



Appendices to Proof of Evidence Landscape, Visual and Green Belt Matters

Gary Holliday BA (Hons), M Phil, FLI

LPA REF: TA//2023/1281

Appeal Ref - APP/M3645/W/25/3374913

Client

Nutfield Park Developments Limited (Ltd)

Project

Former Laporte Works Site , Nutfield Road, Nutfield, Surrey

Date

11 February 2026

Appendix 1 – Annotated Aerial Photograph.

Appendix 2 – Figures and viewpoints from the LVIA.

Appendix 3 – Landscape and Ecology Strategy Plan

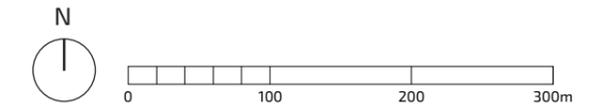
Appendix 4 – Visual Effects Path Users

Appendix 5 – Green Belt Plan

Appendix 1:
Annotated Aerial Photograph



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-  Site Boundary
-  Public Right of Way with reference
-  Areas within the site described in LVA

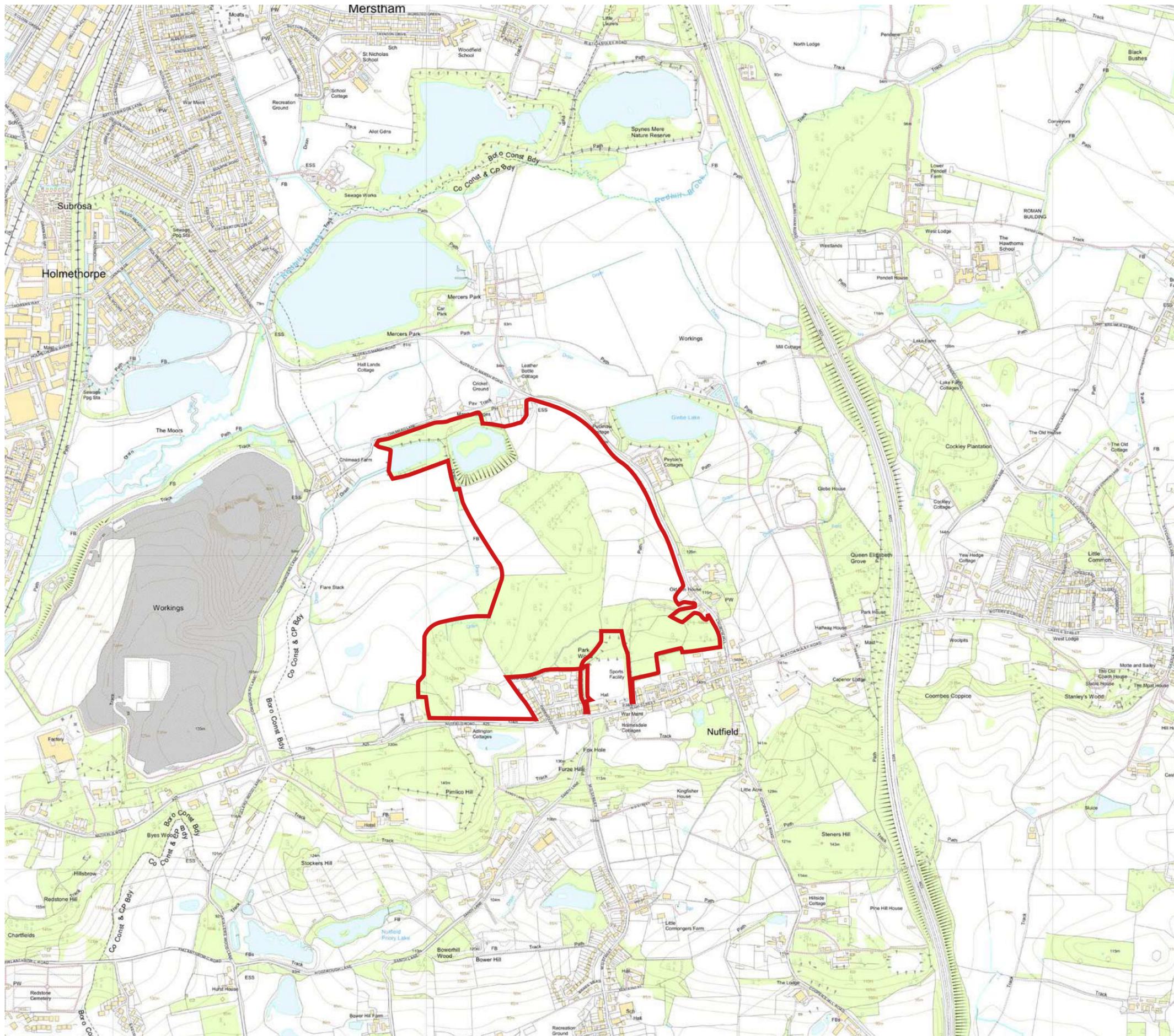
date 22.01.26 drwn/chkd
HAT / LP

client
Nutfield Park Developments Ltd
project
**Nutfield Green Park,
Tandridge**

title 10973-FPCR-ZZ-XX-DR-L-0004 scale
1:5000 @ A3

number **SITE AERIAL** rev
P01

Appendix 2:
Figures and Viewpoints from the LVIA



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Site Boundary

client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Tandridge

drawing title
SITE LOCATION



scale
1:12,500 @ A3

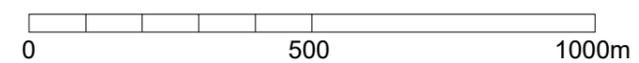
drawn
CR /

issue date
11 August 2023



Figure 1

Scale: 1:12500 @ A3





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Site Boundary

client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Tandridge

drawing title
AERIAL PHOTOGRAPH

scale
1:12,500 @ A3

drawn
CR /

issue date
11 August 2023

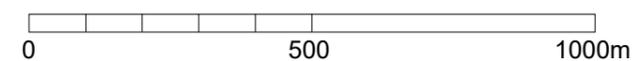
rev

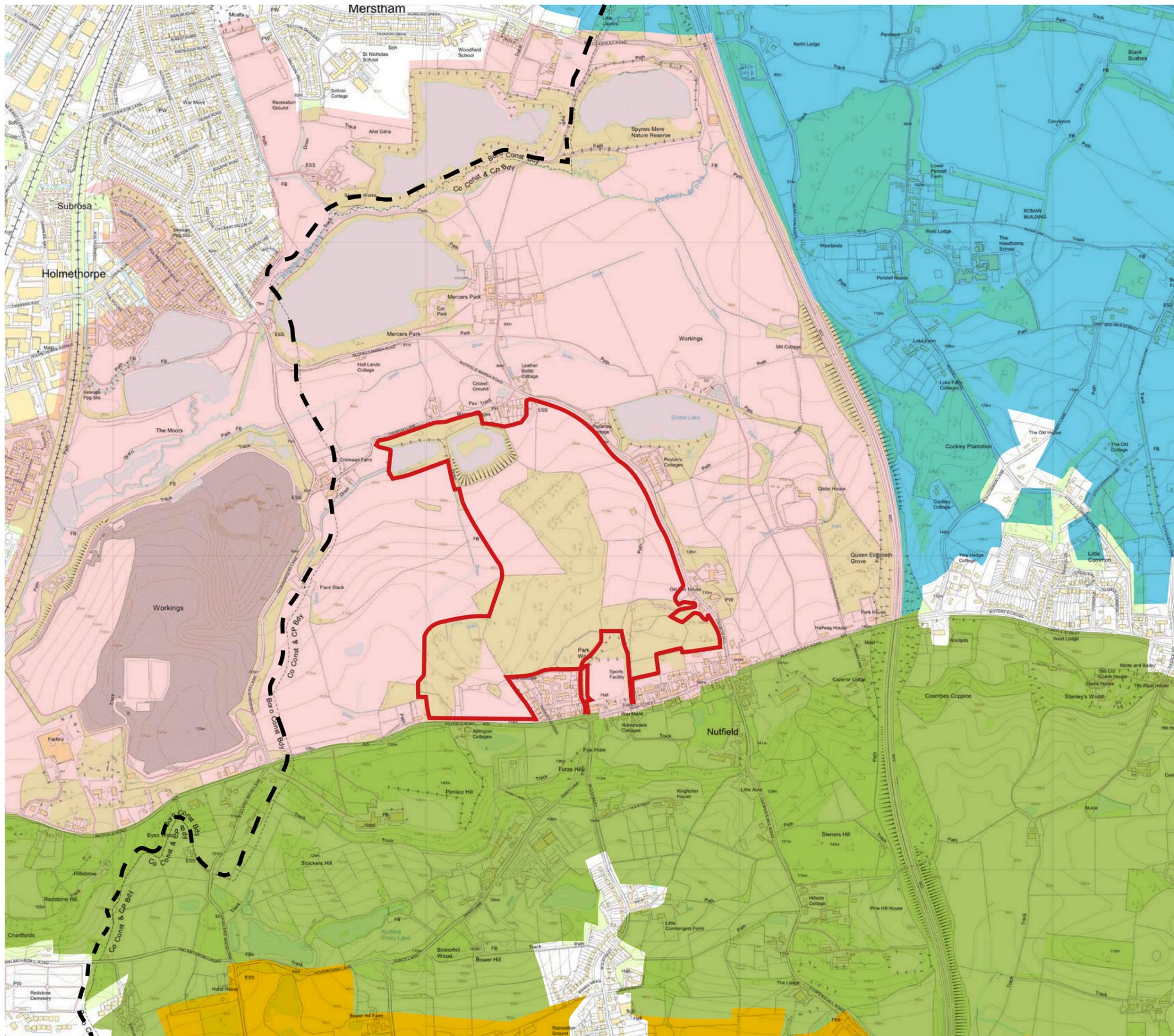


Figure 2

5

Scale: 1:12500 @ A3





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-  Site Boundary
-  District Boundary

Surrey Landscape Character Assessment
Character Areas

-  GV3 Greensand Valley
-  GW12 Wooded Greensand Hills
-  UE9 Distinct Areas on the Edge of Urban Areas
-  WF3 Low Weald Farmland

Study area is located within NCA 120 Wealden Greensand

client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Tandridge

drawing title
LANDSCAPE CHARACTER AREA

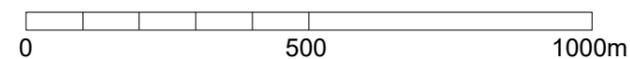
scale
1:12,500 @ A3

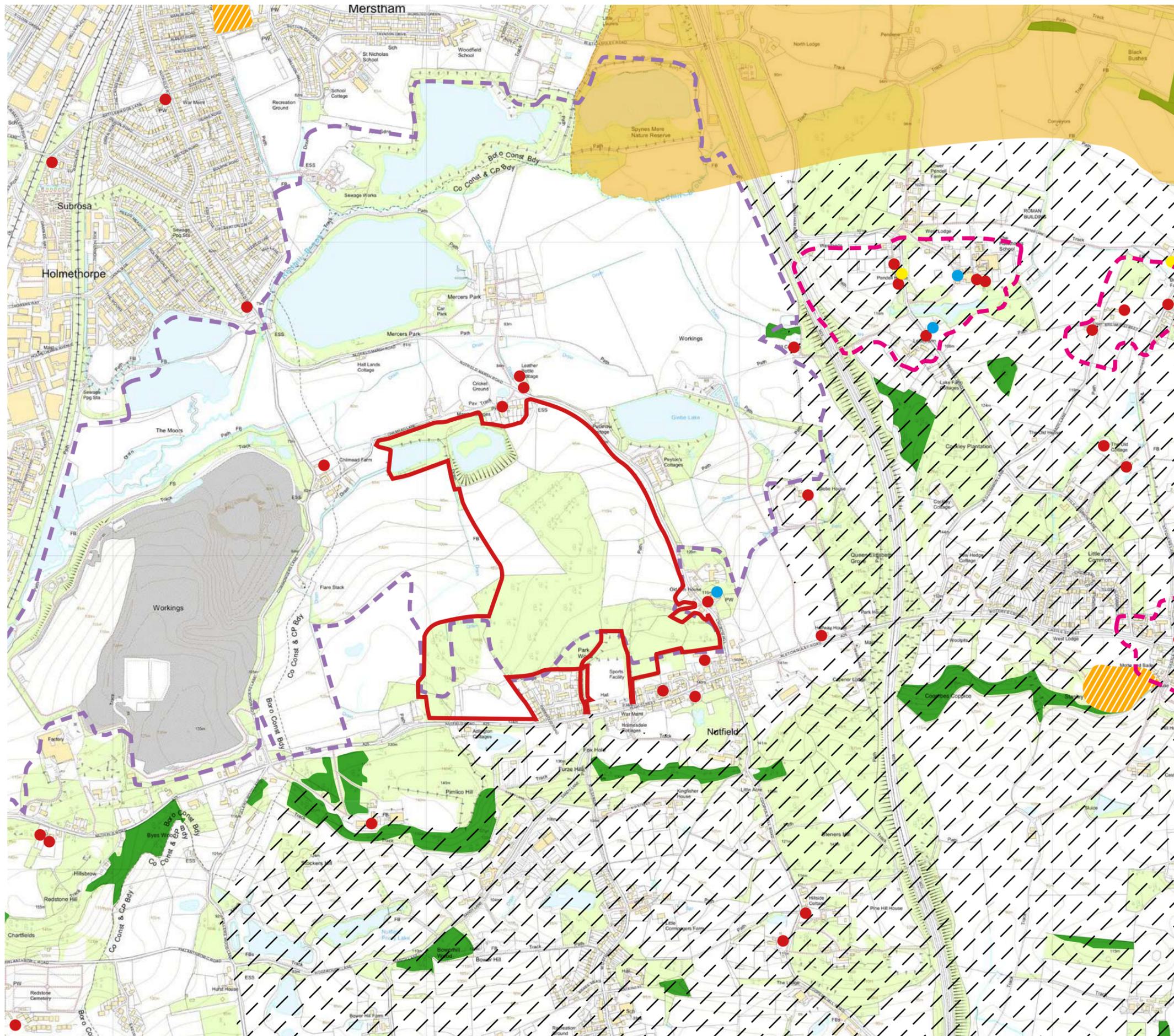
drawn
CR /

issue date
11 August 2023

rev

Figure 3





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-  Site Boundary
-  Ancient & Semi-Natural Woodland
-  Conservation Area
-  Grade I Listed Buildings
-  Grade II Listed Buildings
-  Grade II* Listed Buildings
-  Scheduled Monuments
-  Site of Importance for Nature Conservation
-  Area of Great Landscape Value
-  Surrey Hills Areas of Outstanding Natural Beauty

client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Tandridge

drawing title
DESIGNATIONS

scale
1:12,500 @ A3

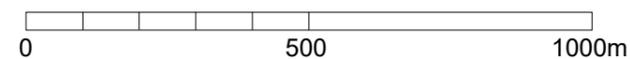
drawn
CR /

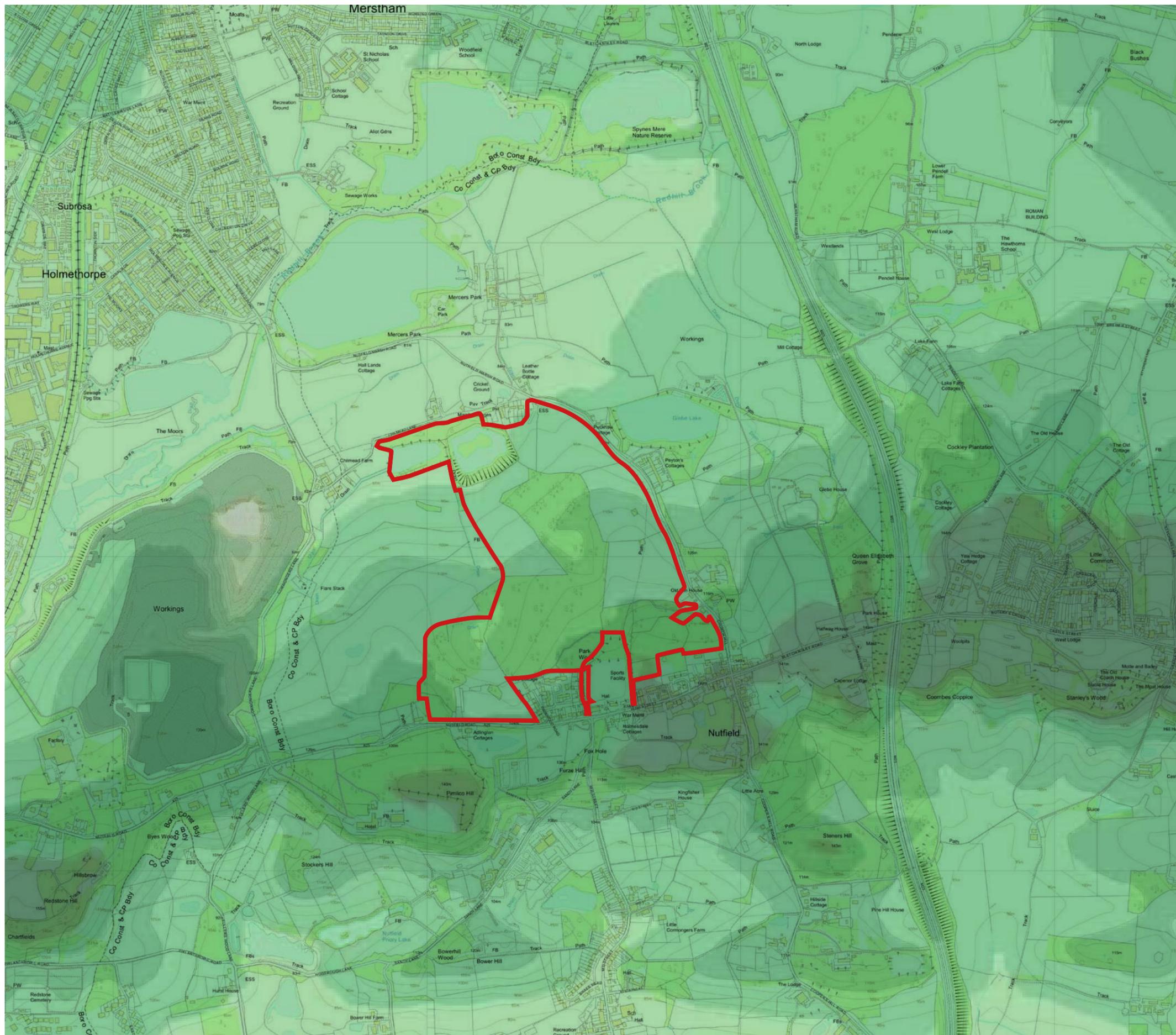
issue date
11 August 2023



Figure 4

Scale: 1:12500 @ A3





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client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Tandridge

drawing title
TOPOGRAPHY PLAN

scale
1:12,500 @ A3

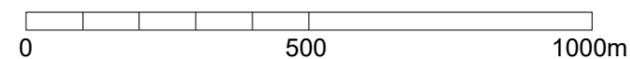
drawn
CR /

issue date
11 August 2023



Figure 5

Scale: 1:12500 @ A3



Note:-
The Approximate Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features provide localised screening effects. Further distant views may occur outside the envelope boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.



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-  Application Site Boundary
-  Public Footpaths/Bridleway with reference (NTF=Nutfield)
-  Photo Viewpoint Location (Type 1 Annotated Photograph)
-  Photo Viewpoint Location (Type 3 Wireline/ Photowire montage)
-  Approximate Visual Envelope of Proposed Development
-  Potential Receptor Location

- A: PRoW users within north eastern section of site
- B: PRoW users across southern/central sections of site
- C: PRoW users within west of site
- D: Users of Nutfield Marsh Green
- E: Residents at Mercers Farm
- F: Users of PRoW Bridleway 182
- G: Users of PRoW Footpath 173
- H: Users of Church Hill & Nutfield Marsh Road
- I: Residents along Nutfield Marsh Rd/ Peyton's Cottages and Chillmead Lane
- J: Residents along Church Hill close to Church of St Peter & St Paul
- K: Visitors to and users of PRoW Footpath 188 within Church Grounds
- L: Residents of dwellings south-east of site off High St, Hunters Gate and Short Acres
- M: Users of Nutfield Memorial Field
- N: Residents of dwellings south of site off Parkwood Rd., Blacklands Meadow, Park Works Rd.
- O: Users of PRoWs to west of site and north of Nutfield Cemetery
- P: Users of PRoW to the east of Church Hill
- Q: Visitors to Gatton Park Registered Park & Garden
- R: Users of PRoW within Surrey Hills AONB
- S: Users of Nutfield Road

client
Nutfield Park Developments Ltd

project
Nutfield Green Park
Surey

drawing title
VISUAL AMENITY: VIEWPOINT
LOCATIONS & RECEPTORS

scale
1:10000 @ A3

drawn
LP

issue date
August 2023

rev
9

Figure 6

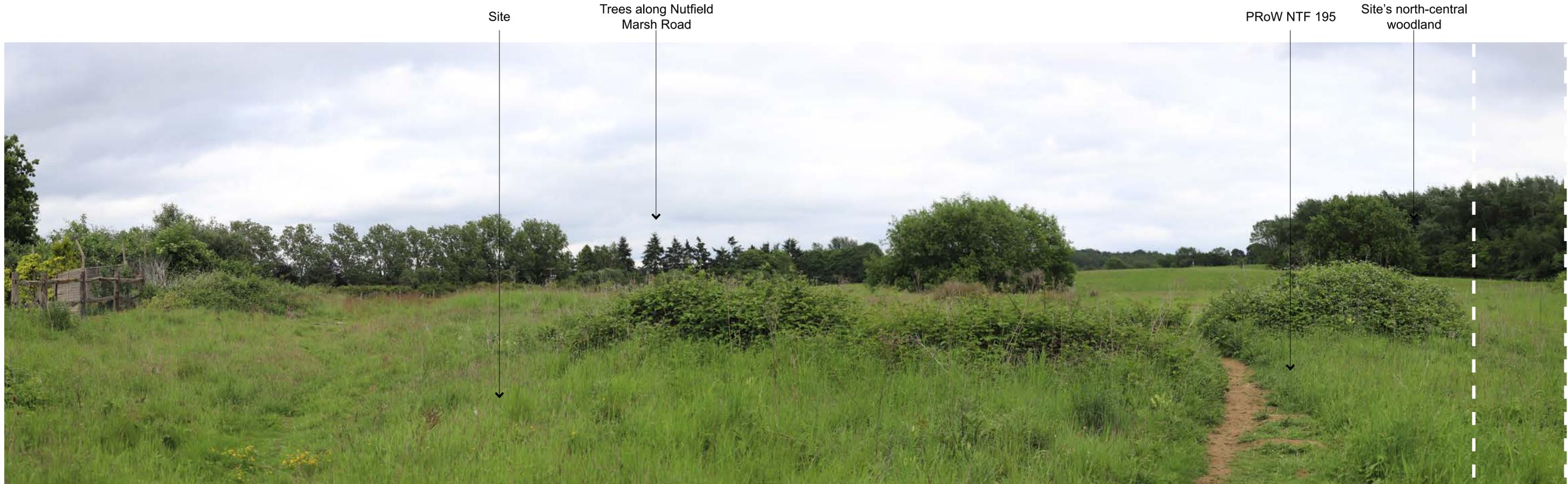


Photo Viewpoint 1a: View south-east from Public Right of Way NTF 195



Photo Viewpoint 1b: Continuation of above view



Photo Viewpoint 1
 Date & time of photo: 26 May 2022, 17:26
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 2a: View south/south-east within site from Public Right of Way NTF 195



Photo Viewpoint 2b: Continuation of above view

Photo Viewpoint 2
 Date & time of photo: 01 Feb 2023 13:13
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 156°, bearing from North



Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Woodland south of PRoW
NTF 571 within east of site



Photo Viewpoint 3a: View west within site from Public Right of Way NTF 571

PRoW NTF 571

Site's north-eastern
grassland

Site's north-central
woodland



Photo Viewpoint 3b: Continuation of above view



Photo Viewpoint 3
Date & time of photo: 01 Feb 2023 13:17
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 265°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Nutfield Park Developments Ltd
project
Nutfield Green Park
Surrey
drawing title
fpcr PHOTO VIEWPOINT 3
drawn
EMA / LP 29 June 2023
drawing / figure number
Issue date
rev

PRoW NTF 568

Scrubby parcel of land where break in woodland

Overhead cables

Site



Photo Viewpoint 4a: View West from intersection of Public Rights of Way NTF 572, NTF 571 and NTF 568

Glimpse views into northern parcel of site

PRoW NTF 571



Photo Viewpoint 4b: Continuation of above view



Photo Viewpoint 4
 Date & time of photo: 01 Feb 2023 13:24
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Site's north-central woodland

High ground to north within Surrey Hills AONB

Grassland within site's north-eastern parcel

Mature trees along Church Hill

PRoW NTF 622



Photo Viewpoint 5: View north from Public Right of Way NTF 622



Photo Viewpoint 5
Date & time of photo: 26 May 2022, 17:06
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 002°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 6a: View north-west within site from Public Right of Way NTF 571



Photo Viewpoint 6b: Continuation of above view



Photo Viewpoint 6
 Date & time of photo: 01 Feb 2023 13:32
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 325°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Woodland within south-central parcel



Photo Viewpoint 7a: View north within site from Public Right of Way 571

Site
Disused Workings

PRoW NTF 571



Photo Viewpoint 7(b): Continuation of above view



Photo Viewpoint 7
Date & time of photo: 01 Feb 2023 11:40
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 345°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Trees and scrub along site's southern boundary adjacent to Nutfield Road

Woodland to west of site's south-western parcel

Grassland within site's south-western parcel

Trees within site's south-western parcel



Photo Viewpoint 8a: View north-west from Public Right of Way NTF 192

PRoW NTF 192

Back of housing on Parkwood Road

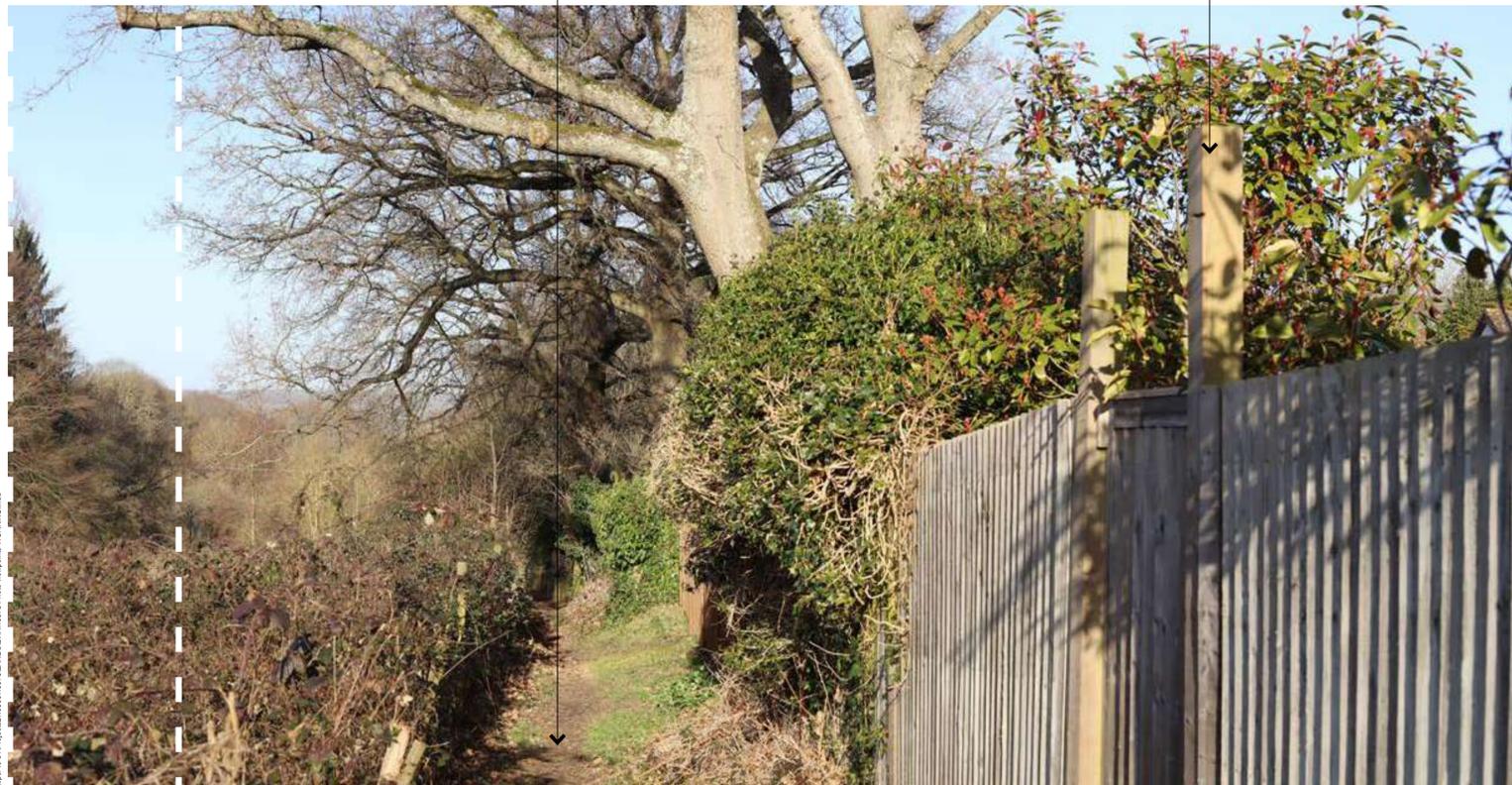


Photo Viewpoint 8b: Continuation of above view

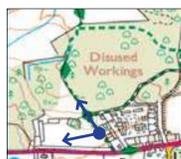


Photo Viewpoint 8
 Date & time of photo: 01 Feb 2023 11:35
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 305°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Grassland and scrub within site's south-western parcel

Trees within site's south-western parcel

Woodland to west of site's south-western parcel



Photo Viewpoint 9a: View east within site from Public Right of Way NTF 192

Woodland to west of site's south-western parcel

Grassland and scrub within site's south-western parcel

Trees within site's south-western parcel

PRoW NTF 192



Photo Viewpoint 9b: Continuation of above view



Photo Viewpoint 9
Date & time of photo: 01 Feb 2023 13:44
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 70°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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client
Nutfield Park Developments Ltd
project
Nutfield Green Park
Surrey
drawing title
PHOTO VIEWPOINT 9

drawn
EMA / LP 29 June 2023
drawing / figure number
rev

fpcr

PRoW NTF 616

Woodland edge forming part of site's western boundary

Grassland within land west of site



Photo Viewpoint 10a: View West from Public Right of Way NTF 192

Grassland within land west of site

Ridge to north forming part of Surrey Hills AONB

Redhill / Merstham

Grassland within land west of site

PRoW NTF 193

Grassland within sites' north-western parcel



Photo Viewpoint 10b: Continuation of above view

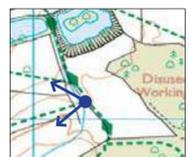


Photo Viewpoint 10a
Date & time of photo: 01 Feb 2023 12:02
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 212°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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client
Nutfield Park Developments Ltd
project
Nutfield Green Park
Surrey
drawing title
PHOTO VIEWPOINT 10A&B
drawn
EMA / LP 29 June 2023
issue date
drawing / figure number
rev

PRoW NTF 616

Ridge to north forming part of Surrey Hills AONB

Site's north-central woodland

Grassland within sites' north-western parcel



Photo Viewpoint 10c: View south-east from Public Right of Way 192

Site's north-central woodland

Grassland within sites' north-western parcel

Site's south-central woodland

PRoW NTF 192



Photo Viewpoint 10d: Continuation of above view



Photo Viewpoint 10b
 Date & time of photo: 01 Feb 2023 12:02
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 115°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 11a: View west from Public Right of Way NTF 616



Photo Viewpoint 11b: Continuation of above view



Photo Viewpoint 11
 Date & time of photo: 01 Feb 2023 12:10
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 95°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate site extents



Photo Viewpoint 12a: View south from Public Right of Way NTF 182B

Approximate site extents



Photo Viewpoint 12b: Continuation of above view



Photo Viewpoint 12
 Date & time of photo: 01 Feb 2023 12:15
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 180°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Photo Viewpoint 13: View south from Public Right of Way NTF 182



Photo Viewpoint 14: View south from NTF173



Photo Viewpoint 13
 Date & time of photo: 01 Feb 2023 12:26
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 185°, bearing from North



Photo Viewpoint 14
 Date & time of photo: 01 Feb 2023 12:34
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 195°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate site extents

Nutfield Marsh Road

Boundary vegetation along road forming part of site's northern boundary

Site's north-eastern grassland parcel partially visible beyond boundary trees

Site's north-central woodland parcel partially visible beyond boundary trees



Photo Viewpoint 15a: View south-west from Nutfield Marsh Road

Approximate site extents

Site's north-eastern grassland parcel partially visible beyond boundary trees



Photo Viewpoint 15b: Continuation of above view



Photo Viewpoint 15
 Date & time of photo: 01 Feb 2023 12:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate site extents

Nutfield Marsh Road

Site's north-eastern grassland parcel partially visible beyond boundary trees



Photo Viewpoint 16a: View Southwest from Nutfield Marsh Road

Approximate site extents

PRoW NTF 572

Trees and scrub between site and Nutfield Marsh Road

Peyton's Cottages



Photo Viewpoint 16b: Continuation of above view



Photo Viewpoint 16
Date & time of photo: 01 Feb 2023 12:47
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 240°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate site extents

Church of St Peter & St Paul

Trees along top of embankment of Nutfield Marsh Road

Pasture grassland south-west of NTF 175



Photo Viewpoint 17a: View west from Public Right of Way NTF 175

Approximate site extents

Site's north eastern grassland parcel glimpsed beyond Nutfield Road

Peyton's Cottages



Photo Viewpoint 17b: Continuation of above view



Photo Viewpoint 17
 Date & time of photo: 01 Feb 2023 12:49
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 250°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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PRoW NTF 188

Site's north eastern grassland parcel glimpsed beyond Nutfield Road

Peyton's Cottages



Photo Viewpoint 18: View west from track leading to quarry area near Glebe Lake off Bletchingley Road and route of PRoW NTF 188d

Site's eastern parcel glimpsed beyond Nutfield Road and dwelling

Beechfield Cottages

Church grounds



Photo Viewpoint 19: View south-west from church grounds / Public Right of Way NTF 571



Photo Viewpoint 18
 Date & time of photo: 01 Feb 2023 12:55
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 270°, bearing from North



Photo Viewpoint 19
 Date & time of photo: 01 Feb 2023 13:02
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 245°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate site extents

Church Hill Road

Site (behind trees)

Court Cottage



Photo Viewpoint 20: View south-west from Church Hill

Approximate site extents

Trees and hedgerow along top of embankment to east of Park Works Road

Nutfield Memorial sports field



Photo Viewpoint 21a: View north from Nutfield Memorial Recreation Ground



Photo Viewpoint 20
Date & time of photo: 01 Feb 2023 13:04
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 215°, bearing from North

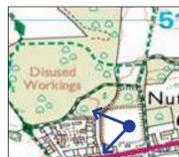


Photo Viewpoint 21
Date & time of photo: 01 Feb 2023 13:28
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate site extents

Woodland edge south of the site

Nutfield Memorial sports field



Photo Viewpoint 21b: View north from Nutfield Memorial Recreation Ground

Approximate site extents

Trees on embankment to east of sports field

Nutfield Memorial sports field

Housing on Shortacres



Photo Viewpoint 21c: Continuation of above view

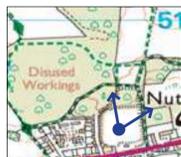


Photo Viewpoint 21
 Date & time of photo: 01 Feb 2023 13:28
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate site extents

Nutfield Road
A25

Woodland within western section of site's south western
field parcel glimpsed beyond boundary trees

Hedgerow forming site's southern
boundary



Photo Viewpoint 22a: View North from Nutfield Road A25

Approximate site extents

Housing backing onto site off
Parkwood Road

Hedgerow forming site's southern
boundary

Nutfield Road
A25



Photo Viewpoint 22b: Continuation of above view

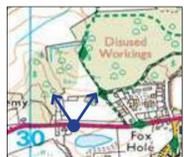


Photo Viewpoint 22
Date & time of photo: 01 Feb 2023 11:44
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 355°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate site extents

Nutfield Road
A25

Hedgerow forming site's southern
boundary

Residential property boundaries



Photo Viewpoint 23: View north-east from Nutfield Road A25

Approximate site extents

Ridge to north falling within Surrey Hills AONB

Grassland pasture to west of site

Site's south-western boundary formed by woodland

Nutfield
Cemetery



Photo Viewpoint 24: View east from field adjacent to Nutfield Cemetery

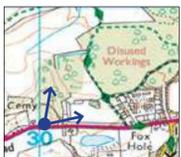


Photo Viewpoint 23
Date & time of photo: 01 Feb 2023 11:46
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 50°, bearing from North

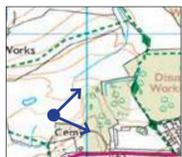


Photo Viewpoint 24
Date & time of photo: 01 Feb 2023 11:52
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 80°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate site extents

Site's north-western grassland parcel

Gatton Hall ground / Gatton Park



Photo Viewpoint 25: View south-east from Gatton Hall

Approximate site extents

Pendell Wood

M25

Mercer's Farm

Redhill



Photo Viewpoint 26: View south-west from Public Right of Way NTF 158



Photo Viewpoint 25
Date & time of photo: 01 Feb 2023 14:57
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 150°, bearing from North



Photo Viewpoint 26
Date & time of photo: 01 Feb 2023 14:13
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Existing View



View upon Completion



View after 15 Years



Visualisation Type: Type 3
 Projection: 'Cylindrical'
 Enlargement factor: 100%
 Date & time of photo: 01 February 2023, 13:15
 Camera make & model, & sensor format: Canon EOS 6D FFS
 Horizontal Field of View: 87°

Direction of View: 195° bearing from North
 Viewpoint location: 530626, 151023.8, 120.690m AOD (Eye level)
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 0m
 Viewing distance: To be viewed at comfortable arm's length

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

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Existing View

Illustrative Masterplan with
Maximum Height Parameter -
IRC - 14.5m max



View upon Completion



Visualisation Type: Type 3
 Projection: 'Cylindrical'
 Enlargement factor: 100%
 Date & time of photo: 01 February 2023, 13:02
 Camera make & model, & sensor format: Canon EOS 6D FFS
 Horizontal Field of View: 87°

Direction of View: 245° bearing from North
 Viewpoint location: 530918.3, 150840.5, 129.520m AOD (Eye level)
 Height of camera lens above ground: 1.6m
 Distance to the nearest site boundary: 25m
 Viewing distance: To be viewed at comfortable arm's length

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

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client: Nutfield Park Developments Ltd
 project: Nutfield Green Park Surrey
 drawing title: PHOTOMONTAGE VIEWPOINT 19
 HT / LP: 09 October 2023
 drawing / figure number: Figure 32
 rev: D



Existing View

Illustrative Masterplan with
Maximum Height Parameter -
D2 - 10.5m max



View upon Completion



Visualisation Type: Type 3
Projection: 'Cylindrical'
Enlargement factor: 100%
Date & time of photo: 01 February 2023, 11:46
Camera make & model, & sensor format: Canon EOS 6D FFS
Horizontal Field of View: 87°

Direction of View: 55°, bearing from North
Viewpoint location: 530119, 150461, 126.620m AOD (Eye level)
Height of camera lens above ground: 1.6m
Distance to the nearest site boundary: 10m
Viewing distance: To be viewed at comfortable arm's length

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

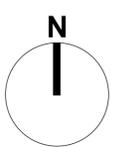
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Appendix 3:
Landscape and Ecology Strategy Plan



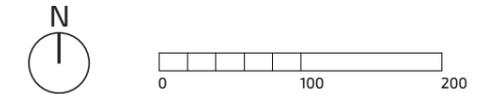
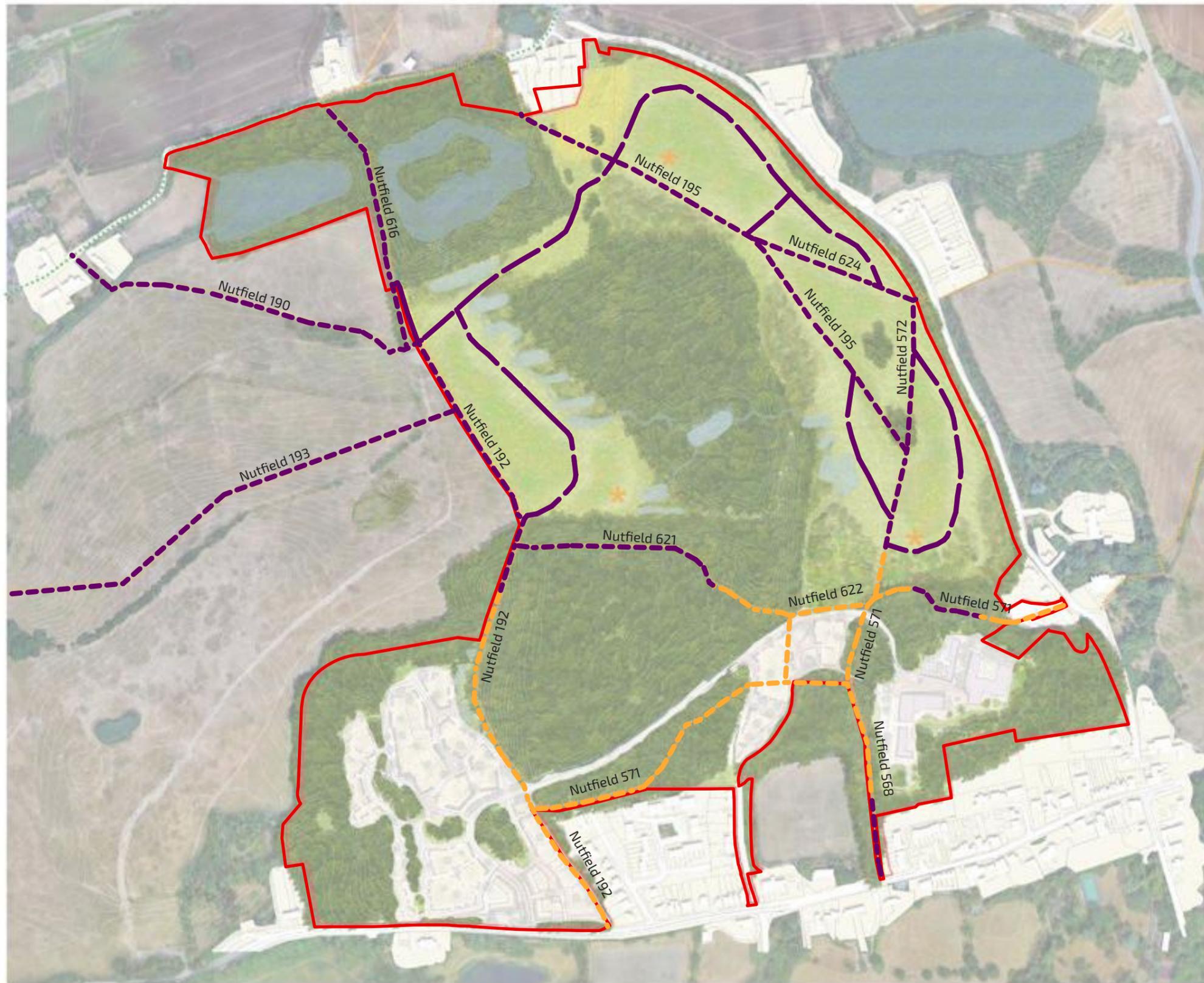
-  Site boundary
-  Proposed residential development (ref architect masterplan for detail)
-  Existing woodland & trees
-  Proposed native woodland planting / new trees
-  Proposed flower rich grassland
-  Retained area of sandy grassland
-  Proposed areas of native scrub
-  Existing water bodies
-  Existing wet area utilised for drainage
-  Proposed new ponds with open swales
-  Existing public rights of way
-  New footpath routes within publicly accessible grassland
-  National Cycle Network Route 21
-  Locations for potential interpretation signage & sculptural art / play feature relating to local character and historic site references
-  Contours
-  Proposed landform with woodland planting

Scale: 1:2000 @ A1
0 50 100 150 200m



Appendix 4:
Visual Effects Path Users

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-  Site Boundary
-  Existing paths with views to new built development
-  Existing paths with no views, or very filtered views to new built development
-  New paths with no views, or very filtered views to new built development

date 28/01/26 drwn/chkd
HAT / GH

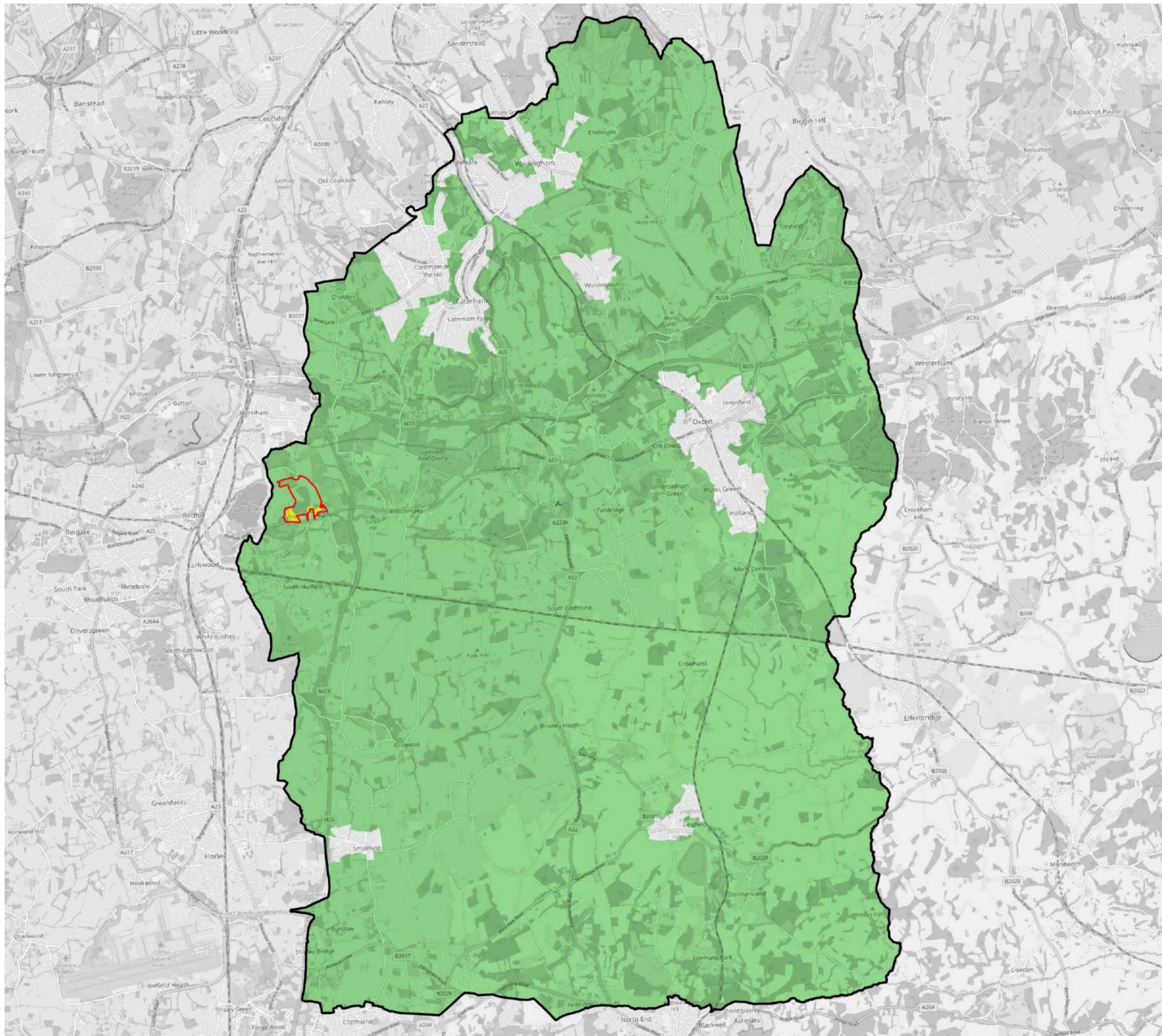
client **Nutfield Park Developments Ltd**

project **Nutfield Green Park,
Tandridge** Scale
1:5000 @ A3

title **VISUAL EFFECTS - PATH USERS**

number 10973-FPCR-ZZ-XX-DR-L-0005 rev
P02

Appendix 5:
Green Belt Plan



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- Site Boundary (58.8ha)
- Development Area (7ha)
- Tandrige LPA Boundary (24,831ha)
- Green Belt (23,299ha)

date 26/01/26 drwn/chkd
JDS/MGH

client **Nutfield Park Developments Ltd.**

project **Nutfield Green Park**

title **GREEN BELT PLAN** scale
1:85,000 @ A3

rev **-**

FPCR Environment and Design Ltd

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Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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