

Land at Chichele Road, Oxted Environmental Statement

Chapter D Landscape and Views

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D1.0 Introduction

D1.1 This Chapter of the Environmental Statement ('ES') has been prepared by David Jarvis Associates Ltd. on behalf of the Applicant, Cala Homes (South Home Counties) Limited ('the Applicant'). It assesses the Proposed Development described in Chapter C in relation to landscape and views.

D1.2 The baseline situation is considered before the likely environmental effects of the Proposed Development are identified during its construction and operational phases. Mitigation measures to reduce any adverse environmental effects are identified as appropriate, before the residual environmental effects are assessed.

D1.3 This Chapter is supported by the following technical appendices provided at Volume 2 to this ES:-

- Appendix D1: Photographic Field Survey Record;
- Appendix D2: Tandridge Landscape Capacity and Sensitivity Study;
- Appendix D3: Response to AONB Boundary Review;
- Appendix D4: Illustrative Photomontages; and
- Appendix D5: Surrey Landscape Character Assessment: Tandridge (extracts).

D1.4 This Chapter is supported by the following technical figures provided at Volume 2 to this ES:-

- Figure D1: Site Location;
- Figure D2: Landscape Character;
- Figure D3: Landscape Value;
- Figure D4: Public Rights of Way;
- Figure D5: Zone of Theoretical Visibility; and
- Figure D6: Representative Viewpoint Locations.

About the Author

D1.5 This Chapter has been prepared by Paul Gibbs DipLA DipUD CMLI, a Chartered Landscape Architect, Urban Designer and the Managing Director of David Jarvis Associates Limited, and George Richardson, Senior Landscape Architect MA Dip. Hort. (RHS) CMLI.

D1.6 Paul has worked on large scale strategic housing development for over 25 years for a wide range of clients in the UK and overseas, many of which were EIA projects. He has appeared as an expert witness at Public Inquiry on a number of occasions.

D1.7 George has worked on strategic housing development for over 5 years for a wide range of clients in the UK, many of which were EIA projects. He is well versed in the writing of Landscape and Visual Impact Assessment ('LVIA').

D2.0 Policy Context

D2.1 This section sets out national and local policy and guidance of relevance to the technical assessment in this Chapter. There is no legislation of relevance to the technical assessment.

D2.2 The purpose of this section is to give context to landscape and visual matters addressed within this section and not to assess compliance with published policy and guidance.

National Planning Policy

D2.3 The National Planning Policy Framework (“NPPF”) sets out the basis for planning policy in the UK at a national level.

D2.4 The following paragraphs are relevant to this Chapter ^{Ref 1}:

“15. Conserving and enhancing the natural environment

Paragraphs 174 to 188

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(a) protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

175. Plans should: distinguish between the hierarchy of international, national and locally designated Sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework 58; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

Local Planning Policy

D2.5 The local planning authority for the Site is Tandridge District Council (TDC).

D2.6 TDC commissioned the ‘Tandridge Landscape Capacity and Sensitivity Study’ (2016) ^{Ref 2} as part of the evidence base for their local plan making process. This can be found in Appendix D2 (Volume 2 of this ES). The Site was assessed as part of this study (Site OXT006) with the following summary provided:

“With moderate sensitivity and value, Site OXT006 is judged to have a medium landscape capacity for housing development. The Site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the Sites contribution to the setting of the surrounding landscape, including the AONB, and demonstrate no adverse impacts on the setting of the existing landscape and settlement. Other evidence relevant to the Site’s suitability for development should also be considered.”

D2.7 TDC’s ‘Local Plan 2033’^{Ref 3} is currently under examination and recommended for non-adoption by the planning Inspector^{Ref 4}.

D2.8 The current adopted local planning policies are:

- 1 ‘Tandridge District Core Strategy’, adopted 2008^{Ref 5};
- 2 ‘Tandridge Local Plan Part 2: Detailed Policies 2014-2029’, adopted 2014^{Ref 6}.

Core Strategy

D2.9 However, the policy on Housing Provision CSP2 does recognise that if it is not possible to allocate sufficient land without encroaching into the Green Belt, growth will be directed to land immediately adjoining built up areas, i.e. which are within the Green Belt. The precise location of such land would depend on its accessibility to services, public transport and other infrastructure, in other words the most “sustainable locations”.

Local Plan Part 2:

“DP10: Green Belt

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

B. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm.”

D2.10 Part of the Site falls within the Surrey Hills Area of Outstanding Natural Beauty (AONB). This is currently under review by Natural England^{Ref 7}. As part of this review, DJA were commissioned to respond to the boundary review, with respect to the Sites inclusion/exclusion within the AONB. This response can be found in Appendix D3 (Volume 2 of this ES).

Neighbourhood Planning Policy

D2.11 The Site does not fall within the area covered by an adopted neighbourhood plan or within a designated neighbourhood area.

Guidance and Best Practice

D2.12 Guidance for delivering the aims of the NPPF is available at a national level.

D2.13 The following guidance relates to landscape matters ^{Ref 8}:

“How can planning policies conserve and enhance landscapes?”

The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.

Paragraph: 036 Reference ID: 8-036-20190721

Revision date: 21 07 2019

How can the character of landscapes be assessed?

For a designated landscape, the relevant management plan will contain further information on the area’s particular character and beauty.

Where appropriate, landscape character assessments can be prepared to complement Natural England’s National Character Area profiles. Natural England provides guidance on undertaking these [assessments](#).

To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.

To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.

Paragraph: 037 Reference ID: 8-037-20190721

Revision date: 21 07 2019”

D2.14 This assessment has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (‘GLVIA3’) ^{Ref 9} and other guidance produced by the Countryside Agency ^{Ref 10} and the former Department of the Environment, Transport and the Regions (‘DETR’) ^{Ref 11}. Guidance emphasises the responsibility of the landscape professional in carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the development to be assessed.

D3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

D3.1 The following section provides a description of the survey and assessment methods used within this LVIA.

Assessment Terminology

D3.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between ‘impact’ and ‘effect’. The impact is what will happen i.e., the permanent loss of trees and hedgerows. The effect is the result of the impact i.e., opening of new views or a change in the perception of the local landscape character.

Overview of the Assessment Process

D3.3 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

D3.4 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- 1 **Establishment of the landscape baseline** - through identification of the physical and perceptual landscape characteristics within the Site and surrounding Study Area (in the form of landscape character assessment) and the relative value that is attached to the landscape by way of detailed desk-based study (to identify relevant landscape designations and related planning policy) and Site field work;
- 2 **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected including the extent and nature of principal views to the Proposed Development from visual receptors in the Study Area;
- 3 **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e., their ability to accommodate the proposed change without resulting in overly negative effects);
- 4 **Identification of potential effects** - The broad design parameters of the project were established at the time of commission in terms of the nature of the Proposed Development. This provided sufficient information to identify the likely scale and nature of the changes to landscape characteristics and value as well as changes affecting visual amenity;
- 5 **Identification of mitigating measures** – Iterative development of the Proposed Development and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to ‘Primary’ measures

(inherent) which form part of the design process and ‘Secondary’ measures (foreseeable) designed to address any residual adverse effects of development; and

- 6 **Assessment of the final scheme design** – Assessment of the magnitude and significance of the effects of the Proposed Development during the construction stage, during operations and completion (restoration).

Extent of Study Area

- D3.5 The definition of a Study Area is an important part of a LVIA as it describes the predicted maximum geographical extents within which potential environmental effects may occur and which are assessed for their significance.
- D3.6 The Study Area is determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Site and a field survey to assess the limits of potential significant visibility. The latter is informed by a Zone of Theoretical Visibility (“ZTV”) study within which views of the Proposed Development would be confined.
- D3.7 Following Site surveys in May and September 2023, themselves informed by the ZTV study, a Study Area was defined that identifies the area in which all categories of landscape and visual receptors might be expected to experience effects resulting from the Proposed Development.
- D3.8 The Study Area covers an area of approximately 1,006ha and is indicated on Figure D1 (Volume 2 of this ES). To the north of the M25 motorway it is broadly delineated by the chalk ridge between Hanging Wood and Tatsfield. To the south it extends to the Oxted railway line, A25 road, Detillens Lane (B2025) and Titsey Wood.

Site Surveys

- D3.9 The Site and surrounding area were visited in May and September 2023 in order to inform the LVIA and gather photography.
- D3.10 A total of 13 locations were selected for use as representative viewpoints. These were points both within the immediate vicinity of the Site and the surrounding landscape with potential views. They represent a range of potential visual receptors and are shown on Figure D6 (Volume 2 of this ES).

Assessment of Landscape Effects

Landscape Baseline

- D3.11 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured, or landscape effects predicted and assessed.
- D3.12 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 and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.

D3.13 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and land use, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

Landscape Character

D3.14 Existing Landscape Character Assessments are critically judged for their applicability to the Site and wider Study Area.

D3.15 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the Study Area, namely:

- 1 **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage;
- 2 **Land Cover:** Vegetation, Tree Cover, Built Form; and
- 3 **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character.

Landscape Value

D3.16 As part of describing the landscape baseline the value of the potentially affected landscape is established. This is done on an element-by-element basis within the assessment.

D3.17 Existing landscape designations are an indication of higher landscape value and are identified through desk study. It should be noted that a lack of formal designation does not immediately make the value of a landscape of low importance.

D3.18 The value for both designated and undesignated landscapes is assessed during the field work stage. Box 5.1 of GLVIA3 guidance is used as the basis of the assessment of landscape value.

D3.19 Value is presented on a three-point scale of High, Medium, and Low. Split grades may be possible where resulting value falls between two grade levels. Table D3.1 below gives an indication of the value assigned to various landscape designations.

Table D3.1 Landscape Receptor Value

Designations	Description	Value
National Landscape Designations National Heritage Designations	Areas by virtue of their attractive landscape have national importance and or national heritage assets that either themselves or via their setting have natural links to the landscape.	High – due to national importance.
Regional Landscape Designations Regional Heritage Designations	Areas designated at a county or local 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 Due to regional/ local importance.
Local Landscape Designations	Area designated at a local level to reflect the importance of a landscape and/or area at a local level.	High/Medium/Low Subject to their assessed importance within the locality.

Designations	Description	Value
No Formal Designation	Local importance of undesignated land judged as part of assessment process.	High/ Medium/Low subject to their assessed importance locally.

Landscape Susceptibility

- D3.20 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.
- D3.21 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 the grades of susceptibility is described in Table D3.2 below.

Table D3.2 Landscape Receptor Susceptibility

Grade	Description
High	Little or no ability to accommodate the Proposed Development without adverse consequences on the retention of the existing landscape baseline.
Medium	Some ability to accommodate the Proposed Development without adverse consequences on the retention of the existing landscape baseline.
Low	An ability to accommodate the Proposed Development without adverse consequences on the retention of the existing landscape baseline.

- D3.22 It should be noted that the relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as an AONB) 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

- D3.23 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of effect.
- D3.24 The assessment provides a clear rationale for both the landscape receptor’s existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor’s sensitivity has been graded in a particular way.
- D3.25 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define landscape receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. Table D3.3 provides a description of the grades of sensitivity along with examples of typical indicators.

Table D3.3 Landscape Receptor Sensitivity

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. Highly valued 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 than 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. Not a recognisable designed landscape. No known heritage or cultural associations. No obvious appreciation as recreational resource. Landscape characteristics could be readily replaced. Landscape in poor condition.

D3.26 To allow easier inspection and review of the assessment process Table D3.4 below is used to aid consistency in the definition of sensitivity.

Table D3.4 Sensitivity Matrix

Category		Susceptibility				
		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

Magnitude of Landscape Effects

D3.27 The magnitude of effect on landscape receptors is assessed by considering a number of factors. The factors considered are listed below and include:

- 1 Size or scale of the Proposed Development;
- 2 Geographical extent of the effect;
- 3 Contrast or integration with the existing landscape character;

- 4 Duration of effects; and
- 5 Reversibility.

D3.28 The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the Proposed Development. The assessment takes into account:

- 1 The extent/proportion of the landscape element that is lost or added;
- 2 The contribution of that element to the character of the landscape;
- 3 The revised setting of the landscape or landscape element resulting from the Proposed Development;
- 4 The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- 5 Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

D3.29 The geographical 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 noted, is defined as:

- 1 Wide - Influencing several Landscape Character Areas ('LCA's');
- 2 Medium - LCA in which the Site lies;
- 3 Local - The Site and immediate surrounds; and
- 4 Site - Site level of the development itself.

D3.30 The duration of effects is classified as short, medium or long term. Unless otherwise stated the durations are defined as:

- 1 Short term: 0-5 years;
- 2 Medium term: 5 – 15 years; and
- 3 Long term: beyond 15 years.

D3.31 Reversibility is different from duration and passes a judgement about whether the landscape effect is reversible or not. It is judged on a scale of: reversible, partially reversible and permanent.

D3.32 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels. A description of the magnitude categories is described below in Table D3.5.

Table D3.5 Magnitude of Change for Landscape Receptors

Grade	Description
High	The development would result in a substantial alteration to the key landscape character or characteristics of the receptors.

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

Assessment of Visual Effects

Visual Baseline

- D3.33 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed, or visual effects predicted and assessed.
- D3.34 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and Ordnance Survey ('OS') mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Value Attached to Views and Visual Amenity

- D3.35 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.
- D3.36 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table D3.6 below gives an indication of the value assigned to views and visual amenity.

Table D3.6 Visual Receptor Value

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 the visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction.
Low	Views from and/or visual amenity associated with everyday locations or routes that do not benefit from any designation or cultural associations.

- D3.37 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.

Susceptibility of Visual Receptor to Change

- D3.38 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:
- The occupation or reason why one is experiencing the view or area; and

- The amount of interest or attention one may have in the view and appearance of the area.

D3.39 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table D3.7 below.

Table D3.7 Visual Receptor Susceptibility

Scale	Description of susceptibility	Typical Receptors
High	Little or no ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	Residential occupiers People who are engaged in outdoor recreation whose attention is on the view e.g., walkers, visitors to heritage attractions, public park users, travellers on recognised scenic routes. Communities where setting of an area contributes to general visual amenity.
Medium	Some ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.	Users of transport routes; and People who are engaged in outdoor recreation where the view is not the primary focus of attention.
Low	An ability to accommodate change caused by development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity	People at work; or Going about business that is not focussing on the views or general visual amenity.

Visual Sensitivity

- D3.40 Visual Sensitivity is derived from combining the judgements of value of a view or visual amenity and susceptibility of the visual receptor together. It is itself carried forward to determine the significance of visual effect.
- D3.41 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor’s sensitivity has been graded in a particular way.
- D3.42 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix at Table D4 is used to aid consistency in the definition of visual sensitivity. Table D3.8 below provides a description of the grades of visual sensitivity along with typical indicators.

Table D3.8 Visual Receptor Sensitivity

Grade	Description	Typical Indicator
High	A highly attractive view or area with an obvious attraction and lack of discordant features.	Highly valued for its scenic quality Low tolerance to the type of proposed development. Designed landscape of historical importance. Strong heritage /cultural associations. Focus of a recreational resource. Views and amenity that cannot be readily replaced. Potentially benefiting from a national regional or local landscape designation.
Medium	An attractive view or area with some attraction and limited discordant features.	Some scenic quality Some tolerance to the type of proposed development. A recognised area or piece of designed landscape. Some heritage and/or cultural associations. Some appreciation as a recreational resource. Views and amenity can be recreated. Potentially benefiting from regional or local landscape or heritage designation.
Low	An ordinary view with no distinguishing visual character or an area with a general lack of positive visual features.	Limited or no particular scenic quality or elements. Tolerance to the type of proposed development. Not a recognised designed landscape. No known heritage or cultural associations. No obvious appreciation as a recreational resource. Views and amenity that can be readily replaced or recreated. Unlikely to be subject to landscape or heritage designation.

Viewpoint Selection

D3.43 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. In selecting the viewpoints, the following factors are taken into account:

- 1 Viewing distance and direction – short, medium, long distance or oblique;
- 2 The nature of the viewing experience – static views, views along a route;
- 3 The type of view- glimpsed, panorama, screened, partial; and
- 4 The potential for cumulative views in conjunction with other existing and proposed development.

Visual Presentation Methods

D3.44 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs.

D3.45 All photographs are taken using a 20-megapixel full-frame Canon EOS 6D with a fixed 50mm lens as recommended by Landscape Institute ('LI') 'Advice Note 06/19 - Visual Representation of Development Proposals' Ref 12.

- D3.46 Photographs are taken in landscape format with sufficient overlap for stitching. Where it has been necessary to raise or lower the horizon line by cropping, this has been stated. A minimum of three clear reference points are included in each panoramic view to enable the accurate production of the photomontage. GPS co-ordinates for each photomontage viewpoint are taken.
- D3.47 Photographs are stitched in cylindrical projection. Once stitched the resulting panoramic image may be scaled down 50% before the preparation of the photomontage was started but only if the file size was unmanageable. The images have not been cropped. The 3D model used for the photomontage, whether produced in SketchUp or LSS, is output at a 50mm equivalent focal length. The 3D model includes a minimum of 3 clear reference points in the view to fix the position of the Proposed Development. Vertical height data is based on OS data, which may include some inherent inaccuracies, or survey data. An eye height of 1.6m is used.
- D3.48 The final photomontage is produced in Photoshop. The resulting photomontage is then cropped to a 90-degree view angle, up to an ideal maximum of 120 degrees. This is a guide and the Proposed Development, and its relevant landscape, will determine the horizontal field of view from any given viewpoint.
- D3.49 Photomontage sheets are produced using a 400mm viewing distance at A1. Guidance allows between 300mm to 500mm but recommends all montages prepared for a given site should be represented using the same viewing distance, where this is possible.
- D3.50 Appendix D4, Figure D7 (Volume 2 of this ES) shows the locations of the viewpoints selected for photomontage, the parameters and models used and the sequence of production.
- D3.51 Information listed on each photomontage sheet includes:
- 1 Camera, lens focal length and horizontal field of view;
 - 2 Date, time and direction of view;
 - 3 The viewpoint's height above ground level and OS grid coordinates;
 - 4 Recommended Viewing Distance; and
 - 5 Viewpoint Co-ordinates e.g., Eastings and Northing.

Magnitude of Visual Effects

- D3.52 The magnitude of visual effect is assessed by considering a number of factors. These typically include:
- 1 **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the Proposed Development.
 - 2 **Geographical extent of the effect**- angle of view, distance of the receptor to the Proposed Development and the extent over which the changes would be visible.
 - 3 **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.

- 4 **Duration of visual effects-** 0-5 years short term, 5-15 years medium term and 15 years onwards long term.

Reversibility

D3.53 The above factors are considered together to derive an overall magnitude of change for each receptor, which is determined by the use of professional judgement. The magnitude of visual change is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table D3.9 below.

Table D3.9 Magnitude of Change for Visual Receptors

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 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 and character of the view.

Significance and nature of Effect on Landscape and Visual Receptors

D3.54 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning 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 whilst permanent effects are associated with the operational phase of the Proposed Development.

- 1 **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- 2 **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 landscape and/or visual resource.
- 3 **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

D3.55 To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table D3.10 below).

D3.56 The threshold for significance in EIA terms is a ‘Moderate’ effect according to Table D3.10. Moderate and Major are therefore considered significant in EI terms.

D3.57 It should be noted that the table is only used as a ‘guide’ and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e., adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results.

Table D3.10 Significance of Effects Matrix

Category		Receptor Sensitivity					
		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 D3.11 Significance of Effect

Significance of effect	Landscape	Visual
Major	The Proposed Development will result in total or prominent change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the Proposed Development is one of the principal elements altering the baseline landscape context.	The Proposed Development will result in total or large change in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the Proposed Development being one of the principal visual elements.
Moderate	The Proposed Development will result in a notable change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	The Proposed Development will result in a noticeable change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.
Minor	The Proposed Development will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The Proposed Development will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
Negligible	No discernible change in the key characteristics of the landscape or alterations to the quality and integrity of the landscape receptor.	The Proposed Development will result in some very small change in view/ areas visual amenity or introduce/ alter elements, features or characteristics in a barely perceptible way.

Consultation

D3.58 Initial consultation on viewpoint selection and approach was sought with the Surrey Hills AONB Planning Advisor, Clive Smith in September 2023 but no response has been received to date.

Assumptions and Limitations

D3.59 Limitations to this Chapter and assumptions made when carrying out the assessment are as follows:

- 1 The field surveys were undertaken in May and September 2023 when leaves were present on trees. This, therefore does not represent a 'worst case' view of the Site but is representative of views across much of the year. Screening effects of vegetation are therefore included; and
- 2 The Study Area is defined by those areas of the surrounding landscape that may be affected by the Proposed Development.

D4.0 **Baseline Conditions**

Current Conditions

Site Description

- D4.1 The Site comprises an irregularly-shaped agricultural field with deciduous woodland to the north, and totals approximately 6.36 hectares.
- D4.2 The Site slopes down towards the south and east. The highest point is approximately 115m Above Ordnance Datum ('AOD') falling to a low point of approximately 110m AOD.
- D4.3 There are no footpaths through the Site.

General

- D4.4 This section describes the prevailing landscape character and setting of the Site. It also undertakes an assessment of those matters which would determine the impact in landscape amenity terms of the Proposed Development.
- D4.5** The systematic assessment of these elements provides the baseline against which potential effects of the Proposed Development can be assessed. Once this exercise has been performed, the sensitivity of the landscape to change is assessed. This is done by consideration of landscape receptors.

Published Landscape Character

- D4.6 A description of the landscape character of England was published by Natural England in 2014. The Character of England map and accompanying descriptions provide a national and regional framework for more detailed assessments carried out at a county, district or unitary authority level by local authorities and others. These in turn provide the background for assessment at the local or Parish scale, often carried out in relation to development and particularly in situations where the landscape is undergoing rapid change.
- D4.7 The landscape character context for the Site is shown on Figure D2 'Landscape Character' (Volume 2 of this ES). Landscape character assessment of the Site has been carried out at national and county level respectively by Natural England and Surrey County Council.
- D4.8 The Site falls within:
- 1 Natural England National Character Area ^{Ref 13} 120 Wealden Greensand (NE465); and
 - 2 Surrey Landscape Character Assessment: Tandridge (2015) ^{Ref 14} GV4 Merstham to Clacket Lane Greensand Valley.
 - 3 The Study Area intersects with Natural England National Character Area ^{Ref 15} 119 North Downs (NE431).
 - 4 The Study Area also intersects with Surrey Landscape Character Assessment LCA ^{Ref 14} CR3 Box Hill to Tatsfield Chalk Ridge.

D4.9 The national descriptions provide only a very broad framework for the more detailed borough level studies. Consequently, only the latter is referenced for the purposes of this assessment.

D4.10 Extracts of the county character area descriptions are provided at Appendix D5 (Volume 2 of this ES).

Local Character Assessment

D4.11 Field surveys carried out in May and September 2023 confirmed that the Study Area is broadly consistent with the borough's character description.

D4.12 The published landscape character assessment for the above areas does not define sensitivities for these landscapes.

D4.13 The part of Surrey County Council ('SCC') Local Character Area 'GV4 Merstham to Clacket Lane Greensand Valley' within the study area lies almost entirely within the Surrey Hills AONB – a landscape designation indicating a highly valued landscape. As such, the character area is considered to be of high value. The urbanising influence of settlements and roads (including the M25) are noted in the key characteristics of the character area description. Consequently, the susceptibility to the type of change proposed has been judged as medium, resulting in a **medium/high sensitivity**.

D4.14 SCC Local Character Area 'CR3 Box Hill to Tatsfield Chalk Ridge' lies entirely within the Surrey Hills AONB – a landscape designation indicating a highly valued landscape. As such, the character area is considered to be of high value. A key characteristic of the landscape character area is that it is adjacent to a number of larger settlements, which are visible from a number of vantage points. Consequently, the susceptibility to type the change proposed has been judged as medium, resulting in a **medium/high sensitivity**.

D4.15 The detailed comments that follow were observed on the Site and provide a baseline against which the effects of Proposed Development could be assessed. They also inform any landscape mitigation that may be required in support of the Proposed Development, in order to prevent or reduce any adverse effects.

Landscape Features & Elements

D4.16 Visually prominent eye-catching features and elements were identified during the field surveys. These have been classified as attractors or detractors by DJA.

D4.17 Those classified as attractors are:

- 1 Ancient and Semi-Natural Woodland in the north and western parts of the Site;
- 2 Mature hedge lines with trees to most boundaries;
- 3 Distance views of the wooded hills of Limpsfield Common to the south west; and
- 4 Distance views of the AONB to the north west.

D4.18 Those classified as detractors are:

- 1 Weldmesh fencing forming the boundary with Oxted School; and
- 2 Noise from the M25 motorway (variable within the Site).

Landscape Value

D4.19 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. Institute of Environmental Management and Assessment ('IEMA')/LI guidance identifies a number of reasons why a landscape may be valued:

- 1 **Landscape condition:** a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- 2 **Scenic quality:** the term used to describe landscapes that appeal primarily to the visual senses;
- 3 **Rarity:** the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
- 4 **Representativeness:** whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- 5 **Conservation interests:** the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- 6 **Recreation value:** evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- 7 **Perceptual aspects:** a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity; and
- 8 **Associations:** some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

D4.20 Assessment of landscape value has been based on consideration of:

- 1 Landscape designation i.e., AONBs;
- 2 Nature conservation designation i.e., Site of Special Scientific Interest ('SSSI');
- 3 Published literature relating to local cultural heritage, recreation and tourism;
- 4 Published landscape assessment; and
- 5 The inter-relationship of the above.

Local Landscape Condition

D4.21 The condition of the Site is typical of arable farmland in the area.

D4.22 Ancient woodland to the north contributes to the value of the Site whilst overlooking from residential properties and fencing associated with adjacent schools detract from it.

D4.23 The value and sensitivity for the Site were assessed as both being moderate in the Tandridge Landscape Capacity Study Ref Error! Reference source not found.. This equates to a **medium** value and **sensitivity** (therefore susceptibility must also be medium) to the proposed change.

Scenic Quality

- D4.24 The scenic quality within the area is highly variable ranging from areas with national designations for their scenic quality through to commercial and infrastructure uses.
- D4.25 The Site and its immediate surroundings are undulating, rising to the chalk ridge of the AONB to the north. They are pleasant and rural but with numerous small areas of woodland to draw the eye. Distance views of Surrey Hills AONB and Limpsfield Common are attractive features but visibility is limited by hedgerows and woodland.
- D4.26 The southern part of the Study Area is generally urban in character, with a wide range of architectural styles with limited attractive features.
- D4.27 The northern part of the Study Area rises up the chalk ridge and is generally rural and more open in character. This offers attractive long distance views in many places, enhanced by areas of mature woodland and a robust hedgerow network. Detractors within these views include the M25 motorway and the urban area of Oxted. Much of this area is designated as AONB.
- D4.28 The Study Area is predominantly attractive in nature, resulting its scenic quality being assessed as having high value. Detractors such as the M25 and existing urban areas are noticeable in most views within the Study Area. Therefore, the susceptibility to the type of change proposed is considered to be medium. This results in a **medium/high sensitivity**.

Tranquillity

- D4.29 The M25 is one of the busiest motorways in Europe detracting significantly from the tranquillity of the Study Area. Blocks of woodland within the Study Area have very localised affects in attenuating the sound and result in significant variations in tranquillity, even over short distances.
- D4.30 The Oxted railway line is a busy commuter route with around 5 to 6 trains per hour off-peak and up to 10 trains per hour at peak times. As with the M25, the effect of this on tranquillity is variable and highly localised.
- D4.31 A primary and a secondary school adjoin the Site and are periodic sources of noise during operation. They also result in periodically high levels of traffic on local roads.
- D4.32 The southern part of the Study Area is predominantly urban, with Oxted one of the main service towns within the district.
- D4.33 The remainder of the study is rural and is intersected by only small country lanes and is generally tranquil where not affected by the above detractors.
- D4.34 Due to influence of existing detractors, tranquillity is considered to be of medium/low value and susceptibility to the nature of change proposed and therefore **medium/low sensitivity**.

Rarity Value

- D4.35 There are no rare features or elements within the Site. This is therefore excluded from further assessment.

Landscape Designations

- D4.36 Landscape designations within the Study Area are indicated on Figure D4 (Volume 2 of this ES).
- D4.37 The Site lies within the London Metropolitan Greenbelt. This is not defined as a ‘sensitive area’ by Regulation 2(1) of the EIA regulations and is therefore excluded from assessment as a landscape receptor.
- D4.38 The northernmost part of the Site comprises designated Ancient & Semi-Natural Woodland. This national designation is both ecological and landscape based in nature: with only the latter considered in this chapter. As a landscape receptor, Ancient & Semi-Natural Woodland is considered an irreplaceable habitat that contributes significantly to local character. As such, it is considered highly valued. Its susceptibility to the type of change is assessed on whether the type of change proposed would impact upon its ability to contribute to the local character. Its western boundary is that of the urban edge of Oxted, with other boundaries open to fields. As such it is considered to be of medium susceptibility to the type of change proposed, and therefore of **medium/high sensitivity**.
- D4.39 There are a number of other small areas of Ancient & Semi-Natural Woodland within the Study Area. These are separated from the Site through a combination of vegetation, topography and built-form and so are excluded from further assessment.
- D4.40 The area of Ancient & Semi-Natural woodland within the Site is also designated as part of the Surrey Hills AONB, which also covers the majority of the Study Area. This is a national designation given to highly valued landscapes. One of the characteristics of the AONB are views of settlements. Therefore, the susceptibility of the AONB to the type of change proposed is considered to be medium resulting in a **medium/high sensitivity**.
- D4.41 The Surrey Hills Area of Great Landscape Value (‘AGLV’) within the Study Area is almost entirely coincident with the AONB. This is a county-level designation given to highly valued landscapes. As with AONB, views of settlements are part of the receptor’s character and susceptibility is assessed as medium giving a **medium/high sensitivity**.
- D4.42 There are four tree preservation orders (‘TPO’s) within the Site boundary. TPOs are made where it is:
“expedient in the interests of amenity to make provision for the preservation of trees or woodlands” Ref Error! Reference source not found.
- Though enjoying statutory protection, there is no definition of amenity or how it should be valued. The four TPOs are as follows:
- 1 7/2013/TAN covering the Ancient & Semi-Natural Woodland described in D4.40. As it is the same receptor as the Ancient & Semi-Natural Woodland and valued for the same reasons, it is considered to be of the same value (high), susceptibility (medium) and sensitivity (**medium/high**) as described previously.
 - 2 8/2013/TAN covering a single tree located approximately at the middle of the eastern Site boundary. This tree is not prominent within the wider landscape and therefore its value is local in nature. It is considered to be of medium value. It is a hedgerow tree

adjacent to an existing urban area and is therefore considered to be low susceptibility to the type of change proposed, resulting in a **medium/low sensitivity**.

- 3 5/2013/TAN covering two trees on the northern edge of the main Site entrance. These trees are not prominent within the wider landscape and therefore their value is local in nature. They are considered to be of medium value. They are hedgerow trees within an urban area and are therefore considered to be low susceptibility to the type of change proposed, resulting in a **medium/low sensitivity**.
- 4 5/2013/TAN covering a single tree on the southern edge of the main Site entrance. This tree is prominent within the immediate street scene but not within the wider landscape and therefore its value is local in nature. It is considered to be of medium value. It is a specimen tree within a curtilage of residential property within the urban area and is therefore considered to be low susceptibility to the type of change proposed. resulting in a **medium/low sensitivity**.

Cultural Heritage

- D4.43 Cultural heritage designations are indicated on Figure D3 (Volume 2 of this ES).
- D4.44 There is one registered park within the Study Area: Titsey Place. As nationally designated heritage asset it considered to be of high value. The rural setting and outlook of the park contribute to its value and it is therefore considered highly susceptible to the nature of change proposed, resulting in a **high sensitivity**.
- D4.45 There are two Schedule Ancient Monuments within the Study Area:
- 1 Remains of Roman villa, Titsey Park: approximately 1,310m north-east from the Site boundary; and
 - 2 Romano-Celtic temple and Roman road at Church Field, 150m north of Church Wood: approximately 2,880 m north-east from the Site boundary.
- D4.46 These are separated by a combination of vegetation, topography and built-form and so are excluded from further assessment.
- D4.47 There is one Conservation Area within the Study Area: Limpsfield. It is located approximately 770m east of the site. This is separated from the Site by the built form of Oxted and so is excluded from further assessment.
- D4.48 There are a number of listed buildings within the Study Area. These are national designations and their value is considered dependent on their grade. For the purposes of this chapter:
- 1 Grade I: High Value;
 - 2 Grade II*: Medium/High Value; and
 - 3 Grade II: Medium Value.
- D4.49 The nearest listed buildings are:
- 1 'Church of All Saints', Grade II on Bluehouse Lane, Oxted; and
 - 2 'United Reformed Church and Attached Walls' Grade II on Bluehouse Lane, Oxted.

- D4.50 These are located within the urban area of Oxted and therefore considered to have **medium** susceptibility and therefore sensitivity to the type of change proposed.
- D4.51 There are 10 Grade II and 1 Grade II* buildings associated with or nearby Titsey Place. These are separated by a combination of vegetation, topography and built-form and so are excluded from further assessment.
- D4.52 'Ratcatchers Cottage' is Grade II and located approximately 710m south east of the Site on Westerham Road, Oxted. It is separated from the Site by the built form of Oxted and so is excluded from further assessment.
- D4.53 'Hookwood House' is Grade II and located approximately 1.3km east of the Site on Sandy Lane, Limpsfield. It is separated from the Site by the built forms of both Oxted and Limpsfield and so is excluded from further assessment.
- D4.54 The remaining 16 are within the Limpsfield Conservation Area comprising: 2 Grade I, 3 Grade II* and 11 Grade II listed buildings. They are separated from the Site by the built form of Oxted and so are excluded from further assessment.

Nature Conservation

- D4.55 Nature conservation designations are indicated on Figure D3 (Volume 2 of this ES). These are assessed fully in Chapter E of this ES, and will not be further considered as part of this Chapter.

Leisure and Tourism

- D4.56 With the exception of footpaths 76 to 78, Public Rights of Way ('PRoW') within the Study Area are rural in character and fall within the Surrey Hills AONB. A number form part of promoted routes, or intersect with them. These factors mean that users of PRoW within the Study Area are primarily leisure users and therefore value the scenic quality of their surroundings and generally sensitive to development that would impact upon this. This forms the basis of the assessment of PRoW, resulting in broadly three categories of sensitivity:
- 1 Those within the AONB or on promoted routes are considered to be **highly sensitive**;
 - 2 Footpaths are 76 and 77 are fully within the urban area of Oxted. They are separated from the Site by the built form of Oxted and so excluded from further assessment; and
 - 3 Footpath 78 connects Oxted with Limpsfield across Glebe Meadow, which forms an important break between the two urban areas. It is separated from the Site by the built form of Oxted and so excluded from further assessment.

Landscape Receptors

- D4.57 The area is perceived as a living landscape comprising agricultural, recreational, residential and transport activities.
- D4.58 For the purposes of assessing landscape receptor sensitivity a judgement needs to be made on the relative value or importance to society of its various aspects or components. This is a complex task as the landscape is valuable to people in different ways hence only broad judgements can be made.

D4.59 Identified sensitive receptors described above are listed in Table D4.2 together with an assessment of value, susceptibility, sensitivity and rationale for the judgement

Table D4.1 Landscape Receptor Sensitivity

Receptor	Value	Susceptibility	Sensitivity	Rationale
General				
Surrey Landscape Character Area GV4 Merstham to Clacket Lane Greensand Valley	High	Medium	Medium/High	<ul style="list-style-type: none"> - Views of urban areas are an existing characteristic. - Almost entirely falls within an AONB.
Surrey Landscape Character Area CR3 Box Hill to Tatsfield Chalk Ridge	High	Medium	Medium/High	<ul style="list-style-type: none"> - Views of urban areas are an existing characteristic. - Predominantly within an AONB.
Local landscape Condition	Medium	Medium	Medium	<ul style="list-style-type: none"> - As per published capacity and sensitivity study.
Scenic Quality	High	Medium	Medium/High	<ul style="list-style-type: none"> - Views of urban areas are an existing characteristic. - Predominantly within an AONB.
Tranquillity	Medium	Low	Medium/Low	<ul style="list-style-type: none"> - Residential effects on tranquillity already present and less noticeable than other detractors. - A number of detractors reduce tranquillity (M25, rail, urban areas).
Landscape Designations				
Surrey Hills AONB	High	Medium	Medium/High	<ul style="list-style-type: none"> - Views of urban areas are an existing characteristic. - National designation for quality of landscape.
Surrey Hills AGLV	High	Medium	Medium/High	<ul style="list-style-type: none"> - Views of urban areas are an existing characteristic. - Regional designation for quality of landscape.
Ancient Woodland within the Site	High	Medium	Medium/High	<ul style="list-style-type: none"> - Preexisting urban area adjacent. - National designation for irreplaceable habitat.
TPO 7/2013/TAN	High	Medium	Medium/High	<ul style="list-style-type: none"> - As per Ancient & Semi-Natural Woodland.
TPO 8/2013/TAN	Medium	Low	Medium/Low	<ul style="list-style-type: none"> - Already within urban area. - Local designation.
TPO 5/2013/TAN	Medium	Low	Medium/Low	<ul style="list-style-type: none"> - Already within urban area. - Local designation.
Cultural Heritage				
Registered Park & Garden: Titsey Place	High	High	High	<ul style="list-style-type: none"> - Rural setting important to value. - National designation for heritage value.

Receptor	Value	Susceptibility	Sensitivity	Rationale
Grade II Listed Building: 'Church of All Saints', Oxted	Medium	Medium	Medium	- Already within urban area. - National designation for heritage value.
Grade II Listed Building: 'United Reformed Church and Attached Walls', Oxted	Medium	Medium	Medium	- Already within urban area. - National designation for heritage value.
Leisure and Tourism				
PRow within the AONB or on promoted routes	High	High	High	- Views and rural character intrinsic to value. - Leisure route within AONB.

Visual Receptors

- D4.60 Three categories of Visual Receptor have been identified within the existing and predicted Zones of Significant Visibility ('ZSV'). These are:
- 1 Occupiers of residential properties;
 - 2 Users of roads; and
 - 3 Users of Public Rights of Way;
- D4.61 Those who are occupied at their place of work are considered to be least likely to be affected by development and have not been included.
- D4.62 Locations of sensitive receptor viewpoints are shown on Figures D6 (Volume 2 of this ES). These represent all of the receptor categories and at locations where it anticipated effects would be greatest. A photographic record of the broad extents of visibility is provided at Appendix D1 (Volume 2 of this ES).
- D4.63 Receptor sensitivity is described in Table D4.3. The sensitivity of visual receptors varies according to category and the context of the view as described above.

Zones of Theoretical Visibility ('ZTV') and Zones of Significant Visibility ('ZSV')

- D4.64 A ZTV study was carried out based on a digital elevation model ('DEM') derived from the Environment Agency 2022 Composite LIDAR First Return Digital Surface Model at 1m horizontal resolution.
- D4.65 The developable area of the Site was tested at 11m above the DEM using a rectangular grid of test points at 20m intervals across the Site. A total of 93 test points were used.
- D4.66 Observers were tested at the DEM resolution, with an eye height of 1.6m above the DEM.
- D4.67 The ZTV test was run using QGIS software to determine the approximate extents and levels of visibility, with adjustments made for atmospheric refraction and Earth's curvature. The model used considers the screening effect of surface features and provides a measure of where the Site is likely to be visible.
- D4.68 The ZTV results for the Proposed Development were then assessed during field surveys to better define the actual extents of significant visibility, based upon consideration of whether the Proposed Development would likely draw the eye of the casual observer. The ZSVs could then take into account the screening effects of vegetation and structures not included on the computer model, as well as the scale and nature of Proposed Development in the local context.
- D4.69 The ZSV for the Proposed Development is shown at Figure D5 (Volume 2 of this ES) and extends over an area of approximately 546ha. It should be noted that visibility within the ZSV is not significant throughout this area, only that those receptors experiencing significant visual effects fall within this area.

Visual Value

- D4.70 In order to determine the sensitivity of representative viewpoints the value of each view should be established. Viewpoints are valued in different ways depending upon the expectations of the viewer. The LI/IEEMA guidelines currently provide examples of broad categories including recreation, residence, employment or passing through on roads or other modes of transport. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds.
- D4.71 Visual receptor value criteria are set out in **Error! Reference source not found.**

Visual Susceptibility

- D4.72 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view and its susceptibility to change. Accordingly, when the sensitivity to the change actually being proposed is assessed, matters such as the context and extent of existing view as well as the proximity of the receptor to the Proposed Development need to be considered.
- D4.73 An example could be provided by two identical residential properties. The occupier of property A could have open views across a National Park while B may overlook heavy industrial areas on the urban fringe. Whilst both parties could be regarded as inherently highly sensitive to visual change the actual situation would be that the occupier of property A would be regarded as highly sensitive to change relative to built development in the context of the view, whilst the party at property B as of medium or low sensitivity.
- D4.74 Visual receptor susceptibility criteria are set out in **Error! Reference source not found.**

Visual Sensitivity

- D4.75 To determine the sensitivity of the representative visual receptors the value of each should be considered in relation to its susceptibility. The sensitivity matrix is set out in **Error! Reference source not found.** The sensitivity criteria are set out in **Error! Reference source not found.** The sensitivity of each representative viewpoint is explained in Table D4.3 below, with the value, susceptibility shown for the most sensitive receptor at that viewpoint shown.
- D4.76 Visual receptor sensitivity was assessed with respect to the type of development proposed.
- 1 Three receptors were considered representative of residential receptors. Generally, it is considered that residential receptors are of low value and high susceptibility, resulting in a **medium sensitivity**.
 - 2 Four receptors were considered representative of users of local roads. As these locations were also representative of more sensitive receptors, the values for the more sensitive receptors are shown below.
 - 3 Ten receptors were considered representative of users of PRowS. As rural PRowS (many of which are promoted) within an AONB these are considered to be highly sensitive to the type change proposed.

Table D4.2 Selected Representative Visual Receptors

View point	Description	Receptor Type			Value	Susceptibility	Sensitivity	Sensitivity Rationale
		Residential	Road	PRoW				
1	View from Public Footpath 75			●	High	High	High	<ul style="list-style-type: none"> - Rural character part of value - View from AONB
2	View from Public Footpath 75			●	High	High	High	
3	View from Public Footpath 75			●	High	High	High	
4	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	High	High	
5	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	High	High	
6	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	High	High	
7	View from Public Footpath 75			●	High	High	High	
8	View from promoted route 'Vanguard Way' and Public Footpath 94			●	High	High	High	
9	View from National Trails 'North Downs Way' and Public Footpath 573		●	●	High	High	High	
10	View from National Trails 'North Downs Way' and Public Footpath 117			●	High	High	High	
11	View from residential road Greenacres, Oxted	●	●		Low	High	Medium	<ul style="list-style-type: none"> - Valued by receptor only - Residential receptors highly susceptible to new development
12	View of Site entrance from Chichele Road, Oxted	●	●		Low	High	Medium	
13	View from residential road Bluehouse Lane, Oxted	●	●		Low	High	Medium	

Future Baseline

D4.77 The Site conditions without the Proposed Development would be as existing.

D5.0 Potential Effects

- D5.1 The Proposed Development is for 116 residential dwellings with associated car parking and landscaping. The Proposed Development will be accessed from Chichele Road.
- D5.2 Pedestrian access to Bluehouse Lane is also to be provided via a footpath to the south of the Site to link up with existing access adjacent to Hazelwood Early Years & Nursery School.

Embedded Mitigation

- D5.3 The Proposed Development retains, where possible, the existing vegetation within the Site. This will significantly screen the Proposed Development within the landscape. Where construction takes place within the root protection area of retained vegetation, the incursion is either minimal or will be of an appropriate non-dig method described in the Arboricultural Method Statement submitted with the planning application.
- D5.4 Tree planting within the Proposed Development will soften the appearance of built-form and link the proposals to the surrounding landscape context.
- D5.5 Additional hedge planting along the school boundary will help to improve the enclosure of the Site and screen the weldmesh fencing.
- D5.6 Lighting will be designed to reduce light spill and therefore reduce impacts on night-time views of the Site.
- D5.7 The use of a sympathetic palette of materials and built-form will ensure that the Proposed Development is consistent with the urban character of Oxted and will minimise impacts upon distance views.
- D5.8 A landscape ecological management plan ('LEMP') will include measures for the protection, management and monitoring of habitats and protected/notable species and the design of enhancements integral to the Proposed Development. This will be provided through a planning condition.
- D5.9 Features to be retained will be identified in a construction environmental management plan ('CEMP') and protected for the duration of construction by the methods identified therein. This will be provided through a planning condition.

Major Hazards and Accidents

- D5.10 The potential for major hazards and accidents has been considered and none identified that are relevant to this chapter.

Phasing

- D5.11 No effects relating to phasing have been identified that are relevant to this chapter.

During Construction

- D5.12 The duration of construction is expected to be short and would last approximately 3 years (January 2025 to December 2027) (refer to Chapter C, this Volume of the ES). This means that it is difficult to define the impacts at the mid-point of the construction period.

Typically, the absence/lack of maturity in mitigation planting results in a temporary increase in impacts during construction whilst as-yet unbuilt buildings reduces impacts. In this instance, mitigation planting will not be readily visible in the wider landscape at maturity so its absence during construction will have a negligible effect. Similarly, the effect of unbuilt buildings is considered to be negligible. For the purposes of this assessment, a worst-case assumption is made that the effects will be the same as during operation.

During Operation

- D5.13 The Proposed Development represents a permanent and irreversible effect upon the landscape.
- D5.14 Night time effects are considered to be non-significant due to the effects of embedded mitigation and that they will be indiscernible from that of existing surrounding development.
- D5.15 Effects upon sensitive landscape receptors are summarised in Table D5.1.

Landscape Character

- D5.16 There will be direct affects upon SCC Local Character Area ‘GV4 Merstham to Clacket Lane Greensand Valley’ limited to the area of the Site itself. The Proposed Development will be partially visible in some views within the character area, being largely screened by existing woodland. The Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement and in long-distance views will be difficult for the casual observer to identify the change. Throughout the vast majority of the Local Character Area, the Site will not be visible. As such, it is considered that the magnitude of change is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.
- D5.17 There are no direct affects upon SCC Local Character Area ‘CR3 Box Hill to Tatsfield Chalk Ridge’. The Proposed Development will be partially visible in some long-distance views, being largely screened by existing woodland. The Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement, and it will be difficult for the casual observer to identify the change. Throughout the vast majority of the Local Character Area, the Site will not be visible. As such, it is considered that magnitude of change is negligible. This results in a permanent, **Adverse** effect of **Negligible Significance**.

Local Landscape Condition

- D5.18 The Proposed Development will introduce urban elements across much of the Site. This is a high magnitude of change resulting in a **permanent, Adverse** effect of **Major Significance**.

Scenic Quality

- D5.19 The Site is only partially visible from a few locations within the Study Area. Most of these views are distance views and the Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement and it will be difficult for the casual observer to identify the change. As such, it is considered

that the magnitude of change is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.

Tranquillity

- D5.20 The Proposed Development impact on tranquillity will be constrained to impacts relating to residential use on its immediate surroundings, such as limited increases in traffic to local roads. Beyond this, there will no effect. As such, it is considered that the magnitude of change is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.

Landscape Designations

- D5.21 The Ancient & Semi-Natural Woodland will experience no direct effects as a result of the Proposed Development. An indirect effect of low magnitude results from the Proposed Development due to the effect upon the setting of the receptor. They do not change the contribution of the woodland to the local character nor do they introduce novel elements to its context. This results in a **permanent, Adverse** effect of **Minor Significance**.
- D5.22 The Surrey Hills AONB will experience no direct effects as a result of the Proposed Development. Indirect effects will be limited to glimpsed, partial views of the Proposed Development. These are predominantly long-distance views, with the Site being largely screened by existing woodland. The Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement, and it will be difficult for the casual observer to identify the change. Throughout the vast majority of the AONB, the Site will not be visible. As such, it is considered that magnitude of change is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.
- D5.23 The effect upon the Surrey Hills AGLV is as per that of the AONB: a **permanent, adverse effect of negligible significance**.
- D5.24 The significance for TPO 7/2013/TAN covering the Ancient & Semi-Natural Woodland is as described in line D5.21: a **permanent, Adverse** effect of **Minor Significance**.
- D5.25 The remaining TPOs within the Site will experience no direct effects as a result of the Proposed Development. An indirect effect of low magnitude results from the Proposed Development due to their effect upon the setting of the receptor. They do not change the contribution of these trees to the local character nor do they introduce novel elements to its context. This results in **permanent, Adverse** effects of **Minor Significance**.

Cultural Heritage

- D5.26 Registered Park and Garden Titsey Place will experience no direct effects as a result of the Proposed Development. Indirect effects will be limited to glimpsed, partial views of the Proposed Development from only the highest parts of the parkland. These are long distance views, with the Site being largely screened by existing woodland. The Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement and it will be difficult for the casual observer to identify the change. As such, it is considered that magnitude of change is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.

D5.27 Both the Grade II listed 'Church of All Saints' and 'United Reformed Church and Attached Walls' will experience no direct effects as a result of the Proposed Development. The magnitude of indirect effects is negligible as the Proposed Development will not be visible in the settings of buildings and impacts of additional pedestrian use of Bluehouse Lane would not be noticeable above the current use associated with Hazelwood Early Years & Nursery School. This results in **permanent, Adverse** effects of **Negligible Significance**.

Leisure and Tourism

D5.28 PRoWs will experience no direct effects as a result of the Proposed Development. Indirect effects will be limited to glimpsed, partial views of the Proposed Development. These are predominantly long-distance views, with the Site being largely screened by existing woodland. The Proposed Development does not introduce elements not already present in these views. They will be viewed in the context of the existing settlement and it will be difficult for the casual observer to identify the change. For the majority of the PRoW network within the Study Area, there will be no effect as the Site will not be visible. Only a short section of Footpath 75 immediately adjacent to Site will experience a noticeable change. Overall, it is considered that magnitude of change to PRoW within the Study Area is negligible. This results in a **permanent, Adverse** effect of **Negligible Significance**.

Table D5.1 Predicted effects on Landscape Receptors

Receptor	Sensitivity	Magnitude	Significance	Nature	Rationale
General					
Surrey Landscape Character Area GV4 Merstham to Clacket Lane Greensand Valley	Medium/High	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - Directly affected area limited. - Indirect effect limited to partial views from a limited number of locations within the character area. - Does not introduce elements not already present in views.
Surrey Landscape Character Area CR3 Box Hill to Tatsfield Chalk Ridge	Medium/High	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Indirect effect limited to partial views from a limited number of locations within the character area. - Does not introduce elements not already present in views.
Local landscape Condition	Medium	High	Major	Permanent, Adverse	<ul style="list-style-type: none"> - Change from rural to urban character.
Scenic Quality	Medium/High	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - Effect limited to partial views from a limited number of locations within the character area. - Does not introduce elements not already present in views.
Tranquillity	Medium/Low	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - Effect limited to Site and its immediate vicinity. - No effect within wider landscape.
Landscape Designations					
Surrey Hills AONB	Negligible	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Indirect effect limited to partial views from a limited number of locations within the character area. - Does not introduce elements not already present in views.
Surrey Hills AGLV	Negligible	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - As AONB
Ancient Woodland within the Site	Medium/High	Low	Minor	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Indirect limited to effect on setting.
TPO 7/2013/TAN	Medium/High	Low	Minor	Permanent, Adverse	<ul style="list-style-type: none"> - No effect on contribution to wider landscape.
TPO 8/2013/TAN	Medium/Low	Low	Minor	Permanent, Adverse	
TPO 5/2013/TAN	Medium/Low	Low	Minor	Permanent, Adverse	
Cultural Heritage					

Receptor	Sensitivity	Magnitude	Significance	Nature	Rationale
Registered Park & Garden: Titsey Place	High	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Indirect effect limited to partial views from a limited number of locations within the estate. - Does not introduce elements not already present in views.
Grade II Listed Building: 'Church of All Saints', Oxted	Medium	Low	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Proposed Development not visible.
Grade II Listed Building: 'United Reformed Church and Attached Walls', Oxted	Medium	Low	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - Indirect effect from increased pedestrian usage of Bluehouse Lane not noticeable above existing situation.
Leisure and Tourism					
PRoW within the AONB or on promoted routes	High	Negligible	Negligible	Permanent, Adverse	<ul style="list-style-type: none"> - No direct effect. - Indirect effects limited to partial views from a limited number of locations within the PRoW network. - Does not introduce elements not already present in views.

Visual Receptors

D5.29 Illustrative photomontages were produced to assist in the assessment of effects on visual receptors for the following Viewpoints:

- Viewpoint 1;
- Viewpoint 5;
- Viewpoint 10; and
- Viewpoint 12.

These are provided at Appendix D4 (Volume 2 of this ES).

D5.30 The Site is well contained by existing vegetation and built form. Where the Proposed Development is visible in the wider landscape, views are generally partial, distance and will read as continuous with the existing settlement and be difficult to discern for the casual viewer. As such nine of the visual receptors are assessed as having Negligible Magnitude of change resulting in a **permanent, Adverse** effect of **Negligible Significance**.

D5.31 Those experiencing non-negligible effects are:

D5.32 Viewpoint 1 is close to the Site boundary and the Proposed Development will be partially visible above the existing hedge line. This introduces residential elements into the view which would otherwise be absent from this viewpoint. As such it is considered to be a High Magnitude of change resulting in a **permanent, Adverse** effect of **Major Significance**.

D5.33 Viewpoint 11 will experience glimpsed views of the Proposed Development between existing buildings. The Proposed Development does not introduce elements into the view that are not already present in the foreground. As such it is considered to be a Low Magnitude of change resulting in a **permanent, Adverse** effect of **Minor Significance**.

D5.34 Viewpoint 12 will see a change from the currently overgrown and untidy Site entrance to a view into the Site along the new access road. The change, although noticeable, does not introduce elements that are not already present in the view. As such it is considered to be a Medium Magnitude of change resulting in a **permanent, Adverse** effect of **Moderate Significance**.

D5.35 Viewpoint 13 will be able to glimpse views of the Proposed Development. The Proposed Development does not introduce elements into the view that are not already present in the foreground. As such it is considered to be a Low Magnitude of change resulting in a **permanent, Adverse** effect of **Minor Significance**.

Impacts upon the visual receptors described above are listed in Table D.5.2

Table D5.2 Predicted effects on Visual Receptors

View point	Description	Receptor Type			Sensitivity	Magnitude	Significance	Nature	Rationale	
		Residential	Road	PRoW						
1	View from Public Footpath 75			●	High	High	Major	Permanent, Adverse	- Glimpsed, partial views of Proposed Development noticeable above hedge line. - Introduce elements not already present in view.	
2	View from Public Footpath 75			●	High	Negligible	Negligible	Permanent, Adverse	- Glimpsed, partial views of Proposed Development not readily discernible to the casual viewer. - Does not introduce elements not already present in views.	
3	View from Public Footpath 75			●	High	Negligible	Negligible	Permanent, Adverse		
4	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	Negligible	Negligible	Permanent, Adverse		
5	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	Negligible	Negligible	Permanent, Adverse		
6	View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575			●	High	Negligible	Negligible	Permanent, Adverse		
7	View from Public Footpath 75			●	High	Negligible	Negligible	Permanent, Adverse		
8	View from promoted route 'Vanguard Way' and Public Footpath 94			●	High	Negligible	Negligible	Permanent, Adverse		
9	View from National Trails 'North Downs Way' and Public Footpath 573		●	●	High	Negligible	Negligible	Permanent, Adverse		
10	View from National Trails 'North Downs Way' and Public Footpath 117			●	High	Negligible	Negligible	Permanent, Adverse		
11	View from residential road Greenacres, Oxted	●	●		Medium	Low	Minor	Permanent, Adverse		- Glimpsed partial views of Proposed Development

View point	Description	Receptor Type			Sensitivity	Magnitude	Significance	Nature	Rationale
		Residential	Road	PRoW					
12	View of Site entrance from Chichele Road, Oxted	•	•		Medium	Medium	Moderate	Permanent, Adverse	- Does not introduce elements not already present in views.
13	View from residential road Bluehouse Lane, Oxted	•	•		Medium	Low	Minor	Permanent, Adverse	

D6.0 Mitigation and Monitoring

During Construction

D6.1 As no additional mitigation is proposed, the residual effects are as set out in section D5.0 of this Chapter.

During Operation

D6.2 No significant adverse effects are identified and therefore no additional mitigation is proposed, the residual effects are as set out in section D5.0 of this Chapter.

D6.3 In order to ensure this outcome is continued, a landscape management and maintenance plan ('LMMP') will identify landscape features to be monitored and maintained and set out a schedule of monitoring and maintenance. This will be provided through a planning condition and would include all such measures as is necessary to ensure the integrity of existing retained and the successful establishment of proposed landscape features.

D6.4 A management company will be appointed to ensure that the LMMP will be implemented.

D7.0 Residual Effects

During Construction

D7.1 As no additional mitigation is proposed, the residual effects are as set out in Section D5.0 of this Chapter.

During Operation

D7.2 When potential effects set out in section 5 are accompanied by the additional mitigation of the LMMP to manage and maintain the Proposed Development's landscape features, the residual effects are as set out in Section D5.0 of this Chapter.

D8.0 Summary & Conclusions

- D8.1 The Site is located on the edge of Oxted with attractive, designated landscapes lying to the north and west.
- D8.2 There are no footpaths through the Site with no public access at present.
- D8.3 The Site presently comprises an irregularly-shaped agricultural field with deciduous woodland to the north, totalling approximately 6.36 hectares. The Site slopes down towards the south and east and is typical of the surrounding landscape.
- D8.4 Part of the boundary with Oxted School comprises an unattractive weldmesh fence. The remaining boundaries comprise mature vegetation and trees, and the Site is well enclosed within the wider landscape.
- D8.5 The M25 motorway is a noticeable detractor within the Study Area.
- D8.6 The Proposed Development is for 116 residential dwellings with associated car parking and landscaping. The Site will be accessed from Chichele Road.
- D8.7 Pedestrian access to Bluehouse Lane is also to be provided via a footpath to the south of the Site to link up with existing access adjacent to Hazelwood Early Years & Nursery School.
- D8.8 As a result of the largely enclosed nature of the Site, effects of the Proposed Development are generally confined to those immediately adjacent to the Site. These are generally of low magnitude due to the existing urban context of Oxted and effect low sensitivity receptors, resulting in permanent adverse effects of minor significance.
- D8.9 The only landscape receptor to experience a major adverse effect is the local landscape condition. This is because the majority of the Site will be changed from its current rural character to an urban character.
- D8.10 The only visual receptor to experience a major adverse effect is Viewpoint 1. This is because the Proposed Development will introduce elements not currently present in the view, changing the character from a purely rural to that of urban/rural interface.
- D8.11 One visual receptor, Viewpoint 12, will experience a moderate adverse effect. The effect of the Proposed Development, although noticeable, does not introduce elements not currently present in the view.
- D8.12 Within the wider landscape, whilst the Proposed Development will be partially visible from a limited number of locations, in all these locations, the proposals will be viewed in the context of the existing urban extents of Oxted and not readily discernible to the casual observer. As such these effects are negligible.
- D8.13 Overall, the assessment supports the view of the landscape capacity assessment in that the Site has capacity for development. Furthermore, it is considered that the Proposed Development is of a scale and form that is within this capacity for development resulting in only limited impacts within the wider landscape.
- D8.14 These impacts are summarised in Table D8.1 below.

Table D8.1 Summary of Effects

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
During Construction and Operation				
Surrey Landscape Character Area GV4 Merstham to Clacket Lane Greensand Valley	<ul style="list-style-type: none"> - Direct: limited to Site, change from rural to urban. - Indirect: glimpsed, partial views of Proposed Development from limited locations viewed within existing urban context of Oxted. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse	No additional mitigation is proposed over and above the embedded mitigation. Monitoring under LMMP.	Negligible, Permanent, Adverse
Surrey Landscape Character Area CR3 Box Hill to Tatsfield Chalk Ridge	<ul style="list-style-type: none"> - Indirect only: glimpsed, partial views of Proposed Development from limited locations viewed within existing urban context of Oxted. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Local Landscape Condition	<ul style="list-style-type: none"> - Change from rural to urban character. 	Major, Permanent, Adverse		Major, Permanent, Adverse
Scenic Quality	<ul style="list-style-type: none"> - Direct: limited to Site, change from rural to urban. - Indirect: glimpsed, partial views of Proposed Development from limited locations viewed within existing urban context of Oxted. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Tranquillity	<ul style="list-style-type: none"> - Effect limited to Site and its immediate vicinity relating to limited increases in traffic and noise associated with residential occupation. - Does not introduce impacts not already present. 	Negligible, Permanent, Adverse		Negligible, Permanent, Adverse

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
	- No effect within wider landscape.			
<i>Landscape Designations</i>				
Surrey Hills AONB	<ul style="list-style-type: none"> - No direct effect. - Indirect effect limited to partial views from a limited number of locations within the character area. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse	No additional mitigation is proposed over and above the embedded mitigation. Monitoring under LMMP.	Negligible, Permanent, Adverse
Surrey Hills AGLV		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Ancient Woodland within the Site	<ul style="list-style-type: none"> - No direct effect. - Indirect limited to effect on setting. - No effect on contribution to wider landscape. - Does not introduce elements not already present. 	Minor, Permanent, Adverse		Minor, Permanent, Adverse
TPO 7/2013/TAN		Minor, Permanent, Adverse		Minor, Permanent, Adverse
TPO 8/2013/TAN		Minor, Permanent, Adverse		Minor, Permanent, Adverse
TPO 5/2013/TAN		Minor, Permanent, Adverse	Minor, Permanent, Adverse	
<i>Cultural Heritage</i>				
Registered Park & Garden: Titsey Place	<ul style="list-style-type: none"> - No direct effect. - Indirect effect limited to partial views from a limited number of locations within the estate. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse	No additional mitigation is proposed over and above the embedded mitigation. Monitoring under LMMP.	Negligible, Permanent, Adverse
Grade II Listed Building: 'Church of All Saints', Oxted	<ul style="list-style-type: none"> - No direct effect. - Proposed Development not visible. 	Minor, Permanent, Adverse		Minor, Permanent, Adverse
Grade II Listed Building: 'United Reformed Church and Attached Walls', Oxted	<ul style="list-style-type: none"> - Indirect effect from increased pedestrian usage of Bluehouse Lane not noticeable above existing situation. 	Minor, Permanent, Adverse		Minor, Permanent, Adverse
<i>Leisure and Tourism</i>				
PRoW	- No direct effect.	Negligible, Permanent, Adverse	No additional mitigation is	Negligible, Permanent, Adverse

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
	<ul style="list-style-type: none"> - Indirect effects limited to partial views from a limited number of locations within the PRoW network. - Does not introduce elements not already present in views. 		proposed over and above the embedded mitigation. Monitoring under LMMP.	
<i>Visual Receptors</i>				
Viewpoint 1: View from Public Footpath 75	<ul style="list-style-type: none"> - Glimpsed, partial views of Proposed Development noticeable above hedge line. - Introduces elements not already present in view. 	Major, Permanent, Adverse	No additional mitigation is proposed over and above the embedded mitigation. Monitoring under LMMP.	Major, Permanent, Adverse
Viewpoint 2: View from Public Footpath 75	<ul style="list-style-type: none"> - Glimpsed, partial views of Proposed Development not readily discernible to the casual viewer. - Does not introduce elements not already present in views. 	Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 3: View from Public Footpath 75		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 4: View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 5: View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 6: View from National Trail 'North Downs Way', promoted route 'Vanguard Way' and Public Footpath 575		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 7: View from Public Footpath 75		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 8: View from promoted route 'Vanguard Way' and Public Footpath 94		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 9: View from National Trails 'North Downs Way' and Public Footpath 573		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse
Viewpoint 10: View from National Trails 'North Downs Way' and Public Footpath 117		Negligible, Permanent, Adverse		Negligible, Permanent, Adverse

Receptor	Impact	Potential Effects (taking account of embedded mitigation)	Additional Mitigation and Monitoring	Residual Effects
Viewpoint 11: View from residential road Greenacres, Oxted		Minor, Permanent, Adverse		Minor, Permanent, Adverse
Viewpoint 12: View of Site entrance from Chichele Road, Oxted	<ul style="list-style-type: none"> - Glimpsed partial views of Proposed Development. - Does not introduce elements not already present in views. 	Minor, Permanent, Adverse		Minor, Permanent, Adverse
Viewpoint 13: View from residential road Bluehouse Lane, Oxted	<ul style="list-style-type: none"> - Glimpsed partial views of Proposed Development. - Does not introduce elements not already present in views. 	Minor, Permanent, Adverse		Minor, Permanent, Adverse

D9.0 **Abbreviations & Definitions**

Abbreviations

- **AGLV** - Area of Great Landscape Beauty
- **AOD** - Above Ordnance Survey Datum
- **AONB** - Area of Outstanding Natural Beauty
- **CEMP** - Construction Environmental Management Plan
- **DEM** – Digital Elevation Model
- **DETR** - Department of the Environment, Transport and the Regions
- **EIA** – Environmental Impact Assessment
- **ES** – Environmental Statement
- **GLVIA3** – Guidelines for Landscape Visual Impact Assessment. Third Edition
- **GPS** – Global Position System
- **IEMA** – Institute of Environmental Management and Assessment
- **LCA** – Landscape Character Area
- **LEMP** – Landscape Ecological Management Plan
- **LI** - The Landscape Institute
- **LMMP** - Landscape Management and Maintenance Plan
- **LVIA** - Landscape & Visual Assessment
- **NPPF** - National Planning Policy Framework
- **OS** - Ordnance Survey
- **PRoW** - Public Right of Way
- **SCC** – Surrey County Council
- **SSSI** - Special Site of Scientific Interest
- **TDC** - Tandridge District Council
- **TPO** - Tree Preservation Order
- **ZSV** - Zone of Significant Visibility
- **ZTV** - Zone of Theoretical Visibility

Definitions

Derived from current IEMA/LI Guidelines with additional glossary:

- **Baseline studies** - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

- **Characterisation** - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
- **Characteristics** - Elements, or combinations of elements, which make a contribution to distinctive landscape character.
- **Designated landscape** - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
- **Development** - Any proposal that results in a change to the landscape and/or visual environment.
- **Direct effect** - An effect that is directly attributable to the proposed development.
- **'Do nothing' situation** - Continued change or evolution in the landscape in the absence of the proposed development.
- **Elements** - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
- **Enhancement** - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development Site and its wider setting, over and above its baseline condition.
- **Feature** - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposals.
- **Geographical Information System ('GIS')** - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
- **Heritage** - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
- **Indirect effects** - Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the Site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
- **Iterative design process** - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
- **Key characteristics** - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
- **Land cover** - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
- **Land use** - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
- **Landform** - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

- **Landscape and Visual Impact Assessment (‘LVIA’)** - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people’s views and visual amenity.
- **Landscape capacity** - The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
- **Landscape character** - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- **Landscape Character Areas (‘LCA’s)** - These are single unique areas which are the discrete geographical areas of a particular landscape type.
- **Landscape Character Assessment** - The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
- **Landscape effects** - Effects on the landscape as a resource in its own right.
- **Landscape quality (condition)** - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Landscape receptors** - Defined aspects of the landscape resource that have the potential to be affected by a proposal.
- **Landscape strategy** - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
- **Landscape value** - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
- **Magnitude (of effect)** - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- **Photomontage** - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
- **Sensitivity** - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
- **Significance** - A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

- **Stakeholders** - The whole constituency of individuals and groups who have an interest in a subject or place.
- **Susceptibility** - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
- **Tranquillity** - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
- **Visual amenity** - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
- **Visual effects** - Effects on specific views and on the general visual amenity experienced by people.
- **Visual receptors** - Individuals and/or defined groups of people who have the potential to be affected by a proposal.
- **Visualisation** - A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
- **Zone of Theoretical Visibility ('ZTV')** - A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
- **Zone of Significant Visibility ('ZSV')** - Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

D10.0 References

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