

Expert Witness on Landscape Matters for Planning Appeal APP/2023/1345 Land to rear of 22-32 Chichele Road, Oxted, Surrey, RH8 0NZ

Corrections to LH Proof

23rd September 2024

1. Paras 3.7 and 3.8 Magnitude of landscape effects on Landscape Receptors should be numbered 3.7a to 3.8a
2. Para 3.9 should read 'Tables D4.1 and D5.1 in the ES' not 'Tables xxx'
3. Table LHP 2a requires a correction for the Significance of Scenic quality. This row should be read as follows (with the correction in red):

Receptor	Sensitivity	Magnitude	Significance	Nature	Rationale
Scenic quality of study area	High (Med/high in ES)	Low (Negligible in ES)	Moderate (Negligible in ES)	Permanent/ adverse	A low magnitude of change to a receptor of high sensitivity gives rise to a moderate adverse impact

4. Table LHP 2a is missing the last row which should read as follows (with changes from ES in red):

Receptor	Sensitivity	Magnitude	Significance	Nature	Rationale
Tranquillity of study area	Med/high (Med/low in ES)	Low (Negligible in ES)	Minor (Negligible in ES)	Permanent/ adverse	A low magnitude of change to a receptor of med/high sensitivity gives rise to a minor significance

5. Table LHP 2b requires a correction for magnitude of impact for the Surrey Hills AONB as follows (with the corrections in red):

Receptor	Sensitivity	Magnitude	Significance	Nature	Rationale
Surrey Hills AONB The North Downs : Scarp & Holmesdale	High (Medium/high in ES)	Medium (Negligible in ES)	Major (Negligible in ES)	Permanent, Adverse	Highly sensitive landscape, with a medium magnitude of change resulting in a major, permanent adverse impact

6. Table LHP3 last row and Table title overlap so hard to read. The title reads 'Assessment of the site as a Valued Landscape'. Indicators of landscape value for Function should read 'Elements contributing to the healthy functioning of the landscape'. Evidence of landscape value for Function should read 'Part of the River Eden Catchment, healthy soils provide a carbon sink, ancient woodland provides rich biodiversity supporting a variety of species.'

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7. Appendix LHP1 has 2 figures labelled as Figure 1. The second 'Figure 1' should be labelled 'Figure 2 The Location of Views into the AONB....'

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