

Land at Old Cottage, Station Road, Lingfield RH7 6PH

Statement of Common Ground Addendum – Landscape

1.0 Introduction

1.1 This Statement of Common Ground Addendum ('Addendum SoCG') provides an addendum to the main Statement of Common Ground agreed between Tandridge District Council (TDC) and Woolbro Homes and Morris Investment (the Appellant) dated 26.05.2023 (collectively 'the Parties').

1.2 The Addendum SoCG seeks to agree further details between the Parties in relation to landscape and visual matters raised within putative Reason for Refusal 3 so that inquiry time is used efficiently as possible.

2.0 Matters of Agreement

2.1 The following is agreed between the parties:

3.0 Landscape and Visual Impact Assessment

3.1 The Landscape and Visual Impact Assessment (LVIA) submitted as part of the application is in accordance with the guidelines for Landscape and Visual Impact Assessment (GLVIA3) produced by the Landscape Institute and the Institute of Environmental Management and Assessment (IEMA).

3.2 Additional guidance on the value of landscapes outside of national designations has been published by the Landscape Institute Landscape Institute's 'Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations'.

3.3 The Appeal Site was assessed within the Tandridge Landscape Capacity and Sensitivity Study Addendum 2012 and found to have 'Medium' landscape capacity for accommodating housing development.

3.4 The LVIA provides an assessment on behalf of the appellants of the potential landscape and visual impacts of the proposed housing development the subject of this appeal.

Designations

3.5 The Appeal Site is not within statutory landscape designation such as National Park or Area of Outstanding Natural beauty (AONB). There would be no impact to designated landscapes as a result of the proposal.

3.6 The Appeal Site is within the Green Belt. This is a planning designation and does have visual and spatial components to it in terms of considering openness. The Appeal Site was assessed in the Tandridge Green Belt Assessment Part 3 and at that time was found to "justify the exceptional circumstances necessary to recommend amendment of the Green Belt boundary."

3.7 The northern part of the Appeal Site is within Lingfield Conservation Area and this is a heritage designation.

3.8 Footpath 381a runs for approximately 380m from east to west linking Church Road to Station Road for a total of approximately 380m, with approximately 190m within the northern area of the Appeal Site.

- 4.0 The Character of the Appeal Site and its Context
 - 4.1 At the national level, the Appeal Site is within National Character Area NCA 121: Low Weald.
 - 4.2 At the regional level, the Appeal Site lies within the Low Weald Farmland Character Type as identified within the Surrey Landscape Character Assessment.
 - 4.3 At the local level, the Appeal Site is within the Horley to Swaynesland Low Weald Farmland within the Tandridge District Landscape Character Assessment.
 - 4.4 Within Tandridge District Landscape Character Assessment vegetation including woodland, treebelts and hedgerows is noted as being characteristic of the Horley to Swaynesland Low Weald Farmland. Guidelines for its management as set out within the Tandridge Landscape Character Assessment include the to *“conserve and maintain the hedgerow field boundaries”* and *“vegetated character of the surrounding landscape.”*
- 5.0 Landscape and Visual Impacts
 - 5.1 There would be no impact on either the High Weald AONB nor Surrey Hills AONB as a result of the Proposed Development.
 - 5.2 Effects to landscape character will be limited to the Horley to Swaynesland Low Weald Farmland in which the Appeal Site lies.
- 6.0 Matters not in agreement
 - 6.1 The following remains in disagreement between the parties:
 - i) The Appeal Site forms part of a valued landscape under paragraph 174 of the National Planning Policy Framework; and
 - ii) The impact of the Proposed Development on the local landscape character and visual amenity.

Agreed and signed for on behalf of Tandridge District Council



Date: 05/07/2023

Agreed and signed for on behalf of the Appellant



Date: 05.07.28