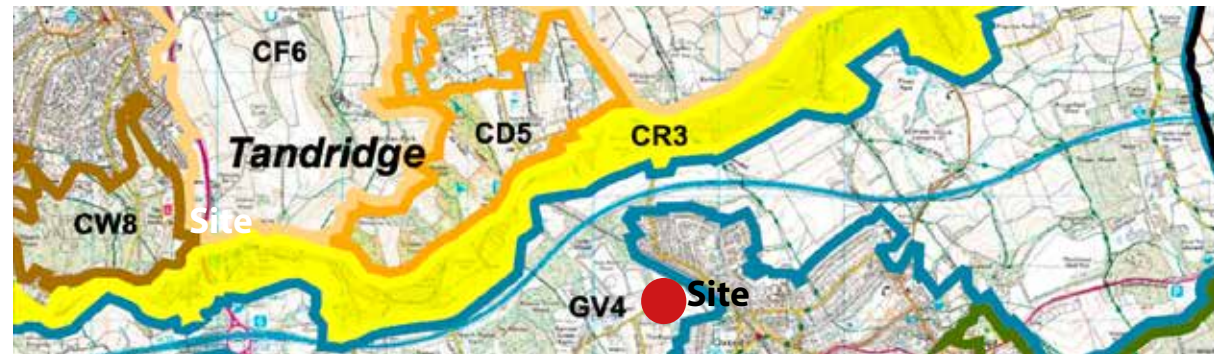
The site lies within the the Greensand Valley, GV4, Merstham to Clackett Lane section and is overlooked by the Chalk Ridge, CR3: Box Hill to Tatsfield. It lies within the setting of the adjacent Surrey Hills National Landscape (SHNL): the North Downs Scarp and Holmesdale.

##### E Landscape Qualities

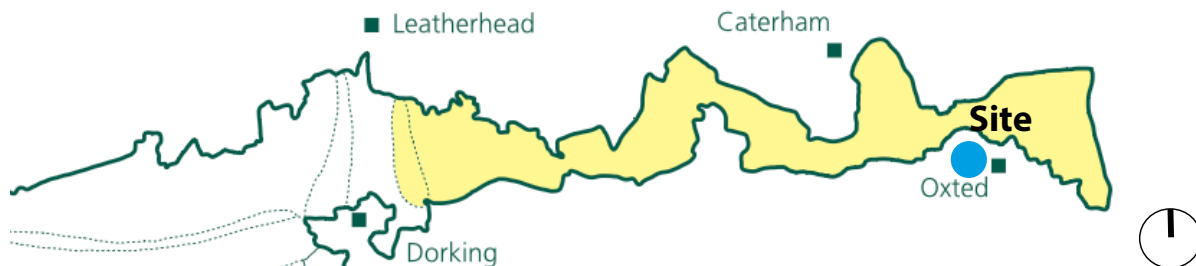
The qualities of openness, extensive views, tranquillity and relative remoteness contribute to the site's local distinctiveness and unique landscape character.



D1 GV4: Merstham to Clackett Lane Greensand Valley (Source: tandridge.gov.uk)



D2 CR3: Box Hill to Tatsfield Chalk Ridge (Source: tandridge.gov.uk)



D3 Surrey Hills National Landscape: the North Downs Scarp and Holmesdale (Source: tandridge.gov.uk)

Figure 32 Landscape Character



## 3 Landscape Baseline

### 3.13 Visibility Baseline and views of the site

#### Identifying where the site may be seen from

The visual baseline fieldwork was initially carried out in June & July 2025, with follow up visits in November 2025. Visual receptors were sought on public rights of way, but private property was not entered. This fieldwork involved driving or walking routes in the vicinity to test whether the site was visible or not at pedestrian eye level.

Using inter-visibility from within the site and a pair of binoculars, cross referenced with the OS Explorer map, we targeted potential viewpoints and visited each, seeking out potential views along key roads and public footpaths and byways

We use a traffic light system to show whether the selected viewpoints (visual receptors) do have a view of the site, or may have a view in winter when there is less vegetation on the trees and hedgerows.

There were a number of impediments to views which are typical of this landscape – in particular, high hedges and thick woodland. We used the OS map to suggest where the potential visual envelope of the site was, this was cross referenced with views out from the site, and then tested by visiting the locations and looking back towards the site.

Views of the site include close, filtered and/or framed views from surrounding lanes and public rights of way (PROWs), residential streets, the Oxted Burial Ground, as a passenger on the Oxted to London rail line and distant open views from the North Downs scarp to the site.

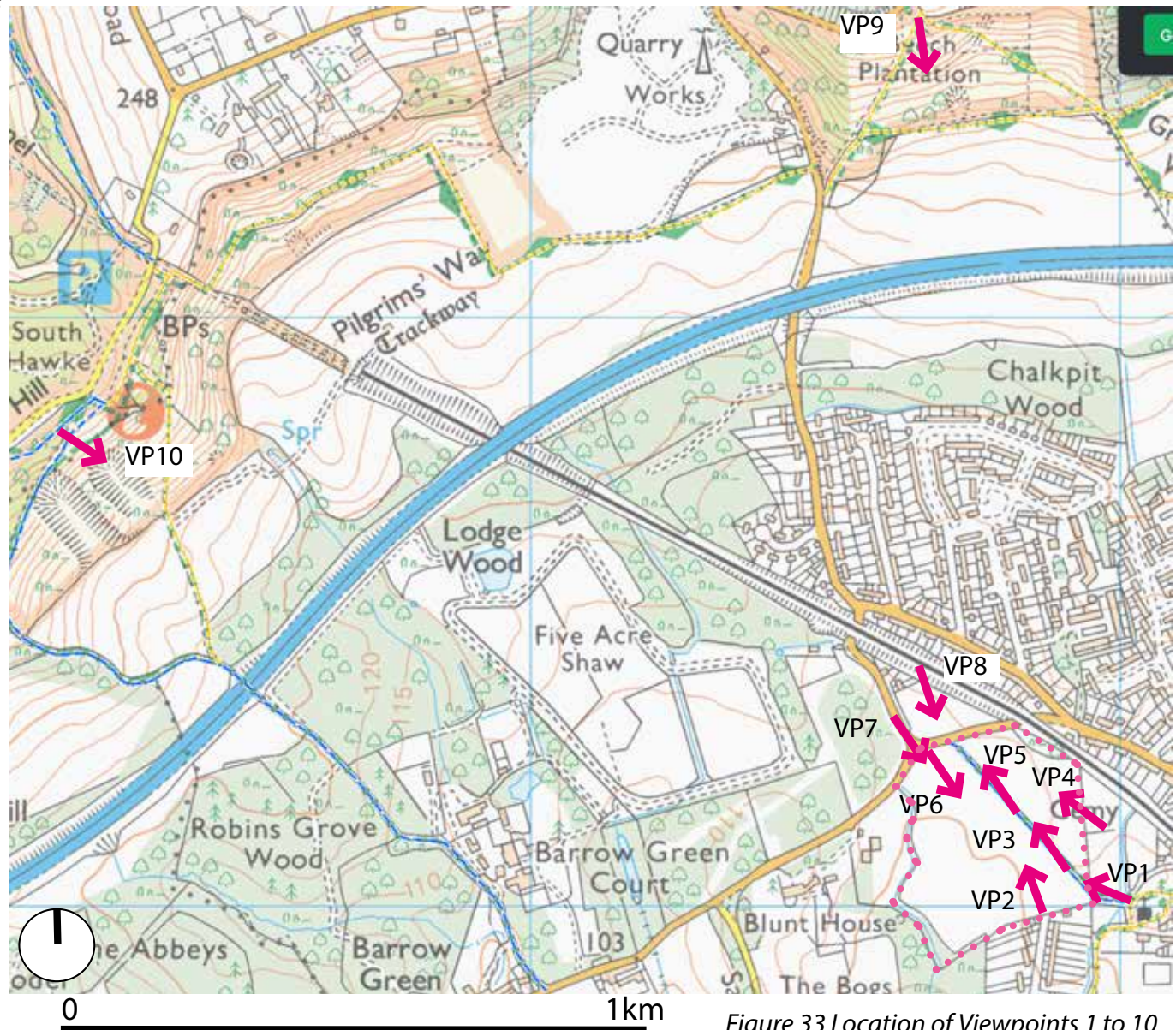


Figure 33 Location of Viewpoints 1 to 10

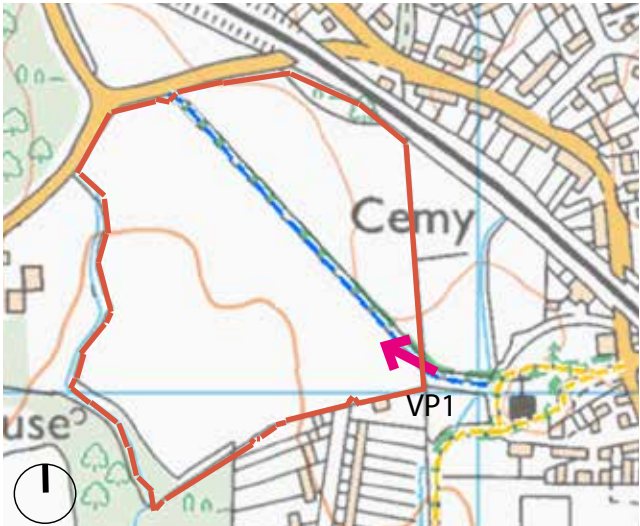


# Viewpoint 1 Bridleway 97 on site boundary near St Mary's Church



View from Bridleway 97 leading from St Mary's Church across the site looking northwest towards the wooded scarp slope of the Surrey Hills National Landscape

This viewpoint shows the view from public bridleway 97 at the point where it enters the site when approaching from St Mary's Church. The bridlepath emerges from woodland into an open arable field rising gently to a high point +/-150m ahead. The upper slopes of the wooded scarp slope of the North Downs can be seen beyond the high point.



**Grid Ref:**  
**Distance from Ssite:**  
**Elevation:**

**W: 00 00 35   N: 51 15 34**  
**+/- 0 metres**  
**103m AOD**

**Visibility:**


Not Visible

Discernable

**Visible**










Figure 34 Viewpoint 1

# Viewpoint 2 Wheeler Avenue



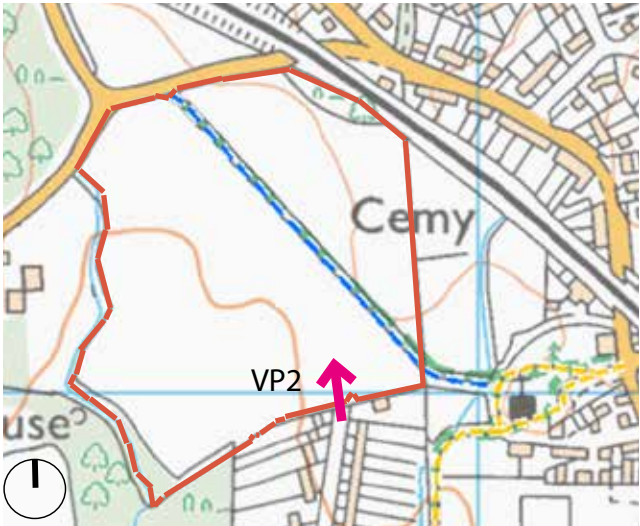
Looking north from Wheeler Avenue to hedge forming southern boundary of site



Looking north from Wheeler Avenue with view of site through gap in hedge

The southern boundary of the site is formed of a thick hedge screening views of the site from Wheeler Avenue. A small gap in the hedge provides pedestrian access from Wheeler Avenue.

Once through the hedgerow there are wide views across the site with the North Downs scarp clearly visible



Grid Ref:  
Distance from Site:  
Elevation:

W: 0 00 39 N: 51 15 32  
+/- 10 metres  
101m AOD

Visibility:  
  
Not Visible  
  
Discernable  
  
Visible

Figure 35 Viewpoint 2



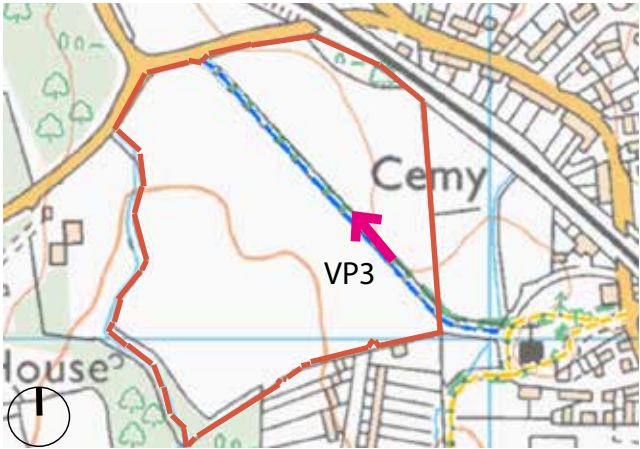
# Viewpoint 3 Bridleway 97 looking northwest



View northwest from bridleway towards Barrow Green Road and the North Downs scarp

This view from the bridleway walking in a north-westerly direction across the centre of the site, is taken at the high point where the view of the North Downs opens up. There are wide views in all directions including back towards the tower of the Grade I listed St Mary's Church.

This is a popular footpath well-used by local residents and visitors heading for the North Downs as well as part of a circuit for walkers and runners.



**Grid Ref:**  
**Distance from Site:**  
**Elevation:**

**W:00 00 39 N:51 15 36**  
**+/-0 metres**  
**106m AOD**

**Visibility:**

Not Visible

Discernable

**Visible**

←

Figure 36 Viewpoint 3

# Viewpoint 4 Oxted Parish Burial Ground



Looking northwest from within the Burial Ground across the site to the wooded scarp of the Surrey Hills.

The Oxted Parish Burial Ground lies on the eastern boundary of the site and provides extensive wide views across the site, taking in the southern, western and northern boundaries and the wooded scarp of the Surrey Hills National Landscape.

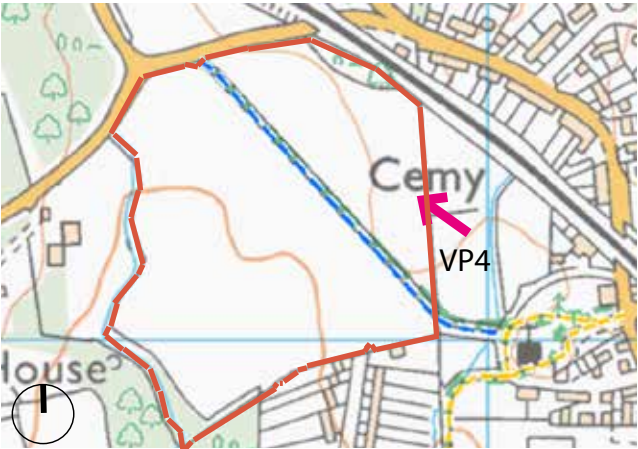




Figure 37 Viewpoint 4


**Grid Ref:**  
**Distance from Site:**  
**Elevation:**


**W: 00 00 36 N: 51 15 38**  
**+/- 32 m**  
**105m AOD**

**Visibility:**

Not Visible 

Discernable 

**Visible** 





# Viewpoint 5 Bridleway 97



Looking northwards on BW 97 to northern boundary of the site on Barrow Green Road towards the North Downs scarp

The bridleway descends towards Barrow Green Road. The North Downs scarp is still visible together with the railway embankment and Barrow Green Barn.

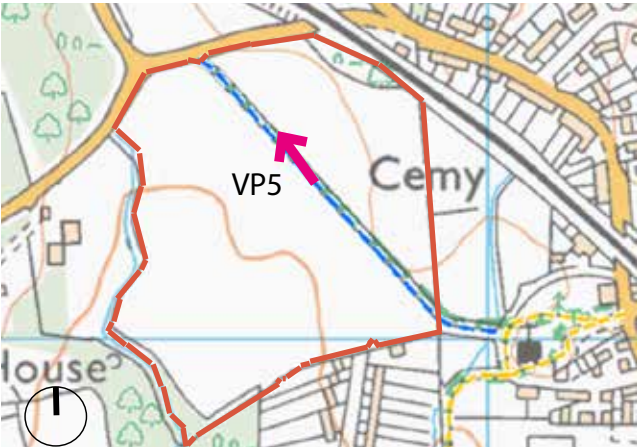


Figure 38 Viewpoint 5

**Grid Ref:**  
**Distance from Site:**  
**Elevation:**

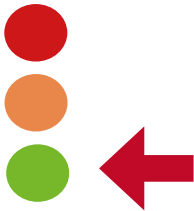
**W: 00 00 43 N: 51 15 39**  
**+/- 0 m**  
**103m AOD**

**Visibility:**

Not Visible

Discernable

**Visible**



# Viewpoint 6 Barrow Green Road



Looking south easterly from bridleway close to entry / exit point on Barrow Green Road.

The entrance to the site close to Barrow Green Road with open wide views across the arable field taking in the southern, eastern boundaries.

The site topography is clearly discernable.

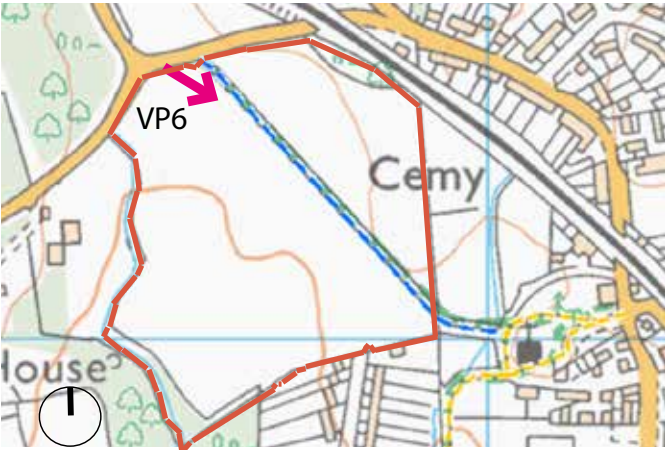





Figure 39 Viewpoint 6

**Grid Ref:** W: 00 00 50 N: 51 15 41  
**Distance from Site:** +/- 0 m  
**Elevation:** 103m AOD

**Visibility:**

- Not Visible 
- Discernable 
- Visible 





# Viewpoint 7 Junction of Barrow Green Road and Chalk Pit Lane



Looking southwards into the site through the nothern boundary on Barrow Green Road

Gap in the hedgerow providing a pedestrian and farmer's entrance to the site on its northern boundary with Barrow Green Road.

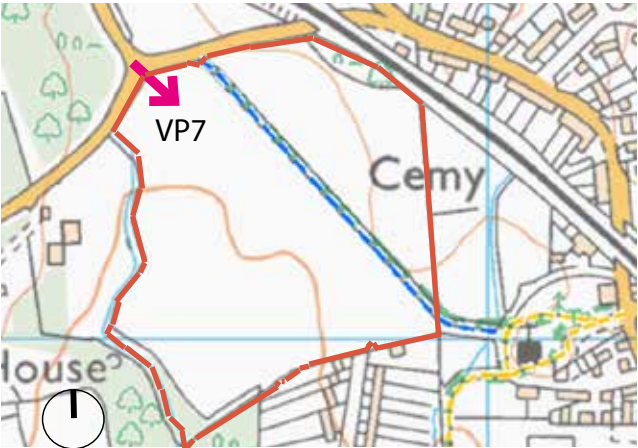


Figure 40 Viewpoint 7

**Grid Ref:** W: 00 00 51 N: 51 15 42  
**Distance from Site:** +/-10 m  
**Elevation:** 103m AOD

**Visibility:**

Not Visible

Discernable

**Visible**



# Viewpoint 8 Passenger view from the train

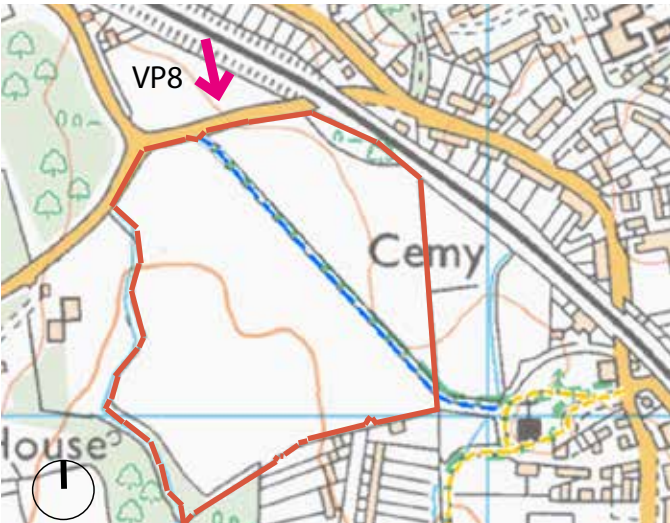


View from the train of the site looking southwards

Passenger view of the site from the train on the Oxted to London line. The railway line is elevated on embankment with Barrow Green Barn and Barrow Green Road in the foreground. The southern boundary of the site is visible beyond the arable field.




The bridleway bisecting the site is clearly visible as a green line.

Figure 41 Viewpoint 8



**Grid Ref:** W: 00 00 48 N: 51 15 46  
**Distance from site:** +/- 130 m  
**Elevation:** 111m AOD

**Visibility:**

- Not Visible 
- Discernable 
- Visible 





# Viewpoint 9 Vanguard Way on North Downs scarp

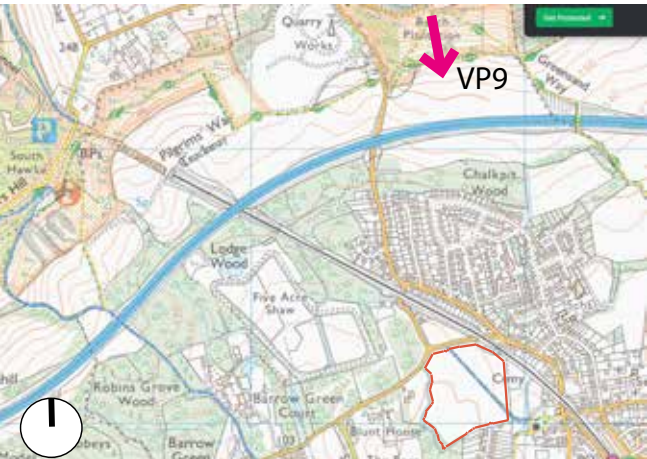


The Vanguard Way descends down Whistlers Steep and the North Downs scarp towards M25 and Oxted beyond. A carefully sited bench provides a fine view over the site in the Greensand Valley to the Wooded Greensand Hills and the distant High Weald





Walkers on the Oxted Downs and the Vanguard Way have elevated southerly views over the M25 motorway with distant views towards Oxted and the site beyond. The site is visible as an open field.

Figure 42 Viewpoint 9



Grid Ref: W: 00 00 50 N: 51 16 21  
Distance from Site: +/- 1,200 m  
Elevation: +/-225m AOD

## Visibility:

- Not Visible 
- Discernable 
- Visible 





# Viewpoint 10 Gangers Hill



The North Downs scarp looking south eastwards from Gangers Hill on the Pilgrims Way towards the site

The high elevation of this viewpoint, at +/-215 metres above Ordnance Datum, on the Pilgrims Way provides a view of the site - the only field with a golden cereal crop in a sea of green.



**Grid Ref:**  
**Distance from Site:**  
**Elevation:**

**W: 00 01 59 N: 51 16 02**  
**+/-1,600 m**  
**+/-215m AOD**

**Visibility:**

Not Visible

Discernable

**Visible**

Figure 43 Viewpoint 10



## 3 Landscape Baseline

### 3.13 Viewpoints

Visual Point	Location	Distance from proposed development	Elevation (approx)	Direction of view	Comments
VP1	Bridleway 97 on site boundary	+/-0m	103m aod	Northwest	The openness of the site is in contrast to the enclosed wooded nature of the bridleway leading from St Mary's Church. The boundaries of the site are visible together with the alignment of the bridleway crossing the site. The North Downs scarp forms the backdrop to views to the north.
VP2	Wheeler Avenue	+/-30m	101m aod	North	The site is currently not openly visible for residents, pedestrians or car users from the roadway or pavement as the southern hedgerow provides a thick screen. On approaching the hedgerow, there is a gap which walkers use to enter the site.
VP3	Bridleway 97 at high point	+/- 0m	106m aod	Northwest	This view is taken from the high point of the bridleway crossing the site and offers 360 degree views.
VP4	Oxted Parish Council Burial Ground	+/- 32m	105m aod	Northwest	This view is taken from the central path across the burial ground and the northern part of the site towards the North Downs scarp.
VP5	Bridleway 97	+/- 0m	103m aod	Northwest	The bridleway descends towards Barrow Green Road with the residential property of Barrow Green Barn and the railway embankment more clearly visible. The North Downs scarp is still visible in the distance.
VP6	Barrow Green Road	+/- 0m	103m aod	Southeast	View into site from the northern boundary. The openness and topography of the site is clearly visible from this location with the eastern (Burial Ground) and southern (Wheeler Avenue) boundaries forming vegetated backdrops.
VP7	Junction of Barrow Green Road and Chalk Pit Lane	+/- 25m	103m aod	South	Two roads meet at this point with a view of the bridleway entrance and the farmer's access to the site.
VP8	Passenger view from the train	+/- 130m	111m aod	South	The site is clearly visible with a gap in the track side vegetation for rail passengers on the western side of the train carriages. The railway is on an elevated embankment close to Barrow Green Road and Barrow Green Barn.
VP9	Vanguard Way on Oxted Downs	+/- 1.2km	+/-225m aod	South	Elevated view from Whistlers Steep on the Vanguard Way and the North Downs scarp. The footpath descends steeply from Chalk Pit Lane near Flint House. The site can be clearly seen.
VP10	Gangers Hill	+/- 1.6km	222m aod	Southeast	Elevated view from Pilgrims Way long distance footpath on the North Downs scarp. Wide open view of Oxted area, the arable field containing the site is visible.

Table 2 Viewpoints 1 to 10

## 3 Landscape Baseline

### 3.14 Close Neighbours



*Close Neighbours A: Houses on Wheeler Avenue*

Close neighbours of the proposed development who may have views it are shown in Figure 44 and listed below:

- A Houses at northern end of Wheeler Avenue
- B Houses in Court Farm Lane close to St Mary's Church
- C Veterinary practice
- D House numbers 65 and 65A on Barrow Green Road
- E Barrow Green Barn on Barrow Green Road
- F House numbers 2 to 8 on Chalk Pit Lane
- G Group of 5 houses off Barrow Green Road - Brookmead, The Grange, The Coach House and Ridgeway Manor (shown as Blunt House in Fig 44)



*Close Neighbours B: Court Farm Lane*



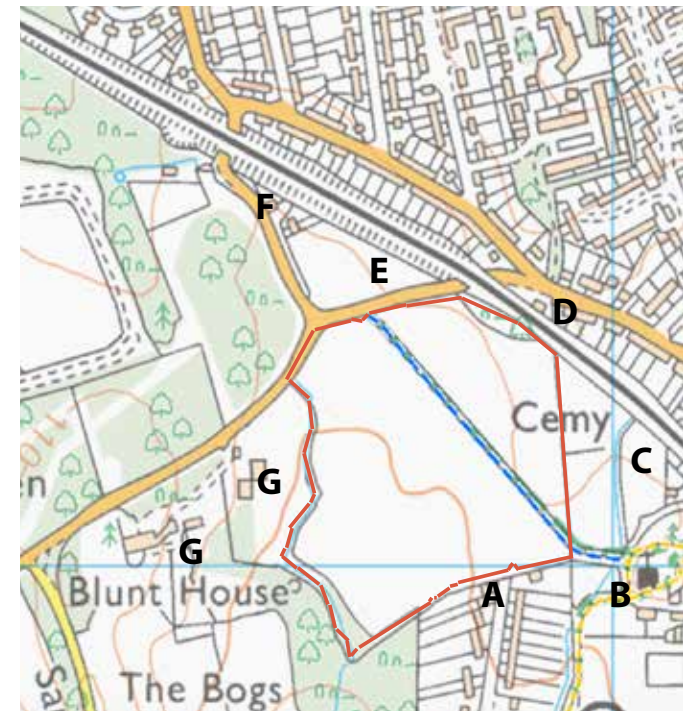
*Close Neighbours F: Houses on Chalk Pit Lane*



*Close Neighbours G: Houses off Barrow Green Road - Brookmead & Ridgeway Manor*



*Close Neighbour E: Barrow Green Barn (with Close Neighbour F to left)*



*Figure 44 Close Neighbours*



*Close Neighbour C: Veterinary practice*



*Close Neighbours D: 65 & 65A Barrow Green Road*



## 4 Proposed development

### 4.1 Land Use Parameter Plan










-  **PLANNING APPLICATION BOUNDARY LINE**
-  **ACCESS POINTS**
-  **RESIDENTIAL USE - USE CLASS C3 - UP TO 2 STOREY  
(TO INCLUDE ROADS & ASSOCIATED INFRASTRUCTURE AND  
INCIDENTAL AREAS OF OPEN SPACE)**
-  **RESIDENTIAL USE - USE CLASS C3 - UP TO 2.5 STOREY  
(TO INCLUDE ROADS & ASSOCIATED INFRASTRUCTURE AND  
INCIDENTAL AREAS OF OPEN SPACE)**
-  **RESIDENTIAL USE - USE CLASS C3/C2 - UP TO 2 STOREY  
(TO INCLUDE ROADS & ASSOCIATED INFRASTRUCTURE AND  
INCIDENTAL AREAS OF OPEN SPACE)**
-  **RESIDENTIAL USE - USE CLASS C3/C2 - UP TO 2.5 STOREY  
(TO INCLUDE ROADS & ASSOCIATED INFRASTRUCTURE AND  
INCIDENTAL AREAS OF OPEN SPACE)**
-  **GREEN INFRASTRUCTURE - TO INCLUDE PUBLIC OPEN AND AMENITY  
SPACE (INCLUDING EQUIPPED CHILDREN'S PLAY AREAS); ASSOCIATED  
LANDSCAPING AND ECOLOGICAL ENHANCEMENT WORKS;  
FOOTPATHS, CYCLEWAYS; DRAINAGE, UTILITIES AND SERVICE  
INFRASTRUCTURE; EXISTING TREES/HEDGES; EXISTING DRAINAGE  
DITCH; GREEN INFRASTRUCTURE MAY ALSO INCLUDE CROSSING  
POINTS OF ROADS;**

Figure 45 Land Use Parameter Plan (Source: tandridge.gov.uk/Croudace Homes)

## 4 Proposed development

### 4.2 Illustrative Masterplan

The proposed development on Stoney Field (application 2025/245) comprises up to 190 residential properties, a care home facility with up to 80 beds in addition to associated areas of public open space, landscape structure planting, vehicular access and parking together with areas of green and blue infrastructure.

There are two proposed vehicular access points to the north on Barrow Green Road and on the southern boundary to Wheeler Avenue.

The alignment of the existing bridleway 97 is retained in the illustrative masterplan.

An illustrative masterplan is shown opposite in Figure 46 with a Land Use Parameter Plan in Figure 45.



Figure 46 Illustrative Masterplan (Source: [tandridge.gov.uk/Croudace Homes](http://tandridge.gov.uk/CroudaceHomes))



## 5 Landscape Assessment

### 5.1 Landscape Receptors - location and examples

#### A Landscape Fabric within site

- 1 Stoney Field
- 2 Lone ash tree
- 3 Bridlepath 97 crossing the site
- 4 Woodland below railway embankment
- 5 Ancient Woodland, part of the Bogs

#### B Landscape Fabric forming site boundary

- 1 Wooded stream
- 2 Hedgerow bordering Barrow Green Road
- 3 Railway embankment
- 4 Fence & hedge bordering Burial Ground
- 5 Woodland between church & site
- 6 Hedgerow forming southern boundary
- 7 The Bogs Ancient Woodland

#### C Landscape Fabric outside the site

- 1 Oxted Parish Council Burial Ground
- 2 Bridlepath 97 in woodland between church & site
- 3 Woodland between church & site
- 4 Gardens of Wheeler Avenue
- 5 The Bogs Ancient Woodland
- 6 Farmland
- 7 Scrub/woodland
- 8 Garden to Brookmead

#### D Local Landscape Character Areas (see Fig 32)

- 1 GV4, Merstham to Clacket Lane Greensand Valley
- 2 CR3, Box Hill to Tatsfield Chalk Ridge
- 3 Surrey Hills National Landscape

#### E Landscape Qualities

- 1 Condition
- 2 Scenic quality
- 3 Openness
- 4 Extensive views to North Downs
- 5 Tranquillity & remoteness
- 6 Recreation
- 7 Biodiversity
- 8 Cultural heritage



Figure 47 Landscape Receptors



## 5 Landscape Assessment

### 5.1 Landscape Receptors - location and examples



*C1 Oxted Parish Council Burial Ground*



*A3 Bridleway 97 crossing the site*



*C2 Bridleway 97 entering the wood near the church*



*C3 Woodland between church and site with BW97*



*A2 Lone ash tree*



*B2 Hedgerow bordering Barrow Green Road*



*D3 Surrey Hills National Landscape*



*B4 Eastern site boundary with the Oxted Burial Ground*



*A1 Stoney Field with a crop of barley*



## 5 Landscape Assessment

### 5.2 Landscape Receptors - value and sensitivity to change

This table outlines the landscape value and sensitivity to change of the landscape fabric (landscape receptors) and landscape character within the site, forming the site boundaries, and immediately outside the site and providing its setting. Reference can be made to the Appendix for guidance as to how these assessments were made.

Landscape fabric of distinctive character or age, such as a Category 'A' tree or ancient hedgerow is considered

to have a high sensitivity to change. Landscape fabric of little character or in poor condition, such as a power line, or a diseased or Category 'C' tree, is considered to have a low sensitivity to change.

Each of these elements of landscape fabric, landscape character and landscape quality have the potential to be affected through the changes which would result from the proposed development. Tables 3A and 3B assess the value and sensitivity of each of the landscape receptors.

Table 4A and 4B assess the magnitude of change and Table 5A, 5B and 5C assess the Landscape Effects of the proposed development.

#### A Landscape fabric within the site

Ref	Description	Landscape value & sensitivity to change
A1	Stoney Field	Semi-improved arable farmland, edges used as informal footpath, <b>medium value, medium sensitivity</b> to change
A2	Lone ash tree	Local landmark, Category B with TPO, <b>high value, high sensitivity</b> to change
A3	Bridleway 97 crossing crossing Stoney Field	Well-used as public footpath by local residents and visitors, provides a direct route from central Oxted to the Surrey Hills, <b>high value, high sensitivity</b> to change
A4	Woodland below railway	Category A mixed woodland, <b>high value, high sensitivity</b> to change
A5	The Bogs Ancient Woodland	Ancient Woodland and pSNCI, irreplaceable habitat, <b>high landscape value</b> and <b>high sensitivity</b> to change

#### B Landscape fabric forming the site boundaries

Ref	Description	Landscape value & sensitivity to change
B1	Wooded stream	Stream feeds the Bogs, thick linear woodland, <b>high value, high sensitivity</b> to change
B2	Hedge bordering Barrow Green Road	Native hedge, some gaps, variable in quality, <b>medium value</b> and <b>medium sensitivity</b> to change
B3	Railway embankment	Regularly cleared, <b>low value, low sensitivity</b> to change
B4	Fence & hedge bordering Burial Ground	Intermittent hedge with brambles, some hedgerow trees, <b>medium value, medium sensitivity</b> to change
B5	Woodland between church and site	Category B woodland with PRow connecting the site and Oxted, <b>high value, high sensitivity</b> to change
B6	Hedgerow on southern boundary	Thick hedgerow separating Wheeler Avenue properties from the site, <b>medium value and medium sensitivity</b> to change
B7	The Bogs Ancient Woodland	Ancient Woodland and pSNCI, irreplaceable habitat, <b>high landscape value</b> and <b>high sensitivity</b> to change

Table 3A Sensitivity and Value of Landscape Receptors

## 5 Landscape Assessment

### 5.2 Landscape Receptors - value and sensitivity to change

#### C Landscape fabric outside the site

Ref	Description	Landscape value & sensitivity to change
C1	Oxted PC Burial Ground	Attractive, leafy, well used and visited, of high local significance, <b>medium value, medium/high sensitivity</b> to change
C2	Bridleway through woodland	Well used BW97 from St Mary's church through woodland to the site entrance, <b>high landscape value</b> and <b>high sensitivity</b> to change
C3	Woodland near church	Attractive with stream and PRow, Category B, <b>high landscape value</b> and <b>high sensitivity</b> to change
C4	Gardens of Wheeler Av	Of <b>high value</b> to close neighbours & <b>high sensitivity</b> to change
C5	The Bogs Ancient Woodland	Wet woodland, pSNCI, <b>high value, high sensitivity</b> to change
C6	Farmland	<b>Medium value</b> and <b>medium sensitivity</b> to change
C7	Scrub/woodland	<b>Medium value</b> and <b>medium sensitivity</b> to change
C8	Garden to Brookmead	Of <b>high value</b> to close neighbour & <b>high sensitivity</b> to change

#### D Landscape character designations

Ref	Description	Landscape value & sensitivity to change
D1	Merstham to Clacket Lane Greensand Valley GV4	<b>high/medium value &amp; sensitivity</b>
D2	Box Hill to Tatsfield Chalk Ridge CR3	<b>high value &amp; sensitivity</b>
D3	Surrey Hills National Landscape (SHNL): the North Downs Scarp to Holmesdale	A National Landscape, <b>high value, high sensitivity</b> to change

#### E Landscape qualities

	Description	Landscape value & sensitivity to change
E1	Landscape condition	Well-managed farmland, <b>medium value</b> and <b>medium sensitivity</b> to change
E2	Scenic quality	Attractive landscape, <b>high/medium value &amp; sensitivity</b>
E3	Openness	Open farmland, undeveloped, accessible, <b>high/medium value &amp; sensitivity</b>
E4	Extensive views	Fine views of the North Downs chalk scarp, <b>high value &amp; sensitivity</b>
E5	Tranquillity & perceptual aspects	Rural and peaceful landscape, feels remote from urban area although physically close, <b>high value &amp; sensitivity</b>
E6	Recreation	Popular and well-used PRow traverses the site, used by local residents and visitors to access the North Downs, <b>high value &amp; sensitivity</b>
E7	Biodiversity	Ancient Woodland and pSNCI, <b>high value &amp; sensitivity</b>
E8	Cultural heritage	Grade I listed St Mary's church +/-82 m from site boundary, <b>high value &amp; sensitivity</b>

Table 3B Sensitivity and Value of Landscape Receptors



## 5 Landscape Assessment

### 5.3 Landscape Receptors - magnitude of change

#### A Landscape fabric within the site

Ref	Description	Landscape value & sensitivity to change	Landscape magnitude of change
A1	Stoney Field	Semi-improved arable farmland, <b>medium value, medium sensitivity</b>	Field would be developed, <b>high magnitude</b> of change
A2	Lone ash tree	Local landmark, <b>high value &amp; sensitivity</b> to change	Tree would be retained, setting and visibility would change, <b>moderate magnitude</b> of change
A3	Bridleway 97 crossing crossing Stoney Field	Well-used as public footpath, <b>high value &amp; sensitivity</b> to change	PRoW would be retained, setting and context would change, affecting its character with increased traffic, surrounding housing, hard surfacing and street lighting, much of the view to the Surrey Hills would be blocked, <b>high magnitude</b> of change
A4	Woodland below railway	Category A mixed woodland, <b>high value &amp; sensitivity</b> to change	Woodland would be retained, <b>low magnitude</b> of change
A5	The Bogs Ancient Woodland	Ancient Woodland and pSNCI, <b>high landscape value</b> and, <b>high sensitivity</b> to change	A 15m buffer is proposed to the Ancient Woodland, woodland would be retained, setting and context would change, adverse impact of surface water run-off on water table and wet woodland inconclusive, <b>high magnitude</b> of change

#### B Landscape fabric forming the site boundaries

Ref	Description	Landscape value & sensitivity to change	Landscape magnitude of change
B1	Wooded stream	Stream feeds the Bogs, thick hedgerow and hedgerow trees, <b>high value &amp; sensitivity</b> to change	Stream and linear woodland would be retained, <b>low magnitude</b> of change
B2	Hedge bordering Barrow Green Road	Native hedge, some gaps, variable in quality, <b>medium value</b> and <b>medium sensitivity</b> to change	One of two site access points is from Barrow Green Road so some hedgerow loss for access and sightlines, remainder would be retained, <b>moderate magnitude</b> of change
B3	Railway embankment	Regularly cleared, <b>low value, low sensitivity</b> to change	No change
B4	Fence & hedge bordering Burial Ground	Intermittent hedge with brambles, some hedgerow trees, <b>medium value, medium sensitivity</b> to change	Fence & hedgerow would be retained, <b>low magnitude</b> of change
B5	Woodland between church and site	Category B woodland with PRoW connecting the site and Oxted, <b>high value &amp; sensitivity</b> to change	Woodland would be retained, setting and context would change, affecting the character of the woodland edge and the bridleway with increased traffic, hard surfacing, street lighting, urban outlook, <b>moderate/high magnitude</b> of change
B6	Hedgerow on southern boundary	Thick hedgerow separating Wheeler Avenue properties from the site, <b>medium value, medium sensitivity</b> to change	One of two site access points is from Wheeler Avenue so some hedgerow loss for access and sightlines, remainder would be retained, <b>moderate magnitude</b> of change
B7	The Bogs Ancient Woodland	Ancient Woodland and pSNCI, <b>high landscape value</b> and <b>high sensitivity</b> to change	A 15m buffer is proposed to the Ancient Woodland, woodland would be retained, setting and context would change, adverse impact of surface water run-off on water table and wet woodland inconclusive, <b>high magnitude</b> of change

Table 4A Landscape Magnitude of Change

## 5 Landscape Assessment 5.3 Landscape Receptors - magnitude of change

### C Landscape fabric outside the site

Ref	Description	Landscape value & sensitivity to change	Landscape magnitude of change
C1	Oxted PC Burial Ground	Of <b>medium value</b> , <b>medium/high sensitivity</b> to change	Outlook and setting would change, <b>medium magnitude</b> of change
C2	Bridleway 97 through woodland	<b>High value &amp; high sensitivity</b> to change	Increased traffic, hard surfacing, loss of rural character, <b>medium/high magnitude</b> of change
C3	Woodland between church and site	Category B woodland, <b>high landscape value</b> , <b>high sensitivity</b> to change	Increased public access, urbanising influence and street lighting likely to affect character and biodiversity value, <b>medium magnitude</b> of change
C4	Gardens of Wheeler Avenue	<b>High value &amp; high sensitivity</b> to change	Outlook would change, <b>low magnitude</b> of change
C5	The Bogs Ancient Woodland	Ancient Woodland and pSNCI, <b>high value &amp; high sensitivity</b> to change	Increased public access & changes to surface water run-off likely to affect biodiversity, <b>high magnitude</b> of change
C6	Farmland	<b>Medium value</b> , <b>medium sensitivity</b> to change	No change
C7	Scrub/woodland	<b>Medium value</b> , <b>medium sensitivity</b> to change	No change
C8	Garden to Brookmead	<b>High value &amp; high sensitivity</b> to change	Outlook would change, <b>low magnitude</b> of change

### D Landscape character designations

Ref	Description	Landscape value & sensitivity to change	Landscape magnitude of change
D1	Merstham to Clacket Lane Greensand Valley GV4	<b>High/medium value &amp; sensitivity</b>	Significant change to a localised area, <b>low/medium magnitude</b> of change to GV4
D2	Box Hill to Tatsfield Chalk Ridge CR3	<b>High value &amp; sensitivity</b>	Noticeable change to a localised area, <b>moderate magnitude of change</b> to CR3
D3	SHNL: the North Downs Scarp to Holmesdale	A National Landscape, <b>high value</b> , <b>high sensitivity</b> to change	Noticeable change to view from localised area, <b>moderate magnitude of change</b> to the North Downs Scarp to Holmesdale

### E Landscape qualities

Ref	Description	Landscape value & sensitivity to change	Landscape magnitude of change
E1	Landscape condition	Well-managed farmland, <b>medium value</b> and <b>medium sensitivity</b> to change	A change from rural to urban character, <b>high magnitude</b> of change
E2	Scenic quality	Attractive rural landscape, <b>high/medium value &amp; sensitivity</b>	A change from rural to urban character, <b>high magnitude</b> of change
E3	Openness	Open farmland, undeveloped, accessible, <b>high/medium value &amp; sensitivity</b>	Site would no longer be open and undeveloped, <b>high magnitude</b> of change
E4	Extensive views	Wide views of the North Downs chalk scarp, <b>high value &amp; sensitivity</b>	Some limited views of the North Downs would be retained but these would generally be reduced to narrow framed views, <b>moderate/high magnitude</b> of change
E5	Tranquillity & perceptual aspects	Rural and peaceful landscape, feels remote from urban area although physically close <b>high value &amp; sensitivity</b>	Site would no longer be rural, would become urban in character, <b>high magnitude</b> of change
E6	Recreation	Popular and well-used PRoW traverses the site, used by local residents and visitors to access the North Downs <b>high value &amp; sensitivity</b>	PRoW would be retained but its character & context would change, <b>moderate/ high magnitude</b> of change
E7	Biodiversity	Ancient Woodland and pSNCI, <b>high value &amp; sensitivity</b>	Ancient Woodland would be retained with buffer zone, setting and context would change, adverse impact of surface water run-off on water table and wet woodland inconclusive, <b>high magnitude</b> of change
E8	Cultural heritage	Grade I listed St Mary's church +/-82 m from site boundary, <b>high value &amp; sensitivity</b>	Character of wider setting would change, <b>moderate magnitude</b> of change

Table 4B Landscape Magnitude of Change



## 5 Landscape Assessment

### 5.4 Summary of Landscape Effects

#### A Landscape fabric within the site

Ref	Description	Sensitivity	Magnitude of change	Landscape impact	Landscape Effects Year 1	Landscape Effects Year 15
A1	Stoney Field	Medium	High magnitude of change	Replaced with housing, resulting in direct, permanent and <b>major adverse</b> impact	Major adverse	Major adverse
A2	Lone ash tree	High	Moderate magnitude of change	Tree retained but setting and role as local landmark lost, giving rise to a permanent, <b>major adverse</b> impact	Major adverse	Major adverse
A3	Bridleway 97 crossing Stoney Field	High	High magnitude of change	PRoW retained but character, setting and outlook changed; illustrative masterplan shows an urban boulevard through the site on alignment of PRoW; rural character and outlook would be replaced by urban setting giving rise to a permanent <b>major adverse</b> impact	Major adverse	Major adverse
A4	Woodland below railway	High	Low magnitude of change	Woodland retained but rural setting lost, new care home, housing and parking shown close to woodland edge giving rise to a permanent and <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
A5	The Bogs Ancient Woodland	High	High magnitude of change	Woodland retained but catchment area changed and rural setting lost, giving rise to a permanent and <b>major adverse</b> impact	Major adverse	Major adverse

#### B Landscape fabric forming the site boundaries

Ref	Description	Sensitivity	Magnitude of change	Landscape impact	Landscape Effects Year 1	Landscape Effects Year 15
B1	Wooded stream	High	Low magnitude of change	Wooded stream retained, resulting in a permanent, <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
B2	Hedge bordering Barrow Green Road	Medium	Moderate magnitude of change	A length of hedgerow will be removed to provide northern access point resulting in a direct, permanent and <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
B3	Railway embankment	Low	No change	No change resulting in <b>negligible</b> impact	Negligible	Negligible
B4	Fence & hedge to Burial Ground	Medium	Low magnitude of change	Fence & hedge retained, a low magnitude of change to moderately sensitive receptor resulting in a permanent, <b>minor adverse</b> impact	Minor adverse	Minor adverse
B5	Woodland between church and site	High	Moderate/high magnitude of change	Woodland retained, setting and character will change, giving rise to a permanent, <b>major adverse</b> impact	Major adverse	Major adverse
B6	Hedgerow on southern boundary	Medium	High	A length of hedgerow will be removed to provide the southern site access from Wheeler Avenue resulting in a direct, permanent and <b>major adverse</b> impact	Major adverse	Major adverse
B7	The Bogs Ancient Woodland	High	High	New distributor road and housing shown close to 15m buffer zone at eastern end of the Bogs, resulting in a permanent <b>major adverse</b> impact to an irreplaceable habitat	Major adverse	Major adverse

Table 5A Landscape Effects

## 5 Landscape Assessment

### 5.4 Summary of Landscape Effects (continued)

#### C Landscape fabric outside the site

Ref	Description	Sensitivity	Magnitude of change	Landscape impact	Landscape Effects Year 1	Landscape Effects Year 15
C1	Oxted PC Burial Ground	High	Moderate magnitude of change	Burial ground would be retained but character and outlook would be adversely affected resulting in a permanent <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
C2	Bridleway through woodland	High	Moderate magnitude of change	PRoW retained but character changed; high volume of traffic would require new surfacing and street lighting giving rise to a permanent <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
C3	Woodland between church & site	High	Moderate magnitude of change	Woodland retained, setting and outlook would be affected, upgrading of PRoW surfacing, new street lighting and increased public access giving rise to a permanent <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
C4	Gardens of Wheeler Avenue	High	Low magnitude of change	Gardens would be retained but setting and outlook would be affected resulting in a permanent <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse
C5	The Bogs Ancient Woodland	High	High magnitude of change	Woodland would be retained, setting and context would change, potential adverse impact from surface water run-off and contamination risk to water table and wet woodland inconclusive resulting in a permanent <b>major adverse</b> impact.	Major adverse	Major adverse
C6	Farmland	Medium	No change	No change resulting in a <b>negligible</b> impact	Negligible	Negligible
C7	Scrub/woodland	Medium	No change	No change resulting in a <b>negligible</b> impact	Negligible	Negligible
C8	Garden to Brookmead	High	Low magnitude of change	Low magnitude of change to a sensitive receptor resulting in a <b>moderate adverse</b> impact	Moderate adverse	Moderate adverse

#### D Landscape character designations

Ref	Description	Sensitivity	Magnitude of change	Landscape impact	Landscape Effects Year 1	Landscape Effects Year 15
D1	Merstham to Clacket Lane Greensand Valley GV4	High/medium	Low/medium magnitude of change	Low/medium change to a limited area of high sensitivity would give rise to a direct permanent and <b>minor adverse</b> impact	Minor adverse	Minor adverse
D2	Box Hill to Tatsfield Chalk Ridge CR3	High	Moderate change	Moderate change to a localised area of high sensitivity would give rise to an indirect permanent and <b>moderate adverse</b> impact	Moderate adverse	Minor adverse
D3	SHNL: the North Downs Scarp to Holmesdale	High	Moderate change	Moderate change to a localised area of high sensitivity would give rise to an indirect permanent and <b>moderate adverse</b> impact	Moderate adverse	Minor adverse

Table 5B Landscape Effects



## 5 Landscape Assessment

### 5.4 Summary of Landscape Effects (continued)

#### E Landscape qualities

Ref	Description	Sensitivity	Magnitude of change	Landscape impact	Landscape Effects Year 1	Landscape Effects Year 15
E1	Landscape condition	Medium	High	Significant change from rural to urban character, giving rise to a permanent and <b>major adverse</b> impact	Major adverse	Major adverse
E2	Scenic quality	High/medium	High	High magnitude of change from rural to urban character, giving rise to a permanent and <b>major adverse</b> impact	Major adverse	Major adverse
E3	Openness	High/medium	High	Significant change from open to developed, giving rise to a permanent and <b>major adverse</b> impact	Major adverse	Major adverse
E4	Extensive views	High	Moderate/high	Wide sweep of views would be lost and replaced with a narrow framed view of the chalk scarp, resulting in a permanent and <b>major adverse</b> adverse impact	Major adverse	Major adverse
E5	Tranquillity & perceptual aspects	High	High	Qualities of peacefulness and remoteness from urban area would be lost, giving rise to a permanent and <b>major adverse</b> impact	Major adverse	Major adverse
E6	Recreation	High	Moderate/high	Recreation would be retained through the retention of the PRow but its character and outlook would change resulting in a <b>major adverse</b> impact; potential for additional recreation value to be provided giving rise to a cumulative future <b>moderate adverse</b> impact	Major adverse	Moderate adverse
E7	Biodiversity	High	High	Ancient woodland would be retained with buffer zone, existing woodland, wooded stream and hedgerows would be largely retained, hedgerow removal to north and south to form site access, setting and context would change, adverse impact of surface water run-off and possibility of contamination risk to water table, stream and wet woodland, resulting in a permanent <b>major adverse</b> impact	Major adverse	Major adverse
E8	Cultural heritage	High	Moderate magnitude of change	Moderate change to character of the wider setting of a highly sensitive receptor, giving rise to a <b>major adverse</b> impact	Major adverse	Major adverse

Table 5C Landscape Effects

## 6 Visual Assessment

### 6.1 Location of Viewpoints

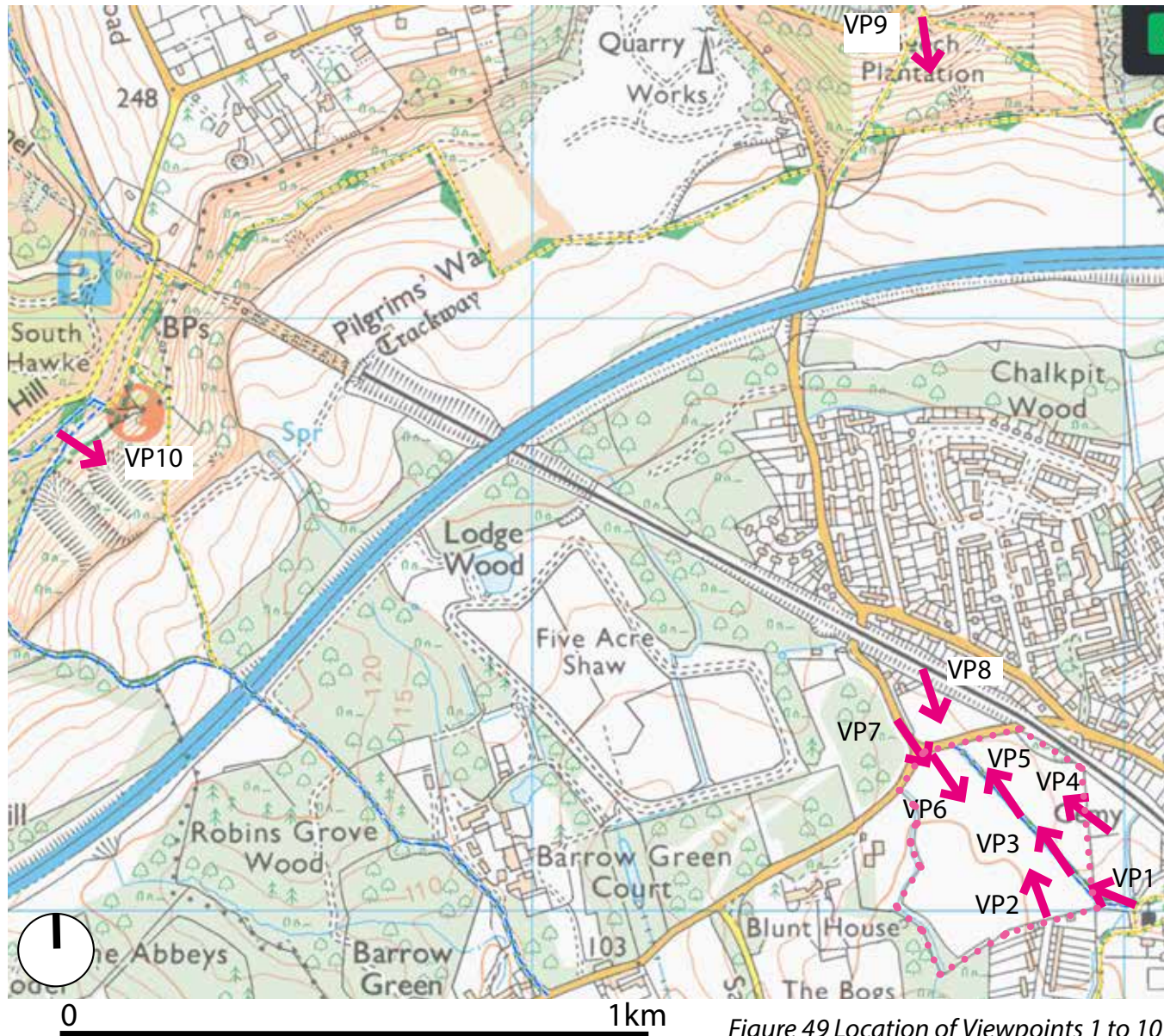


Figure 49 Location of Viewpoints 1 to 10



## 6 Visual Assessment

### 6.2 Visual Receptors - quality of view and sensitivity to change

#### Sensitivity of Visual Receptors

Visual Receptor	Location	Distance from proposed development (approximately)	Elevation (approx)	Direction of view	Quality of view	Comments and sensitivity
VP1	Bridleway 97	+/-0m	103m aod	Northwest	High	This is a <b>high quality</b> long distance view across an arable field towards the wooded scarp slope of the Surrey Hills, seen mainly by walkers, some horse riders, cyclists & runners, <b>high sensitivity</b>
VP2	Wheeler Avenue	+/-30m	101m aod	North	Moderate	A short <b>moderate quality</b> view to a high hedge, seen by slow moving drivers and passengers travelling north along the cul de sac, cyclists & pedestrians, local residents, <b>high sensitivity</b>
VP3	Bridleway 97	+/- 0m	106m aod	Northwest	High	A <b>high quality</b> sweeping view across an arable field from the high point on the bridleway towards the wooded scarp slope of the Surrey Hills, seen mainly by walkers, some horse riders, cyclists & runners, <b>high sensitivity</b>
VP4	Oxted Parish Council Burial Ground	+/-32m	105m aod	Northwest	High	Attractive <b>high quality</b> panoramic view across an arable field towards woodland and scarp slope of Surrey Hills, seen mainly by relatives and friends of the deceased, <b>high sensitivity</b> ;
VP5	Bridleway 97	+/- 0m	103m aod	Northwest	High	A <b>high quality</b> long distance view across an arable field towards the wooded scarp slope of the Surrey Hills, seen mainly by walkers, some horse riders, cyclists & runners, <b>high sensitivity</b>
VP6	Barrow Green Road	+/- 0m	103m aod	Southeast	Moderate	Attractive <b>moderate quality</b> view across arable field towards leafy edge of Oxted seen by slow moving drivers and passengers, some cyclists & pedestrians, travelling east along rural road, <b>medium sensitivity</b>
VP7	Junction of Barrow Green Road and Chalk Pit Lane	+/- 25m	103m aod	South	Moderate	Attractive <b>moderate quality</b> view across arable field towards leafy edge of Oxted seen by slow moving drivers and passengers, some cyclists & pedestrians, approaching junction and travelling south along rural lane, <b>medium sensitivity</b>
VP8	Passenger view from the train	+/- 130m	111m aod	South	Moderate	Attractive <b>moderate quality</b> glimpsed elevated view across arable field view from train, <b>medium sensitivity</b> ;
VP9	Vanguard Way on Oxted Downs	+/- 1.2km	225m aod	South	High	A <b>high quality</b> long distance view from known viewpoint on Vanguard Way, seen by walkers and runners, <b>high sensitivity</b>
VP10	Gangers Hill	+/- 1.6km	222m aod	Southeast	High	A <b>high quality</b> long distance view from known viewpoint on North Downs Way, walkers, runners, some cyclists, <b>high sensitivity</b>

Table 6 Quality of view and sensitivity of visual receptors

## 6 Visual Assessment

### 6.2 Visual receptors - magnitude of change

Visual Receptor	Location	Sensitivity of VRs	Magnitude of change
VP1	Bridleway 97	High	Clear view of proposed development, introducing urban elements not already in the view, giving rise to a <b>high magnitude</b> of change
VP2	Wheeler Avenue	High	Hedge removal providing a framed view of proposed development through new vehicular access; a wider view of development visible above hedge line, together giving rise to a <b>high magnitude</b> of change.
VP3	Bridleway 97	High	Clear view of proposed development, introducing urban elements, blocking wide view of the Surrey Hills, giving rise to a <b>high magnitude</b> of change
VP4	Oxted Parish Council Burial Ground	High	Clear view of proposed development, blocking views across field and towards the Surrey Hills, giving rise to a <b>high magnitude</b> of change.
VP5	Bridleway 97	High	Clear view of proposed development, introducing urban elements not already in the view, giving rise to a <b>high magnitude</b> of change
VP6	Barrow Green Road	Medium	Clear view of proposed development, introducing urban elements not already in the view, giving rise to a <b>high magnitude</b> of change
VP7	Junction of Barrow Green Road and Chalk Pit Lane	Medium	Clear framed view of proposed development, introducing urban elements not already in the view, giving rise to a <b>medium magnitude</b> of change
VP8	Passenger view from the train	Medium	Glimpsed view of proposed development, introducing urban elements not already in the view, giving rise to a <b>low magnitude</b> of change
VP9	Vanguard Way on Oxted Downs	High	Clear distant view of proposed development, but forming a small proportion of a wide panoramic view, resulting in a <b>low magnitude</b> of change to the wide view
VP10	Gangers Hill	High	Clear distant view of proposed development, but forming a small proportion of a wide panoramic view giving rise to a <b>low magnitude</b> of change

Table 7 Magnitude of change of visual receptors



## 6 Visual Assessment

### 6.4 Summary of Visual Effects

Visual Receptor	Location	Sensitivity	Visual magnitude of change	Visual impact	Visual effects Year 1	Visual effects Year 15
VP1	Bridleway 97	High	High	There would be a wide view of the proposed development, with housing replacing a rural view, a high magnitude of change to users of PRow sensitive to any change, resulting in a <b>major adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Major adverse	Major adverse
VP2	Wheeler Avenue	High	High	There would be a framed view into the proposed development via one of the two vehicular access points, giving rise to a high magnitude of change to views and visual amenity of local residents and a <b>major adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Major adverse	Major adverse
VP3	Bridleway 97	High	High	The wide rural view to the North Downs scarp would be replaced by a narrow framed view through the new housing; a high magnitude of change to sensitive VRs would result in a <b>major adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Major adverse	Major adverse
VP4	Oxted Parish Council Burial Ground	High	High	There would be a clear view of the proposed development through the boundary fence and tree line, with housing replacing the current rural outlook and completely blocking views to the Surrey Hills; a high magnitude of change to sensitive VRs would give rise to a <b>major adverse</b> visual impact. There could be a reduction in visual effects after 15 years with the maturing of boundary tree planting.	Major adverse	Moderate adverse
VP5	Bridleway 97	High	High	There would be a wide view of the proposed development, with housing replacing a rural view, a high magnitude of change to users of PRow sensitive to any change, resulting in a <b>major adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Major adverse	Major adverse
VP6	Barrow Green Road	Medium	High	There would be a wide view of the proposed development, with housing replacing a rural view; despite looking towards Oxted there are almost no rooftops to be seen in this view, resulting in a <b>major adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Major adverse	Major adverse
VP7	Junction of Barrow Green Rd & Chalk Pit Lane	Medium	Medium	There would be a framed view of the proposed development through gap in hedge and partial views over lower sections of the hedge giving rise to a <b>moderately adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Moderate adverse	Moderate adverse
VP8	Passenger view from the train	Medium	Low	Glimpsed elevated view of proposed development, introducing urban elements not already in the view giving rise to a <b>minor adverse</b> visual impact. There would be no reduction in visual effects after 15 years.	Minor adverse	Minor adverse
VP9	Vanguard Way on Oxted Downs	High	Low	There would be a clear distant view of the proposed development, introducing more of the urban elements already present in the view; giving rise to a low magnitude of change to VRs of high sensitivity and a <b>moderately adverse</b> visual impact. There would be some reduction in visual effects after 15 years.	Moderate adverse	Minor adverse
VP10	Gangers Hill	High	Low	There would be a clear distant view of the proposed development, introducing an urban element into a predominantly rural view; this would give rise to a low magnitude of change to VRs of high sensitivity and a <b>moderate adverse</b> visual impact. There would be some reduction in visual effects after 15 years.	Moderate adverse	Minor adverse

Table 8 Visual effects

## 6 Visual Assessment

### 6.5 Likely Zone of Visual Influence

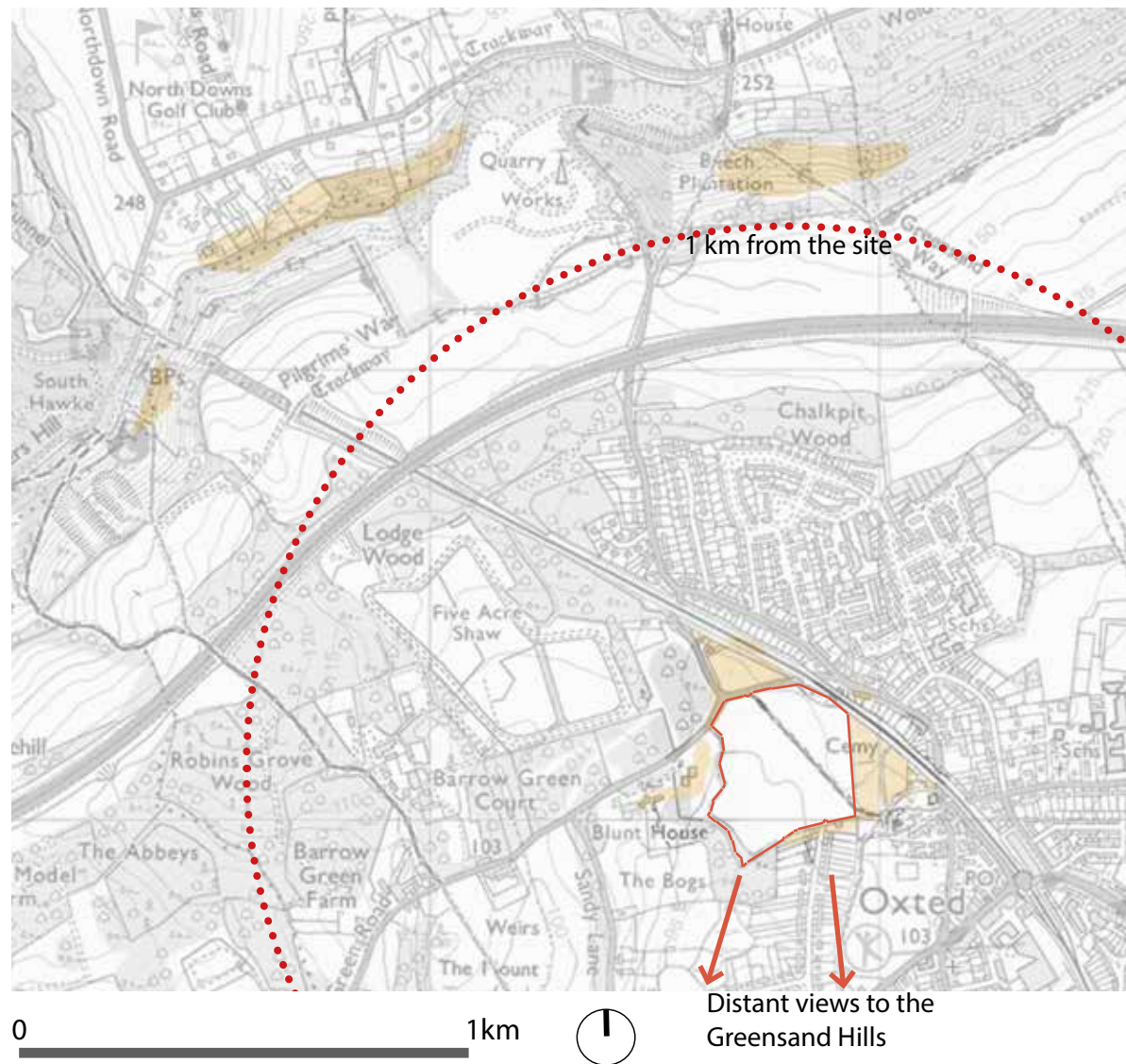


Figure 50 Zone of likely visual influence

This diagram shows the zone of likely visual influence of the proposed development.

There would be close views of the development from within +/-150m of the site boundary to the north, south, east and west; there would be distant views of the site from the scarp slope of the Surrey Hills National Landscape to the north and from the Wooded Greensand Hills to the south.



## 7 Summary

### 7.1 Landscape Effects

Landscape effects of the proposed development are summarised in tables 5A to 5C.

**Major adverse** landscape effects would impact on:

- A1 Arable field
- A2 Lone ash tree
- A3 Bridleway 97 crossing Stoney Field
- A5 The Bogs Ancient Woodland
- B5 Woodland near the church
- B6 Hedgerow on south boundary
- B7 The Bogs Ancient Woodland
- C5 The Bogs Ancient Woodland
- E1 Landscape condition
- E2 Scenic quality
- E3 Openness
- E4 Extensive views
- E5 Tranquillity & perceptual aspects
- E6 Recreation (moderate/major)
- E7 Biodiversity
- E8 Cultural heritage

**Moderate adverse** landscape effects would impact on:

- A4 Woodland below railway
- B1 Wooded stream
- B2 Hedge on Barrow Green Road
- C1 Oxted PC Burial Ground
- C2 BW97 in woodland
- C3 Woodland between the church and the site
- C4 Gardens of Wheeler Avenue
- C8 Garden to Brookmead
- D2 The Chalk Ridge CR3
- D3 SHNL: the North Downs Scarp to Holmesdale

All other landscape effects would be minor adverse, negligible or not applicable.

### 7.2 Visual Effects

Visual effects of the proposed development are summarised in table 8.

**Major adverse** visual effects would impact on:

- VP1 Bridleway 97 on southern boundary
- VP2 Wheeler Avenue
- VP3 Bridleway 97 crossing Stoney Field
- VP4 Oxted Parish Council Burial Ground
- VP5 Bridleway 97 crossing Stoney Field
- VP6 Barrow Green Road

**Moderate adverse** visual effects would impact on:

- VP7 Junction of Barrow Green Road & Chalk Pit Lane
- VP9 Vanguard Way on Oxted Downs
- VP10 Gangers Hill

The visual effects from Viewpoint 8 would be minor adverse.

### 7.3 Significance of Effects

The threshold for significance in Environmental Impact Assessment (EIA) terms is a '**moderate**' effect; **moderate** and **major** are therefore considered to be significant in this study.

## 7 Summary

### 7.4 Conclusion

The site lies in the Greensand Valley which forms part of the setting for the Surrey Hills National Landscape (SHNL). The scarp slope of the Surrey Hills can be seen from the site, and the site can be seen from the Surrey Hills. The proposed development would **impact adversely on views of and from the SHNL and its setting**.

There would be a **major** and **permanent adverse impact** on **multiple** other **landscape receptors** including the site and its boundaries and surroundings, its landscape character and qualities; there would be a **major** and **permanent adverse impact on visual receptors** including users of the bridleway crossing the site, visitors to the Oxted Burial Ground and the users of local roads such as Wheeler Avenue and Barrow Green Road.

There would be a **moderate** and **permanent adverse impact** on **multiple landscape receptors** including the western site boundary, adjacent gardens and GV4 Merstham to Clacket Lane Greensand Valley; there would be a **moderate** and **permanent adverse impact on visual receptors** including users of local roads and long distance trails such as the Vanguard Way and the Pilgrims' Way.

The site contains key features and indicators which provide strong evidence for its definition as a **Valued Landscape**; these include natural and cultural heritage, landscape condition, distinctiveness, recreational opportunities, scenic beauty & memorable views, tranquility and remoteness. The site meets the criteria (set out in the Landscape Institute's *'Guidelines for Landscape and Visual Impact Third Edition'* and in the

Landscape Institute *Technical Guidance note 02/21*) and as a result LHLA recommends that the site should be defined as a Valued Landscape. Paragraph 187 of the NPPF states that *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*b) Protecting and enhancing valued landscapes'*

The landscape character of the site includes qualities of tranquillity and remoteness. Although physically close to the centre of Oxted, there is little visual evidence of that proximity; the site is an agricultural field surrounded by mature woodland and trees with few visible rooftops or other urban intrusions to be seen. An occasional train can be seen and heard on high embankment, light through traffic uses Barrow Green Road and Wheeler Avenue is a quiet cul de sac. A distant background hum can be heard from the M25. The proposed development would impact adversely on the local characteristics of tranquillity and remoteness.

The landscape character of the site includes qualities of openness and memorable views. From the PRoW crossing the site there is a wide view across the field towards the chalk scarp of the Surrey Hills. This is a distinctive view, with an open foreground of gently undulating landscape allowing a sweeping view towards the hills. The proposed development would **impact adversely** on these aspects of the local character and **on a Valued Landscape**.

The Bogs is an area of designated Ancient Woodland as well as a potential site for Nature Conservation Importance (pSNCI) and is regarded in the National Planning Policy Framework (NPPF) as an irreplaceable habitat. It comprises wet woodland fed by the wooded stream which follows the western site boundary and

extends into the site. The southwestern corner of the site floods seasonally. A 15-metre buffer zone (the minimum distance required by Natural England and the Forestry Commission standing advice) is likely to be included from the boundary of Ancient Woodland.

The surface water run-off for the proposed development and the risk of contamination may impact adversely on the water table of the Bogs Ancient Woodland, adversely affecting its biodiversity. The proposed development would **impact adversely on an irreplaceable habitat**.

The proposed masterplan shows the retention of a PRoW across the developed site, but the change to the character of that feature would be major; the view from it would change from the current wide rural view across a field to a narrow, framed suburban view through houses. The urbanising effect would harm the experience for users of the PRoW, who would be highly sensitive visual receptors with a high susceptibility to change.

The proposed development would have a **major adverse effect on visual receptors** (walkers) using the Public Right of Way (PRoW) crossing the site which leads from central Oxted to the chalk scarp of the Surrey Hills National Landscape (SHNL). Local residents and visitors are currently able to enjoy an expansive and open view of the chalk scarp across an agricultural field.

LHLA supports the views of Natural England (NE) and TDC that **the site should be included in the proposed extension of the Surrey Hills NL. Green Belt openness**



## 7 Summary

### 7.4 Conclusion (continued)

Paragraph 142 of the NPPF sets out the fundamental aims of Green Belt policy, one of which is to prevent urban sprawl by keeping land permanently open. Openness is recognised as being one of the essential characteristics of Green Belts.

The site is an agricultural field of approximately 9 hectares on the western edge of Oxted. The proposed development would include up to 190 new residential dwellings, an 80-bed care home and associated areas of landscape. The field would be replaced with residential development including garages, cycle and bin stores, walls, fences, roads and lighting. The change from an arable field to a large residential development would have a significant adverse effect on the openness of the Green Belt.

The visual aspect of the openness depends on the visibility of the site from publicly accessible viewpoints. The site is visible from ten publicly accessible and representative viewpoints shown in this report as VP1 to VP10. These viewpoints are located on the north, east and southern site boundaries, from the railway to the north of the site and from Whistlers Steep and Gangers Hill in the Surrey Hills National Landscape. **The proposed development would result in a significant adverse effect on the openness of the Green Belt.**

The **change in the openness to the Green Belt would**

**be permanent and not remediable.** There would be additional harm resulting from the amount of traffic and domestic activity associated with people living on and visiting the site. For these reasons the proposed development would cause substantial harm to the openness of the Green Belt.

#### **Green Belt purposes**

Paragraph 143 of the NPPF explains that the Green Belt serves five purposes.

The undeveloped nature of the site would completely change as a result of the proposed development, allowing the extension of urban Oxted into an agricultural field. As such the **proposed development would conflict with purpose (a) which aims to check the unrestricted sprawl of large built-up areas.**

The site's character is strongly rural, comprising an arable field; the surroundings include woodland to the southwest and southeast, countryside to the west and north, a cemetery to the east and large residential gardens to the south. The construction of a large housing estate on this open, undeveloped field would be a significant intrusion of built development into the countryside. The **proposed development would therefore conflict with purpose (c) which seeks to assist in safeguarding the countryside from encroachment.**

This LVIA supports the view that the site at **Stoney Field does not have the landscape capacity for the proposed development.** It considers that the proposals are of a scale and form that would have a **major adverse impact on the site and on its setting and on the setting of the Surrey Hills National Landscape.**

# Appendix Assessment Methodology

## A1 Introduction

### Contents

A1	Introduction
A2	Landscape Baseline
A3	Visual Baseline
A4	Landscape Assessment
A5	Visual Assessment
A6	Cumulative Effects

### Background

This document sets out the approach used by Louise Hooper Landscape Architect (LHLA) to prepare a Landscape and Visual Impact Assessment (LVIA) of the landscape and visual effects of a site specific development. It is based on guidance set out in the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) published by the Landscape Institute & the Institute for Environmental Management and Assessment.

### Scope

An LVIA is undertaken when a development proposal has been finalised and detailed proposals are available to illustrate the form, nature, design and scale of the development. It includes an assessment of the existing situation, identifies the likely landscape and visual effects of the proposed development and assesses the significance of those effects.

The baseline data that describes the existing situation could be used for any form of development on the site. The proposals (whether in outline or detailed), the assessment of the effects of the proposals and the assessment of the ability of the site to absorb change are specific to the development under consideration.

### Key stages of work

- Establishment of landscape baseline
- Establishment of visual baseline
- Identification of landscape and visual receptors
- Identification of potential effects
- Identification of mitigating measures
- Assessment of final design in terms of magnitude and significance of effects during the construction stage, operation stage and on completion or restoration (if applicable)

### Photographs

Photographs are taken using a digital camera that complies with the Landscape Institute's 'Visual Representation of Development Proposals – Technical Guidance Note (TGN) 06/19'. The camera used for Viewpoints 1 to 10 was a Panasonic Lumix model no DC-TZ90.

### Proportionality

GLVIA3 emphasize that an LVIA should be in proportion to the nature of the project that is being assessed and the nature of its likely effects. This methodology sets out the full range of potential activities covering assessment work; for smaller or simpler projects, the key principles will be followed but the scope of work may well be reduced accordingly.

### Extent of study area

This is determined by a two-stage process : a desk study to identify any relevant landscape designations and sensitive receptors within the site surroundings and a field survey to assess the limits of potential significant visibility. A Zone of (likely) Visibility Influence (ZVI) may help to inform the study area.

## A2 Landscape Baseline

GLVIA3 outlines the scope of this as follows :

*'For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced, and the value attached to it.'*

The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape, the existing elements and features (landscape fabric) as well as the perceptual and aesthetic factors which contribute to it.

National Character Areas, Local Landscape Character Assessments and supplementary planning documents such as green infrastructure proposals will all inform the assessment. Local landscape context is considered to identify how representative the locality of the site is of the local landscape character type/area. Field work is undertaken by an experienced Chartered Landscape Architect.

### Landscape Value

Desk studies and field surveys are used to appraise the baseline conditions of the site and its context, identifying the 'fabric' of the landscape, known as the landscape receptors (LRs). Features, elements, combinations of elements and less tangible attributes such as the aesthetic qualities of the site are considered.



# Appendix Assessment Methodology (continued)

## A2 Landscape Baseline (continued)

This includes values such as (but not limited to) landscape quality, (condition), scenic quality, rarity or distinctiveness, representativeness, biodiversity, recreation value, perceptual aspects such as tranquility, and cultural associations which can help inform the value of the landscape.

Existing landscape designations are an indication of higher landscape value; box 5.1 of GLVIA3 on p84 sets out criteria for assessment of landscape value, and Landscape Institute Technical Guidance Note (TGN) 02-21 'Assessing landscape value outside national designations' provides further guidance.

Studies such as those prepared by the local authority as part of their development planning/plan making process may provide specific insight to a site, general location or area and inform value judgements. For example as part of a landscape sensitivity study, landscape value is one of two components of landscape sensitivity (the other being susceptibility) (TGN 02-21, para 2.23).

Landscape value can be described on a 3-point scale of high, medium and low. Table A1 below gives an indication of value assigned to various landscape designations.

LVIAs consider many types of landscape and townscape; often these landscapes are everyday, ordinary landscapes. But all landscapes including undesignated landscapes have some value. Judgements about value should take into account the concept of Valued Landscape. Where the site is considered to form part of a Valued Landscape (for the purpose of the NPPF) this should be highlighted.

### Value and Contribution to Landscape Character

Aspects of value that contribute to landscape character should be referenced in a written and descriptive form to show how applicable they are to the site and/or surrounding area. The factors are not fixed and where present, they should be considered as appropriate to the project, taking into account how they may contribute or detract from the character of the site and its surroundings.

Designations	Description	Value
National Landscapes National Parks Ancient Woodland National heritage designations	Areas by virtue of their attractive landscape have national importance or national heritage assets that either themselves or via their setting have natural links to the landscape	High due to national importance
Regional landscape or heritage designations	Areas designated at a county or district level on the basis of the quality of the landscape to the region and or the basis of the heritage importance including matters of setting and views	High/medium/low due to regional/district importance
Local landscape designation or no formal designation	Area designated at a local level to reflect the importance of a landscape and /or area at a local level; undesignated land assessed as a Valued Landscape as part of LVIA process	High/medium/low due to local importance

Table A1 Landscape value

## Appendix Assessment Methodology (continued)

### A2 Landscape Baseline (continued)

#### Landscape Susceptibility

Landscape Susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on the baseline conditions of that individual receptor.

Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment. Where noted, the definition for grades of susceptibility is described in Table A2 below.

<i>Grade</i>	<i>Description</i>
High	Little or no ability to accommodate the proposed development without adverse consequences ; an established landscape where the landscape character is well defined and where even a small-scale development might cause the loss of key characteristics, individual elements or features and specific aesthetic or perceptual aspects or overall landscape character
Medium	Some ability to accommodate the proposed development without adverse consequences; a landscape where well-considered changes of an appropriate nature could be absorbed without the loss of key characteristics, individual elements or features and specific aesthetic or perceptual aspects or overall landscape character
Low	An ability to accommodate the proposed development without adverse consequences; a landscape (which could be damaged or degraded) where appropriate change can be absorbed and could contribute to the enhancement or restoration of key characteristics, individual elements or features and specific aesthetic or perceptual aspects or overall landscape character or the creation of a new landscape.

*Table A2 Landscape susceptibility*

It should be noted that the relationship between susceptibility to change and landscape value can be complex and is not linear. For example, a highly valued landscape such as a National Landscape may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

#### Landscape Sensitivity

Landscape sensitivity is assessed by combining two components, landscape sensitivity and landscape value. It is used to define the significance of landscape effect.



# Appendix Assessment Methodology (contd)

## A2 Landscape Baseline (continued)

		Susceptibility				
Category		High	Medium/high	Medium	Medium/low	Low
Value	High	High	High	Medium/high	Medium	Medium
	Medium/high	High	Medium/high	Medium	Medium	Medium/low
	Medium	Medium/high	Medium	Medium	Medium/low	Medium/low
	Medium/low	Medium	Medium	Medium/low	Medium/low	Low
	Low	Medium	Medium/low	Medium/low	Low	Low

Table A3 Sensitivity Matrix

The assessment is based on professional judgement, giving a clear rationale of why a Landscape Receptor's sensitivity was graded.

Grade	Description	Typical indicators
High	A landscape area with a particularly distinctive character and sense of place. Landscape characteristics that make a notable contribution to a landscape area	Highly valued for its scenic quality and for its landscape character. Designed landscape of historical importance. Strong heritage or cultural associations. Appreciated as a recreational resource. Landscape characteristics that cannot be readily replaced. Landscape in good condition.
Medium	A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristics that make a positive contribution to a landscape area.	Some scenic quality with some discordant scenic elements. Recognisable landscape character that has value. A recognisable area/tract of designed landscape. Some heritage and/or associations. Some tolerance of the type of proposed development. Some appreciation as a recreational resource. Landscape elements that could be replaced. Landscape in reasonable condition.
Low	A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristics that make a limited positive contribution to a landscape area.	Limited or no scenic quality, landscape character is ordinary or weak. Tolerance to the type of development proposed. Not a recognised designed landscape. No known heritage or cultural associations. No obvious appreciation as recreational resource. Landscape characteristics could be readily replaced. Landscape in poor condition.

Table A4 Landscape Receptor (LR) Sensitivity

# Appendix Assessment Methodology (continued)

## A3 Visual Baseline

The visual baseline is the description of the existing qualities of views and visual amenity in the locality for the individual visual receptors (VRs) against which any future changes can be assessed and visual effects predicted.

### Viewpoint Selection

These are selected to give representative views of the site and to illustrate visual amenity experienced by the different visual receptors (VRs), the people who will see the views. GLVIA3 acknowledges (6.21) that the approach should be proportional to the project. The following factors should be taken into account :

- Viewing distance, direction and elevation – short, medium or long distance ;
- The type of view – glimpsed, oblique, filtered, framed, wide or partial ;
- The viewing experience – static, moving, car driver /passenger, walker runner or cyclist ;
- The potential for cumulative views together with other proposed and existing development.

Viewpoints are selected from publicly accessible land or public rights of way (PRoWs). Eye level is taken as between 1.5 to 1.7m above ground for pedestrians and +/-1m above ground level for car occupants or cyclists. Summer and winter views allow consideration of year round effects and visibility, taking into account deciduous or evergreen vegetation, and increased visibility and porosity during the winter months.

### Visual Receptor (VR) Sensitivity

The most sensitive VRs to changes in views are considered to be residents at home, people who are engaged in outdoor recreation including walking

on PRoWs whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or to other attractions where views of the surroundings are an important contributor to the experience, communities whose views contribute to the landscape setting enjoyed by residents in the area, travellers on recognised scenic routes and people at their place of work where views are an important contributor to their way of life.

Moderately sensitive VRs are considered to be travellers on road, rail or other transport routes.

VRs likely to be least sensitive to changes in views are considered to be people engaged in outdoor sport or recreation which does not involve or depend on the appreciation of views of the landscape; people at their place of work whose attention may be focussed on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.

The existing visual amenity for VRs is also taken into account, using the professional judgement of an experienced landscape architect, to consider the value attached to a particular view in the landscape. For example, a prominent landmark or promoted viewpoint or carefully sited bench may invite people to go out of their way to experience a particular view.

<i>Sensitivity</i>	<i>Criteria</i>
High	Stationary VRs (residential occupants or people at scenic viewpoints) or slow-moving VRs such as walkers, cyclists or horse riders orientated towards the development and likely to be in that location to enjoy the view
Medium	Moving VRs such as car occupants, bus and train travellers on publicised scenic routes, residential properties with oblique views.
Low	Moving VRs likely to be travelling for a purpose other than to enjoy the landscape, stationary VRs, workers, employees, indoor leisure users who are in that location to undertake activities unconnected with the landscape, properties with no direct views.

Table A5 Sensitivity of Visual Receptor (VR)



# Appendix Assessment Methodology (continued)

## A3 Visual Baseline (continued)

### Visual Receptor (VR) Value

The value attached to views is described as high, medium or low.

Grade	Description
High	Views from and/or visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references.
Medium	Views from and/or visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open spaces where views and visual amenity form an integral part of the attraction or route.
Low	Views from and/or visual amenity associated with everyday locations or routes that do not benefit from any designation or cultural references.

Table A6 Value of Visual Receptor (VR)

Existing landscape designations are a general indication of visual value but this cannot be assumed and must be confirmed by assessment. Likewise the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views is assessed during the field survey.

## A4 Landscape Assessment

### The Proposals

To undertake an LVIA the proposals need to be sufficiently advanced to include layout, sections, elevations, earthworks, outline management, change of use if required, phasing and construction.

### Identifying the Landscape Effects

The landscape effects are the changes to the site, quantitative or qualitative, compared with the existing situation without the proposals. Effects can be adverse or beneficial, direct or indirect or cumulative. They can also be temporary or permanent and normally require a construction period.

An assessment is made of the ability (or susceptibility) of the existing landscape to accommodate the specific proposed changes (the proposals) without undue negative consequences on the baseline situation.

### Magnitude of Landscape Effects

The magnitude of effect on landscape receptors is assessed by considering a number of factors including:

- Size or scale of the proposals
- Geographical extent of the effects
- Contrast or integration with the existing landscape pattern
- Duration of effects
- Reversibility

For example, the loss of existing woodland, trees or hedges would result in change to the existing landscape fabric. The introduction of new built or natural elements would also introduce change. The magnitude of these changes will depend on their scale, extent and duration.

# Appendix Assessment Methodology (continued)

## A4 Landscape Assessment (continued)

### Magnitude of Landscape Effects (contd)

For example, the loss of existing woodland, trees or hedges would result in change to the existing landscape fabric. The introduction of new built or natural elements would also introduce change. The magnitude of these changes will depend on their scale, extent and duration.

### Size and scale

This relates to the loss or addition of features to the particular landscape receptor likely to be caused by the proposals, taking into account :

- The extent/proportion of the landscape element that is lost or added
- The contribution of that element to the character of the landscape
- The revised setting of the landscape or landscape element resulting from the proposals
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered
- Whether the effect(s) change the key characteristics of the landscape which is critical to its distinctive character.

### Geographic extent

The extent over which the landscape effects occur is distinct from the size or scale. For example, large scale effects may be limited to the immediate site area. The geographical extent, where notes is defined as :

- Wide – influencing several Landscape Character Areas (LCAs)
- Medium – influencing the LCA in which the

site lies

- Local – influencing the site and its immediate surroundings
- Site – influencing the site only

### Duration of effects

The length of time that the effects will last, described as :

- Short term (0 to 5 years)
- Medium term (5-15 years)
- Long term (beyond 15 years)

### Reversibility

This is different from duration, and makes a judgement about whether or not the landscape effect is reversible.

- Permanent (effect cannot be reversed)
- Partially reversible (effect can be partially reversed)
- Reversible (effect can be reversed)

Grade	Description
High	The development would result in a substantial alteration to the key landscape character or characteristics of the receptors
Medium	The development would result in a partial loss of or alteration to the key landscape character or characteristics of the receptors
Low	The development would result in a minor alteration to the landscape character or characteristics of the receptors

Figure A7 Magnitude of change for landscape receptors



# Appendix Assessment Methodology (continued)

## A4 Landscape Assessment (continued) Significance of Landscape Effects

The assessment of the significance of landscape effects is derived by combining the judgements of sensitivity and magnitude of effect for each landscape receptor along with a clear explanation of the rationale behind the assessment.

The significance of an effect can be beneficial, adverse or neutral, permanent or temporary.

Typically temporary effects are those related to the construction phase while permanent effects are associated with the operational phase of the proposals.

**Adverse effects** are those that would be damaging to the key characteristics arising either from their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape.

**Beneficial effects** are those that would result in an improvement to the key characteristics arising from improvement or introduction of new positive elements so as to improve the quality and integrity of the landscape.

**Neutral effects** are those that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape.

**The threshold for significance in EIA terms is a 'Moderate effect', so 'Moderate' and 'Major' are therefore both considered significant in EIA terms.**

		Receptor sensitivity					
Category		High	Medium/high	Medium	Medium/low	Low	Negligible
Magnitude of Effect	High	Major	Major	Major	Moderate	Moderate	Negligible
	Medium/high	Major	Major	Moderate	Moderate	Minor	Negligible
	Medium	Major	Moderate	Moderate	Minor	Minor	Negligible
	Medium/low	Moderate	Moderate	Minor	Minor	Minor	Negligible
	Low	Moderate	Minor	Minor	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table A8 Significance of Effects Matrix

**Note** : This table is to be used as a guide only, and it does not replace professional judgement, particularly when assessing the nature of an effect (adverse, neutral or beneficial). The purpose of the table is to ensure consistency of approach and results.

## Appendix Assessment Methodology (continued)

### A4 Landscape Assessment (continued)

#### Significance of Landscape Effects

<i>Significance of effect</i>	<i>Rationale</i>
<i>Substantial adverse</i>	The proposals would alter the following to a major degree: change the landscape character type; result in a total loss or major alteration to key attributes; cause a very apparent deterioration to the contribution that the site makes or has the potential to make to the local landscape character; fail to contribute to green infrastructure; conflict with guidelines for the landscape character area and with government policy towards the protection and enhancement of the countryside
<i>Moderate adverse</i>	The proposals would alter the following to a moderate degree: change the landscape character type; result in a partial loss of key attributes; cause a noticeable deterioration to the contribution that the site makes or has the potential to make to the local landscape character; fail to contribute to green infrastructure; conflict with guidelines for the landscape character area and with government policy towards the protection and enhancement of the countryside
<i>Slight adverse</i>	The proposals would alter the following to a minor degree: change the landscape character type; result in a minor change to key/characteristic elements or features; cause a minor deterioration to the contribution that the site makes or has the potential to make to the local landscape character; fail to contribute to green infrastructure; conflict with guidelines for the landscape character area and with government policy towards the protection and enhancement of the countryside
<i>Negligible</i>	The proposals would alter the following to a very minor degree: change the landscape character type; result in a very minor change to key/characteristic elements or features; cause a very minor deterioration to the contribution that the site makes or has the potential to make to the local landscape character; fail to contribute to green infrastructure; conflict with guidelines for the landscape character area and with government policy towards the protection and enhancement of the countryside
<i>No change</i>	The proposals would make no change to the landscape character type; maintain existing landscape character and green infrastructure; avoid conflict with guidelines for the landscape character area and government policy towards protection and enhancement of the countryside; may also be the result of the removal of incongruous or intrusive elements or the introduction of new elements
<i>Slight beneficial</i>	The proposals would alter the following to a minor degree: reinforce the landscape character type; make a minor improvement to the contribution that the site makes to local existing landscape character; have potential to contribute to green infrastructure; support objective for local guidelines for landscape character area and government policy for the protection and enhancement of the countryside
<i>Moderate beneficial</i>	The proposals would alter the following to a moderate degree: reinforce the landscape character type; make a noticeable improvement to the contribution that the site makes to local existing landscape character; have potential to contribute to green infrastructure; support objective for local guidelines for landscape character area and government policy for the protection and enhancement of the countryside
<i>Substantial beneficial</i>	The proposals would alter the following to a major degree: reinforce the landscape character type; mitigate substantially an existing severe adverse effect; make a major improvement to the contribution that the site makes to local landscape character by restoring the integrity of a damaged landscape; have potential to contribute to green infrastructure; support objectives for local guidelines for landscape character area and government policy for the protection and enhancement of the countryside

Table A9 Significance of landscape effects



# Appendix Assessment Methodology (continued)

## A5 Visual Assessment

### Identifying the Visual Effects

The visual effects are the potential changes to the site, quantitative or qualitative, compared with a scenario without the development. Effects can be adverse or beneficial. direct, indirect or cumulative. They can also be temporary or permanent, and should normally include the construction period.

The likely nature of the view of the development is assessed from the selected receptors; for example the elevation of the view; a full, partial or glimpsed view; the proportion of the development that would be visible; the scale and proximity of the view of the development; whether the viewer is stationary, transient or sequential; changes in the existing skyline profile; creation of a new visual focus in the view; introduction of new man-made objects in the view; changes in visual simplicity or complexity; alteration of visual scale; changes to the degree of visual enclosure.

The elevation and distance of the viewpoint in relation to the proposed development are considered. Distance is dependent on the nature of the setting. A very close view is generally defined as a view from within the immediate vicinity of the proposed development. Other views can be defined as:

- short range - up to 0.5km from the development
- medium range - between 0.5km and 1km from the development
- distant - more than 1km from the development

### Magnitude of Visual Effects

The magnitude of visual effects is the change in the view; assessment of this needs to consider :

- the value attached to the view, taking into account the context and the viewing position;
- the size and scale of the development;
- the geographical extent of the area influenced
- duration and reversibility
- contrast or integration with the existing visual character

As well as assessing the visual changes in Year 1 (immediately after completion, worst case) the change in view should also be assessed 10-15 years after planting to allow for an appropriate period and for trees, woodland and hedges to establish.

The assessment should also consider night time changes where it may be a specific consideration such as within an area of dark skies.

Grade	Description
High	The development would result in a substantial alteration to the identified view or visual amenity of an area, largely affect key visual features in the view or introduce new, prominent features within the scene or alter the general composition and character of the view.
Medium	The development would result in a partial alteration to the key landscape character to the identified view or visual amenity of an area, moderately affect key visual features in the view or introduce new features within the scene or alter some part of the composition and character of the view.
Low	The development would result in a minor alteration to the identified view or visual amenity of an area, may affect key visual features in the view or introduce new prominent features within the scene or alter some small part of the composition or character of the view.

Figure A10 Magnitude of change for visual receptors

### Significance of Effects on Visual Receptors

The assessment of significance of effect is calculated by combining the assessments of sensitivity and of magnitude of change, together with a clear explanation of the rationale. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary. Typically, temporary effects are those related to the construction phase while the permanent effects are those associated with the operational phase of the development.

**Adverse effects** are those that would be damaging to the key characteristics arising from either the loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the view

**Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements so as to improve the quality and integrity of the view.

**Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the view.

# Appendix Assessment Methodology (continued)

## A5 Visual Assessment (continued)

		Receptor sensitivity					
Category		High	Medium/high	Medium	Medium/low	Low	Negligible
Magnitude of Effect	High	Major	Major	Major	Moderate	Moderate	Negligible
	Medium/high	Major	Major	Moderate	Moderate	Minor	Negligible
	Medium	Major	Moderate	Moderate	Minor	Minor	Negligible
	Medium/low	Moderate	Moderate	Minor	Minor	Minor	Negligible
	Low	Moderate	Minor	Minor	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Table A11 Significance of Effects Matrix

The threshold for significance in EIA terms is a 'Moderate effect', so 'Moderate' and 'Major' are therefore both considered significant in EIA terms.



# Appendix Assessment Methodology (continued)

## A5 Visual Assessment (continued)

Significance of effect	Rationale
Substantial adverse	The proposals would cause a major deterioration to existing views and visual amenity by doing one or more of the following: affect people who are particularly sensitive to changes in views and visual amenity to a major degree; affect people at recognised or important viewpoints or from recognised scenic routes to a major degree or are visible from an extensive area.
Moderate adverse	The proposals would cause a moderate deterioration to existing views and visual amenity by doing one or more of the following: affect people who are sensitive to changes in views and visual amenity to a moderate degree; affect people at recognised or important viewpoints or from recognised scenic routes to a moderate degree or be visible from a moderately extensive area.
Slight adverse	The proposals would cause a slight deterioration to existing views and visual amenity by doing one or more of the following: affect people who are sensitive to changes in views or visual amenity to a limited degree; affect people at recognised or important viewpoints or from recognised scenic routes to a limited degree or be visible from a small area
Negligible	Where changes may be visible but they are not readily discernible, often because they are distant views
No change	Where no change is likely to be experienced
Slight beneficial	The proposals would cause a minor improvement to the existing view or visual amenity by doing one or more of the following : enhance views that are enjoyed by people who are sensitive to changes in views and visual amenity to a limited degree; enhance views from recognised or important viewpoints or from recognised scenic routes to a limited degree.
Moderate beneficial	The proposals would cause a moderate improvement to the existing view or visual amenity by doing one or more of the following: enhance views that are enjoyed by people who are sensitive to changes in views and visual amenity to a moderate degree; enhance views from recognised or important viewpoints or from recognised scenic routes to a moderate degree.
Substantial beneficial	The proposals would cause a major improvement to the existing view or visual amenity by doing one or more of the following: enhance views that are enjoyed by people who are sensitive to changes in views and visual amenity to a major degree; enhance views from recognised or important viewpoints or from recognised scenic routes to a major degree.

Table A12 Significance of visual effects

## A6 Cumulative Effects

The GLVIA3 define 'cumulative effects' in 7.3 as follows  
**'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*' (Scottish National Heritage (SNH) 2012 :4)

**'Cumulative landscape effects** can impact on either the physical fabric or character of the landscape, or any special values attached to it' (SNH, 2012 :10)

**'Cumulative visual effects** can be caused by combining visibility which occurs where the observer is able to see two or more developments from one viewpoint and/or sequential effects which occur where the observer has to move to another viewpoint to see different developments' (SNH, 2012 :11)

The GLVIA3 states (7.28) that *'The emphasis must always remain on the main project being assessed and how or whether it adds to or combines with the others being considered to create a significant cumulative effect.'*



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