

12 Landscape and Visual

12.1 Scope of Assessment

12.1.1 This chapter of the ES assesses the likely significant effects of the Proposed Development on:

- The constituent elements of the landscape;
- The specific aesthetic or perceptual qualities (character) of the landscape; and
- People whose views could change.

12.1.2 The chapter is supported by the following Technical Appendices and Annexes in **ES Volume 3**:

- **Appendix H1** Supporting Figures;
- **Appendix H2** Winter Baseline Photography;
- **Appendix H3** Accurate Visualisations of the Proposed Development;
- **Appendix H4** Accurate Visualisation Methodology;
- **Annex H1** Extract of Surrey Landscape Character Assessment: Landscape Character Area Greensand Valley; sub-area GV4;
- **Annex H2** Extract of Surrey Hills Area of Outstanding Natural Beauty (AONB) Landscape Assessment: LCA The North Downs Scarp and Holmesdale;
- **Annex H3** Extract of Tandridge Landscape Capacity and Sensitivity Study: Site OXT007;
- **Annex H4** ZTV of cumulative scheme 'Oxted Quarry, Chalkpit Lane'; and
- **Annex H5** Accurate Visualisations of cumulative scheme 'Oxted Quarry, Chalkpit Lane'

12.1.3 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the 'Type 2' ('inter-project') cumulative effects associated with the Proposed Development in combination with other developments within 5 km of the Site.

12.1.4 'Type 1' cumulative ('intra-project') effects, which are combined effects of individual EIA topic effects on a particular receptor, are considered in **ES Volume 2, Chapter 13: Effect Interactions.**

12.2 Key Legislation, Policy and Guidance Considerations

- 12.2.1 The landscape and visual assessment has been undertaken within the context of relevant planning policies, guidance documents and legislative instruments. Landscape planning policies, guidance and designations are used to provide an indication of the value attributed to landscape, townscape and visual resources.
- 12.2.2 These are summarised below.

Legislation and Regulations

- 12.2.3 The European Landscape Convention (ELC)¹ provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition of landscape matters raises the profile of landscape matters and the ELC is intended to improve approaches to the planning, management and protection of landscapes throughout Europe.
- 12.2.4 The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' and it includes townscape, as well as all types of rural landscape.

Planning Policy

National

- 12.2.5 At a national level, the National Planning Policy Framework² (NPPF) sets out the Government's planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this appraisal. This is:
'to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'
- 12.2.6 Sections 12 and 15 of the NPPF require that planning policies and decisions should contribute to and enhance the natural and local environment. Section 15 emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection.

¹ European Landscape Convention of the Council of Europe (2004)

² Ministry of Housing, Communities and Local Government (2024) *National Planning Policy Framework*

Regional

12.2.7 The Site does not fall within the Surrey Hills National Landscape (previously AONB) however it is located sufficiently close to the boundary of the designated landscape that it should be considered to form part of its setting.

12.2.8 AONBs have been rebranded as National Landscapes, however the Surrey Hills National Landscape has been referred to in this LVIA as an 'AONB'; this provides consistency with references to the designated landscape in policy, guidance etc, where it is generally referred to as an 'AONB'.

12.2.9 The Surrey Hills Management Plan 2020-2025³ provides policies and targets for the management of the AONB to conserve and enhance its natural capital and the benefits which it provides. Planning Management Policies relevant to development of the Site include:

- P1 - Great weight will be attached to any adverse impact that a development proposal would have on the amenity, landscape and scenic beauty of the AONB and the need for its enhancement;
- P2 - Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views and tranquillity; and
- P6 - Development that would spoil the setting of the AONB by harming public views into or from the AONB will be resisted.

Local

12.2.10 The development plan for Tandridge District Council (TDC) is laid out in the Tandridge District Core Strategy⁴ and the Adopted Local Plan Part 2: Detailed Policies (2014-2029)⁵.

12.2.11 The following policies are of relevance to landscape matters in relation to the Proposed Development:

- Policy CSP 18 Character and Design requires that new development is of a high standard of design which reflects and respects the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained, such as tree cover;

³ Surrey Hills Area of Outstanding Natural Beauty *The Surrey Hills Management Plan 2020-2025*

⁴ Tandridge District Council (2008) *Tandridge District Core Strategy*

⁵ Tandridge District Council (2014) *Local Plan Part 2 - Detailed Policies*

- Policy CSP 20 Areas of Outstanding Natural Beauty states that the conservation and enhancement of the natural beauty of the AONB is of primary importance. Important viewpoints should be conserved and enhanced, protecting the setting and safeguarding views both out of and into the AONB;
- Policy CSP 21 Landscape and Countryside requires that the character and distinctiveness of the District's landscapes and countryside are protected for their own sake and that new development conserves and enhances landscape character; and
- DP7: General Policy for New Development requires that new development is of a high quality design and integrates effectively with its surroundings, reinforcing local distinctiveness and landscape character

Emerging Local Policy

12.2.12 TDC are preparing a new Local Plan and have published a Local Development Scheme⁶ which sets out the Council's timetable for Local Plan preparation.

Technical Standards and Guidance

12.2.13 The following guidance is relevant to the Proposed Development:

- Planning Policy Guidance (PPG)⁷;
- The National Design Guide⁸;
- Guidelines for Landscape and Visual Impact Assessment (3rd edition); subsequently referred to as 'GLVIA3'⁹;
- Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)¹⁰;
- An Approach to Landscape Character Assessment: Natural England¹¹;
- Assessing landscape value outside national designations Technical Guidance Note 02/2¹²;

⁶ Tandridge District Council (2024) *Local Development Scheme*

⁷ Department for Levelling Up, Housing and Communities (2024) *National Planning Policy Guidance – Natural Environment*

⁸ Ministry of Housing Communities & Local Government (2021) *National Design Guide*

⁹ Landscape Institute/ Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment (3rd edition)*

¹⁰ Landscape Institute (2024) *Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition*

¹¹ Natural England (2014) *An Approach to Landscape Character Assessment*

¹² Landscape Institute (2021) *Assessing landscape value outside national designations Technical Guidance Note 02/21*

- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note (TBN) 06/19¹³;
- BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations¹⁴; and
- BS 5837:2012 Trees in Relation to Design, Demolition and Construction.¹⁵

12.3 Assessment Methodology

12.3.1 GLVIA3 states that this type of assessment provides a tool for identifying and assessing:

'the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.'

12.3.2 It goes on to emphasise that the assessment has two interlinked elements which are landscape, as a resource; and visual amenity, including representative views. The effects of both must be addressed in the assessment.

Determination of Baseline

Study Area and Scope

12.3.3 To inform a thorough and robust assessment of the effects of the Proposed Development on landscape and visual receptors, it is necessary to define an appropriate study area. The study area for this assessment was defined with reference to:

- Fieldwork, to assess the effect of intervening visual barriers, particularly vegetation, on visibility; and
- The location of sensitive landscape receptors.

12.3.4 The defined study area includes the landscape and visual receptors within a 1 km radius from the Site boundary, as shown in **Figure 12.1 (Appendix H1)**. This study area is considered appropriate based on the maximum heights of the Proposed Development and potential intervisibility with locations in the surrounding area.

12.3.5 Where relevant, long-distance views from beyond the study area have been considered in order to assess the potential effects on sensitive visual receptors.

¹³ Landscape Institute (2019) *Visual Representation of Development Proposals Technical Guidance Note 06/19*

¹⁴ British Standards Institute (2014) *BSI Standard Publications BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations*

¹⁵ British Standards Institute (2012) *BSI Standard Publications BS 5837, 2012 Trees in Relation to Design, Demolition and Construction*

12.3.6 The assessment has considered effects arising during the construction stage, which are expected to be temporary and short to medium-term (approximately four years) in nature, and from the completed Proposed Development, which are expected to be permanent and long-term in nature.

Establishing Baseline Conditions

12.3.7 The assessment was undertaken against the baseline situation in 2024.

12.3.8 Preliminary desk studies established the principal characteristics of the Site's surroundings, such as built form, transport routes, vegetation, topography and land use. This informed the identification of potential landscape and visual receptors. Ordnance Survey (OS) mapping and aerial photography (Google Earth) were utilised to identify these features. In identifying the landscape and visual receptors, account was also taken of relevant published landscape character appraisals, including the National Landscape Character Assessment¹⁶, the Surrey Landscape Character Assessment¹⁷, the Surrey Hills Landscape Character Assessment¹⁸ and the Tandridge Landscape Capacity and Sensitivity Study¹⁹.

12.3.9 Field studies were undertaken by Bryant Landscape Planning in February 2022, March 2023 and May 2024. Features of the Site and the surrounding area were reviewed along with the potential visual receptors identified in the desk studies.

Baseline Landscape Assessment

12.3.10 The identification of landscape receptors followed the desk study and field work; the value attached to landscape receptors applied the criteria set out in **Table 12.1**. This was based on and takes into account whether the area or feature in question is covered by a landscape designation at a national, regional or local level. Good practice guidance states that undesignated landscapes and townscapes can, under certain circumstances, have value and that this should be judged with reference to the following criteria:

- Landscape, or townscape, quality (condition) and scenic quality;
- Rarity and representativeness – presence of a rare or important element or feature;
- Conservation interest – presence of wildlife, earth science or archaeology or historical and cultural interest;

¹⁶ Natural England (2013) (web based) *National Character Area Profile: 120 Wealden Greensand*

¹⁷ Surrey County Council (2015) *Surrey Landscape Character Assessment*

¹⁸ Surrey Hills Area of Outstanding Natural Beauty (2012) *Surrey Hills Landscape Character Assessment*

¹⁹ Tandridge District Council (2016) *Tandridge Landscape Capacity and Sensitivity Study*

- Recreation value;
- Perceptual aspects – notably wildness and/or tranquillity; and
- Associations - with people or events that contribute to perceptions of natural beauty.

Table 12.1: Landscape Receptor Value Descriptors

Value	Typical criteria	Typical scale of Importance/rarity	Typical examples
Exceptional	A landscape / landscape feature in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution.	International	World Heritage Site
High	A landscape / landscape feature in very good condition; of high importance, rarity and good scenic quality. Limited potential for substitution.	National, Regional, Local	National Park, National Landscape/ Area of Outstanding Natural Beauty (AONB)
Medium	A landscape / landscape feature in generally good condition; with moderate importance and scenic quality. Limited potential for substitution.	Regional, Local	Undesignated but valued perhaps expressed through non-official publications and/or demonstrable use and/or local designation
Low	A degraded landscape / landscape feature in poor condition and / or with no scenic quality and of low importance.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Poor	A landscape / landscape feature in poor condition and / or with no scenic quality and importance. Considerable potential for substitution.	Local	Areas identified for improvement / recovery

Baseline Visual Assessment

12.3.11 The baseline assessment of visual effects establishes the areas from which the Site and Proposed Development may be visible, the different groups of people who may have views of the Proposed Development and the nature of these views.

12.3.12 Groups of visual receptors were identified and representative views were selected to inform this assessment's findings. The following locations within the study area informed the identification of visual receptors:

- Public footpaths and viewpoints;
- Open Access Land;
- Public highways;
- Heritage features;
- Open spaces;
- Places where people work; and
- Any other potentially sensitive locations.

12.3.13 GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than individual private residential properties. Notwithstanding this, it is acknowledged that residents may be particularly sensitive to changes in their visual amenity. As part of this assessment, the potential effects on residential properties from which the Proposed Development may be visible have therefore been considered where relevant, although it should be noted that in planning terms there is no private right to a view. When assessing views from properties, views from ground floor windows and garden space (which are occupied during waking/daylight hours) are considered to be the most sensitive.

12.3.14 The identification of potential visual receptors took into account the following:

- Type and relative numbers of people, and their occupation or activity;
- Nature, composition and characteristics of the view (including direction); and
- Elements which may interrupt, filter or otherwise influence the view.

12.3.15 The degree of visibility of the Site for the potential visual receptors was considered, applying the following criteria which identify the proportion of the Site, and potentially of the Proposed Development, visible to each receptor:

- No View - The Site is not visible (or difficult to perceive);
- Glimpse – Views of the Site, or Proposed Development, are mostly obscured (e.g. by intervening vegetation or built form) or they comprise a minor or distant part of the context in the wider view;

- Partial - A clear view of part of the Site or Proposed Development; a partial view of most of it; or a distant view in which it forms a major proportion of a wider view; or
- Open - A panoramic view of most of the Site or Proposed Development, occupying most of the field of vision.

12.3.16 The value attached to the visual receptors' views is based upon the criteria set out in **Table 12.2** and considers:

- Existing recognition of the value of the view (for example through identification in relation to a designated heritage asset, or through planning policy); and
- Indicators of the value attached to views by visitors (through identification in guidebooks or on tourist maps, and reference in literature and art).

Table 12.2: Visual Receptor Value Descriptors

Value	Typical criteria
Exceptional	The view from the representative viewpoint is highly exceptional in nature: typically identified with a designated heritage asset or planning policy designation, and/or mentioned in a number of guidebooks or on tourist maps, and / or referenced in art and literature.
High	The view has a generally high scenic value. The view may be within, from or towards a designated heritage asset, or a planning policy designation; and/or mentioned in a number of guidebooks or on tourist maps; and/or referenced in art and literature but there may be some incongruous features or elements within the view.
Medium	The view has scenic value, with moderate local importance and scenic quality: it is typically associated with a non-designated heritage asset; and/or of local visual amenity importance. Limited potential for substitution of some elements within the view
Low	The view is not related to a designated, or non-designated, heritage asset or a planning designation; or mentioned in a guidebook or on tourist maps; or referenced in art and literature; and of little visual amenity importance. Considerable potential for substitution of some elements in the view.
Poor	The view is unsightly and of low importance.

Sensitivity of Receptor

12.3.17 Receptor sensitivity is assessed as high, medium or low. To identify the sensitivity of the landscape and visual receptors, the following factors were considered:

- Value (as set out in **Tables 12.1 and 12.2**); and

- Susceptibility to change (as set out in **Tables 12.3 and 12.4**).

12.3.18 Once identified, the level of receptor sensitivity can be moderated, applying professional judgement where appropriate, to form a judgement about its quality in the round.

Table 12.3: Landscape Receptor Susceptibility of Change to the Development Descriptors

Value	Typical criteria
High	An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed. Or where the Development would be in direct conflict with specific landscape management or planning policies.
Medium	An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.
Low	An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed OR the area is separated by distance or features and has little or no direct relationship with the Site/and or Development.
Very Low	An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed OR the area is separated by distance or features and has no direct relationship with the Site/and or Development.

Table 12.4: Visual Receptor Susceptibility of Change to the Development Descriptors

Value	Typical criteria
High	People engaged in outdoor recreation activity such as using public rights of way whose attention is likely to be focused on the landscape or on particular views. Visitors to heritage assets or visitor attractions where views of the landscape or surroundings are an important part of the experience. Residents at home or using their gardens, or where views contribute to the landscape setting of a residential area

Value	Typical criteria
Medium	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the landscape or surroundings are part of the experience OR where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (e.g. walking routes to work).
Low	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important.

12.3.19 The matrix shown in **Table 12.5** broadly demonstrates how sensitivity has been determined through combining the value of each receptor, determined in the baseline assessment, with the receptor's susceptibility to change.

Table 12.5: Sensitivity of Landscape and Visual Receptors Matrix

Value of Receptor	Susceptibility to Change		
	High	Medium	Low / Very Low
Exceptional	High	High to/or Medium	Medium
High	High to/or Medium	High to/or Medium	Medium
Medium	High to/or Medium	Medium	Medium to/or Low
Low	Medium	Medium to/or Low	Low
Poor	Medium to/or Low	Low	Low

Prediction Methodology

Identifying Likely Significant Effects

12.3.20 The 'Landscape effects' and 'Visual effects' are defined as follows:

- Landscape effects: These consist of direct and indirect effects or changes in the fabric, character, individual features or elements and condition (quality) of the landscape i.e. landscape receptors within the Site or surrounding area; and
- Visual effects: These are the predicted effects on views available to the public i.e. visual receptors, from publicly accessible areas and residential dwellings. Specific effects result from changing the consistent elements within an existing view; this may be caused by the introduction of a new feature/element, or the obstruction or modification of an existing view.

12.3.21 The interactions between the existing landscape and visual receptors identified at the baseline stage and the components of the Proposed Development at different development stages were considered at this stage of the assessment. The

methodology for determining the 'construction effects' and the 'operational effects' were broadly the same; any differences are identified within the text.

Construction

12.3.22 Effects occurring during the construction stage are considered to be temporary and the landscape and visual effects were assessed based on professional judgement, without reference to illustrative material.

Completed Development

12.3.23 The assessment of the effects of the completed Proposed Development on landscape character and on the visual receptors was based on the maximum parameter plans submitted for approval.

12.3.24 To inform the assessment, 16 visualisations were prepared in line with Landscape Institute TGN 06/19 Visual Representation of Development Proposals. The visualisations are Type 3 Accurate Visual Representations (AVRs) and were prepared by overlaying photographs taken from representative viewpoints with a 3D model of the Proposed Development based on the Illustrative Masterplan. They are provided at **Appendix H3**. The 3D model was based on the Illustrative Masterplan, rather than on the Land Use and Building Heights parameter plans submitted for approval. This has allowed a realistic representation of how the ridgelines, massing, the relationship between units and the landscaping of the Proposed Development could present in the view from each representative viewpoint. Details of the layout, materials, plant species, hard materials etc would be subject to specification and approval

12.3.25 The methodology for producing the AVRs is set out in **Appendix H4**.

Cumulative Effects

12.3.26 Cumulative landscape or visual effects are defined as the combined effects which may result from adding the effects of the Proposed Development to the effects of identified cumulative schemes and consideration was given to the potential for such inter-project effects.

12.3.27 GLVIA3 defines cumulative landscape and visual effects as those that:
'result from additional changes to the landscape or visual amenity caused by the Scheme in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'

12.3.28 Four cumulative developments in the surrounding area which have been consented or are pending a decision have been identified as potentially relevant to the assessment of inter-project effects. Due to their scale and/or location in relation to the Site, three of the identified cumulative developments would not be visible in

views towards the Proposed Development and would not therefore result in cumulative landscape or visual effects with the Proposed Development. These are:

- Land at Chichele Road, Oxted (ref: 2023/1345);
- The Former Oxted Gasholder Site & Johnsdale Carpark (ref: 2019/1404); and
- Land Off Oxted Road (A25) (ref: M3645/W/21/3272384)

12.3.29 Due to its location on higher ground to the north of the Site, the development of Oxted Quarry, Chalkpit Lane (ref: 2023/1135) was identified as potentially being visible in views towards the Proposed Development, which could result in cumulative landscape and/or visual effects with the Proposed Development.

Determining Effect Significance

12.3.30 In order to determine the significance of effect on landscape and visual receptors, the following factors were considered:

- Sensitivity of receptor (as set out in **Table 12.5**); and
- Magnitude of impact (as set out in **Tables 12.6 and 12.7**).

Magnitude of Impact

12.3.31 The assessment of magnitude of impact considered the size or scale of the Proposed Development, the geographical extent of the area influenced and the duration.

- Size and scale relates to the loss or addition of particular elements, the degree to which aesthetic or perceptual aspects of the landscape are altered and the degree of change to key characteristics;
- Geographical extent is the area over which the effect would be felt and can range from site level, to local level or on to a larger scale;
- Duration, for the purpose of this assessment, relates to temporary (during construction) or permanent (once the Proposed Development is complete); and
- Nature of effect (whether direct or indirect, reversible or irreversible).

12.3.32 The overall magnitude of impact of the Proposed Development on each identified landscape and visual receptor was assessed as being either high, medium, low, negligible or none; the criteria are set out in **Tables 12.6 and 12.7**.

Table 12.6: Magnitude of Landscape Impact Descriptors

Magnitude	Criteria
High	<p>Where the Proposed Development (or works to facilitate it) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape.</p> <p>Where elements are introduced considered to be wholly uncharacteristic in the particular setting.</p> <p>Where the effects of the Proposed Development would be experienced over a large scale and/or influence more than one landscape type / character area.</p>
Medium	<p>Where the Proposed Development (or works to facilitate it) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape.</p> <p>Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting.</p> <p>Where the effects of the Proposed Development would be largely experienced within the landscape type/character area within which it would sit.</p>
Low	<p>Where the Proposed Development (or works to facilitate it) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape.</p> <p>The introduction of elements not generally considered uncharacteristic in the particular setting.</p>
Negligible/None	<p>Where the Proposed Development (or works to facilitate it) would result in very minor loss or alteration of one or more of the key elements that make up the character of the baseline and / or the introduction of elements that may not be uncharacteristic in the particular setting.</p>

Table 12.7: Magnitude of Visual Impact Descriptors

Magnitude	Criteria
High	<p>Where the effects of the Proposed Development would result in a major loss or addition of features in the view and / or where the change occurs to a large proportion of the view and / or where the effects of the change are experienced at close range.</p> <p>Where the degree of contrast between the existing and proposed conditions is great in relation to the view of the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.</p>

Magnitude	Criteria
Medium	<p>Where the effects of the Proposed Development would result in a moderate loss or addition of features in the view and / or where the change occurs to part of a wider the view and / or where the effects of the change are experienced within the middle distance.</p> <p>Where the degree of contrast between the existing and proposed conditions is noticeable in relation to the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.</p>
Low	<p>Where the effects of the Proposed Development would result in a limited loss or addition of features in the view and / or where the change occurs to a small proportion of the view and / or where the effects of the change are experienced in distant views.</p> <p>Where the degree of contrast between the existing and proposed conditions is very limited great in relation to the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.</p>
Negligible/None	<p>Where the effects of the Proposed Development would result in a minor variation in the view resulting from the loss or addition of features in the view and / or where the change occurs to a small proportion of the view and / or where the receptor is at such a distance that the change becomes imperceptible within the adjacent landscape context.</p>

Assessing Significance

12.3.33 The predicted significance of effects is a comparison between the baseline situation and that occurring at fixed stages in the future. The effect of the Proposed Development can vary depending on the stage (i.e. construction through to operational stage) and because the appearance and effect of the Proposed Development can change over time.

- Construction effects include change in land use with effects created by the construction works and the absence of long-term mitigation measures; and
- Operational effects include the effects at the first year of operation; in some instances when the proposed landscape scheme will have reached maturity at Year 15 and will result in a change in effect, this is indicated.

12.3.34 The matrix shown in **Table 12.8** provides a guide on how magnitude of impact and sensitivity of the landscape and visual receptors have been combined to provide an assessment of the significance of effect. To understand the effect of the Proposed Development on the identified landscape receptors and visual receptors at the different stages, a supporting narrative is provided to ensure that the conclusions on residual effects are clearly explained.

Table 12.8: Significance of Effects Matrix

Magnitude of Impact	Sensitivity		
	High	Medium	Low
High	Major	Major-Moderate	Moderate-Minor
Medium	Major-Moderate	Moderate-Minor	Minor
Low	Moderate-Minor	Minor	Minor-Negligible
Negligible/None	Negligible	Negligible	Negligible

12.3.35 It is considered that effects with a 'major', 'moderate' or 'moderate to minor' significance of effect are significant and effects which are 'minor' or where there is a negligible effect are not significant. Effects that were assessed to be less significant are not disregarded and are still considered within this LVIA.

Nature of Effect

12.3.36 The nature of the effect was described as either adverse, neutral or beneficial as follows:

- Beneficial – An advantageous effect to a receptor;
- Neutral – An effect that, on balance, is neither beneficial or adverse to a receptor; or
- Adverse – A detrimental effect to a receptor.

12.3.37 These judgements take into account whether the Proposed Development:

- Conforms with the pattern, scale, mass, grain and historic features of the existing landscape character;
- Results in the loss or restoration of key landscape features;
- Contributes to the existing landscape character; or
- Affects identified landscape receptors and visual receptors.

Limitations and Assumptions

Limitations

12.3.38 The following limitation was identified for the assessment:

- Access to assess the existing views from individual private properties was not sought for residential dwellings within the study area, and the assessment of likely effects on residents was informed by the view from the nearest available public accessible area or by reverse views taken from within the Site.

Assumptions

12.3.39 The following assumptions have been made during the assessment:

- The photography on which the AVRs are based was captured in November 2024 when some of the deciduous trees were still in leaf. In line with best practice, the assessment of potential effects relates to winter months when visibility is greatest and was informed both by the AVRs and by baseline field photography captured during winter months.
- Establishment and growth rates of landscape mitigation proposals were based on established forestry (Forestry Commission / Enterprise) methods and it was assumed that new planting of trees and shrubs will achieve a height of 7 to 10m after 10 – 15 years allowing for the local growing conditions / environment.
- The design and layout of the Proposed Development will allow sufficient space to accord with:
 - BS 5837:2012 and protect the future viability of retained trees; and
 - BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations to accommodate the future mature height and canopy growth of tree planting.

Scoping and Consultation

12.3.40 An EIA Scoping Report (presented in **ES Volume 3, Appendix A1**) was submitted to TDC on 22nd August 2024 with a formal request for a Scoping Opinion on the proposed scope of the EIA and assessment methodologies. TDC subsequently issued their Scoping Opinion on the proposed scope and methodology of the topics for assessment within the EIA. A copy of TDC's Scoping Opinion is provided in **ES Volume 3, Appendix A2**.

12.3.41 A summary of the key points raised in TDC's Scoping Opinion of relevance to landscape and visual matters are summarised in **Table 12.9**, including a response as to how the comments have been addressed.

Table 12.9: TDC Scoping Opinion Comments and Response

Summary of Comment	Response or location within the ES where comments are addressed
Formal Scoping Opinion: Tandridge District Council 15th October 2024	
15. Subject to the proposed layout of the site, I would also suggest a further viewpoint is included between viewpoints 1 and 2/3 looking south-east toward the Church of St Mary where the church should be more prominent.	A further viewpoint from the bridleway has been provided (Appendix H3 – Accurate Visualisations of the Proposed Development: Representative View 4).

Summary of Comment	Response or location within the ES where comments are addressed
15. The landscape issues will need to cover not just views from the proposed AONB to the proposed development but whether the development would harm views across the site into the proposed AONB.	Representative views from the proposed AONB towards the Proposed Development are provided (Appendix H3 – Accurate Visualisations of the Proposed Development: Representative Views 11, 12 and 13) and representative views looking across the Site towards the proposed AONB are provided (Appendix H3 – Accurate Visualisations of the Proposed Development: Representative Views 1 and 2).
15. At this stage I would strongly recommend that substantial tree belts should be planted along the common boundary of the development site with the proposed AONB.	Structural tree planting is proposed along the boundary of the development site with the proposed AONB (Parameter Plans 3129-A-1200-PR-B & 3129-A-1209-PR-A).
15. The intervening area between the AONB to the north and proposed development site is developed. Consequently, the visual impact of the proposed development may be shown in the application not to be significant. Again, it will be views towards the AONB that will need to be covered in a Landscape Visual Impact Assessment accompanying the application.	Representative views looking towards the AONB are provided (Appendix H3 – Accurate Visualisations of the Proposed Development: Representative Views 2, 8, 9-10 and 14-16).
Letter from Interim DM Manager, Tandridge District Council 17 th October 2024	
<p>The site has been chosen for inclusion in the expanded Surrey Hills AONB (National Landscape). For the avoidance of doubt, the words "adjacent to" in paragraph 15 of the officer's report should be omitted and the corrected sentence should read:</p> <p>"The application site is in the area proposed for inclusion within the Surrey Hills AONB, The Environmental Statement (ES) landscape and visual assessment (LVIA) will need to assess whether, as a candidate area for inclusion in the AONB, the site is a valued landscape.</p>	Whether the Site is a valued landscape is addressed at paras 12.4.17 of this chapter.
The LVIA will also need to assess the landscape impact of the proposed development in terms of the current baseline that it is within the setting of the AONB and a future baseline that it is within the designated AONB	A future baseline scenario in which the Site is within the designated AONB is considered at paras 12.4.103-12.4.106 and 12.6.24-12.6.26 of this chapter.

Summary of Comment	Response or location within the ES where comments are addressed
<p>... there is a complex, multi-faceted relationship between the site and The Bogs which abuts the site. This relationship ... spans the topics of landscape, ecology, ground conditions and contamination, water resources and flood risk. At a minimum the ES should assess all of these facets and their interaction which has led to The Bogs SNCI and how that interaction will be maintained with the proposed development in place</p>	<p>The Bogs are identified as a landscape receptor in this chapter and the potential effects of the Proposed Development on it are assessed in section 12.6 of this chapter.</p>

12.4 Baseline Assessment and Identification of Key Receptors

12.4.1 This section identifies the landscape and visual receptors and sets out the existing landscape and visual context of the Site and surrounding study area in terms of:

- The landscape features of the Site;
- The landscape character of the surrounding area;
- The nature and extent of the Site's visibility for visual receptors; and
- The sensitivity of the identified landscape and visual receptors to the change proposed.

Site Appraisal

Landscape Features

12.4.2 The Site, which measures 9.67 hectares (ha) in area, is roughly rectangular and lies adjacent to built-up areas of the settlement of Oxted; the location is shown at **Figure 12.1 (Appendix H1)**.

12.4.3 At the time of the site visit, the Site was in agricultural use. Vehicular access can be gained through a gap in the boundary hedgerow on Barrow Green Road, which bounds the Site to the north, although during the field surveys it was observed that vehicle access was obstructed.

12.4.4 The Site is crossed by a bridleway - Public Right of Way (PRoW) (ref. UK011/97/10) - which connects the settlement to the south with Barrow Green Road to the north.

12.4.5 Informal pedestrian access is possible from Wheeler Drive on the southern boundary and there is evidence of informal usage around the perimeter of the Site, particularly along the eastern boundary, creating a loop with the bridleway.

12.4.6 A Tree Survey (TS) of the trees within and immediately adjacent to the Site was carried out by Barton Hyett Associates in accordance with BS 5837:2012 in May

2023. The TS contains details of 41 individual trees, 18 tree groups, three woodlands and 16 hedgerows.

- 12.4.7 There is a single mature ash tree, which is subject to a Tree Protection Order (TPO), within the field itself (T16); the remainder of the surveyed vegetation is on the boundaries of the Site. There are a further six individual TPO trees on the southern and western boundaries and two groups of trees subject to a TPO. These are on the northeastern boundary (between the Site and the railway embankment) and on the southwestern boundary (part of the area of woodland known as 'The Bogs'). The Bogs is designated as Ancient Woodland and identified as a Potential Site of Nature Conservation Importance.
- 12.4.8 The TS concludes that six of the trees and two of the areas of woodland are Category 'A' i.e. they are high quality and their retention should be prioritised. The majority of the remaining surveyed trees are Category 'B' i.e. they are of moderate quality and their retention is desirable.
- 12.4.9 The boundaries of the Site are defined variously by native hedgerows, woodland and fencing.
- 12.4.10 The Site falls gently to the south-west from approximately 105m Above Ordnance Datum (AOD) at the eastern boundary to approximately 95m AOD at the western boundary, towards the watercourse and The Bogs woodland area.
- 12.4.11 An embankment rises to the railway line on the north-eastern boundary.
- 12.4.12 There is a ditch on the western boundary of the Site and evidence of ephemeral flooding in the lower areas adjacent to The Bogs.

Landscape Designations and Heritage Assets

- 12.4.13 No landscape designations have been identified which apply to the Site.
- 12.4.14 The Site is not designated as an Area of Great Landscape Value (AGLV), a designation widely used across Surrey for many areas outside the AONB which have their own inherent landscape quality and act as a buffer to the AONB.
- 12.4.15 There are no heritage assets within the Site boundary.

The Site and the Surrey Hills AONB

- 12.4.16 The Surrey Hills AONB lies to the north of the Site. The AONB boundary describes an arc, aligning for a distance with the M25 motorway; at its closest, the boundary is approximately 600 metres (m) from the Site.
- 12.4.17 The Site is in the setting of the Surrey Hills AONB but is not a 'valued landscape' for the purposes of para 187(a) NPPF. There are open views northwards of the scarp from the bridleway as it crosses the Site, and the Site is discernible in the wide, panoramic views obtained from footpaths and Open Access Land in the AONB.

Tandridge Landscape Capacity and Sensitivity Study

12.4.18 The Tandridge Landscape Capacity and Sensitivity Study (part of the evidence base for the previously submitted Tandridge Local Plan) provides an appraisal of seven large areas identified as potential areas for new settlements and over 100 individual sites presented to TDC for consideration through its Housing and Economic Land Availability Assessment and Economic Needs Assessment.

12.4.19 The Site was assessed as a potential development site in the TDC Study (ref. OXT007) (**Annex H3**). It is described as 'a large sloping field on the western edge of Oxted settlement. Although boundary vegetation is present there are views onto the Site due to its sloping nature, including intervisibility from the AONB to the north'.

12.4.20 The TDC Study concluded that the Site is of moderate value and moderate sensitivity and that it has medium landscape capacity for housing development.

12.4.21 The TDC Study concluded that:

'The site would potentially be suitable in landscape terms for limited housing proposals, but would need to take into consideration views and the site's 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.'

Landscape Character of the Surrounding Area

12.4.22 The following section considers elements and features which contribute to the landscape character of the wider study area. Published landscape character assessments have been consulted to provide an overview of the wider area; field surveys have established the finer grain of the existing landscape character.

Landscape Character – Published Assessments

National Landscape Character Assessment

12.4.23 At a national level the Site falls within National Character Area (NCA) Profile: 120 Wealden Greensand, a long narrow belt of Greensand, typified by scarp-and-dip slope topography. There are extensive areas of ancient woodland of hazel, oak and birch with some sweet chestnut; fields are identified to be small or medium, in irregular patterns, with boundaries formed by hedgerows and shaws, and the settlement pattern is described as a mixture of dispersed farmsteads, hamlets and some nucleated villages, with large houses within extensive parks and gardens found throughout the area.

12.4.24 The national assessment covers a wide area and whilst it provides useful background and context, the scale is such that it is considered that there would be no notable effects resulting from the Proposed Development, accordingly no further reference to it is made within this assessment.

Regional Landscape Character Assessment

12.4.25 At a regional level, the Surrey Landscape Character Assessment provides a landscape character assessment across the county of Surrey, subdividing the area into Landscape Character Areas (LCA). The Site falls within LCA Greensand Valley (GV), sub-area GV4: Merstham to Clacket Lane Greensand Valley (**Figure 12.4; Annex H1**), characterised as a '*moderately flat or gently undulating farmland enclosed by the North Downs scarp to the north and the hills of the greensand ridge to the south*'.

12.4.26 GV4 is described as a 'semi-enclosed area with rural views to the open pastoral valley sides, the North Downs scarp and the wooded slopes of the greensand hills, with east west transport links running parallel with the scarp to the north.'

12.4.27 The Surrey Assessment identifies key characteristics of the LCA, which are:

- The predominant land use consists of medium-large scale, open arable fields, with a mixture of other uses including smaller pastoral fields, large scale sand quarry workings, golf courses, road and motorway corridors and settlement.
- Blocks of woodland occur across the character area, with more substantial areas of woodland to the west of Oxted. Hedgerows line field boundaries, but are limited in some places with larger arable fields. Smaller parcels of land associated with settlement often have good tree cover. There is ancient woodland, the size and occurrence increasing at the eastern end of the character area.
- Northerly views from the character area include the chalk ridge scarp.
- A comprehensive network of public rights of way criss-cross every part of the character area.
- A relatively rural landscape, with tranquillity and remoteness varying due to the degree of urban influence from settlement and roads.

12.4.28 Relevant future potential forces for change are identified in the Surrey Assessment as:

- Further loss of hedgerows and hedgerow trees.
- Upgrading of rural roads through additional kerbing and signage to accommodate increasing traffic volume.
- Pressure for further residential development within and around the villages.
- Erosion of distinctive architectural forms and character within settlements.
- Continuing traffic congestion.
- Introduction or upgrading of urban road lighting schemes

12.4.29 Relevant built development guidelines are provided in the Surrey Assessment:

- Seek to incorporate traditional building materials with vernacular building styles. Refer to Surrey design guides; Surrey Design and Building Design in the Surrey Hills.
- Encourage new built development to respect local character, including support of sympathetic contemporary architecture, through high quality detailing, architectural features and use of natural building materials.
- Promote the use of appropriate plant species and boundary treatments at village edges to better integrate development into the adjacent rural character.
- Maintain the open character of the valley sides with their sparse settlement of farmsteads.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and ensure that new development is sympathetic to the wider pattern of settlement.
- Ensure that road lighting schemes are assessed for visual impact and encourage conservation of the surviving 'dark skies' in the valley floor and ridge slopes – ensure any lighting proposals are essential and assessed for their visual impact in order to conserve the existing 'dark skies', especially on the ridge sides and skyline.
- Promote the use of traditional signage features with particular regard to local style and materials.

12.4.30 The area to the north of the study area and LCA GV4 is defined in the Surrey Assessment as LCA CR3: Box Hill to Tatsfield Chalk Ridge (**Figure 12.4**), a south-facing slope which forms a dramatic chalk ridge. The Surrey Assessment describes CR3 as '*an iconic part of the Surrey Hills AONB*' which features '*historic trackways joining notable viewpoints with strong cultural and recreational associations.*' The '*sloping landform affords wide views over the greensand hills to the south ... and provides a dramatic backdrop to landscape to the south.*'

12.4.31 Guidance for LCA CR3 includes to maintain the wide and far-ranging views from the many viewpoints along the ridge line and to consider the impact of development in adjacent areas in views from the ridgeline.

Surrey Hills AONB Landscape Character Assessment

12.4.32 The Surrey Hills Landscape Character Assessment identifies 13 local landscape character areas in the AONB. The area of the AONB to the north of the Site is identified as The North Downs Scarp and Holmesdale (**Annex H3**), described as:

'A prominent scarp slope of the North Downs ... a dramatic and dominant feature overlooking the farmed landscape of the Holmesdale Valley and wooded Greensand Hills to the south. The scarp comprises a rich mosaic of pasture, ploughed land, downland, woodland and scrub.'

12.4.33 Among the key local AONB issues identified is the impact of urban fringe and suburban pressures.

Character of the study area

Land Use and patterns of settlement

12.4.34 The land uses of the areas beyond the settlement of Oxted are predominantly mixed arable and pastoral farmland, including rough grazing. The landscape retains a semi-rural pattern of dispersed farmsteads, mainly located next to rural roads and linked by a network of minor roads and lanes.

12.4.35 Oxted is one of a series of settlements located to the south of the chalk scarp of the Surrey Hills. Suburbs extend from the centre of Oxted with properties generally two storeys in height, detached or semi-detached and with pitched roofs, exemplified by the area of the settlement immediately to the south of the Site on Wheeler Avenue.

Topography

12.4.36 To the north of the Site, the land rises gently towards the M25 motorway, beyond which it rises steeply to form the scarp of the AONB (approx. 260m AOD). The topography in the south of the study area is undulating, falling to the River Eden valley at approximately 85m AOD, beyond which land rises to Limpsfield Common at approximately 150m AOD.

Movement and Public Rights of Way

12.4.37 Barrow Green Road to the north of the Site has the character of a two-way country road. Wheeler Avenue to the south is a cul-de-sac providing access to residential properties and has a more suburban character. A railway line on a raised embankment passes along the eastern boundary of the Site and the M25 motorway passes approximately 700m to the north of the Site.

12.4.38 There is a comprehensive network of public footpaths and bridleways within the wider area, including the North Downs Way to the north within the Surrey Hills AONB. The Site is well-linked to the settlement to the south by footpaths (**Figure 12.2**).

Landscape, Planning and Heritage Designations

12.4.39 The closest boundary of the Surrey Hills AONB is approximately 600m north of the Site (**Figure 12.2**).

12.4.40 There is a listed building (Blunt House - Grade II) to the west of the Site and a cluster of listed buildings / features to the south-east of the Site, notably St Mary's Church, which is Grade I, and Court Farm House (Grade II) (**Figure 12.2**).

Public Open Space and Open Access Land (Figure 12.2)

- 12.4.41 Master Park, which provides sporting facilities including tennis, football and cricket, and play areas, is south of the Site.
- 12.4.42 The Oxted Parish Council Burial Ground lies to the east of the Site and is publicly accessible.
- 12.4.43 There are extensive areas of Open Access Land in the AONB, to the north of the M25 motorway.

Landscape Receptors

- 12.4.44 Landscape effects can be either direct, i.e. caused by changes affecting landscape features within the Site, or indirect, i.e. changes to characteristics that occur beyond the boundary of the Site and therefore result in effects on landscape character but not the fabric of the Site.
- 12.4.45 The landscape features which could experience direct effects as a result of the Proposed Development are T16 and the trees on the boundaries of the Site, including The Bogs.
- 12.4.46 To identify potential indirect landscape effects on character, distinct landscape character areas within the study area which share common features and characteristics and which therefore may vary in landscape value and/or sensitivity are identified.
- 12.4.47 Applying the findings of the field studies and the review of published character assessments, the following landscape receptors which could experience effects from the Proposed Development have been identified:
 - The Site;
 - Trees and vegetation within the Site and on its boundaries (including The Bogs);
 - Areas of LCA GV4 outwith the Surrey Hills AONB; and
 - The Surrey Hills AONB.

Value of Landscape Receptors

- 12.4.48 Applying the criteria provided in **Table 12.1**, the landscape value of each landscape receptor has been assessed.
- 12.4.49 The Site itself is not subject to a designation which would denote value and under the meaning intended of para 187a) of the NPPF, is not a '*valued landscape*'.
- 12.4.50 However, it is acknowledged that undesignated landscapes can have value. The LI TGN 'Assessing Landscape Value Outside National Designations' provides criteria for assessing landscape value and **Table 12.11** summarises these in relation to the Site.

Table 12.11: Assessment of landscape value of the Site (LI TGN)

Factor	Definition	Commentary
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	<i>Low</i> With the exception of T15, the Site does not contain any valuable habitats or manifest any features of value
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	<i>Medium</i> The bridleway is marked on 19 th Century OS mapping and appears to be an historic route, providing a link to the church for parishioners and there are glimpsed views of the church tower, albeit limited when intervening tree cover is in leaf, both evidencing some time depth of the area.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	<i>Medium</i> The trees and vegetation on the boundaries are generally in good health and are positive features and although the Site itself lacks any distinctive features, it is well-managed and not degraded.
Associations	Landscape which is connected with notable people, events and the arts.	<i>None</i> No associations have been identified.
Distinctiveness	Landscape that has a strong sense of identity.	<i>Medium</i> The Site does not have a strong sense of individual identity, however it makes a contribution to the setting of Oxted and of the AONB.
Recreational	Landscape offering recreational opportunities where experience of landscape is important.	<i>Medium</i> The bridleway appears well used and there is evidence of wider, informal recreational use.
Perceptual (scenic)	Landscape that appeals to the senses, primarily the visual sense.	<i>Medium</i> The open views from the Site towards the scarp provide an attractive backdrop and a contrast to the built up nature of areas to the east and south.

Factor	Definition	Commentary
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.	<i>Low</i> The Site does not display characteristics of wildness or remoteness.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	<i>Medium</i> The Site is a functioning agricultural landscape.

12.4.51 Considering the factors in **Table 12.11**, the landscape value of the Site is assessed as medium. This aligns with TDC's assessment of the Site's value as moderate in the Tandridge Landscape Capacity and Sensitivity Study.

12.4.52 The trees, including The Bogs, are assessed as being of high landscape value; they are in good condition with good scenic quality and have limited potential for substitution.

12.4.53 The landscape value of LCA GV4 is assessed as medium, reflecting its proximity to the AONB and that it is a landscape in generally good condition, with moderate importance and scenic quality and limited potential for substitution.

12.4.54 The value of the Surrey Hills AONB is set out in its overall statement of significance in the Surrey Hills Management Plan which states that '*the Surrey Hills AONB is one of England's finest landscapes, equivalent in beauty to a National Park.*'

12.4.55 The landscape value of the Surrey Hills AONB is assessed as high, reflecting its status as a landscape designated for its natural beauty and rarity.

Sensitivity of Landscape Receptors

12.4.56 The value of the Site was assessed as medium. Applying the criteria defined in the assessment methodology (**Table 12.3**), it is considered to have a medium susceptibility to the type of change proposed i.e. it is a landscape which is partially tolerant to change of the type proposed in that it has capacity to accommodate the proposed change with potential for mitigation of some adverse effects. This assessment aligns with the conclusions of the Tandridge Landscape Capacity and Sensitivity Study, which found that the Site has medium landscape capacity for housing development.

12.4.57 The Site is therefore assessed as being of medium sensitivity.

12.4.58 The trees and hedgerows were assessed as being of high landscape value. They are considered to have a high susceptibility to the change proposed and are therefore assessed as being of high sensitivity.

12.4.59 The value of LCA GV4 was assessed as medium. It is considered to have a medium susceptibility to the type of change proposed and is therefore assessed as being of medium sensitivity.

12.4.60 The value of the Surrey Hills AONB was assessed as high. Applying the criteria defined in the assessment methodology, the AONB is considered to have a high susceptibility to the type of change proposed and is therefore assessed as being of high sensitivity.

Visual Baseline Appraisal

12.4.61 Establishing the extent of the areas from which the Site is visible has been done through a combination of desk-based work and by field surveys visiting publicly accessible areas considered as having potential views of the Proposed Development.

12.4.62 The field surveys reviewed the topography and the locations of potential intervening visual barriers such as built form and significant vegetation within the study area, acknowledging that there can be a contrast in visibility between summer and winter months, with trees during the summer screening some views towards the Site.

12.4.63 A series of representative views were identified during the field surveys to demonstrate existing views towards the Site; the locations are shown on **Figure 12.6** and winter baseline photography is provided at **Appendix H2**.

12.4.64 Visual receptors, shown on **Figure 12.5**, are defined groups of people who have the potential to be affected by the Proposed Development and they comprise:

- Users of Public Rights of Way (PR);
- Visitors to public open space and graveyards (POS);
- Users of roads (RD); and
- Residents of private properties (RE)

12.4.65 Visibility of the Site for the visual receptor groups varies depending on their proximity to it and the height and mass of intervening visual barriers. Some of the views, for example for users of footpaths and roads, are kinetic and visibility varies as these receptors move around.

General Visibility of the Site

12.4.66 Due to intervening visual barriers such as built form, trees and the railway corridor, many views from the wider study area towards the Site are effectively obstructed and/or partially screened, even during winter months.

12.4.67 Local views across and into the Site are possible from the bridleway which crosses it and the burial ground. There are views into the Site from the stretches of Barrow Green Road and Chalkpit Lane adjacent to it. In these views, the settlement is visible

to the south of the Site. There are glimpsed views of the Site through boundary vegetation from Wheeler Avenue and assumed views from windows of some properties orientated towards it.

12.4.68 In longer views, the Site is discernible in the wide, panoramic views from elevated locations on the scarp to the north.

Value and Sensitivity of the Visual Receptors

12.4.69 The following section describes the visual receptors' existing views of the Site, assesses the value of the views and assesses each group of visual receptors' susceptibility and sensitivity, applying the criteria provided in **Tables 12.2, 12.4** and **12.5**.

PR01 – Users of Bridleway 97

12.4.70 There are open views across the Site from the bridleway (representative views 1, 2, 3 and 4) which crosses the Site. The right of way is marked on 19th Century ordnance survey mapping and appears to be an historic route, providing a link to the church for parishioners within the wider parish.

12.4.71 There are glimpsed views of the church tower above the intervening tree cover from some limited sections of the footpath when looking south. These glimpsed views of the tower were described by Historic England as '*incidental*' and '*contributing to a sense of place rather than to the setting or significance of St Mary's*'²⁰. The views looking south also contain 20th century built form associated with the settlement.

12.4.72 The value of the views from the footpath is assessed as high i.e. they have a generally high scenic value, looking south towards a designated heritage asset and north towards the scarp.

12.4.73 These visual receptors are considered to have a high susceptibility to the type of change proposed since they are engaged in outdoor recreation and their attention is likely to be focused on the landscape. The value was assessed as high and the sensitivity is therefore judged to be high.

PR02 – Users of footpaths south of the Site

12.4.74 Views from footpaths south of the Site within Oxted, such as PRoW 98 which passes along the western side of Master Park, are screened by intervening vegetation (representative view 10).

12.4.75 The value of the views is assessed as medium since they are across a landscape in generally good condition which has moderate local importance and some scenic

²⁰ Historic England Pre-Application Advice (ref. PA01198708; 27 August 2024)

quality, with occasional views of the church tower. There is limited potential for substitution of some elements within the views.

12.4.76 These visual receptors are considered to have a high susceptibility to the type of change proposed since they are engaged in outdoor recreation and their attention is likely to be focused on the landscape. The value was assessed as medium and the sensitivity is judged to be high.

PR03 – Users of Footpaths in the AONB, including the North Downs Way

12.4.77 Located to the north of the Site, footpaths and Open Access Land in the AONB, such as the North Downs Way, afford wide, panoramic views south towards Oxted and beyond, in which the Site is discernible, although a minor component.

12.4.78 Although the M25 London Orbital Motorway is a feature in the middle ground of the views, the views are attractive and of high scenic quality and the value of the views is assessed as high (representative views 5 and 6).

12.4.79 These visual receptors are considered to have a high susceptibility to the type of change proposed since they are engaged in outdoor recreation and their attention is likely to be focused on the landscape. The value of the views was assessed as high and the sensitivity is judged to be high.

POS1 – Visitors to Oxted Burial Ground

12.4.80 From the burial ground to the east of the Site, there are glimpsed views of the Site through the intervening vegetation (representative view 7).

12.4.81 The value of the views from the burial ground towards the Site is assessed as medium.

12.4.82 These visual receptors are considered to have a medium susceptibility to the type of change proposed since views to the surrounding area are unlikely to be the main focus of attention for visitors, although contributing to the experience. The value was assessed as medium and the sensitivity is judged to be medium.

POS2 – Visitors to Saint Marys Church

12.4.83 Saint Marys Church is located to the south of the Site and is linked to it by a footpath. Despite its proximity, tree cover and vegetation screen views of the Site from the church's entrance and access paths. There are glimpsed views along the access to the burial ground from a small area of the graveyard, screened in summer (representative view 8).

12.4.84 The value of views towards the Site is assessed as medium.

12.4.85 Visitors to the church are considered to have a medium susceptibility to the type of change proposed since views to the surrounding area are unlikely to be the main

focus of attention for visitors. The value was assessed as medium and the sensitivity is judged to be medium.

POS3 – Visitors to Master Park

- 12.4.86 The park is located to the south of the Site and is well used. Trees and vegetation screen views of the Site, even in winter months, although the church tower and the scarp are visible above the trees (representative views 9, 15 and 16).
- 12.4.87 The value of views towards the Site is assessed as medium.
- 12.4.88 Users of the park are considered to have a low susceptibility to the type of change proposed since they would generally be engaged in outdoor sport or recreation that does not depend on an appreciation of the view. The value was assessed as medium and the sensitivity is judged to be medium.

RD01 - Users of Barrow Green Road and Chalkpit Lane

- 12.4.89 Barrow Green Road passes to the north of the Site, defining its boundary. There are views across the Site above the boundary hedgerow from the road as it approaches and passes the Site (representative view 11). From further west on Barrow Green Road, views are generally screened (representative view 12) by intervening vegetation. Travelling south on Chalkpit Lane, at the junction with Barrow Green Road, there are views across the Site in which the roofs of properties on Wheelers Avenue are visible beyond (representative view 13).
- 12.4.90 The value of the views from Barrow Green Road and Chalkpit Lane towards the Site is assessed as medium since the views have some scenic value.
- 12.4.91 These visual receptors are considered to have a low susceptibility to the type of change proposed since they are travelling by road and their attention is unlikely to be focused on the landscape. The value was assessed as medium and the sensitivity is judged to be low.

RD02 - Users of Wheeler Avenue

- 12.4.92 Wheeler Avenue is south of the Site. In views looking north, there are glimpses of the Site beyond the trees on the Site's southern boundary, with the scarp visible beyond (representative view 14).
- 12.4.93 The value of the views is assessed as medium.
- 12.4.94 These visual receptors are considered to have a low susceptibility to the type of change proposed since they are travelling by road and their attention is unlikely to be focused on the landscape. The value was assessed as medium and the sensitivity is judged to be low.

RE01 – Residents of properties on Wheeler Avenue

12.4.95 There are assumed views towards the Site and the scarp beyond from north-facing windows of some properties on Wheeler Avenue (representative views 3 and 4).

12.4.96 The value of these views is assessed as medium.

12.4.97 These visual receptors are considered to have a medium susceptibility to the type of change proposed. The value was assessed as medium and the sensitivity is therefore judged to be medium.

RE02 – Residents of properties north and west of the Site

12.4.98 There are assumed views towards the Site from End Cottage north of the Site and Blunt House to the west (representative views 1 and 2).

12.4.99 The value of these views is assessed as medium.

12.4.100 These visual receptors are considered to have a medium susceptibility to the type of change proposed. The value was assessed as medium and the sensitivity is therefore judged to be medium.

12.4.101 Existing visibility and the value of the visual receptors is summarised in **Table 12.12**.

Table 12.12: Visual Receptors

Visual Receptor	Description of existing view towards Site	Existing visibility	Indicative distance from Site boundary	Value of views
PR01 – Users of Bridleway 97	Open views across the whole extent of the Site and towards the scarp; glimpses of the church tower	Open	Within Site	High
PR02 – Users of footpaths south of the Site	Screened by intervening vegetation	No View	100m +	Medium
PR03 – Users of Footpaths in the AONB	Visible as a minor component within panoramic views	Glimpse	1.5km +	High
POS1 – Visitors to Oxted Burial Ground	Views through boundary vegetation	Partial	0m	Medium

Visual Receptor	Description of existing view towards Site	Existing visibility	Indicative distance from Site boundary	Value of views
POS2 – Visitors to Saint Marys Church	Screened by intervening vegetation	Glimpse	90m	Medium
POS3 – Visitors to Master Park	Screened by intervening vegetation	No View	100m +	Medium
RD01 - Users of Barrow Green Road and Chalkpit Lane	Views above the boundary vegetation	Partial	10m +	Medium
RD02 - Users of Wheeler Avenue	Glimpsed views through boundary vegetation	Glimpse	10m +	Medium
RE01 – Residents of properties on Wheeler Avenue	Views from north facing windows	Partial	10m +	Medium
RE02 – Residents of properties north and west of the Site	Views from windows orientated towards the Site and garden areas	Partial	50m +	Medium

Future Baseline

Future Baseline in the Absence of the Proposed Development

12.4.102 In the absence of the Proposed Development, the Site would continue to be arable farmland.

Future Baseline if AONB boundary is extended

12.4.103 In 2021, Natural England (NE) announced a review to assess whether the boundaries of the AONB should be extended. Initial recommendations, published in March

2023, proposed that the AONB be extended south to align with Barrow Green Road (**Figure 12.3**), to the immediate north of the Site, referred to as Extension area (EA) 10a. Additional recommended changes to the AONB boundary were published in July 2024, which included extending the AONB designation to cover the Site and The Bogs (**Figure 12.3**), referenced in the NE Consultation Document²¹ as Addition (A) 13.

12.4.104 A13 is described as '*Land at The Bogs: the addition of land south of Barrow Green Lane to include the natural heritage feature of The Bogs and sweep of arable land with dramatic views to the chalk scarp.*'

12.4.105 Were NE to confirm that the AONB boundary should be extended to include proposed addition A13, the Site and the area of LCA GV5 currently outwith the AONB would become part of the designated landscape. In this scenario, the landscape value of both the Site and LCA GV5 would be assessed as high, reflecting their status as 'valued' landscapes. Their susceptibility to the type of change proposed and therefore their sensitivity would be assessed as high.

12.4.106 It is not considered that the sensitivity of the remaining landscape receptors (the trees and the AONB) or of the visual receptors would change in the future baseline scenario, remaining as summarised in **Table 12.12**.

12.5 Identification and Description of Changes Likely to Generate Effect

Construction Phase

12.5.1 The construction phase has the potential to result in changes to landscape character, landscape features and views. The principal activities that could affect the fabric, quality and character of the landscape and views during construction are:

- Machinery moving material around the Site;
- Earthworks to reprofile the Site to create development platforms, drainage features etc;
- Removal of trees and vegetation to create access points on the southern boundary at the junction with Wheeler Avenue and on the northern boundary with Barrow Green Road;
- Introduction of temporary elements such as material stockpiles, site compounds, temporary parking areas, protective fencing or hoarding;
- Installation of lighting to light construction activities after dark (it is assumed that these would be sensitively sited); and

²¹ Natural England (2024) *Surrey Hills National Landscape (AONB) Boundary Variation Project Second Consultation Document*

- Increased movement of plant and vehicles on local roads serving the Site, including some crane activity, generating a shifting pattern of movement across different parts of the Site and on local roads.

Operational Phase

12.5.2 Changes following implementation of the Proposed Development relate to the introduction of built form and associated infrastructure where currently there is none, creating a new landscape pattern and change in character and in views towards the Site from some locations. The principal changes are:

- Introduction of built form and associated infrastructure;
- Tree planting and introduction of SUDS features in areas of open space;
- Creation of new access points from Wheeler Avenue and Barrow Green Road; and
- Creation of a new PRoW on the eastern boundary.

12.6 Assessment of Likely Significant Effects

Construction Phase

Embedded Mitigation Measures

12.6.1 During the construction phase, contractors will be required to apply good practice site measures in compliance with a Construction Environmental Management Plan (CEMP). The CEMP will include standard construction methods and require that housekeeping be maintained to keep a tidy site and minimise visual clutter during construction works and that tree protection measures will be implemented in line with BS 5837, 2012 Trees in Relation to Design, Demolition and Construction.

Anticipated Landscape Effects

12.6.2 The construction phase has the potential to result in changes to, and effects on, landscape character and features.

12.6.3 **Table 12.13** summarises the predicted magnitude and significance of landscape effects relating to the construction phase of the Proposed Development.

Table 12.13: Landscape effects and evaluation of significance – Construction Phase

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
The Site	Medium	Introduction of temporary elements, creating a new landscape pattern and change to the character	High	Adverse	Major
Trees and vegetation	High	Limited removal	Low	Neutral	Minor
LCA GV4	High	Awareness of increase in movement and noise levels; views of site hoarding	Low	Adverse	Minor
Surrey Hills AONB	High	Glimpses of mobile cranes and activity on Site	Negligible	N/A	Negligible

Anticipated Visual Effects

12.6.4 The construction phase has the potential to result in changes to views experienced by identified visual receptors.

12.6.5 **Table 12.14** summarises the predicted magnitude and significance of landscape effects relating to the construction phase of the Proposed Development.

12.6.6 The assessment of visual effects has been informed by Accurate Visual Representations (AVRs) of the Proposed Development at Year 1 and at Year 15 (**Appendix 12.3**).

Table 12.14: Visual effects and evaluation of significance – Construction Phase

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
PR01 – Users of Bridleway 97	High	Views of construction activity and site hoarding; possible diversion of the footpath	High	Adverse	Major
PR02 – Users of footpaths south of the Site	High	Glimpses of cranes	Negligible	N/A	Negligible

Visual Receptor	Sensitivity	Description of Change	Magnitude of Impact	Nature of Change	Significance of Effect
PR03 – Users of Footpaths in the AONB	High	Glimpses of cranes and construction activity	Negligible	N/A	Negligible
POS1 – Visitors to Oxted Burial Ground	Medium	Views of cranes, construction activity and site hoarding	Medium	Adverse	Moderate
POS2 – Visitors to Saint Marys Church	Medium	Glimpses of cranes and site hoarding	Low	Adverse	Minor
POS3 – Visitors to Master Park	Medium	Glimpses of cranes	Negligible	N/A	Negligible
RD01 - Users of Barrow Green Road and Chalkpit Lane	Low	Views of cranes, construction activity and site hoarding	Medium	Adverse	Minor
RD02 - Users of Wheeler Avenue	Low	Views of cranes, construction activity and site hoarding	Medium	Adverse	Minor
RE01 – Residents of properties on Wheeler Avenue	Medium	Views of cranes and site hoarding	Medium	Adverse	Moderate
RE02 – Residents of properties north and west of the Site	Medium	Views of cranes and site hoarding	Low	Adverse	Minor

Operational Phase

Embedded Mitigation Measures

12.6.7 Primary mitigation measures that are relevant to landscape and visual matters and have been incorporated into the Proposed Development are set out in **ES Volume 2, Chapter 5: The Proposed Development and Construction Overview** and the submitted parameter plans. The assessment of effects assumes the Proposed Development is implemented in line with the submitted parameter plans and the scheme description provided in Chapter 5.

12.6.8 Specifically, the following primary mitigation measures are defined on the submitted parameter plans:

- Restricting the maximum height of the proposed built form to two storeys in the more sensitive, perimeter areas of the Site;
- Ensuring the long-term viability of T16, mature trees on the boundaries of the Site and The Bogs by keeping these areas free of development, thus restricting encroachment into root protection areas and canopies;
- Incorporating tree planting to augment the western boundary and filter views from Blunt House; and
- Incorporating landscape buffer zones and potential for extensive tree planting, on the northern boundary with Barrow Green Road, replicating the character of the existing settlement fringe on the southern boundary of the Site

Anticipated Landscape Effects

12.6.9 It is considered that all the effects experienced by landscape receptors following implementation of the Proposed Development would be permanent and long term. The predicted significance of landscape effects is summarised in **Table 12.15**.

12.6.10 Effects experienced by the Site are predicted to be direct, major and adverse, not untypical following the permanent introduction of built form to open land.

12.6.11 Effects on retained trees and The Bogs as landscape features would be minor and neutral. Significant landscape buffers are provided to ensure that no built form or infrastructure is located within their root protection areas and that there should be no future pressure from residents to reduce canopies. T16 is located within an area of public open space.

12.6.12 Effects on the character of LCA G4 are predicted to be minor and adverse. The effects are predicted to be adverse due to the effective removal from the LCA of part of the Site. However, the Proposed Development would not be uncharacteristic of the receiving townscape to the east and south and the new settlement edge would replicate the existing edge when viewed from the north i.e. glimpses of built form, glimpsed beyond trees.

12.6.13 The Site forms part of the setting of the AONB and development within the setting of the designated landscape has potential to adversely affect its character and special qualities. The Proposed Development would not impact on any ridgelines and, due to intervening distance, would not impact on the tranquillity of the AONB.

12.6.14 Although discernible from some locations within the AONB, the Proposed Development - located beyond the M25 and adjacent to the existing settlement - would not harm any public views from the AONB.

12.6.15 In terms of views towards the AONB, existing public views towards the scarp from the footpath as it crosses the Site would be maintained and new public views of the scarp would be created from the extensive areas of public open space which are proposed.

12.6.16 Effects on the AONB are therefore predicted to be negligible.

Table 12.15: Landscape effects and evaluation of significance - Operational Phase

Landscape Receptor	Sensitivity	Description of Change	Magnitude of Impact (Year 1 and Year 15)	Nature of Change	Significance of Effect (Year 1 and Year 15)
The Site	Medium	Introduction of built form and associated infrastructure creating a new landscape pattern and change to the character	High	Adverse	Major
Trees and vegetation	High	Introduction of built form and associated infrastructure in adjacent areas, however canopies and root protection areas protected	Negligible	Neutral	Minor
LCA GV4	High	Changes in views and awareness of built form and associated infrastructure within the Site, experienced within the context of the existing settlement	Low	Adverse	Minor
Surrey Hills AONB	High	Changes in views	Negligible	N/A	Negligible

Anticipated Visual Effects

12.6.17 Predicted visual effects resulting from the operational phase of the Proposed Development are summarised in **Table 12.16**.

12.6.18 In views from the bridleway as it crosses the Site, the Proposed Development would be dominant in the view. Built form within the Proposed Development would be visible from the stretch of Barrow Green Road as it passes to the north of the Site, from the southern stretch of Chalkpit Lane, from the burial ground and from Wheeler Avenue.

12.6.19 Any views of built form from Master Park and other areas to the south of the Site would be glimpses beyond the substantial quantum of intervening tree cover.

12.6.20 From elevated locations in the AONB to the north, there would be glimpses of the roofscape but the Proposed Development would be largely indiscernible in the context of Oxted.

12.6.21 At Year 15, when the proposed landscaping should have reached maturity, local views of the Proposed Development would be softened and screened.

Table 12.16: Visual effects and evaluation of significance – Operational Phase

Visual Receptor (AVR)	Sensitivity	Description of Change	Magnitude of Impact Year 1 (Year 15)	Nature of Change	Significance of Effect Year 1 (Year 15)
PR01 – Users of Bridleway 97 (AVRs 1, 2, 3 & 4)	High	There would be open views of the Proposed Development from the footpath	High (High)	Adverse	Major
PR02 – Users of footpaths south of the Site (AVR 10)	High	The Proposed Development would be indiscernible from footpaths south of the Site	Negligible (Negligible)	N/A	Negligible

Visual Receptor (AVR)	Sensitivity	Description of Change	Magnitude of Impact Year 1 (Year 15)	Nature of Change	Significance of Effect Year 1 (Year 15)
PR03 – Users of Footpaths in the AONB (AVRs 5 & 6)	High	Glimpses of rooves of the Proposed Development would be discernible from locations on higher ground in the AONB	Negligible (Negligible)	N/A	Negligible
POS1 – Visitors to Oxted Burial Ground (AVR 7)	Medium	There would be glimpses of built form, landscaping and boundary treatments in looking west from the burial ground. These views would be screened as the proposed landscaping reaches maturity	Medium (Low)	Adverse	Moderate (Minor)
POS2 – Visitors to Saint Marys Church (AVR 8)	Medium	Views of the Proposed Development from the entrance to the church and paths in the grounds would be screened by intervening vegetation. Glimpsed views would be possible from a small area of the graveyard	Low (Low)	Adverse	Minor

Visual Receptor (AVR)	Sensitivity	Description of Change	Magnitude of Impact Year 1 (Year 15)	Nature of Change	Significance of Effect Year 1 (Year 15)
POS3 – Visitors to Master Park (AVRs 9, 15 & 16)	Medium	The Proposed Development would be indiscernible from footpaths south of the Site	Negligible (Negligible)	N/A	Negligible
RD01 - Users of Barrow Green Road and Chalkpit Lane (AVRs 11, 12 & 13)	Low	The Proposed Development would be visible from the stretch of Barrow Green Road which passes the Site and travelling south on Chalkpit Lane approaching the junction of the two roads. These views would be partially screened as the proposed landscaping reaches maturity	Medium (Low)	Adverse	Minor (Minor)
RD02 - Users of Wheeler Avenue (AVR 14)	Low	There would be open views into the Proposed Development along the access and glimpses of built form in the wider development beyond the boundary trees	Medium (Medium)	Adverse	Minor (Minor)

Visual Receptor (AVR)	Sensitivity	Description of Change	Magnitude of Impact Year 1 (Year 15)	Nature of Change	Significance of Effect Year 1 (Year 15)
RE01 – Residents of properties on Wheeler Avenue	Medium	There would be views into the Proposed Development from north-facing windows and gardens beyond the boundary trees	Medium (Medium)	Adverse	Moderate (Moderate)
RE02 – Residents of properties north and west of the Site	Medium	There would be glimpsed views of the Proposed Development from east and south-facing windows and gardens beyond the boundary trees. These views would be partially screened as the proposed landscaping reaches maturity	Low (Negligible)	Adverse	Minor (Negligible)

12.6.22 The visual receptors who would experience significant effects (moderate to major in scale) would be users of the bridleway which crosses the Site, visitors to the burial ground, users of Wheeler Avenue, and residents of properties on Wheeler Avenue.

Anticipated Effects of Applying the Development Parameter Range

12.6.23 Not building out to the maximum parameters could result in lower ridge heights, a reduction in built form etc. In this scenario, the magnitude and significance of the anticipated landscape and visual effects could change.

Anticipated Effects of Future Baseline

Future Baseline in the Absence of the Proposed Development

12.6.24 In the absence of the Proposed Development would continue to be arable farmland and there would be no landscape or visual effects.

Future Baseline if AONB boundary is extended

Landscape Effects

12.6.25 In a future baseline scenario where the AONB boundary is extended to include the Site and areas of LCA GV4 not currently covered by the designation, the magnitude and nature of change following implementation of the Proposed Development would remain as previously assessed i.e. high and adverse for the Site and low and adverse for LCA GV4. The significance of effect for the Site would remain major and the significance of effect for LVA G4 would remain minor.

12.6.26 The magnitude of change experienced by the AONB would be medium and the significance of effect would be moderate and adverse; the significance of effect was previously assessed as negligible.

Visual Effects

12.6.27 In a future baseline scenario where the AONB boundary is extended to include the Site and areas of LCA GV4 not currently covered by the designation, the magnitude and nature of change predicted for the visual receptors following implementation of the Proposed Development would remain as previously assessed; the significance of effects would also remain as previously assessed.

12.7 Scope for Additional Mitigation Measures

Potential Additional Mitigation Measures

12.7.1 No additional mitigation is proposed for the construction or operational stages, therefore the residual effects of the Proposed Development on the landscape and visual receptors would remain as summarised in **Tables 12.13 - 12.16**. No monitoring will be required.

12.8 Residual Effects

12.8.1 Although future reserved matters applications will provide the opportunity to refine the proposals, the overall significance of effects is unlikely to reduce.

12.8.2 **Table 12.17** provides a summary of the significant residual effects resulting from the Proposed Development after effective implementation of the embedded mitigation measures proposed above.

Table 12.17: Significant Residual Effects

Phase	Resource or Receptor Affected	Residual Effect (after 15 years)
Construction	The Site	Temporary major adverse
	Users of Bridleway 97	Temporary major adverse
	Visitors to Oxted Burial Ground	Temporary moderate adverse
	Residents of properties on Wheeler Avenue	Temporary moderate adverse
Operation	The Site	Permanent major adverse
	Users of Bridleway 97	Permanent major adverse
	Visitors to Oxted Burial Ground	Permanent moderate adverse (minor adverse)
	Residents of properties on Wheeler Avenue	Permanent moderate adverse

12.9 Cumulative Effects

- 12.9.1 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis, be insignificant but, cumulatively, could result in a significant effect.
- 12.9.2 It is considered that only one of the four identified cumulative developments in the surrounding area (Oxted Quarry) could be visible in views from locations where the Proposed Development would also be visible.
- 12.9.3 The assessment of cumulative effects has been informed by the ZTV and AVRs presented in the LVIA which accompanied the planning submission for Oxted Quarry.
- 12.9.4 Analysis of the Oxted Quarry ZTV (**Annex H4**) identified several locations from which both developments could be visible; these are VP1, VP3 and VP7 in the Oxted Quarry LVIA. However, the AVRs prepared of the Oxted Quarry development (**Annex H5**) from these locations demonstrate that either the Oxted Quarry development or the Proposed Development would not be visible in the view from any of these locations.
- 12.9.5 There would therefore be no cumulative effects.

12.10 Summary and Conclusions

- 12.10.1 The landscape and visual impact assessment in this chapter has been carried out in accordance with accepted Landscape Institute guidance (GLVIA3). The assessment has established the sensitivity of the identified landscape and visual receptors and the significance of any residual effects which may be associated with the construction and operational phases of the Proposed Development. The

assessment considers the significance of effects separately on landscape features, the character of the existing landscape and on the views experienced by people (visual receptors), whose views may change during the construction and following completion of the Proposed Development.

12.10.2 No landscape designations have been identified which apply to the Site, however it does lie within the setting of the Surrey Hills National Landscape (AONB). The Site is located adjacent to built-up areas of Oxted and is crossed by a bridleway. The landscape value and sensitivity of the Site are assessed as medium; this aligns with the conclusions of the Tandridge Landscape Capacity and Sensitivity Study, which found that the Site has medium landscape capacity for housing development.

12.10.3 Due to intervening visual barriers, many views towards the Site are effectively obstructed and/or partially screened, even during winter months. Local views are possible from the bridleway which crosses it, the burial ground and stretches of Barrow Green Road and Chalkpit Lane adjacent to it. There are glimpsed views from Wheeler Avenue and assumed views from windows of some properties orientated towards it.

12.10.4 In longer views, the Site is discernible in the wide, panoramic views from elevated locations on the scarp to the north. The value and sensitivity of the visual receptors ranges from medium to high.

12.10.5 Embedded mitigation measures relevant to landscape and visual matters comprise:

- Restricting the maximum height of the proposed built form in the more sensitive areas of the Site;
- Ensuring the long-term viability of higher value trees and The Bogs by keeping these areas free of development; and
- Incorporating tree planting on the boundaries, softening the settlement edge and filtering views

12.10.6 Construction works typically relate to visual effects associated with the enclosure of a site with hoarding and views of construction plant, increased noise levels and increased traffic movements.

12.10.7 During the construction phase, temporary landscape effects will be experienced both by the Site and within the wider study area. For the Site the effects will be major and adverse and for the wider area, effects will be minor and adverse. There will be negligible effects on the Surrey Hills AONB.

12.10.8 During the construction phase, temporary visual effects will be experienced by some visual receptors. Users of the bridleway which crosses the Site are predicted to experience major and adverse effects; visitors to the burial ground and residents of properties on Wheeler Avenue are predicted to experience moderate and adverse effects; and visitors to St Mary's Church, users of Barrow Green Road,

Chalkpit Lane and Wheeler Avenue, and residents of properties north and west of the Site are predicted to experience minor and adverse effects.

12.10.9 Changes following implementation of the Proposed Development relate to the introduction of built form and associated infrastructure, creating a new landscape pattern and changes in character and in some views towards the Site. The principal changes are:

- Introduction of built form and associated infrastructure;
- Tree planting and introduction of SUDS features in areas of open space;
- Creation of new access points from Wheeler Avenue and Barrow Green Road; and
- Creation of a new PRoW on the eastern boundary.

12.10.10 Effects experienced by the Site are predicted to be direct, major and adverse, not untypical following the permanent introduction of built form to open land.

12.10.11 Effects on landscape features – the retained trees and The Bogs - will be minor and neutral.

12.10.12 Effects on the character of the wider area are predicted to be minor and adverse. The Proposed Development would not be uncharacteristic of the receiving townscape to the east and south.

12.10.13 The Site forms part of the setting of the Surrey Hills AONB and development within the setting of the designated landscape can adversely affect its character and special qualities. The Proposed Development would not impact on any ridgelines and, due to intervening distance, would not impact on the tranquillity of the AONB, and will not harm any public views from the AONB.

12.10.14 Existing public views towards the scarp from the footpath as it crosses the Site would be maintained and new public views of the scarp would be created from the extensive areas of public open space which are proposed.

12.10.15 Effects on the AONB are therefore predicted to be negligible.

12.10.16 In terms of effects on visual receptors, users of the bridleway which crosses the Site are predicted to experience major and adverse effects; visitors to the burial ground and residents of properties on Wheeler Avenue are predicted to experience moderate and adverse effects, reducing to minor and adverse when the proposed landscaping matures; and visitors to St Mary's Church, users of Barrow Green Road , Chalkpit Lane and Wheeler Avenue, and residents of properties north and west of the Site are predicted to experience minor and adverse effects.

12.10.17 No cumulative effects have been identified.

12.10.18 No additional mitigation is proposed for the construction or operational stages, therefore the residual effects of the Proposed Development on the landscape and visual receptors will remain as summarised above.

12.10.19 **Table 12.18** summarises the landscape and visual effects resulting from the Proposed Development.

Table 12.18: Summary of Residual Effects

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
The Site	Medium	Introduction of temporary elements, creating a new landscape pattern and change to the character	Construction Environmental Management Plan	High Site Temporary Likely	Major Adverse	None	High	Major Adverse
Trees and vegetation	High	Limited removal	Tree protection measures in line with BS 5837, 2012 Trees in Relation to Design, Demolition & Construction	Low Site Temporary Likely	Minor neutral	None	Low	Minor neutral
Landscape Character Area GV4	High	Awareness of increase in movement and	Construction Environmental	Low Local Temporary	Minor adverse	None	Low	Minor adverse

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		noise levels; views of site hoarding	Management Plan	Likely				
Surrey Hills AONB	High	Glimpses of mobile cranes and activity on Site	None	Negligible Regional Temporary Likely	Negligible	None	Negligible	Negligible
PR01 – Users of Bridleway 97	High	Views of construction activity and site hoarding; possible diversion of the footpath	None	High Site Temporary Likely	Major adverse	None	High	Major adverse
PR02 – Users of footpaths south of the Site	High	Glimpses of cranes	None	Negligible Local Temporary Likely	Negligible	None	Negligible	Negligible
PR03 – Users of Footpaths in the AONB	High	Glimpses of cranes and	None	Negligible Regional Temporary	Negligible	None	Negligible	Negligible

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		construction activity		Likely				
POS1 – Visitors to Oxted Burial Ground	Medium	Views of cranes, construction activity and site hoarding	None	Medium	Moderate adverse	None	Medium	Moderate adverse
				Local				
				Temporary				
				Likely				
POS2 – Visitors to Saint Marys Church	Medium	Glimpses of cranes and site hoarding	None	Low	Minor adverse	None	Low	Minor adverse
				Local				
				Temporary				
				Likely				
POS3 – Visitors to Master Park	Medium	Glimpses of cranes	None	Negligible	Negligible	None	Negligible	Negligible
				Local				
				Temporary				
				Likely				
RD01 - Users of Barrow Green Road and Chalkpit Lane	Low	Views of cranes, construction activity and site hoarding	None	Medium	Minor adverse	None	Medium	Minor adverse
				Local				
				Temporary				
				Likely				
	Low		None	Medium		None	Medium	

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
RD02 - Users of Wheeler Avenue		Views of cranes, construction activity and site hoarding		Local Temporary Likely	Minor adverse			Minor adverse
RE01 – Residents of properties on Wheeler Avenue	Medium	Views of cranes and site hoarding	None	Medium Local Temporary Likely	Moderate adverse	None	Medium	Moderate adverse
RE02 – Residents of properties north and west of the Site	Medium	Views of cranes and site hoarding	None	Low Local Temporary Likely	Minor adverse	None	Low	Minor adverse
Operation								
The Site	Medium	Introduction of built form and associated infrastructure creating a new	Restrictions on siting of development; provision of open space	High Site Permanent Likely	Major adverse	None	High	Major adverse

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		landscape pattern						
Trees and vegetation	High	Introduction of built form and associated infrastructure in adjacent areas	Canopies and root protection areas protected	Negligible Site Permanent Likely	Minor neutral	None	Negligible	Minor neutral
Landscape Character Area GV4	High	Changes in views and awareness of built form and associated infrastructure within the Site, experienced within the context of the existing settlement	Development sited away from boundaries; restrictions on height; provision of landscape buffers and open space	Low Local Permanent Likely	Minor adverse	None	Low	Minor adverse
Surrey Hills AONB	High	Changes in views	Contextual roof materials	Negligible Regional Permanent Likely	Negligible	None	Negligible	Negligible

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
PR01 – Users of Bridleway 97	High	Built form introduced into the views	Setback of development	High Site Permanent Likely	Major adverse	None	High	Major adverse
PR02 – Users of footpaths south of the Site	High	The Proposed Development would be indiscernible	Restrictions on height	Negligible Local Permanent Likely	Negligible	None	Negligible	Negligible
PR03 – Users of Footpaths in the AONB	High	Glimpses of rooves of the Proposed Development discernible from locations on higher ground	Contextual roof materials	Negligible Regional Permanent Likely	Negligible	None	Negligible	Negligible
POS1 – Visitors to Oxted Burial Ground	Medium	Glimpses of built form, landscaping and boundary treatments. Views would be screened as	Tree planting on boundary	Medium (Low) Local Permanent Likely	Moderate adverse (minor adverse)	None	Medium (Low)	Moderate adverse (minor adverse)

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		the proposed landscaping reaches maturity						
POS2 – Visitors to Saint Marys Church	Medium	Glimpsed views from a small area of the graveyard. Views would be screened as the proposed landscaping reaches maturity	Tree planting on boundary	Low (Negligible) Local Permanent Likely	Minor adverse (Negligible)	None	Low (Negligible)	Minor adverse (Negligible)
POS3 – Visitors to Master Park	Medium	No change	None	Negligible Local Permanent Likely	Negligible	None	Negligible	Negligible
RD01 - Users of Barrow Green Road and Chalkpit Lane	Low	The Proposed Development would be visible from the stretch of Barrow Green	Tree planting on boundary	Medium (Low) Local Permanent Likely	Minor adverse	None	Medium (Low)	Minor adverse

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
		Road which passes the Site and travelling south on Chalkpit Lane. Views would be partially screened as the proposed landscaping reaches maturity						
RD02 - Users of Wheeler Avenue	Low	Open views along the access and glimpses of built form in the wider development beyond the boundary trees	None	Medium Local Permanent Likely	Minor adverse	None	Medium	Minor adverse
RE01 - Residents of	Medium	Assumed views from north-	None	Medium Local	Moderate adverse	None	Medium	Moderate adverse

Receptor/ Affected Group	Sensitivity of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
properties on Wheeler Avenue		facing windows and gardens beyond the boundary trees		Permanent Likely				
RE02 – Residents of properties north and west of the Site	Medium	Glimpsed views from east and south-facing windows and gardens beyond the boundary trees. Views would be partially screened as the proposed landscaping reaches maturity	Tree planting on boundary	Low (negligible) Local Permanent Likely	Minor adverse	None	Low (negligible)	Minor adverse