



EGLEY ROAD
LANDSCAPE AND VISUAL
IMPACT APPRAISAL

Prepared for

WOKING FOOTBALL CLUB

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1. Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA) has been prepared to support the application for full planning permission for the proposed scheme at land at Egley Road, Woking (hereafter referred to as the 'Proposed Development').
- 1.2 The LVIA has been produced by ARC on behalf of Woking Football Club ('the Applicant') and assesses the effect of the Proposed Development on landscape character and visual amenity of the existing land at Egley Road (hereafter referred to as the 'Site') and its surroundings.
- 1.3 The Site is irregular in shape and consists of two fields and a small copse. It is located to the southwest of Woking Town Centre. It is bound to the north by Hoe Valley School; the east by Wyevale Garden Centre; the south by the residential properties associated with the village of Mayford; and, west by a railway line.
- 1.4 The boundary of the Site is set out in **Figure 1 of Appendix A** and the description of development for the Proposed Development comprise:
- 'Redevelopment of the site, following the demolition of the existing building, to provide a health club building (Class D2) incorporating an external swimming pool and tennis/sports courts, the provision of 36 dwelling houses (Class C3) up to a maximum of 3 storeys in height, associated landscaping and car parking and new vehicular access from an existing road serving Hoe Valley School.'*
- 1.5 The appraisal is set out under five sections. Section two provides a summary and approach of the methodology used for the appraisal, followed by section three which assesses the baseline conditions of the Site and the identified study area's landscape character and visual amenity. This establishes the sensitivity of the Site against which the effects of the proposals are assessed.
- 1.6 The fourth section describes the Proposed Development and provides an appraisal of effects of it on the previously established baseline situation. This should be read in conjunction with the Design and Access Statement (DAS) prepared by LRW and consideration has been given to the existing and proposed street scene views and montages submitted alongside the planning application. A summary of findings is set out at the end of the document.
- 1.7 The LVIA is supported by a series of figures and photos, which can be found within **Appendix A**. The relevant planning policy context within which the Proposed Development is considered is set out in full at **Appendix B**.

2. Assessment Methodology

- 2.1 This appraisal has been undertaken in accordance a methodology which draws on best practice guidance as published in the following documents.
- Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013) Also known as GLVIA3.
 - An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014)
 - Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 – September 2019
- 2.2 Whilst GLVIA3 does not advocate a fixed methodology it does provide a number of definitions and suggested approaches which have been drawn on in developing the methodology applied in this appraisal. Full details of these are found in **Appendix C**.
- 2.3 A guiding principle of GLVIA3 is the recognition that professional judgement forms an important part of assessments and in reference to developing a methodology it notes in chapter 2 that *“In all cases there is a need for judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced by others”*.
- 2.4 It goes on to state that landscape professionals *“must be able to take a sufficiently detached and dispassionate view of the proposals in the final assessment of the landscape and visual impact. In carrying out an LVIA the landscape professional must always take an independent stance and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”*.

Summary Methodology

- 2.5 The appraisal is undertaken with a prior understanding of the nature of the Proposed Development and its purpose is to assess how it may affect the landscape and visual amenity of identified receptors. In line with best practice, whilst interrelated, landscape and visual effects are considered separately. A full methodology is found in **Appendix C**, however the following provides a summary of the approach taken in this appraisal.
- 2.6 Through a combination of both a desk based and field study, receptors, which may be affected by the Proposed Development are established. The term ‘landscape receptor’ is used within the LVIA to mean an assemblage of elements (e.g. landscape character areas) that may be affected by the Proposed Development. Whilst ‘visual receptor’ includes the public or community at large, residents, visitors and other groups of viewers and considers the visual amenity of people affected. This appraisal will consider the types of viewers affected, along with the nature of the view and identifies representative views into the Proposed Development.
- 2.7 The first stage of the appraisal is a baseline study which is undertaken to gain a detailed understanding of the existing conditions in and around the Site. Combining desk based research

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and a field study, this reviews existing natural or man-made features and characteristics, including reference, where relevant, to published landscape character assessments. Visual receptors are identified along with representative viewpoints to establish the visibility of the Site. The next stage considers the value of a receptor and its susceptibility to the proposed change; this is used to establish the receptor's sensitivity.

- 2.8 The nature of the Proposed Development is then considered and the effects are described in relation to the landscape receptor or visual receptor. This appraisal considers the Proposed Development at different stages. An overall statement is made regarding the construction phase, and commentary is given regarding the effects at year 1, following completion and then at year 15. This is when any proposed planting has established. The effects can be either positive (beneficial) or negative (adverse) or neutral.

Study Area

- 2.9 The study area includes both the Site and its surrounding wider context at a 750 metre radius from its boundary, as shown in **Figure 1 of Appendix A**. It has been established in relation to the zone of theoretical visibility (ZTV), which is based on a review of topography; surrounding land use; and, vegetation cover during a field study. To support the visual appraisal a series of representative views have been photographed and are included in **Figures 9.1 and 9.3**.

Assumptions and Limitations

- 2.10 The appraisal has been carried out using the proposal drawings and DAS prepared by LRW. The field study was undertaken in Spring 2019 when the trees were not in leaf, which are evident in the representative views. It has also been undertaken based on access to publicly accessible areas; whilst the potential effects from residential properties have been considered, no access was gained and so the appraisal is based on professional judgement based on the nearest publicly accessible location.
- 2.11 This appraisal, where relevant, identifies designated heritage assets and summarises visual effects on any such receptors. The LVIA, however, does not consider heritage setting.

3. Baseline Conditions

- 3.1 This section considers the Site in terms of the physical landscape and its components along with the landscape character and visual amenity from existing receptors. The ‘value’ of each receptor has been considered as part of the baseline study through the desk-based review and the site visit. The findings of this work contribute to the resultant ‘sensitivity’ of each receptor, which is established in Section 4 of this appraisal.

Landscape Designations

- 3.2 Relevant planning policy for the Site is set out in Woking Borough Council’s (WBC) Local Development Documents referenced as Woking 2027. These includes the Core Strategy, which was adopted in 2012, and the Development Management Policies Development Plan Document (DPD), which was adopted in 2016. It also includes the 2016 Proposals Map. WBC are currently preparing a response to the representations made to its final draft of the Site Allocations Development Plan Document in 2018 as part of the Regulation 19 Consultation.

- 3.3 The Site falls within the following relevant planning policy designations identified within the Proposals Map: Green Belt – Policies CS1 and CS6; and, Escarpment and Rising Ground of Landscape Importance – Policy CS24, as illustrated in **Figure 2 of Appendix A**.

- 3.4 Policy CS24: Woking’s landscape and townscape states that

“All development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.”

- 3.5 The supporting text in Paragraph 5.251 goes onto state that:

“Development will not normally be permitted on the slopes of the escarpments which are shown on the Proposals Map, or which would result in a significant reduction in the amount of tree cover. Development on the top of the escarpments will only be permitted where it would not adversely affect the character of the landscape”

- 3.6 This appraisal notes that the Site falls on the lower slopes of the Hook Heath Escarpment.
- 3.7 **Appendix B** provides further details on the national and local planning policy context.

The Site and Study Area

- 3.8 The following features have been identified as contributing to both the landscape character of the Site and its study area. They will also influence the visibility of the Site from the surrounding area.

Site

- 3.9 The Site is irregular in shape and can be split into three landscape parcels, which are also shown in the photos set out in **Figures 3.1 and 3.2 of Appendix A**:

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- a grassed field to the north-west;
 - a cleared field to the north-east; and,
 - to the south a small copse.
- 3.10 In the northeast parcel is a large storage building, which is the only built form on the Site. There is no public access into or through the Site, and it can be accessed from the car park associated with Hoe Valley School.
- 3.11 To the southwest corner of the Site, where Hook Hill Lane crosses the railway via a bridge, the landform drops within the first 10 metres from 36 metres above ordnance datum (AOD) to 32 metres AOD. The remainder of the Site then slopes gradually from this southwest corner to 28 metres AOD in the northeast corner. The Site also contain two spoil heaps of just over 2 metres in height.
- 3.12 As well as the small copse situated to the south of the Site, which contains both semi-mature and mature trees, there is a small groups of semi-mature and mature trees to the north of the Site and two groups along its western boundary, as identified in **Figure 4 of Appendix A**.
- 3.13 An Arboricultural Impact Assessment (AIA) has been produced by the Ecology Consultancy and submitted as part of this planning application. The assessment identified that the Site contains 32 trees, eight groups of trees and one woodland. The Site is covered by a Tree Preservation Orders reference: 626/0154/1973. The AIA establishes that the Site contains two individual trees and a woodland block are classified as 'category A'; 19 trees and seven groups as 'category B'; and 10 trees and one group as 'category C'. The remaining tree was identified as 'category U'.
- 3.14 There are no listed buildings located on the Site and its does not fall within a conservation area
- 3.15 Landscape elements receptors that are considered within this appraisal are illustrated in **Figure 4** and include:
- A - Grassed and cleared field (northern parcel)
 - B - the copse of trees (south)
 - C - group of trees (north)
 - D - groups of trees (west)
- 3.16 The northern parcel is considered to have a low value as the land use is agricultural. Whilst the copse and two groups of trees have a high to medium value, due to their maturity and aesthetic value.
- 3.17 The character of the Site contributes visually to the wider undeveloped Green Belt land area and, to a limited extent due to its positioned on the base of the slope, the escarpment identified in Core Strategy Policy CS24. The existence of Hoe Valley School to the north and the railway line to the west provides an urban influence on the Site's character.

Study Area

- 3.18 The Site is bound to the west by a railway line, which travels at grade from Woking to Guildford. To the north is the recently opened Hoe Valley School, a three storey medium sized foot printed building that includes an athletics track, to the west, and a large surface car park to the east.
- 3.19 The village of Mayford is situated to the south and southeast of the Site. The back gardens of the two storey residential properties that address Hook Hill Lane define its south western boundary along with the road itself. To the south the back gardens of the one storey residential properties associated with Chiltern Close and Egley Road Drive abuts the Site. Wyevale Garden Centre is located on the south eastern boundary.
- 3.20 To the northwest, north and east of the study area are the suburbs of Woking (Hook Heath, Mount Hermon and Westfield, respectively). Hook Heath is divided from the Site by a series of pasture fields; Mount Hermon by Hoe Valley School and an arable field; and, Westfield by the Hoe Valley Linear Park.
- 3.21 The study area's land use comprises of predominately 20th century residential housing that ranges between one to two storeys in height, there are also limited areas of 19th and 21st century residential properties relating to historic routes or recent infill sites. The residential areas are mixed with pockets of small to medium sized educational or leisure sites. A linear park follows the route of the Hoe Stream, a tributary of the River Wey. To the south and northeast of the study area are a series of agricultural fields.
- 3.22 The majority of the Site and the eastern and southern areas of the study area are broadly flat at between 30 and 25 metres AOD with little visible discernible variations. This is due to its position within the Hoe Stream valley floor, a tributary of the River Wey. The landform starts to rise to the northwest of the study area, up to 65 metres AOD at Hook Heath.
- 3.23 The study area has a number of primary roads providing vehicular access around the southwest of Woking and beyond. This includes the A320 (Egley Road) and B380 (Guildford Road and Smart's Heath Road).
- 3.24 Further secondary and tertiary routes, accessed from these primary roads, provide entry to the surrounding residential areas. Situated 2.4 kilometres to the northeast of the Site, outside of the study area, is Woking Train Station, which provides links between London Waterloo and the south coast.
- 3.25 A number of PROW are located within the residential area surrounding the Site. These link with the wider PROW network associated with the Hoe Valley Linear Park and Hook Heath.
- 3.26 PROW within the study area include:

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- PROW link between Egley Road and Westfield, as reference FP53 on the Surrey County Council (SCC) Definitive Map
- PROW link between Saunders Lane and Hook Heath Road, as reference FP30

3.27 Due to the suburban location of the Site and study area, vegetation within the immediate environs is generally limited to the boundary of the agricultural fields and private gardens associated with the residential areas.

3.28 The study area contains a total of ten grade II listed buildings. Three of which are associated with Mayford, four are located within Hook Heath and three within Westfield. To the west is the edge of Fishers Hill, Hook Heath Conservation Area. These heritage assets assist in determining the value of the landscape character receptors and visual receptors.

Baseline Landscape Character

3.29 The following section considers the landscape character in respect of published assessments from national through to the regional level and local landscape and townscape character areas have been developed. A conclusion is provided regarding the sensitivity of the local landscape and townscape character areas.

National Landscape Character – Natural England Character Area

3.30 The Site falls on the edge of National Character Area Profile ‘129 Thames Basin Heaths’. This covers a much wider area and is described in more detailed within **Appendix B**. Whilst it serves to provide useful background and context to the wider area, the scale is such that there would be no notable effect resulting from the Proposed Development and accordingly no further reference will be made within this appraisal.

County Level Landscape Character Area

3.31 SCC’s Surrey Landscape Character Assessment: Woking Borough identifies that the Site and the majority of the study area fall within the Landscape Character Area SS12: Wyke to Mayford Settled and Wooded Sandy Farmland. It identifies that the area is a mix of farmland, woodland and settlements that follow the edge of Built Up Areas.

3.32 The key characteristics relevant to the Site and study area include (summarised):

- *Gently undulating landscape, underlain by Bagshot Formation Sand, Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology.*
- *Drains towards the River Wey in the east via minor watercourses situated in shallow valleys across the area. Winding watercourses include the Hoe Stream, fed by springs, ponds, and ditches.*
- *A mosaic of land uses including areas on intact pastoral and arable field pattern, frequent woodland, including 19th century plantations and copses, and a number of wooded and heathland commons. There are also a small number of golf courses.*

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- *Mixed woodland, tree belts and copses of Oak, Scots Pine and Birch, create a varied and enclosed landscape.*
- *Views are often obscured by tree cover, but there are intermittent framed views. From the eastern end of the character area there are some distant views of the Hogs Back.*
- *There are areas of Open Access Land, and a good network of public rights of way, including the Fox Way Recreational Route, across most parts of the character area, although some areas, such as around the Hoe Stream, have limited formal public access.*
- *Busy 'A' roads cross north-south through the character area, including the A324, A320 and A322. There are winding rural lanes elsewhere, but vehicle access to some large areas, such as between Brook Farm and Crastock Manor, is limited to private tracks.*
- *The Portsmouth Direct railway line passes through the character area, with Worplesdon railway station located towards the middle of the character area, well connected to the public rights of way network.*

3.33 Further information is set described in more detailed within **Appendix B**. The scale of this assessment is such that there would be limited effect resulting from the Proposed Development and accordingly no further reference will be made within this appraisal.

Borough Level Townscape Character Area

3.34 Consideration has been given to Woking Character Study, which splits the built up area of the borough into 30 character areas. The Site itself does not fall within a character area. The study does, however, include the following character areas:

- Character Area 7: Hook Heath (to the northwest, west and southwest);
- Character Area 12: Hook Heath East (to the north)
- Character Area 13: Westfield (to the northeast and east);
- Character Area 14: Mayford Village (to the south)

3.35 These are illustrated in **Figure 5 of Appendix A** and further information is set described in more detailed within **Appendix B**.

Local Level Landscape/Townscape Character Area

3.36 Using the County and Borough level character assessment, along with consideration of aesthetic and perceptual factors, five landscape/townscape character area receptors have been established for the purpose of this appraisal. These are based on a combination of the dominant land use, built form, layout and vegetation and shown in **Figure 6 of Appendix A**.

- Townscape Character Area (TCA) 1 – Mayford
- TCA2 – Hook Heath
- TCA3 – Westfield
- Landscape Character Area (LCA) 1 – Hook Heath Escarpment
- LCA2 – Hoe Valley

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- 3.37 The characteristics of the townscape/landscape character areas have been identified and are summarised below. This includes an assessment of ‘value’ as defined in the methodology set out in **Appendix C**.

TCA1 – Mayford

- 3.38 TCA1 Mayford is situated to the south of the Site. The village developed around the junction of Egley Road, Guildford Road and Smart’s Heath Road in the early 18th century. Two further phases of residential development occurred in the mid 20th century and late 20th century within the area. The former continued to address the key roads and consisted of two storey, detached houses. Whilst the latter was typically infill with small cul-de-sacs that consisted of bungalows and two storey, detached houses.
- 3.39 The predominant land use is residential, with supporting facilities such as a local post office, public house and hairdressers. Wyevale Garden Centre is located to the north of the TCA and a small business park to the southwest. Vegetation is associated with the roads, residential gardens and Mayford Green.
- 3.40 The main roads of Egley Road, Guildford Road and Smart’s Heath Road provide access to Woking and its suburbs and dominate the environment of the TCA. Tertiary access roads provide localised access to the post war, infill, housing. The areas landform is slopes gradually from the west down to the Hoe Stream watercourse in the southeast.
- 3.41 Woking Character Study recognises that the houses that front on to the Egley Road and Guildford Road are generally red brick, with some painted render and a red/brown clay tile or grey slate roofs. Some properties also have exposed timber frames. Some roofs are hipped, whilst others have a single ridge. Behind these houses the infill developments have a very different style of building, with plain red or buff brick along with rendered panels and wooden infill panels or mock Tudor, whilst others are entirely rendered or pebble dashed. Overall, there is a range of façade treatments and materials present within TCA1.
- 3.42 TCA1 Mayford includes three grade II listed buildings, Hunts Farm House, its associated Barn and Sunhill House. It is considered to have a medium value as it is in a generally good condition, with moderate scenic quality and limited potential for substitution within the townscape that surrounds the associated green.

TCA2 – Hook Heath

- 3.43 Located to the northwest of the Site TCA2 Hook Heath was developed in the mid to late 19th century as desirable residential area. It consists of large plots accommodating detached, two storey, houses set within landscaped grounds that provided screening from the road and adjacent properties.

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- 3.44 The land use within the area is residential and, outside of the study area, there are associated leisure uses such as a golf course and tennis club. Long, secondary, residential streets provide access to the properties and smaller cul-de-sacs and crescents. These routes, typically, do not provide an associated pavement and are instead framed by grass verges.
- 3.45 Woking Character Study describe the built form as having a strong Arcadian style and are commonly constructed of buff and red brick, with sections of hung tiles covering the façade. Roofs are predominantly steeply pitched and constructed of dark tiles.
- 3.46 The area of TCA2 Hook Heath that falls within the study area is positioned on the top of an escarpment that looks over Woking and towards the Surrey Hills. A limited section of this TCA falls within the eastern end of the Fisher Hill, Hook Heath Conservation Area. The TCA includes three grade II listed buildings, Broom Cottage, Ivy Cottage and Dunmore Nursery Home. It has a moderate scenic quality and limited potential for substitution and is considered to have a medium value.

TCA3 – Westfield

- 3.47 In contrast to TCA2 Hook Heath and other areas of Woking Westfield developed in a fragmentary fashion as small farms were developed from the late 19th century to the present day, with the majority occurring in the mid 20th century. TCA3 Westfield is positioned to the east of the Site.
- 3.48 Residential is the predominant land use with associated educational and leisure facilities. It is served by the B380 and secondary residential streets are fairly linear cul-de-sacs with gentle curves. The majority of these roads have a grass verge and footpaths on both sides.
- 3.49 Built form is typically two storey, detached and semi-detached, residential houses with some short terraces associated with late 20th and early 21st century infill development. There are also a large number of bungalows within TCA3 Westfield.
- 3.50 Woking Character Study establishes that brickwork is usually red or dark brown, with many properties having red/brown hung tiles or panels of white/cream render. Roofs are hipped with red clay tiles or dark brown concrete tiles. Some are two storey canted bay windows with pitched roofs. Bungalows have often had living space created in their lofts, some through the addition of roof dormers. In some instances buff or red/brown brick is used for the late 20th and early 21st century infill development, with the upper storey has painted render or inset panels of hung tiles or painted wood a shallow pitched roofs.
- 3.51 TCA3 Westfield includes four grade II listed buildings, Ellis Farm House, Walnut Tree Cottage, the Old Cottage and Bridge and Gabriel Cottage, remanence of the areas historic past. It is considered to have a medium value as it moderate to low condition and scenic quality.

LCA1 – Hook Heath Escarpment

- 3.52 The Site falls within the southern area of LCA1 Hook Heath Escarpment, which is characterised by its sloping topography. The landform within the area slopes from around 45 metres AOD to the northwest to 30 metres AOD at the Egley Road to the east.
- 3.53 It includes fields that are used as paddocks or for arable plants or have been left for grazing. These fields are typically bound with mature trees or hedgerows. It also comprises of the recent development of Hoe Valley School, which is three storeys in height and has a medium sized footprint along with a large surface car park.
- 3.54 Other than the Hook Hill Lane and the railway line that pass through the area and the PROW FP30, positioned to the west, there is limited public accessibility to the area.
- 3.55 LCA1 is considered to have a medium value as, overall, it is in a good condition, with moderate importance and its north western area provides a buffer between the suburbs of Hook Heath and Westfield.

LCA2 - Hoe Valley

- 3.56 LCA2 - Hoe Valley is situated to the east of the Site and is relatively flat. The area includes Mayford Meadows Nature Reserve. The corridor of the Hoe Stream and the majority of the area includes self seeded vegetation and mature trees. Public access to the river is provided by PROW FP53, which runs from the southwest to the northeast and informal footpaths.
- 3.57 No built form is located within the area. It is, however, influenced by the built form that frames it in sections to the north, east and southwest.
- 3.58 LCA2 has limited public access through designated and undesignated footpaths and is considered to have a low value due to its poor condition and limited scenic quality.

Baseline Visual Appraisal

- 3.59 The first stage of the baseline visual appraisal is to establish the ZTV of the Site, in other words, the extent of the area from which the Site is visible. This is done through a combination of desk-based work, assessing the surrounding topography from maps and field studies where the visual receptors are confirmed. The second stage considers the Site's visibility from the surrounding study area through an appraisal of each identified visual receptor to establish the nature of the view and to what extent it contributes to it.

Stage 1 – Site visibility

- 3.60 Following the desk based review of local OS mapping, a field study was undertaken on 25 February and 26 March 2019. The visibility was good during these visits. This study established the visibility of the Site and a number of visual receptors were identified (refer to stage 2).
- 3.61 The extent of existing visibility is summarised below and illustrated within the photos set out in **Figures 3.1 and 3.2**. These illustrate its immediate context.
- Open views to the Hoe Valley School, to the north, and the railway line, to the west.
 - Partial views to the residential properties associated with Hook Hill Lane, Chiltern Close and Egley Drive, to the south, along with a section of Hook Hill Lane.
 - Glimpsed views to the residential properties associated with Egley Road, to the east, and Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close, to the west.
 - Limited glimpsed views from the Even number properties from no. 2 to 20 Hillside that have windows that are orientated towards the Site.
- 3.62 Overall, the Site’s fields are visible from the north, east and west, whilst the trees associated with the small copse can also be seen from these areas along with Mayford to the south.

Stage 2 –Appraisal of baseline views

- 3.63 The visual receptors identified at stage 1 can be sub-divided into the following groups with relevant abbreviations referred to in subsequent sections of this appraisal.
- Residents – eg those within residential properties. (RE)
 - Road Users eg those travelling in cars, commercial vehicles or on public transport. (RD)
 - Users of Public Rights of Way (PRoW) eg walkers and horse riders (PR)
 - Other e.g. places of work or education facilities
- 3.64 The following section describes typical views from each of the visual receptors identified during the day. Where relevant and to avoid repetition, some receptors have been placed within groups, generally relating to geographical proximity. This includes an appraisal of the scenic quality of the views, the extent and contribution the Site makes within the view and the value attached to the view. The visual receptors are illustrated in **Figure 7** and a series of representative views are set out **Figure 8** from the points shown in **Figures 9.1 to 9.3**.
- 3.65 Representative views 1 and 2 have been tested as verified views within **Appendix D** of this LVIA
- PR01 - SCC ref: FP30**
- 3.66 Situated to the west of the Site this PRoW runs between Saunders Lane and Hook Heath Lane. Due to the treed nature no views can be gained to the Site in the summer or winter. The scenic quality of this view is moderate and its overall value is assessed as being medium to low.

PR02 SCC ref: FP53

- 3.67 Located to the east of the Site the PRoW runs from Drakes Way through Hoe Valley Linear Park and into the Westfield residential area. A limited glimpsed view can be gained from the western end of this PRoW to the small copse of trees within the southern parcel of the Site, behind the Wyevale Garden Centre (as shown in representative view 1 of **Figure 9.1**). The scenic quality of this view is moderate and its overall value is assessed as being medium to low.

POS01 – Mayford Green

- 3.68 Associated with centre of Mayford this small area of public open space provides an informal area of play. Intervening built form prevents the majority of the view to the Site, but glimpsed views can be gained to the small copse of trees within the southern parcel of the Site, behind the residential properties along Hook Hill Road (as illustrated in representative view 6 of **Figure 9.2**). The scenic quality from this is high to moderate and the value of the views from this visual receptor is considered to be medium.

RE01 - Properties associated with Hook Hill Lane

- 3.69 These two storey residential properties fall to the south of the Site and the associated back gardens define its boundary. Partial views of the small copse of trees are likely to be gained from the ground and first floor windows that overlook the Site. The scenic quality of the overall view from these properties is moderate and the value of the views from these visual receptors is considered to be medium.

RE02 - Properties associated with Chiltern Close and RE03 – Properties associated with Egley Drive

- 3.70 Positioned to the southeast of the Site the associated back gardens of the one storey residential properties associated with Chiltern Close and Egley Drive define its boundary. It is considered that, subject to the boundary treatment, partial to glimpsed views of the Site's small copse of trees can be gained from the ground floor windows that overlook the Site. The scenic quality of the overall view from these properties is moderate and the value of the views from these visual receptors is considered to be medium to low.

RE04 - Properties associated with Egley Road

- 3.71 The properties that address Egley Road, to the east of the Site, range in height from one to two storeys. It is considered that limited glimpsed views are likely to be possible from the ground floor of the properties to the Site's small copse of trees. This view will increase to being glimpsed from the first floor of the two storey properties. The scenic quality of the overall view from these

properties is moderate and the value of the views from these visual receptors is considered to be medium to low.

RE05 – Even number properties from no. 2 to 20 Hillside

- 3.72 Situated to the north of the Site these residential properties back onto an agricultural field on the slopes of the Hook Heath Escarpment. It is considered that limited glimpsed views are likely to be possible from the upper floor of the properties where the windows are orientated towards the Site. The visibility is likely to reduce in the summer when the trees associated with the agricultural field are in leaf. The scenic quality of the overall view from these properties is moderate and the value of the views from these visual receptors is considered to be medium.

RE06 – Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close

- 3.73 Located on the Hook Heath Escarpment it is considered that these residential properties have panoramic views of the southern suburbs of Woking and the Surrey Hills (as demonstrated in representative view 8 of **Figure 9.3**). Partial views of the Site are likely to be gained from the ground and first floor windows that overlook the Site. The scenic quality of the overall view from these properties is good and the value of the views from these visual receptors is considered to be high to medium.

RE07– Hook Heath Properties, RE08- Westfield Properties, RE09- Mayford South Properties and RE10-Prey Heath Properties

- 3.74 These residential dwellings have varied views, however, the Site and its associated features are not visible due to either the intervening built form or vegetation. The value of the views from these visual receptors is considered to vary between high to medium and medium to low, subject to the scenic quality afforded by the land form.

OB01 Hoe Valley School and associated facilities

- 3.75 Pupils, staff and visitors to the school and sports facilities will have views to the Site from windows are orientated towards it, the parking area and the sports ground. The scenic quality is moderate and the value of the views from these visual receptors is considered to be medium.

OB02 Wyevale Garden Centre

- 3.76 The layout and low scale nature of the garden centre means that only views to the Site’s small copse can be gained from areas outside such as the surface car park. The garden centre’s western boundary fence orientates the majority of the views out from this receptor to the Egley Road to the east. The scenic quality views from this property is moderate to low and the value of the views from this visual receptors is considered to be low.

TR01 - Egley Road (A320)

- 3.77 Running from the north of the study area to the south Egley Road provides a primary route into Woking Town Centre from villages that surround it to the southwest, such as Mayford, and Guildford. There are glimpsed to partial views of the Site and its features from a limited stretch between Hoe Valley School (OB01) and Wyevale Garden Centre (OB02), (as illustrated in representative views 3, 4 and 5 of **Figure 9.1**). The scenic quality of the overall view from this road is moderate to low and the value of the views from these visual receptors is considered to be medium to low.

TR02 - Hook Hill Lane

- 3.78 Hook Hill Lane provides an east to west link from Mayford Green up to the residential area of Hook Heath. Intervening built form and vegetation prevents or filters views to the Site and its associated features (as demonstrated in representative views 2 and 7 of **Figures 9.1 and 9.2**). The scenic quality of the view is moderate and the value is assessed as medium.

TR03 - Railway line

- 3.79 A fleeting open view will be gained from trains using the railway line to the west of the Site. These will be experienced as part of a kinetic view. The scenic quality is moderate and the value of the views from this visual receptors is considered to be medium.

TR04 – Guildford Road

- 3.80 A limited glimpsed view can be gained from the western end of this road to the small copse of trees within the southern parcel of the Site. The scenic quality of this view is moderate to low and its overall value is assessed as being medium to low.

TR05 – Smarts Heath Road and TR06 – Saunders Lane

- 3.81 The majority of the visibility from these roads is restricted by the mature hedgerows that run alongside them. Glimpsed views can be gained out through driveway or field access gates to the adjacent built form or fields. the Site and its associated features are not visible due to either the intervening built form or vegetation. The value of the views from these visual receptors is considered to be low.

4. Appraisal of the Effects of Proposed Development

Introduction

- 4.1 This section considers how the Proposed Development, described below and illustrated in the accompanying supporting planning application documents, will affect the receptors identified in the baseline study. The first part of this section describes the anticipated effects relating to the Site and the wider landscape character. The second part describes the effects on the visual receptors.
- 4.2 To assist in defining the effects, the sensitivity of the landscape character and visual receptors is considered. As outlined in the methodology, sensitivity is determined by combining assessments of value (set out in section 4 above), and an appraisal of the susceptibility of the receptors to the proposed development. The findings for each are set out in **Table 4.1**.
- 4.3 For each receptor, the magnitude of change resulting from the Proposed Development is then described. The magnitude of change, upon completion of the Proposed Development, considers the effects in terms of duration, reversibility, geographical extent and size or scale. The Proposed Development is considered to be long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed further.

Description of Proposals

- 4.4 The Proposed Development is seeking detailed planning consent for a Leisure Club and 36 homes. The main vehicular, cycle and pedestrian access is taken from Egley Road, to the east.
- 4.5 The AIA establishes that to accommodate the Proposed Development approximately 25% of the northern edge of the category A woodland group are to be removed along with two trees and three groups recognised as category B and three trees and one groups identified as category C. This is due to the trees because they are situated within the footprints of proposed structures or surfaces, or because they are too close to be retained.
- 4.6 The supporting Design and Access Statement, prepared by LRW, illustrates how the Proposed Development has considered and designed in response to the Site's opportunities and constraints and its context. Throughout the process of developing the design, consultation has been undertaken with local stakeholders and WBC Officers.
- 4.7 The Leisure Club is located to the west of the Site and its curved roof form was based on a response to the tree line of the adjacent woodland. It is circa three storeys in overall height. The base of the building is clad in brick with timber and metal panelling above.
- 4.8 Positioned to the east of the Site, the houses are three storeys in height. The houses facades include a mixture of gable fronts and varied window sizes, brick and timber effect facades, and

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contrasting coloured roofs. Further information on the scale, massing and appearance of the houses is set out within section 5.3 of the Design and Access Statement.

- 4.9 Section 6 of the Design and Access Statement sets out the Landscape Strategy which provides a simple and complimentary hard and soft palette. This strategy retains a number of the mature field trees within the Leisure Club car park and along the western boundary.
- 4.10 It is understood that the construction will take place in one phase over a 15-18 month period and that planting of trees will occur within the first planting season following completion of the construction works. Working hours and construction traffic will be controlled through a Construction Environmental Management Plan which will advocate best practice in the management of the Site and its access during the construction period.

Effects on Landscape Elements and Character

- 4.11 The following section considers the effects of the Proposed Development on landscape character at site level and at the wider regional level. Definitions and criteria used are found in **Appendix B**.

Landscape Elements

- 4.12 The northern parcel of the Site shown in **Figure 4** will be cleared, along with the removal of broadly a quarter of the small copse, five trees and four groups of trees, to facilitate the Proposed Development. The northern and western category A trees will, however, be retained within the Proposed Development's layout.
- 4.13 Some localised regrading may be required to facilitate the development, but the underlying topography of the Site and surrounding area will remain unaffected.
- 4.14 The Proposed Development will directly effect the identified landscape elements and will have a permanent, high magnitude of change to the clearance and development of the northern parcel. This results in a **moderate** and **adverse** effect. Its value, susceptibility to change and sensitivity are summarised in **Table 4.1**.
- 4.15 Overall it is considered that the Propose Development will have a direct, permanent, medium magnitude of change to the copse of trees to the south and the group of trees to the north, and a direct, permanent, low magnitude of change to the groups of trees located on the western boundary. This will result in either a **moderate** or **minor** and **adverse** effect, respectively.

Local Landscape Character

- 4.16 The following section considers the effects of the Proposed Development on landscape/townscape character at the local level. Definitions and criteria used are found in the methodology set out in **Appendix B**.

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- 4.17 There will be temporary, localised effects during the construction phase caused by additional larger vehicles, deliveries, cranes and plant etc. These effects are considered to be negative, however they will be short-lived and temporary in nature and are not considered further.
- 4.18 The Site falls within ‘LCA1: Hook Heath Escarpment’. This has been recognised as having a medium value within the baseline section of this appraisal. The Proposed Development would result in the Site changing from an area of partially open land with a storage structure to a contained development. The scale, form and materials of the Proposed Development’s buildings would reflect the character of the adjacent Hoe Valley School. The layout incorporates the retained copse and enhanced boundary vegetation, which will help to assimilate the Proposed Development into the wider landscape.
- 4.19 It is considered that LCA1 will be tolerant to change of the type proposed and has a medium susceptibility to the change proposed, as defined in the methodology set out in **Appendix B**. Through assessing the ‘value’ and ‘susceptibility to change’ it is concluded that LCA1 has a medium sensitivity to the Proposed Development. Overall it is considered that the Proposed Development will have a direct, permanent, medium magnitude of change to LCA1 resulting in a **moderate** and **adverse** effect.
- 4.20 The Proposed Development indirectly effects areas of ‘TCA1: Mayford’ and ‘LCA2: Hoe Valley’ the areas of which are located close to the Site and from which partial to no views are possible. It will have an indirect, permanent, low magnitude of change on both areas. This results in a **moderate to minor** and **adverse** effect on TCA1 and a **minor** and **adverse** effect on LCA2. Their value, susceptibility to change and sensitivity are summarised in **Table 4.1**.
- 4.21 The Proposed Development will not result in any magnitude of change or effect on ‘TCA2: Hook Heath’ or ‘TCA3: Westfield’.

Effects on Visual Receptors

- 4.22 The Proposed Development will result in irreversible changes to the Site and views towards it from the identified visual receptors may change with the addition of built form where currently there is none. This section sets out the assessment of potential effects of the Proposed Development on the visual receptors identified in section 4. The assessment considers the potential effects at year 1 and at year 15 when proposed planting should have reached maturity.
- 4.23 In undertaking this visual appraisal consideration has been given to the field photography of the representative views set out within **Figures 9.1 to 9.3** of **Appendix A**. Also the two verified views from representative views 1 and 2 in **Appendix D**. The latter illustrates the Proposed Development Leisure Club and its associated structures as a green wireline and the residential properties as a cyan wireline. An estimation has been provided within representative view 2 to illustrate the

proportion of the copse that will be removed to accommodate the Proposed Development. This is illustrated using a transparent hatch.

4.24 The verified views provide two-dimensional representations of a complex scenic experience and as such are indicative. They have, however, been chosen to give an impression of the maximum effect of the Proposed Development in the viewing experience. These views are kinetic and variable in nature when experienced within the landscape.

4.25 The imagery is no substitute for the actual visual experience from a representative view. It is essential when considering these views that the individual is aware of the viewing experience at each location and to be aware of traffic noise and movement, weather, the surrounding buildings and any other similar matters. It is therefore recommended that this document is taken on-site to fully appreciate the nature of the viewing experience in each representative view location.

4.26 Through appraising the Proposed Development, it is considered that the following visual receptor's views, at both 1 and 15 years, magnitude of change is assessed as either being negligible or none, with the Proposed Development having no effect within their views. The following visual receptors are not discussed further:

- POS01: Mayford Green
- RE07: Hook Heath Properties
- RE08: Westfield Properties
- RE09: Mayford South Properties
- RE10: Prey Heath Properties
- TR04: Guildford Road
- TR05: Smarts Heath Road
- TR06: Saunders Lane

4.27 **Table 4.1** provides a summary of the findings relating to the nature of the visual receptors, their sensitivity and the magnitude of change resulting from the Proposed Development. Where effects are identified, consideration has been given to whether they are adverse, beneficial or neutral. The full definitions for these effects are found in **Appendix B**.

4.28 The following provides a summary of the effects for the key receptors / receptor groups in the first year of operation. Where relevant, further consideration is given to what this view will change in the 15 year of operation, once the landscape strategy has matured.

PR01 WBC ref: FP30

Appraisal of Sensitivity

4.29 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium to low and the sensitivity is therefore judged to be medium.

Effect of Proposed Developments

- 4.30 A limited glimpsed view is likely to be gained through the treed landscape to the upper floors of the Proposed Development's Leisure Club from the southern section of this footpath in eth winter. The building will be read in conjunction with the existing built form of Mayford and Hoe Valley School. The views are likely to be reduced in summer, when the vegetation is in leaf. The Proposed Development's magnitude of change in the view from this visual receptor is assessed as being negligible. Combining this with the sensitivity of the visual receptors results in a **minor** and **neutral** effect within the views from it at year one.
- 4.31 With the landscape strategy maturing after 15 years it is considered that the views will be reduced to the Proposed Development. The magnitude of change in the view from these visual receptors will, however, remain negligible resulting in a **minor** and **neutral** effect.

PR02 WBC ref: FP53

Appraisal of Sensitivity

- 4.32 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium to low and the sensitivity is therefore judged to be medium.

Effect of Proposed Developments

- 4.33 A glimpsed view is likely to be gained to the northern and eastern façades of the Proposed Development's residential area and Leisure Club in the winter from the western entrance of this footpath. This visibility is illustrated in the verified view set out within **Appendix D** of this appraisal from representative view 1. The views are likely to be reduced in summer, when the mature trees present in the foreground are in leaf.
- 4.34 The Proposed Development's magnitude of change in the view from this visual receptor is assessed as being low to negligible. Combining this with the sensitivity of the visual receptors results in a **minor** and **neutral** within the views from it at year one and at 15 years.

RE01 - Properties associated with Hook Hill Lane

Appraisal of Sensitivity

- 4.35 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium and the sensitivity is therefore judged to be high to medium.

Effect of Proposed Developments

4.36 Following construction, the Proposed Developments residential properties and Leisure Club are likely to be either partially or glimpsed through the retained copse of trees from the windows associated with these properties that are orientated towards the Site and the back garden, in the winter. The visibility of the Proposed Development is likely to be reduced in summer, when the mature trees associated with the copse are in leaf.

4.37 The Proposed Development's magnitude of change in the view from this visual receptor is assessed as being high to medium. Combining this with the sensitivity of the visual receptor results in a **major to moderate** and **adverse** effect within the views from it at year one and year 15.

RE02 - Properties associated with Chiltern Close and RE03 – Properties associated with Egley Drive

Appraisal of Sensitivity

4.38 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium to low and the sensitivity is therefore judged to be medium.

Effect of Proposed Developments

4.39 It is considered that glimpsed views are likely to be gained to elements of the Proposed Development from these properties through the retained copse of trees, in the winter. The visibility of the Proposed Development is likely to be reduced in summer. Its magnitude of change in the view from these visual receptors are assessed as being medium. Combining this with the sensitivity of the visual receptor results in a **moderate** and **adverse** effect within the views from it at both year one and year 15.

RE04 - Properties associated with Egley Road

Appraisal of Sensitivity

4.40 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium to low and the sensitivity is therefore judged to be medium.

Effect of Proposed Developments

4.41 The Proposed Development's residential properties and, to a limited extent, the Leisure Club, will be visible from the windows associated with these properties. The proposed buildings reflect the material palette of the existing built form present within the local area. The Proposed Development's magnitude of change in the views is assessed as being medium. Combining this

with the sensitivity of these visual receptors results in a **moderate** and **adverse** effect within the views at year one and year 15.

RE05 – Even number properties from no. 2 to 20 Hillside

Appraisal of Sensitivity

4.42 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as medium and the sensitivity is therefore judged to be high to medium.

Effect of Proposed Developments

4.43 It is considered that a limited glimpsed view is likely to be gained to the Proposed Development’s Leisure Club and residential properties from the windows of the properties that face the Site behind the existing built form of Hoe Valley School. The Proposed Development’s magnitude of change in the view from these visual receptors are assessed as being low. Combining this with the sensitivity of the visual receptor results in a **minor** and **adverse** effect within the views from it at year one and year 15.

RE06 – Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close

Appraisal of Sensitivity

4.44 The susceptibility to the effects of the Proposed Development is considered to be high. The value was assessed in the baseline section as high to medium and the sensitivity is therefore judged to be high.

Effect of Proposed Developments

4.45 A glimpsed view is likely to be gained to the Proposed Development’s Leisure Club from the properties that face the Site. The built form will be read in conjunction with Hoe Valley School and is of similar height and mass. It’s magnitude of change in the view from these visual receptors are assessed as being low. Combining this with the sensitivity of the visual receptor results in a **moderate** and **adverse** effect within the views from it at year one and year 15.

4.46 This visibility is illustrated in the verified view set out within **Appendix D** of this appraisal from representative view 2. Although the view is taken from a position closer to the Site.

OB01 Hoe Valley School and associated facilities and OB02 Wyevale Garden Centre

Appraisal of Sensitivity

- 4.47 The susceptibility to the effects of the Proposed Development is considered to be low. The value was assessed in the baseline section as medium or low and the sensitivity is therefore judged to be medium to low.

Effect of Proposed Developments

- 4.48 Open views will be possible to the Leisure Club and residential properties associated with Proposed Development from the receptor by virtue of its position to the Site. The Proposed Development's façade materials reflect the palette of the school building and the surrounding context. The Scheme Proposal's magnitude of change in the view from this visual receptor is assessed as being high to medium. Combining this with the sensitivity of the visual receptor results in a **moderate** and **adverse** effect within the views from it at year one and year 15.

TR01 - Egley Road

Appraisal of Sensitivity

- 4.49 The susceptibility to the effects of the Proposed Development is considered to be low. The value was assessed in the baseline section as medium to low and the sensitivity is therefore judged to be low.

Effect of Proposed Developments

- 4.50 Following construction, the Proposed Development will be visible from sections of this road. Moving away from the Site, intervening vegetation will block the majority of views to it in the middle distance. The Proposed Development's magnitude of change in the views is assessed as being medium. Combining this with the sensitivity of these visual receptors results in a **moderate to minor** and **adverse** effect within the views at year one and year 15.

TR02 - Hook Hill Lane

Appraisal of Sensitivity

- 4.51 The susceptibility to the effects of the Proposed Development is considered to be low. The value was assessed in the baseline section as medium and the sensitivity is therefore judged to be medium to low.

Effect of Proposed Developments

- 4.52 A glimpsed view is likely to be gained to the Proposed Development's Leisure Club from sections of this road in the winter. The built form will be read in conjunction with Hoe Valley School and is

of similar height and mass. This visibility is illustrated in the verified view set out within **Appendix D** of this appraisal from representative view 2.

- 4.53 The Proposed Development's magnitude of change in the view from these visual receptors are assessed as being low. Combining this with the sensitivity of the visual receptor results in a **moderate** and **adverse** effect within the views from it at year one and year 15.

TR03 - Railway line

Appraisal of Sensitivity

- 4.54 The susceptibility to the effects of the Proposed Development is considered to be low. The value was assessed in the baseline section as low and the sensitivity is therefore judged to be low.

Effect of Proposed Developments

- 4.55 A fleeting glimpsed view is likely to be gained to the Proposed Development's Leisure Club from a small section of the railway line. The built form will be read in conjunction with Hoe Valley School and is of similar height and mass. The Proposed Development's magnitude of change in the view from these visual receptors are assessed as being medium. Combining this with the sensitivity of the visual receptor results in a **moderate** and **adverse** effect within the views from it at year one and year 15.
- 4.56 **Table 4.1** below provides a summary of the sensitivity of the landscape elements, landscape and townscape character area and visual receptors, the magnitude of change resulting from the Proposed Development and the effects of the Proposed Development at year 1 and at year 15.

Table 4.1: Summary of effects

Receptor		Sensitivity	Magnitude of change		Effects	
			Year 1	Year 15	Year 1	Year 15
Landscape Elements						
A.	Grassed and cleared field (northern parcel)	Low	High	High	Moderate / Adverse	Moderate / Adverse
B.	Copse of trees (south)	High to medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
C.	Group of trees (north)	High to medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
D.	Groups of trees (west)	Medium to low	Low	Low	Minor / Adverse	Minor / Adverse
Landscape and Townscape Character Areas						
TCA1	Mayford	Medium	Low	Low	Moderate to minor / Adverse	Moderate to minor / Adverse
TCA2	Hook Heath	Medium	None	None	n/a	n/a
TCA3	Westfield	Medium to low	None	None	n/a	n/a
LCA1	Hook Heath Escarpment	Medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
LCA2	Hoe Valley	Medium to low	Low	Low	Minor / Adverse	Minor / Adverse
Visual Receptors						
PR01	FP30	Medium	Negligible	Negligible	Minor / Neutral	Minor / Neutral
PR02	FP53	Medium	Low to negligible	Low to negligible	Minor / Adverse	Minor / Adverse
POS01	Mayford Green	High to medium	None	None	n/a	n/a
RE01	Properties associated with Hook Hill Lane	High to medium	High to medium	High to medium	Major moderate / Adverse	Major moderate / Adverse
RE02	Properties associated with Chiltern Close	Medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
RE03	Properties associated with Egley Drive	Medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
RE04	Properties associated with Egley Road	Medium	Medium	Medium	Moderate / Adverse	Moderate / Adverse
RE05	Even number properties from no. 2 to 20 Hillside	High to medium	Low	Low	Minor / Adverse	Minor / Adverse
RE06	Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close	High	Low	Low	Moderate / Adverse	Moderate / Adverse

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Receptor		Sensitivity	Magnitude of change		Effects	
			Year 1	Year 15	Year 1	Year 15
RE07	Hook Heath Properties	High	None	None	n/a	n/a
RE08	Westfield Properties	Medium	None	None	n/a	n/a
RE09	Mayford South Properties	Medium	None	None	n/a	n/a
RE10	Prey Heath Properties	High	None	None	n/a	n/a
OB01	Hoe Valley School and associated facilities	Medium to low	High to medium	High to medium	Moderate / Adverse	Moderate / Adverse
OB02	Wyevale Garden Centre	Low	High to medium	High to medium	Moderate / Adverse	Moderate / Adverse
TR01	Egley Road	Low	Medium	Medium	Moderate to minor / Adverse	Moderate to minor / Adverse
TR02	Hook Hill Lane	Medium to low	Medium	Medium	Moderate / Adverse	Moderate / Adverse
TR03	Railway line	Medium to low	Medium	Medium	Moderate / Adverse	Moderate / Adverse
TR04	Guildford Road	Low	None	None	n/a	n/a
TR05	Smarts Heath Road	Low	None	None	n/a	n/a
TR06	Saunders Lane	Low	None	None	n/a	n/a

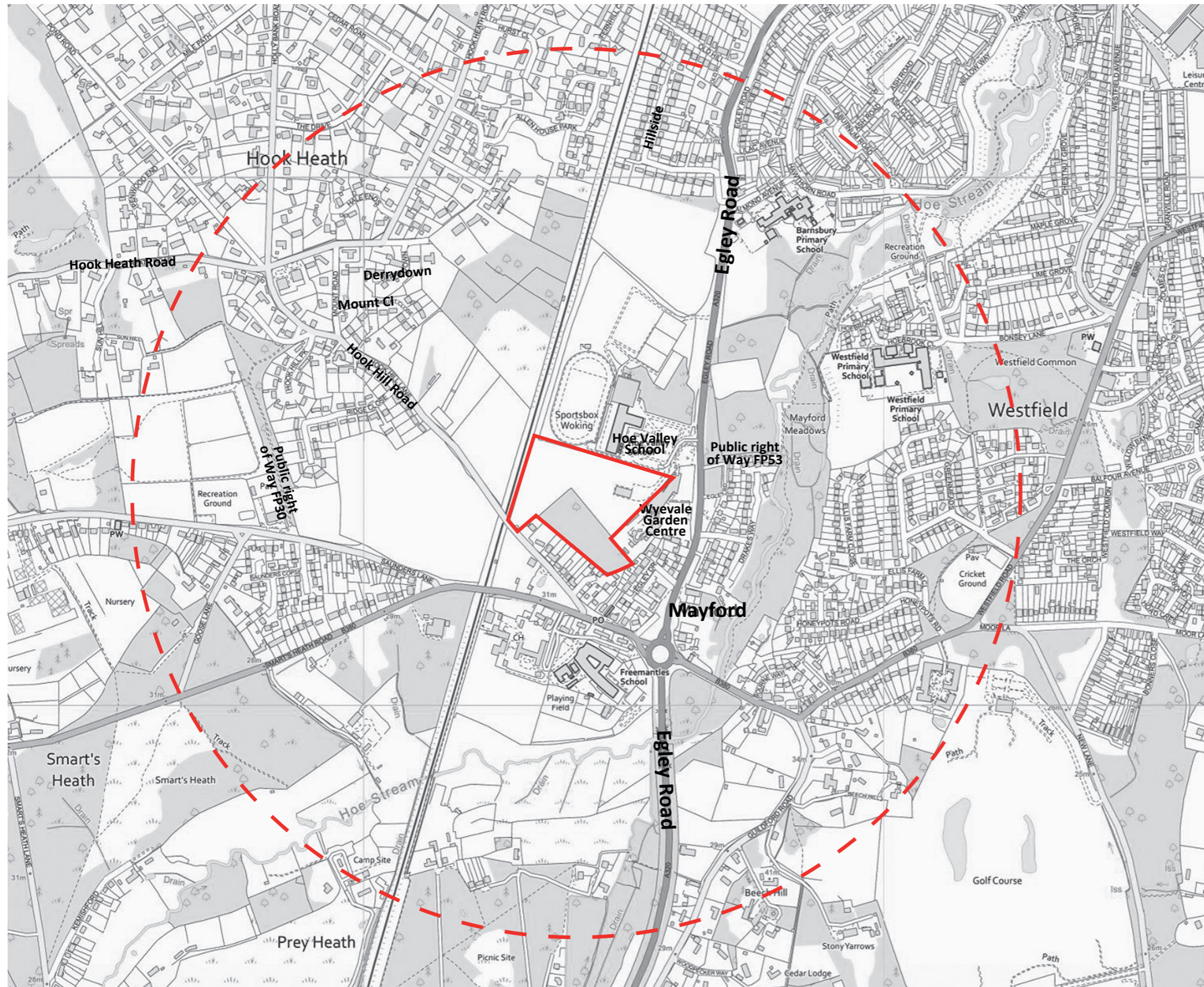
5. Summary and Conclusions

- 5.1 This appraisal is based on a thorough study of the Site and its landscape and townscape context. Through understanding these features and resources, a robust appraisal of the potential effects of the Proposed Development on landscape elements; landscape and townscape character; and, visual amenity has been undertaken in line with good practice principles and planning policy.
- 5.2 The Site consists of two fields and a small copse. The Site is covered by a Tree Preservation Orders reference: 626/0154/1973. It is irregular in shape and accessed via Egley Road. It is located to the southwest of Woking Town Centre. It is bound to the north by Hoe Valley School; the east by Wyevale Garden Centre; the south by the residential properties associated with the village of Mayford; and, west by a railway line.
- 3.82 Landscape elements receptors that are considered within this appraisal are illustrated in **Figure 4** and include:
- A - Grassed and cleared field (northern parcel)
 - B - the copse of trees (south)
 - C - group of trees (north)
 - D - groups of trees (west)
- 5.3 Using the County and Borough level character assessment, along with consideration of aesthetic and perceptual factors, five landscape/townscape character area receptors have been established. These are based on a combination of the dominant land use, built form, layout and vegetation and shown in **Figure 6**. The Site falls within the LCA1. Hook Heath Escarpment.
- TCA 1 – Mayford
 - TCA2 – Hook Heath
 - TCA3 – Westfield
 - LCA1 – Hook Heath Escarpment
 - LCA2 – Hoe Valley
- 5.4 The extent of the Site's existing visibility is influence by the landform, vegetation and built form and is limited to its immediate context of around 500 metres. In summary it is considerate that open views will be possible from the Hoe Valley School, to the north, and fleeting open views from the railway line, to the west.
- 5.5 Partial views will be possible from the residential properties associated with Hook Hill Lane, Chiltern Close and Egley Drive, to the south, along with a section of Hook Hill Lane. Whilst glimpsed views from the residential properties associated with Egley Road, to the east, and Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close, to the west. From the even number properties from no. 2 to 20 Hillside limited glimpsed views may be possible from windows that are orientated towards the Site.


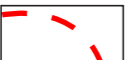
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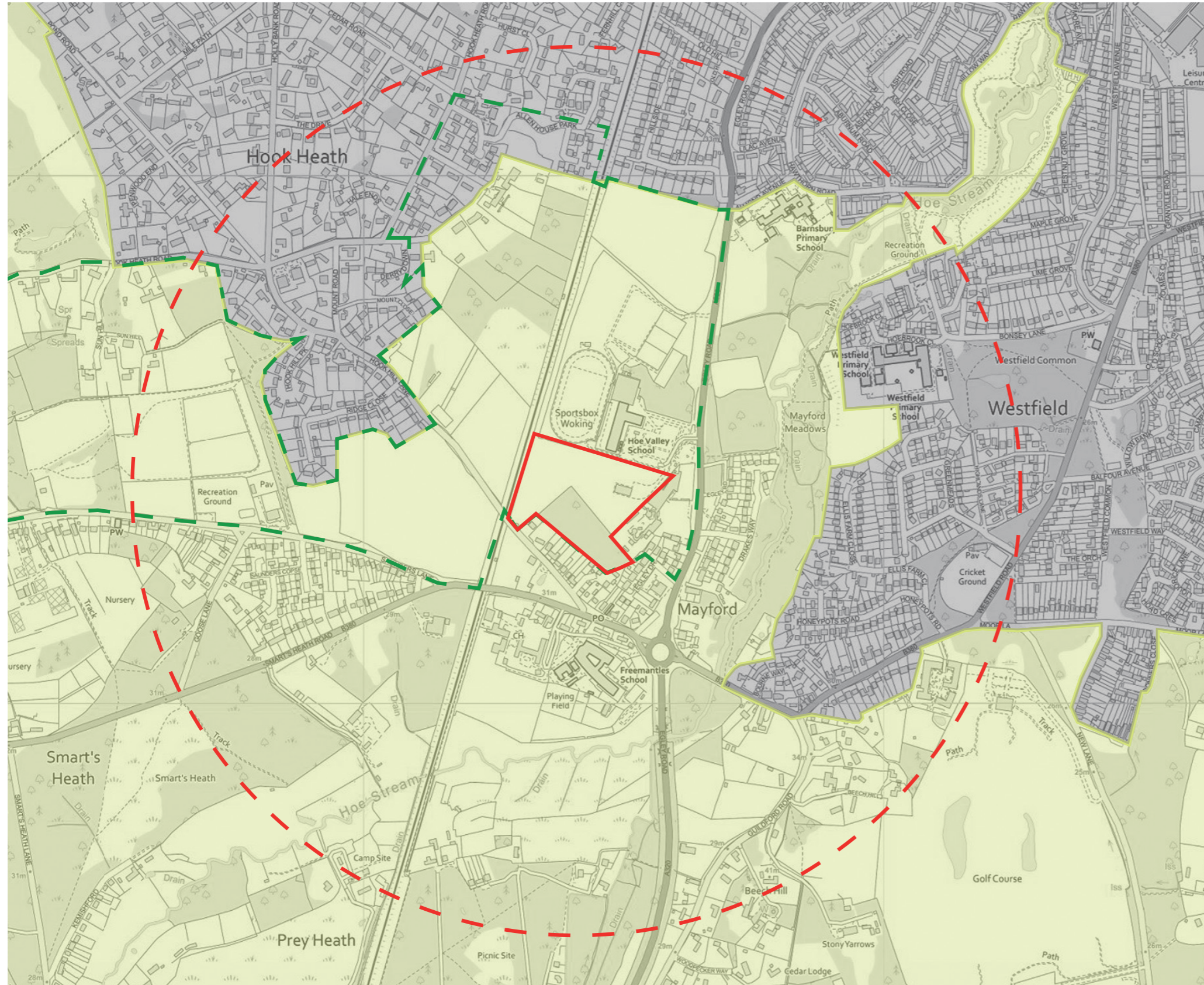
- 5.6 Visual receptors are illustrated in **Figure 7** and a series of representative views are set out **Figure 8** from the points shown in **Figures 9.1 to 9.3**.
- 5.7 The Proposed Development is seeking detailed planning consent for a Leisure Club and 36 homes of up to three storeys in height. The main vehicular, cycle and pedestrian access is taken from Egley Road, to the east.
- 5.8 No major and adverse effects on landscape character and visual amenity are predicted following the implementation and establishment of the Proposed Development. Following establishment of the landscape strategy after a 15 year period the following effects will occur:
- Major to moderate and adverse: RE01. Properties associated with Hook Hill Lane
 - Moderate and adverse: A. Grassed and cleared field (northern parcel); B. Copse of trees (south); C. Group of trees (north); LCA1. Hook Heath Escarpment; RE02. Properties associated with Chiltern Close; RE03. Properties associated with Egley Drive; RE04. Properties associated with Egley Road; RE06. Hook Hill Farm, The Wendy House and no. 9 and 10 Mount Close; OB01. Hoe Valley School and associated facilities; OB02. Wyevale Garden Centre; TR02. Hook Hill Lane; and, TR03. Railway Line.
 - Moderate to minor and adverse TCA1. Mayford and TR01. Egley Road;
 - Minor and adverse or neutral: C. Groups of trees (west); LCA2 Hoe Valley; PR01. FP30; PR02. FP53; and, RE05. Even number properties from no. 2 to 20 Hillside
- 5.9 The remaining landscape character and visual receptors are likely to have negligible neutral or no effects due to the Proposed Development. This limited effect is due to existing urban influences in the surrounding landscape and townscape, along with the proportion of views being affected.
- 5.10 Importantly the Proposed Development has a limited effect on the overall character of the Hook Heath Escarpment identified in Core Strategy Policy CS24, due to its positioned on the base of the slope. The proposed built form and associated infrastructure and landscaping would represent a companionable addition to the existing adjoining Hoe Valley School, particularly once the proposed landscaping on the boundaries and within the Proposed Development has matured.

APPENDIX A – Supporting Figures



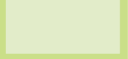




LEGEND

-  Site
-  Study Area (750 Metre)

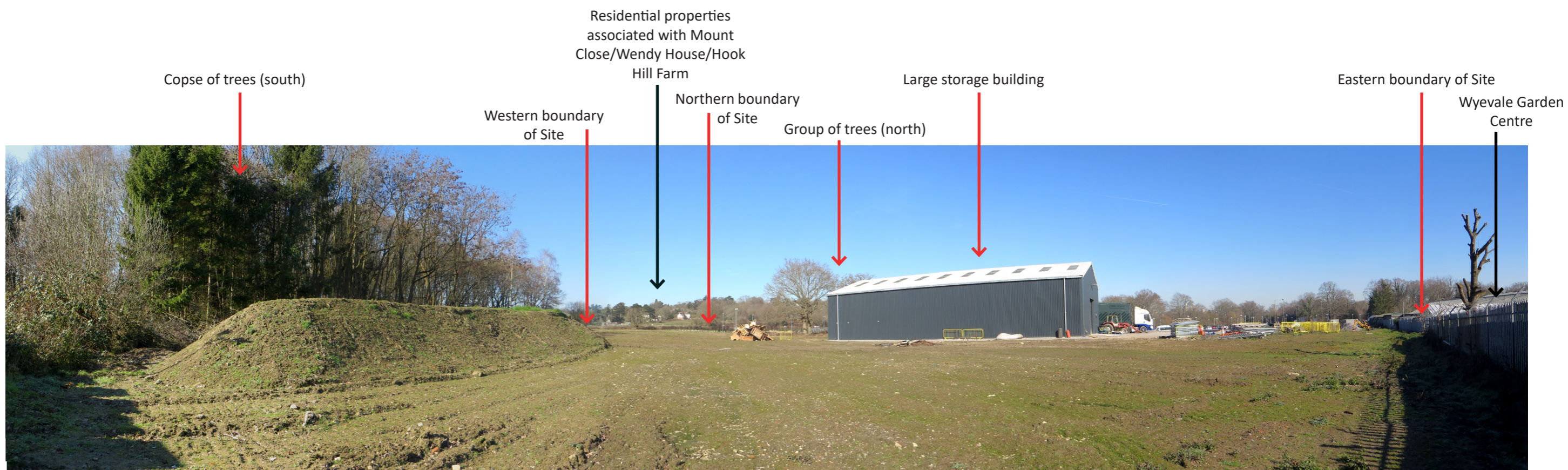


LEGEND

-  Site
-  Study Area (750 Metre)
-  Green Belt
-  Escarpment and Rising Ground of Landscape Importance
-  Urban Area



Panorama A - Taken from the northeast corner of the Site, looking to the southwest

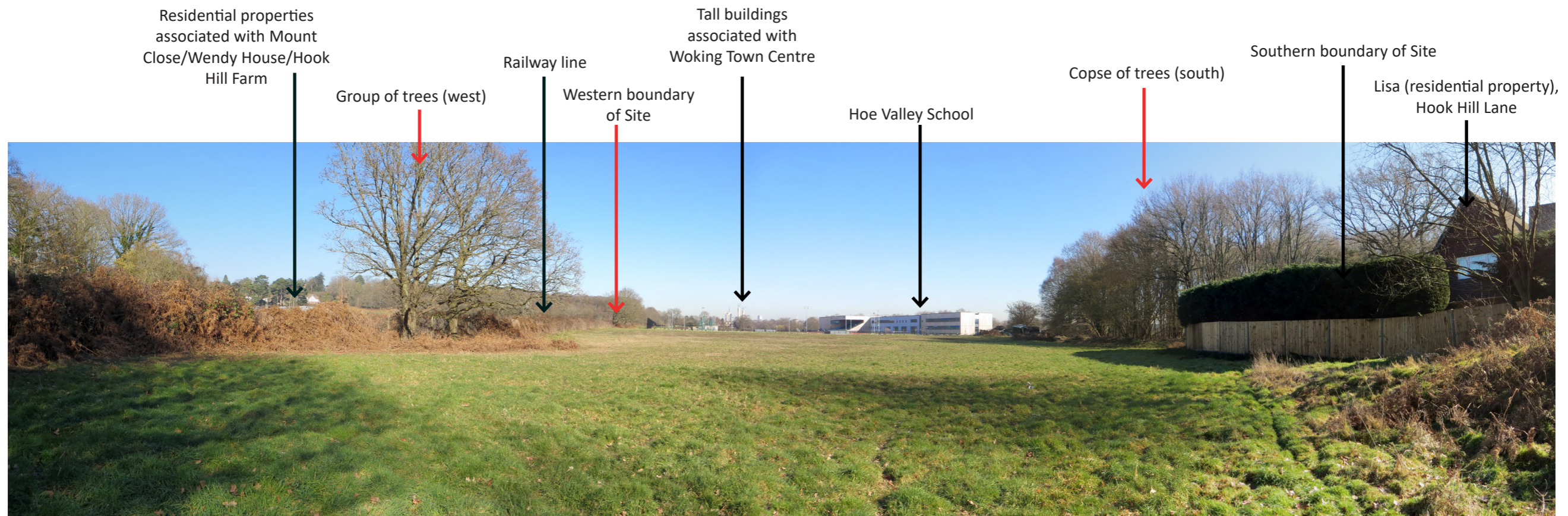


Panorama B – Taken from the eastern boundary of the Site, looking to the west



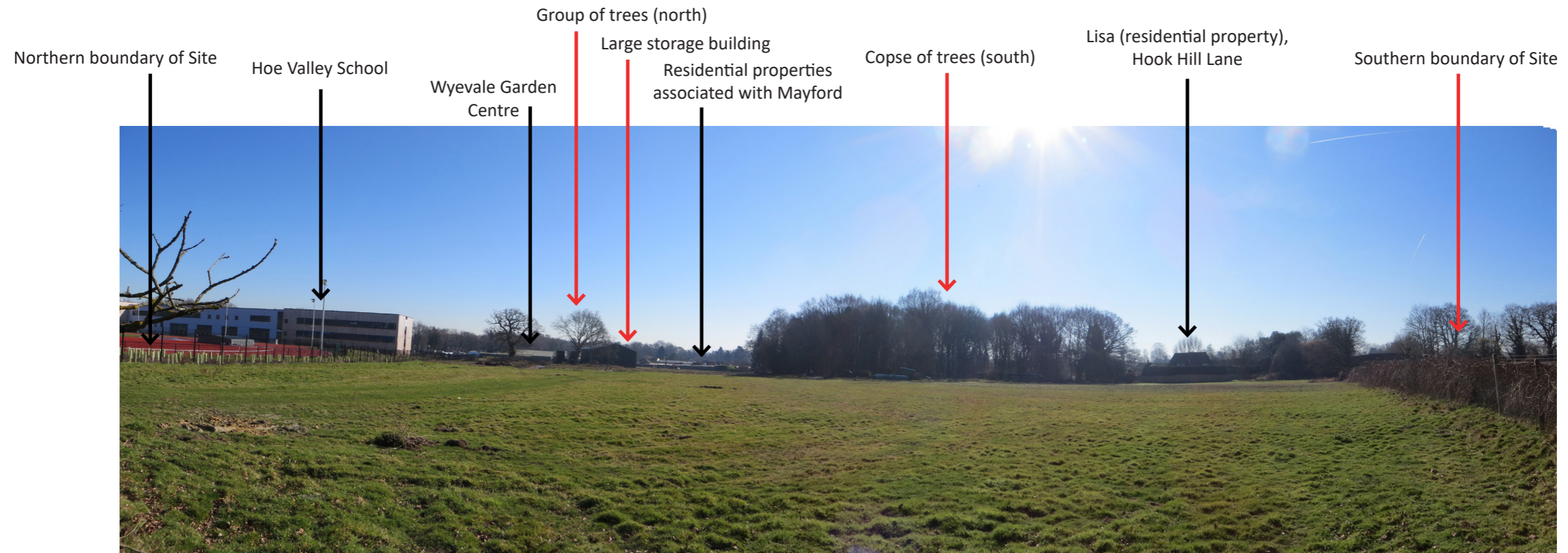


Panorama and Photos C – Taken from the northern boundary of the small copse, looking south

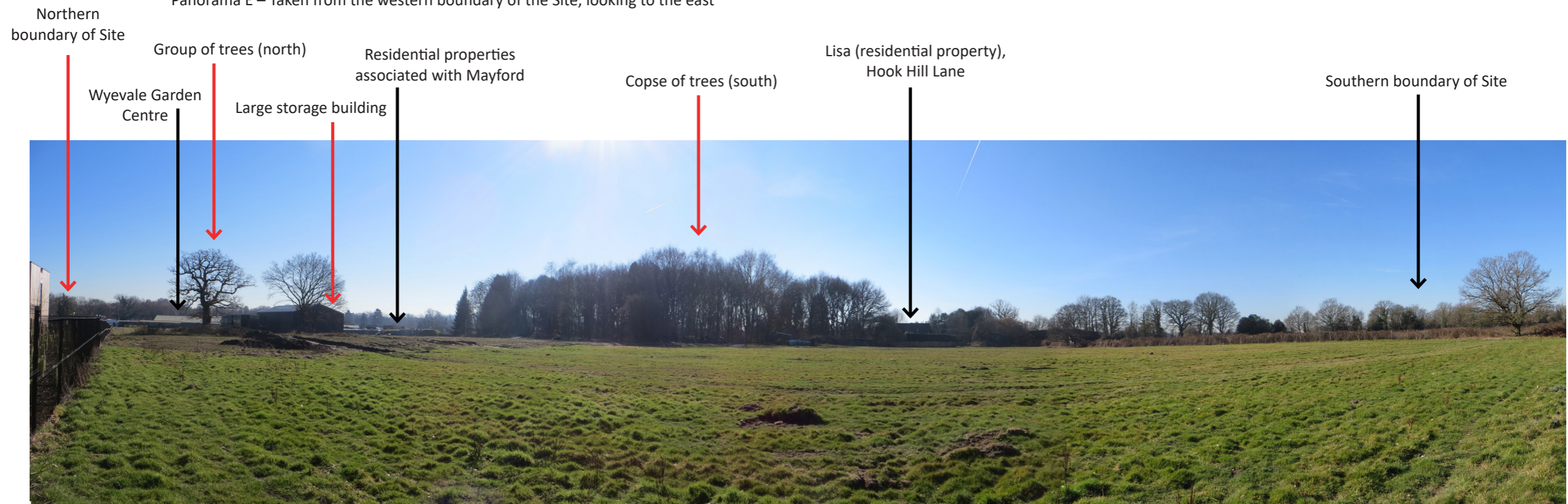


Panorama D – Taken from the from the southwest corner of the Site, looking to the northeast



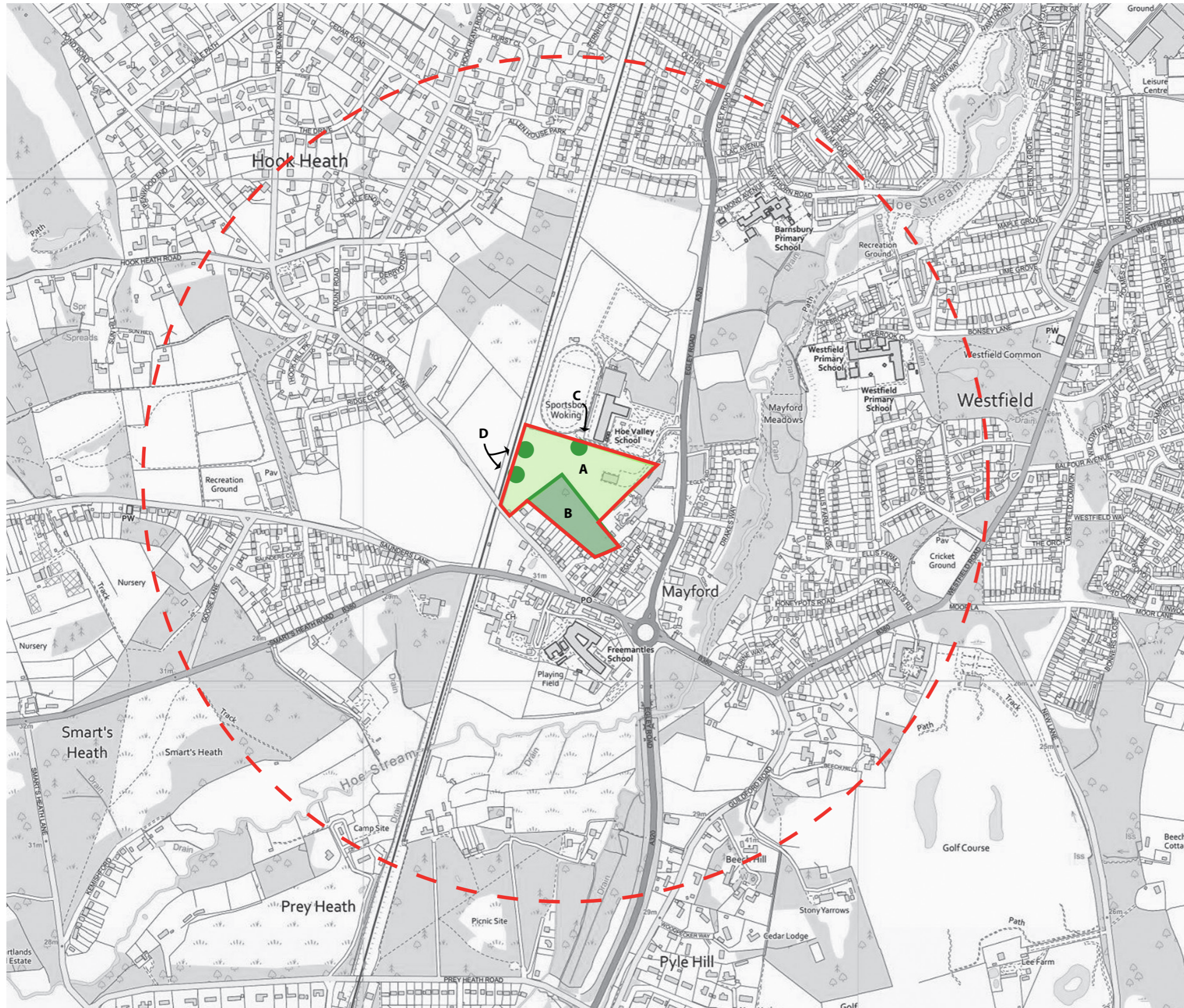


Panorama E – Taken from the western boundary of the Site, looking to the east



Panorama F – Taken from the northwest corner of the Site, looking to the southeast

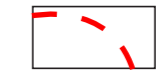




LEGEND

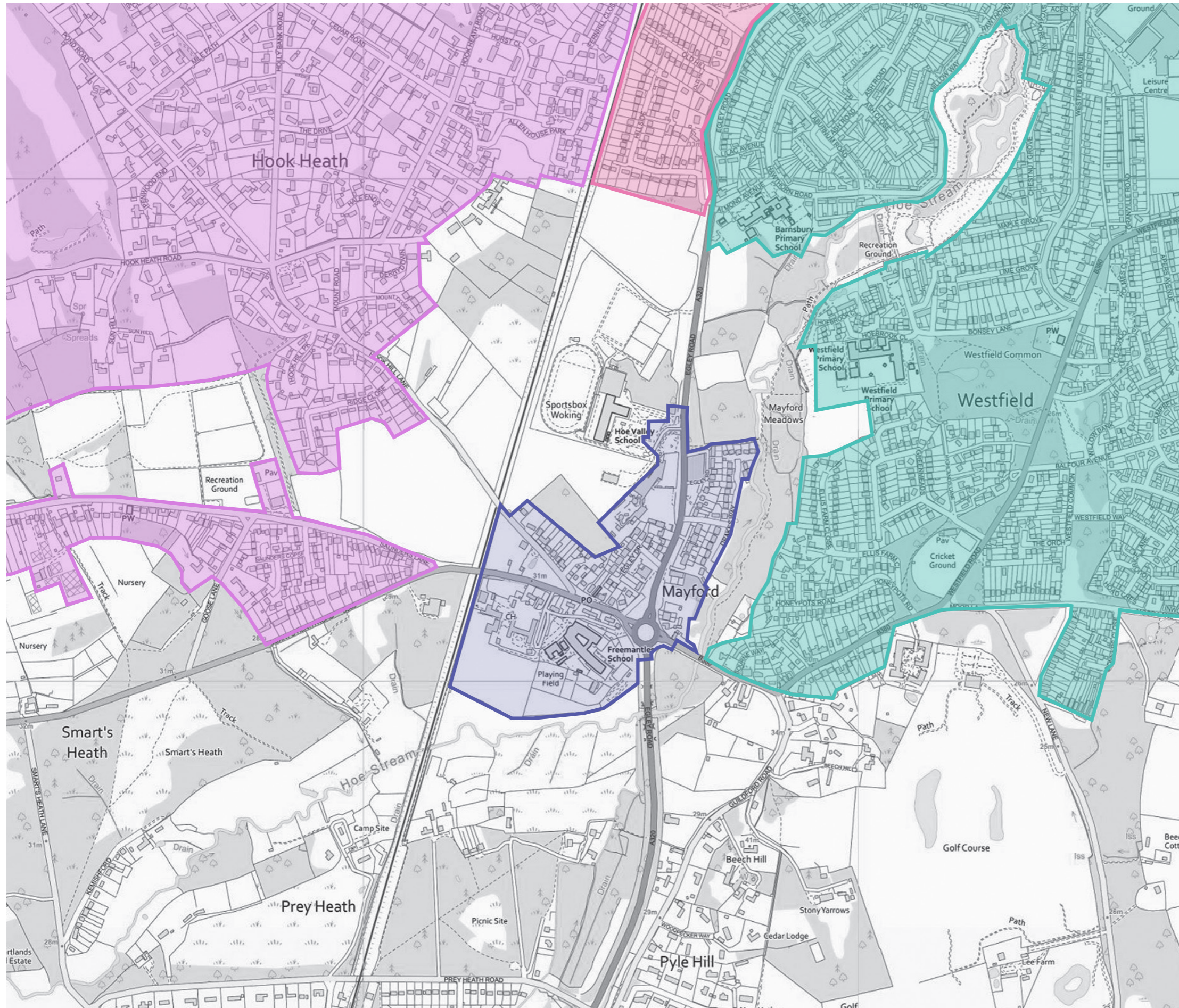


Site









Study Area (750 Metre)

- A - Grassed and cleared field (northern parcel)
- B - The copse of trees (south)
- C - Group of trees (north)
- D - Group of trees (west)










LEGEND

-  Site
-  Study Area (750 Metre)
-  Townscape Character Area - 7 Hook Heath
-  Townscape Character Area - 12 Hook Heath East
-  Townscape Character Area - 13 Westfield
-  Townscape Character Area - 14 Mayford Village





LEGEND

-  Site
-  Study Area (750 Metre)
-  **TCA1** Townscape Character Area 1 - Mayford
-  **TCA2** Townscape Character Area 2 - Hook Heath
-  **TCA3** Townscape Character Area 3 - Westfield
-  **LCA1** Landscape Character Area 1 - Hook Heath Escarpment
-  **LCA2** Landscape Character Area 2 - Hoe Valley

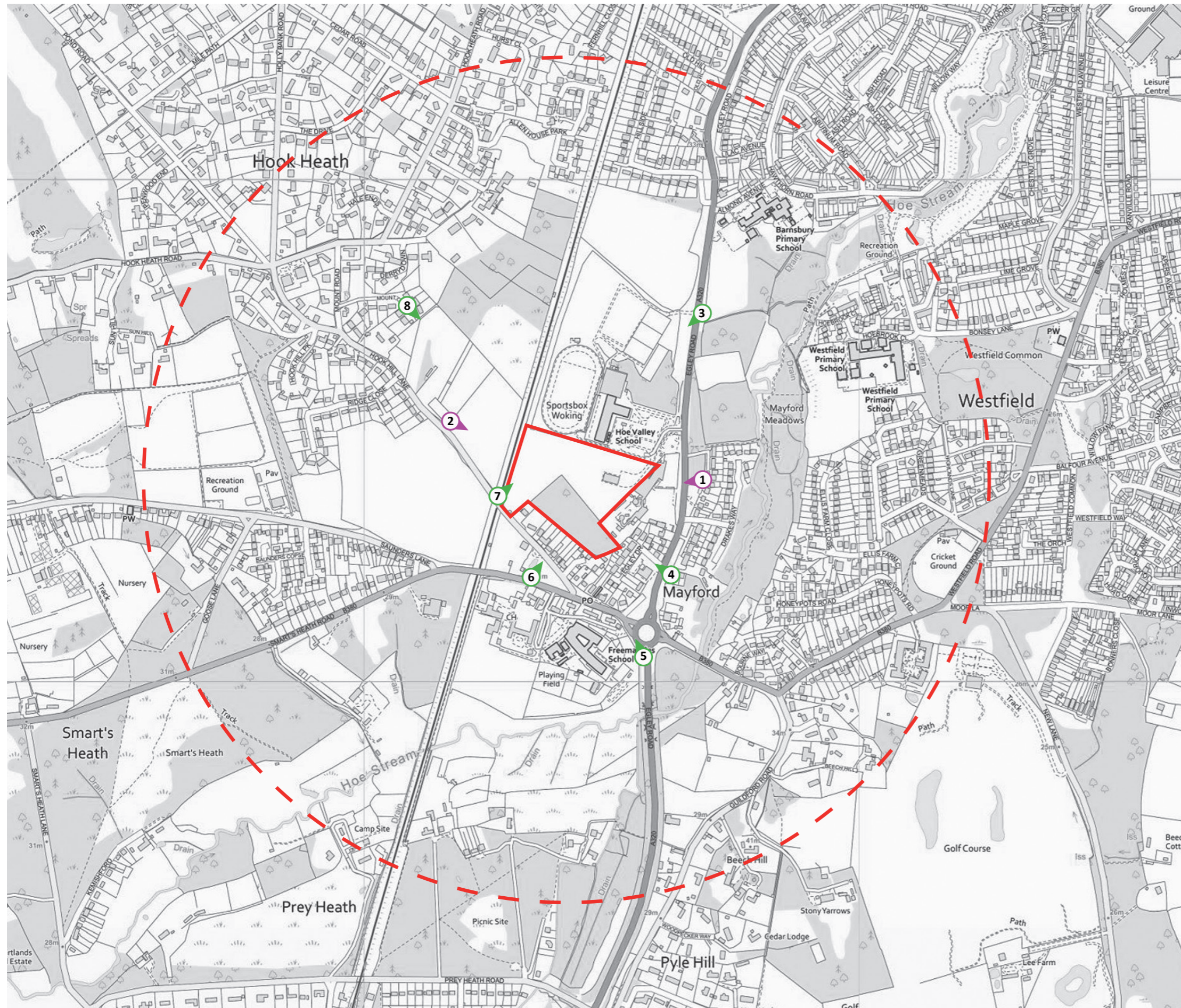


LEGEND





- Site
- Study Area (750 Metre)
- OB 01 Other Building
- RE 01 Residents
- TR 01 Transport
- PRO 1 Public Rights of Way (PROW)

Receptors	Visibility			
	Open	Partial	Glimpsed	No view
Properties & public open spaces				
Roads				
PROW				

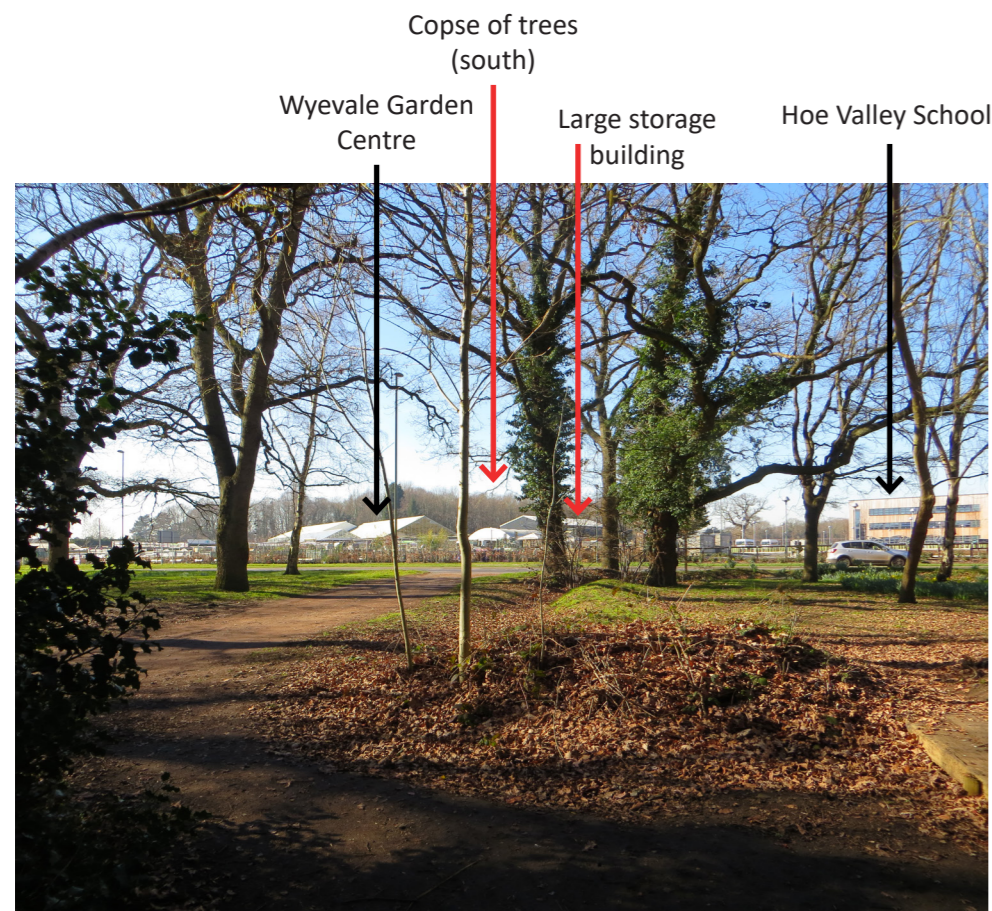




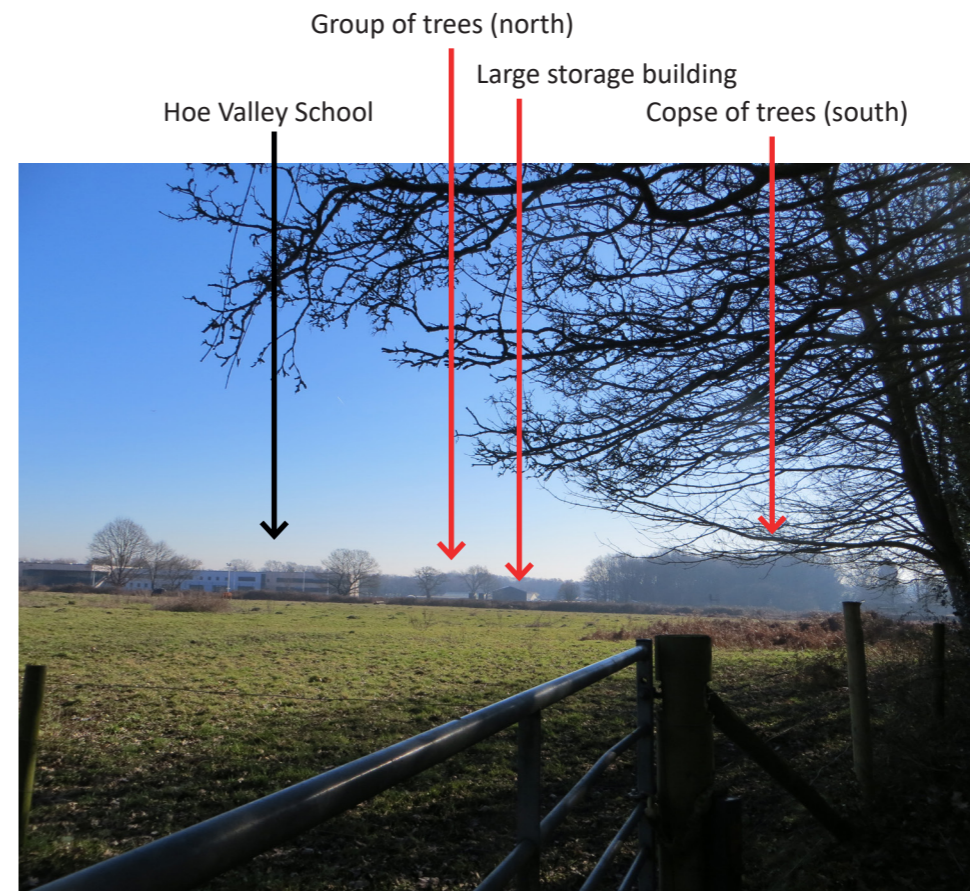
LEGEND

-  Site
-  Study Area (750 Metre)
-  1 Verified Views
-  1 Field Photograph





Representative view 1 – located to the east of the Site adjacent to the properties associated with Egley Road and FP53, looking west



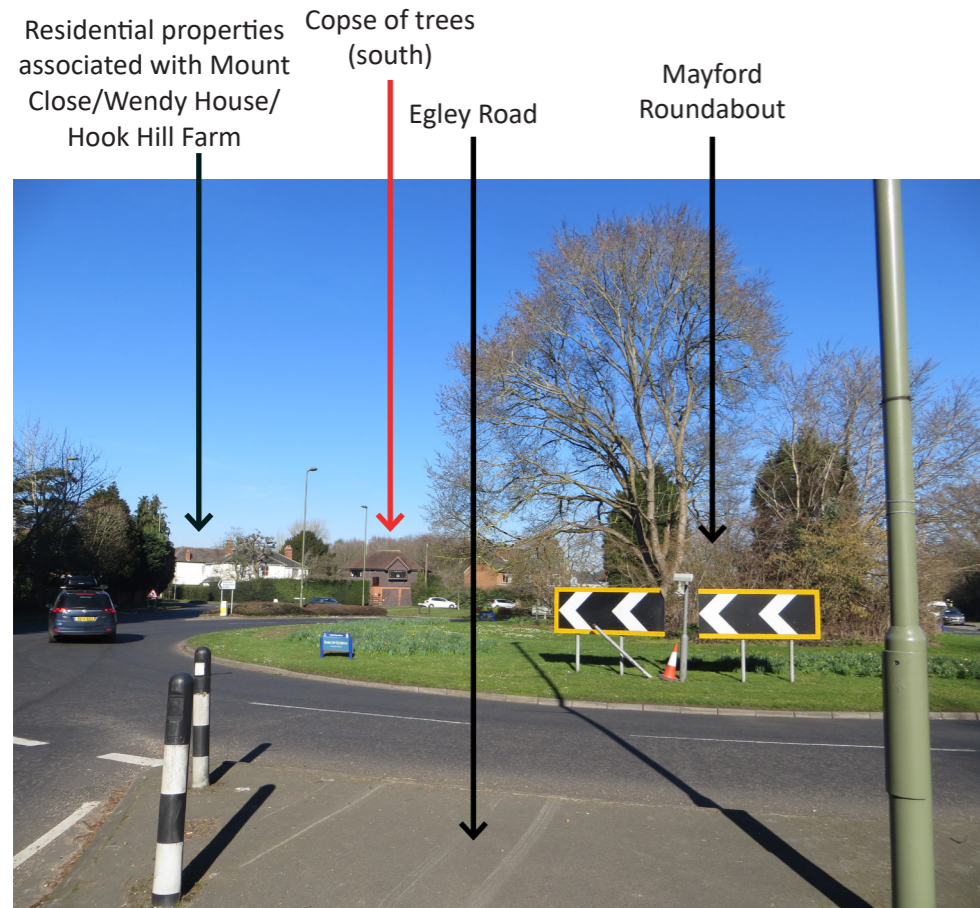
Representative view 2 – situated to the west of the Site, along Hook Hill Lane, looking east



Representative view 3 – positioned on the northern section of Egley Road, looking southwest



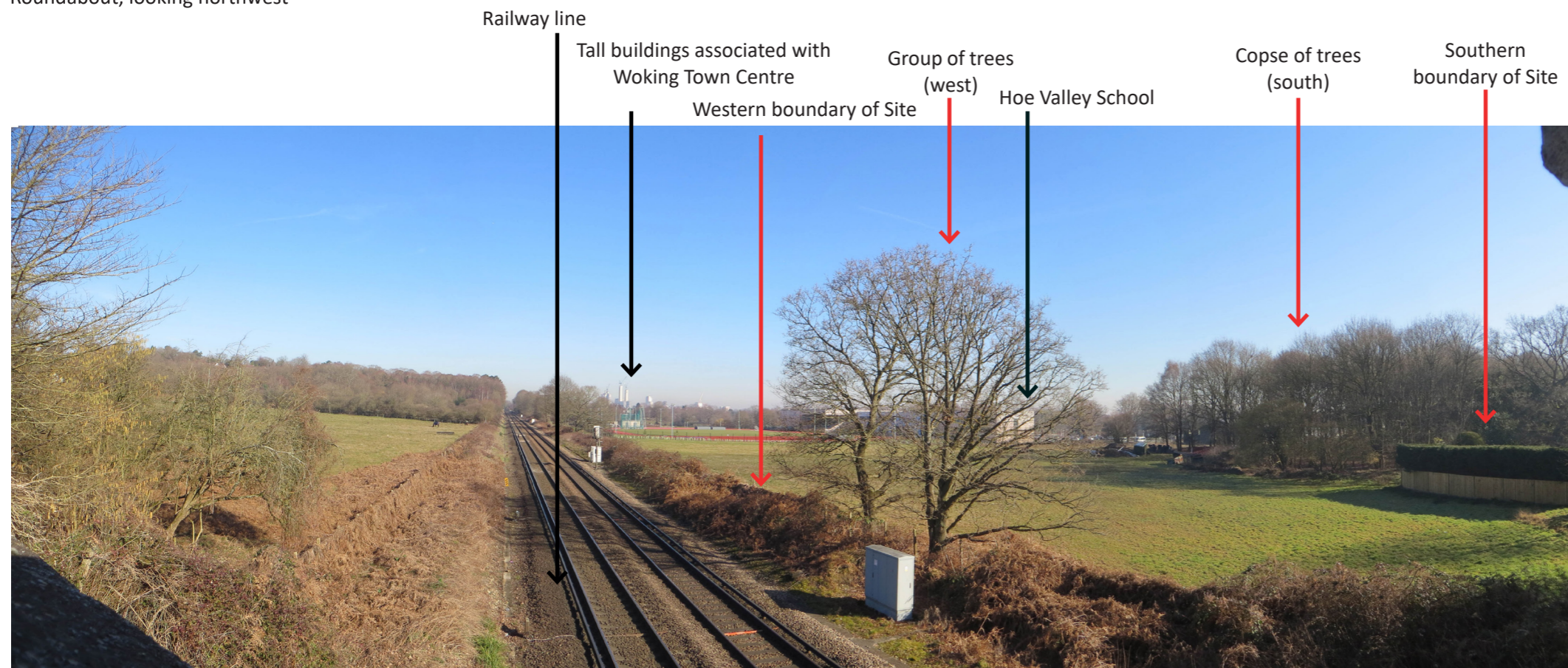
Representative view 4 – situated on the southern section of Egley Road, looking west



Representative view 5 – positioned on the Egleby Road and Guildford Road Roundabout, looking northwest



Representative view 6 – situated on Mayford Green, looking north



Representative view 7 – located on the raised railway bridge of Hook Hill Lane, looking north



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**EGLEY ROAD
FIG 9.2 - VISUAL RECEPTORS REPRESENTATIVE VIEWS**

CLIENT - WOKING FOOTBALL CLUB
Dwg No. - A241 RE02 FIG 9.2 v1 Scale - NTS Date - 21-11-19



Representative view 8 – taken from Mount Close

APPENDIX B - Relevant Planning Policy

Planning Policy

National Policy, Guidance and Appraisals

National Planning Policy Framework

- B.1. At a national level the National Planning Policy Framework (NPPF), published on 19 February 2019, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- B.2. Chapter 12 of the NPPF in paragraph 124 states that “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

- B.3. Paragraph 127 requires planning policies to ensure quality developments, which:

“function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

“establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and

“optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”

- B.4. The NPPF promotes early discussions between applicants, the local planning authority and local community in Paragraph 128. Whilst Paragraph 130 states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area” Equally it states that “where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”

- B.5. Chapter 16 of the NPPF promotes the recognition and conservation of the historic environment. Paragraph 189 states that when “determining applications, local planning authorities should

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require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the Proposed Development on their significance." Paragraph 193 goes on to state "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)".

National Planning Practice Guidance

- B.6. The NPPF is supported by the National Planning Practice Guidance (2014). This is intended to provide more detailed guidance regarding the implementation of national policy set out in the NPPF and includes guidance on character and visual matters within its design category section. Paragraph 003 of the Design Guidance category supports the need to evaluate and understand the defining characteristics of an area in order to identify appropriate design opportunities and policies. Paragraph 007 goes on to state that views into and out of larger sites should be carefully considered from the start of the design process.

National Character Areas

- B.7. The Site falls with the National Character Area Profile '129 Thames Basin Heaths' and is described as stretching between Weybridge in Surrey to the countryside around Newbury in Berkshire

- B.8. Key Characteristics include (in summary):

- *Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay.*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.*
- *Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment.*
- *Valley floors are wet with ditches, numerous watercourses, ponds, waterfilled gravel pits, reedbeds and carr. Historic features include mills, relict water meadows, and canals such as the River Wey Navigations.*
- *20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally-made brick and tile.*

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Local Planning Policy

- B.9. The development plan for Woking Borough Council (WBC) comprises of the Local Development Documents referenced as Woking 2027. These includes the Core Strategy, which was adopted in 2012, and the Development Management Policies Development Plan Document (DPD), which was adopted in 2016. It also includes the 2016 Proposals Map.
- B.10. WBC are currently preparing a response to the representations made to its final draft of the Site Allocations Development Plan Document in 2018 as part of the Regulation 19 Consultation.

Proposals Map

- B.11. The Site falls within the following relevant planning policy designations identified within the Proposals Map
- Green Belt – Policies CS1 and CS6
 - Escarpment and Rising Ground of Landscape Importance – Policy CS24
- B.12. The Proposal Maps illustrates that the study area includes:
- Mayford Settlement Area – Policies CS6 and CS10
 - Common Land – Policy CS17
 - Urban Area – Policy CS1
 - Conservation Area Policies CS20 and DM20
 - Ancient Woodland – Policy CS7

Core Strategy

- B.13. The Core Strategy covers the period up to 2027 and Policy CS1: A spatial strategy for Woking Borough identifies that:

“Development located in the District, Local and Neighbourhood Centres to provide housing, jobs and convenient access to everyday shops, services and local community facilities will also be encouraged. This must be well designed to enhance their unique and distinctive characters and attractiveness. Uses that will provide convenient access to the everyday needs of the community, including jobs and housing will be encouraged at the District and Local Centres but at a scale that will not compromise their character and/or functionality.”

- B.14. Whilst the designation does not relate to landscape value it is noted that the Site and areas of the study area are designated as Green Belt. Policy CS6: Green Belt states that WBC will:

“ensure the Green Belt continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be protected from harmful development.”

- B.15. Policy CS7: Biodiversity and nature conservation establishes that WBC are committed to conserving and protecting existing biodiversity assets, stating:

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“The Council will encourage new development to make positive contribution to biodiversity through the creation of green spaces, where appropriate, and the creation of linkages between sites to create a local and regional biodiversity network of wildlife corridors and green infrastructure. It will seek to retain and encourage the enhancement of significant features of nature conservation value on development sites.”

- B.16. Whilst the Site does not contain any heritage assets there are 11 designated heritage assets within the study area. Policy CS20: Heritage and conservation recognises that:

“New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available.”

- B.17. Policy CS17: Open Space, Green Infrastructure, Sport and Recreation identifies that new residential developments should contribute towards open space and green infrastructure. In regard to the latter the policy states:

“Development which would create additional pressures on the Green Infrastructure network should, as part of the planning application process, incorporate details of how it is intended to mitigate against these pressures.

The Council encourages the improvement of the quality and quantity of the Green Infrastructure network in the Borough. The protection and enhancement of physical access, including public rights of way to open space and green infrastructure is supported.”

- B.18. Policy CS21: Design sets out a criteria that new developments should address. Those relevant to this appraisal include:

- *Create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land...*
- *Incorporate landscaping to enhance the setting of the development, including the retention of any trees of amenity value, and other significant landscape features of merit, and provide for suitable boundary treatment/s.*
- *Protect and where possible enhance biodiversity within new developments (as set out in policy CS7 Biodiversity and Nature Conservation). The Council encourages the incorporation of built-in measures in new construction design. Examples of such measures may include green walls, brown roofs and the installation of bird and bat boxes.*
- *Ensure schemes provide appropriate levels of private and public amenity space. Create a safe and secure environment, where the opportunities for crime are minimised.*
- *Incorporate provision for the storage of waste and recyclable materials, and make provision for sustainable drainage systems.*
- *Be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases.*

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- B.19. WBC recognises that the borough has a range of landscapes and its townscapes benefit from attractive local and neighbourhood centres. Policy CS24: Woking’s landscape and townscape states that:

“All development proposals will provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas.

To protect local landscape and townscape character, development will be expected to:

- *conserve, and where possible enhance existing character, especially key landscapes such as heathlands, escarpments and the canal/river network and settlement characteristics; maintain locally valued features, and enhance or restore deteriorating features*
- *respect the setting of, and relationship between, settlements and individual buildings in the landscape*
- *conserve, and where possible, enhance townscape character, including structure and land form, landscape features, views and landmarks, and appropriate building styles and materials*
- *support land management practices that have no adverse impact on characteristic landscape patterns and local biodiversity.*
- *Protect and encourage the planting of new trees where it is relevant to do so.*

- B.20. The supporting text for Policy CS24: Woking’s landscape and townscape sets out in Paragraph 5.250 that

“Development in the urban fringe, adjoining the countryside, requires special consideration because these areas are most vulnerable to a range of adverse environmental pressures. It will be important to maintain the clear transition between the urban areas and the countryside and to ensure that development on the edge of the urban area does not create obtrusive and unattractive skylines. The urban fringe should be conserved and, where possible, be enhanced through appropriate landscape restoration, management and habitat creation. “

- B.21. Paragraph 5.251 goes onto state that:

“Development will not normally be permitted on the slopes of the escarpments which are shown on the Proposals Map, or which would result in a significant reduction in the amount of tree cover. Development on the top of the escarpments will only be permitted where it would not adversely affect the character of the landscape”

- B.22. Paragraph 5.254 recognises that trees “form an important part of the landscape fabric”. Concluding that:

“The Council will seek the retention of existing quality trees (except where they are dead, dying or dangerous) and encourage the planting of new ones where it is relevant to do so. New trees must have sufficient root volume availability, appropriate root management, irrigation, drainage and aeration in order for the tree to thrive.”

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Site Allocations Development Plan Document

- B.23. The draft Site Allocations Development Plan Document identifies land and allocates specific sites to enable the delivery of the Core Strategy. The Site falls within the southern section of ‘Nursery land adjacent to Egley Road, Mayford, GU22 0PL’, Policy GB7.
- B.24. The associated Policy GB7 establishes the following (summarised):
- *Density of development should maximise the efficient use of the site without compromising the general character of the area*
 - *Retain protected trees and tree belts and strengthen with planting to create a wide landscape frontage along Egley Road, to enhance the sense of separation between the two settlements*
 - *Conduct landscape assessment / ecological survey / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site*
 - *Appropriate landscaping, potentially to include landscaping to provide a buffer to the road, railway lines, Hillside and Chiltern Close*
 - *Careful design of layout to take into account environmentally sensitive sites and vegetation forming ‘Escarpment and Rising Ground of Landscape Importance’ on adjacent land, to preserve their integrity*
 - *Take opportunities to make positive contribution towards biodiversity through the creation of green infrastructure, retention/enhancement of any features of nature conservation value on-site, and creation of linkages with GI network, the design solution should build in wildlife features/corridors*

Development Management Policies Development Plan Document (DPD)

- B.25. The DPD provides detailed development management policies to help determine day to day planning applications. Those relevant to the Site and study area include
- DM1: Green Infrastructure Opportunities
 - DM2: Trees and Landscaping
 - DM13: Buildings in and adjacent to the Green Belt
 - DM20: Heritage assets and their settings

Regional and Local Planning Guidance and Assessments

Surrey Landscape Character Assessment

- B.26. Surrey Landscape Character Assessment: Woking Borough was completed in 2015 and identifies that the Site and study area fall within the Landscape Character Area SS12: Wyke to Mayford Settled and Wooded Sandy Farmland. It states that:

“... The character area has a relatively consistent mix of farmland, woodland and settlement, in contrast to surrounding areas which have a higher degree of woodland or heathland, and the change from sand geology to clay to the south. To the north, the character area boundary

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follows the edge of Built Up Areas. Elsewhere the boundary follows the edges of woodland and other recognisable features including roads, railway and field boundaries.”

B.27. The key characteristics relevant to the Site and study area include (summarised)

- *Gently undulating landscape, underlain by Bagshot Formation Sand, Camberley Sand Formation Sand, and Windlesham Formation Sand, Silt and Clay solid geology.*
- *Drains towards the River Wey in the east via minor watercourses situated in shallow valleys across the area. Winding watercourses include the Hoe Stream, fed by springs, ponds, and ditches.*
- *A mosaic of land uses including areas on intact pastoral and arable field pattern, frequent woodland, including 19th century plantations and copses, and a number of wooded and heathland commons. There are also a small number of golf courses.*
- *Mixed woodland, tree belts and copses of Oak, Scots Pine and Birch, create a varied and enclosed landscape.*
- *Views are often obscured by tree cover, but there are intermittent framed views. From the eastern end of the character area there are some distant views of the Hogs Back.*
- *Forms part of a green gap between Woking and Guildford urban areas.*
- *There are areas of Open Access Land, and a good network of public rights of way, including the Fox Way Recreational Route, across most parts of the character area, although some areas, such as around the Hoe Stream, have limited formal public access.*
- *Busy ‘A’ roads cross north-south through the character area, including the A324, A320 and A322. There are winding rural lanes elsewhere, but vehicle access to some large areas, such as between Brook Farm and Crastock Manor, is limited to private tracks.*
- *The Portsmouth Direct railway line passes through the character area, with Worplesdon railway station located towards the middle of the character area, well connected to the public rights of way network.*
- *Farmsteads and agricultural buildings are scattered across the character area, and there are frequent hamlets, often associated with historic commons, such as at Goose Rye and Prey Heath, and dispersed low density dwellings. There are also occasional large institutional buildings, such as research facilities at Bakersgate.*
- *In the south-east of the character area is the large, culturally and historically important, Sutton Place. The Tudor manor house is grade I listed, and its grounds are grade II* listed in the Register of Historic Parks and Gardens. The site of a nearby old manor house is a Scheduled Ancient Monument.*
- *There are two large Conservation Areas at edge of the character area, including Sutton Park to the south-east, and Pirbright Conservation Area to the north-west, and. To the south of Pirbright, there is a grade II listed farm house. There are several areas registered as common land, in particular Smart’s Heath and Prey Heath.*
- *The character area contains a number of Site of Nature Conservation Interest, such as Merrist Wood, and Hoe Stream. Smart’s Heath and Prey Heath are designated as Sites of Special Scientific Interest. The character area also borders parts of the Thames Basin Heaths Special Protection Area in several locations.*

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- *A rural area, with rural traditional settlements. Often enclosed by the variety of woodland, with a sense of tranquillity, appreciable from the public rights of way network and away from main road corridors, such as the A320 and A322.*

Design SPD

- B.28. WBC's Design SPD adopted in 2015 sets out key principles for creating successful places and borough wide design guidance.

Woking Character Study

- B.29. Woking Character Study was completed in 2010 and considers the built up areas of the borough. It splits it up into 30 character areas, based on key historic development, infrastructure, green belt, biodiversity and heritage. The objective of the study was to identify, analyse and describe the form and character of each main settlement as a whole, and each distinct sub-area within it.

- B.30. The Site itself does not fall within a character area. The study does, however, include the following character areas:

- Character Area 7: Hook Heath (to the northwest, west and southwest);
- Character Area 12: Hook Heath East (to the north)
- Character Area 13: Westfield (to the northeast and east);
- Character Area 14: Mayford Village (to the south)

- B.31. Character Area 7: Hook Heath is formed by the triangle of land created by the branching of the London to Southampton and London to Portsmouth railway lines. Distinctive characteristics include:

- Forms the majority of Hook Heath Area of Special Residential Character.
- Conservation Areas at Pond Road and Fishers Hill.
- Hook Heath Escarpment.
- Listed buildings on Fishers Hill.
- Locally Listed buildings, particularly along Pond Road and Hook Heath Road.
- Green Lane Common Land

- B.32. Character Area 12: Hook Heath East abuts the London to Portsmouth railway line and much of the eastern boundary of the Character Area is formed by the A320. The study identifies that it is an extension of Character Area 7. Distinctive characteristics include:

- Mount Hermon Conservation Area forms the northern part of the Character Area and includes the Grade II Listed St Mary of Bethany Church.
- Much of the area forms part of the Hook Heath Area of Special Residential Character.

- B.33. Character Area 13: Westfield, and Kingfield to the north of it, originated from small hamlets around a Green and a Common to the west of Old Woking. Distinctive characteristics include:

- Westfield Common.

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- Kingfield Green.
- The Old Cricketers and The Old Oak Cottage Grade II Listed buildings.
- Locally Listed buildings, including St Mark's Church and Kingfield Cottage.
- Woking Football Club's Kingfield Stadium.

B.34. Character Area 14: Mayford Village. The historically the village was focused around the junction of Egley Road, Guildford Road and Smart's Heath Road. There has been small scale expansion of the village with small cul-de-sacs in the later 20th century. Distinctive characteristics include:

- The village core including the Bird in Hand Public House, surrounding houses and an area of open space.
- Mayford Meadows to the east of the village, which is a Local Nature Reserve.
- The corridor of the Hoe Stream to the east of the village.
- Garden centres in the north west of the village.
- The Mayford Centre, Freemantle's School and Ruth House residential unit.

The Heritage of Woking

B.35. The Heritage of Woking was amended in 2000 and provides a compendium of the borough's heritage assets.

B.36. In regard to Fishers Hill, Hook Heath Conservation Area it states:

"This area of housing on the highest and possibly the most attractive areas of the Borough was one of the last areas in Woking to be marketed for residential development by the London Necropolis Company at the end of the 1880's. Using the experience gained from the development of other high quality housing areas in Woking (such as Heathside Crescent and Park Road), the Company emphasised the attractive qualities of the site with its own golf course, fine views and secluded wooded location in their marketing of the land. Accordingly, the main period of development between 1895 to 1914 was of exclusive country houses in large secluded plots, many by fashionable architects of the day, exemplified by the work of Sir Edwin Lutyens who designed 'Fishers Hill' and 'Fishers Hill Cottage' with gardens by Gertrude Jekyll. Many houses throughout the estate are of good design and are included on the Local List. Two substantial areas of the original estate have remained substantially intact, namely Fishers Hill and Pond Road Conservation Area.

This former area comprises of Hook Heath Road from Fishers Hill following the escarpment eastwards to 'Danes Court and includes a small section of Saunders Lane between 'Fishers Hill Cottage' and 'Lodge Cottage' where the escarpment terminates. It contains all the Statutory Listed Buildings in the estate and many other properties in the area are included on the Local List. There are a large number of mature trees within this area some of which are already protected by the Hook Heath Policy area. This seeks to protect the wooded escarpment feature free from over-development."

Hook Heath Neighbourhood Plan

B.37. The Hook Heath Neighbourhood Plan (HHNP) (2014) covers the area to the northwest of the Site, to the west of the railway line, within the study area. One of the key issues raised by residents during the HHNP was:

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“Preservation of green belt areas south and east of the Hook Heath escarpment. Where outside the Neighbourhood Area this is not within the scope of the Hook Heath Neighbourhood Plan”

- B.38. The HHNP also identifies views of the open spaces and the views within them, which it identifies contributes to the character of the area. This includes the following view identified in policy OS1: Amenity Value:

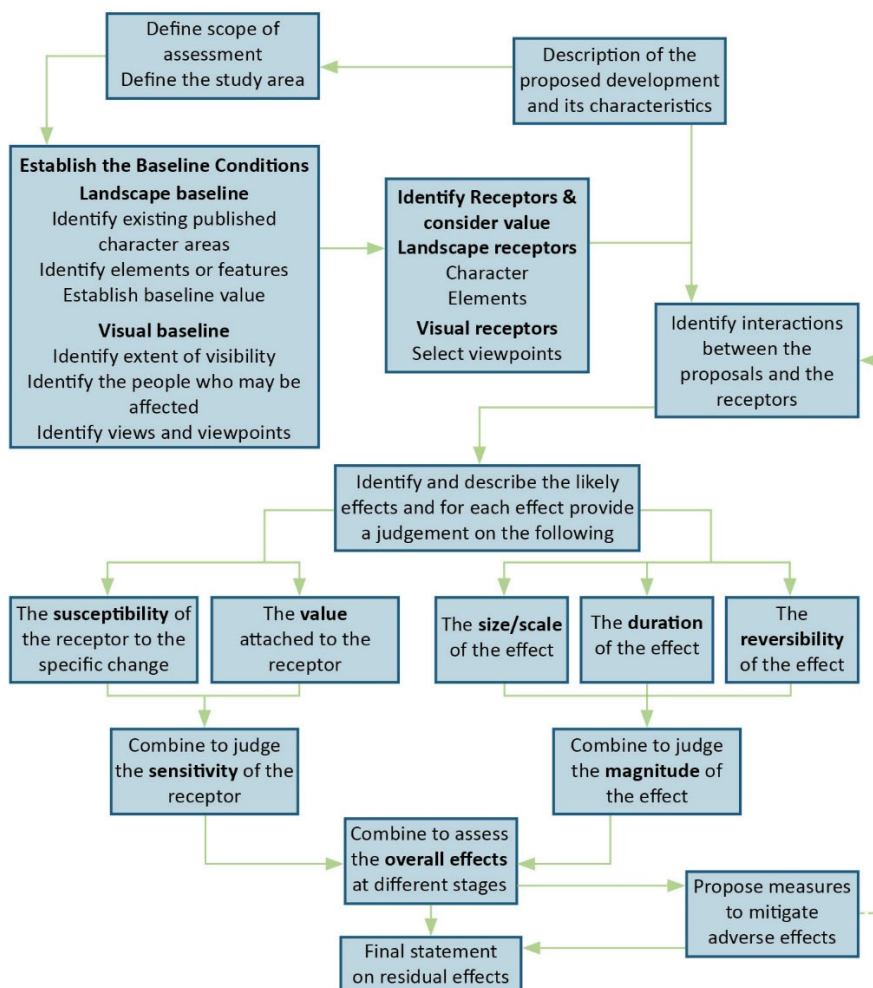
“Views from south of Hook Heath Road up the escarpment”

APPENDIX C – Full Methodology

ARC Methodology for Landscape & Visual Impact Appraisal

1. Introduction

- 1.1 This study has been undertaken in accordance the methodology set out below which draws on best practice guidance as published in the following documents:
- *Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)*
 - *'An Approach to Landscape Character Assessment' - Natural England (2014)*
 - *Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 06/19 – September 2019*
- 1.2 The LVIA is undertaken with a prior understanding of the nature of the development being proposed and the purpose is to assess how the particular proposals may affect the landscape and visual amenity of identified receptors or in other words the landscape as a resource and those who experience the landscape.
- 1.3 In line with best practice, whilst interrelated, landscape and visual effects are considered separately. The figure below, is adapted from those published in GLVIA3 and summarises the process.



- 1.4 The first stage of the assessment is to gain a detailed understanding of the existing conditions and a baseline study is undertaken which reviews the existing landscape elements and features, characteristics, including reference to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing site. The next stage considers the value of a particular landscape or view. This information is then used along with an assessment of the susceptibility to the proposed change to form a judgement about the landscape or visual sensitivity.
- 1.5 The development proposals are considered and the effects are described in relation to the landscape character, feature, or view etc. The magnitude of change is established on each landscape or visual receptor and combining an assessment of this with the established sensitivity, a conclusion is reached about any likely effects. This assessment considers the proposals at different stages, from construction through to establishment of any landscape mitigation and for certain proposals, decommissioning. The effects can be either positive or negative or at times neutral.

2. Methodology for Appraisal of Landscape Effects

ESTABLISHING LANDSCAPE SENSITIVITY

- 2.1 To assess the likely effects on the landscape the Landscape Sensitivity is established through a consideration of the *Landscape Value* and the *Susceptibility to Change*.

The Landscape Value

- 2.2 Landscape Value is determined through an assessment of the character of the landscape, its scenic qualities and condition, the elements and features that it contains, and any specific value attached to the landscape whether formally eg through a designation; or informally eg local connections historic or artistic connections or a local landmark. Landscape Value is categorised as follows.

Value	Typical criteria	Typical scale of importance/rarity	Typical examples
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution	International	World Heritage Site
<i>High</i>	A landscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
<i>Medium</i>	A landscape 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 or demonstrable use
<i>Low</i>	A landscape in poor condition or with low scenic quality and importance. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.

Landscape Susceptibility to Change

- 2.3 The susceptibility of the landscape is concerned with establishing whether or not the landscape, be it a particular character area, landscape type or element can accommodate the proposed development without unacceptable negative consequences. The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Criteria
<i>High</i>	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 proposed development would be in direct conflict with specific landscape management or planning policies.
<i>Medium</i>	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.
<i>Low</i>	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 Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.
<i>Very Low</i>	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 Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.

Landscape Sensitivity

2.4 The sensitivity of the landscape is derived by combining the judgements on Landscape Value and Susceptibility to Change described above as follows –

Value	LANDSCAPE SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	Susceptibility to Change		

ESTABLISHING MAGNITUDE OF CHANGE

2.5 In order to establish the magnitude of change of the proposed development, including both the loss of existing features and replacement with new elements, an assessment is made which considers the size, scale, duration and reversibility of the effect on the landscape.

Magnitude of Change of the Landscape Effect is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape. Where the introduction of elements are considered to be wholly uncharacteristic in the particular setting. Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Medium</i>	Where the proposals (or works to facilitate them) 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. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely experienced within the landscape type/character area within which they will sit.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.
<i>Negligible / None</i>	Where the proposed scheme (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 and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.

ESTABLISHING THE OVERALL ASSESSMENT OF LANDSCAPE EFFECTS

- 2.6 To establish the overall landscape effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ are combined. At times, it may be judged that the effects are negligible or neutral or, as a result of professional judgement, may be varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the LVIA.
- 2.7 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

Beneficial Criteria – Where the proposals
Fits well with scale / landform and/or pattern of landscape Increases characteristic features or enhances the contribution to the wider setting Enhances balance of landscape elements Improves the sense of tranquillity Provides ability to include adequate or appropriate mitigation Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria – Where the proposals
Is out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of key landscape features or characteristics or a deterioration in contribution to setting Disrupts the balance of landscape elements Reduces the sense of tranquillity Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage landscape character
Neutral Criteria
Where the change (whatever the scale) resulting from the proposals will have an indiscernible effect on the character or characteristics of an area Where any change will see one or more elements replaced with another of similar form/extent so as to result in an effect that on balance is neither positive or negative

Sensitivity	Overall Assessment of Landscape Effects			
	<i>High</i>	Major	Major /to moderate	Moderate
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>	<i>Negligible/None</i>
	Magnitude Change			

3. Methodology for Appraisal of Visual Effects

ESTABLISHING VISUAL SENSITIVITY

3.1 To assess the likely effects on views / visual amenity the sensitivity of the receptors (ie those looking at the view) is established through a consideration of the *Value* and the *Susceptibility to Change* of a particular viewer or viewpoint.

Value

3.2 Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised as follows.

Value	Typical criteria
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high scenic value, often within, towards or across a landscape with a national designation or heritage assets.
<i>High</i>	Where the views have a generally high scenic value. The view point may be within or looking towards a designated area but there may be some incongruous features or elements within the view.
<i>Medium</i>	Where the views are across or towards a landscape in generally good condition; with moderate local importance and/or scenic quality. Limited potential for substitution of some elements within the view.
<i>Low</i>	Where the views are across or towards landscape in poor condition with low to moderate local scenic quality and/or importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	Where views are across or towards a degraded landscape in poor condition with limited or no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

3.3 The assessment of susceptibility is concerned with establishing to what extent the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development. In establishing susceptibility, the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Each visual receptor is described within the assessment and typical viewpoints are selected and photographed to provide a representation of the views.

3.4 The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Typical Criteria
<i>High</i>	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
<i>Medium</i>	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 (eg walking routes to work).
<i>Low</i>	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

LVIA Methodology

- 3.5 It should be noted that the susceptibility of the receptors may be reduced if the quality nature of the view is lower.

Visual Sensitivity

- 3.6 The sensitive of the receptor is derived by combining the judgements on Value and Susceptibility to Change described above as follows.

Value	VISUAL SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

VISUAL EFFECTS

- 3.7 The proposals are described within the report and their effects on the receptor and their visual amenity are assessed.

ESTABLISHING MAGNITUDE OF CHANGE

- 3.8 In order to establish the magnitude of change of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The proposed scheme is considered based on the nature of the proposals, and a professional interpretation is made in respect of each receptor.

Magnitude of Change of the Effect on the Visual Receptor is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements are considered to be totally uncharacteristic in the particular setting. Where the effects of the proposals would be visible over a large scale and / or at close range
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in a very minor loss or alteration to the view and / or the introduction of elements would not be uncharacteristic in the particular setting. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.

ESTABLISHING THE OVERALL ASSESSMENT OF VISUAL EFFECTS

3.9 To establish the overall assessment or otherwise of the visual effects, the sensitivity of the visual receptor and the magnitude of change are combined. The results can either be positive/beneficial or negative/adverse. It may also be the case that there are no effects or that effects are judged to be neutral in such instances this will be explained within the text.

Sensitivity	Overall Assessment of Visual Effects			
<i>High</i>	Major	Major /to moderate	Moderate	Minor to/ Negligible
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Negligible/*None</i>
	Magnitude of Change			

3.10 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

<p>Beneficial Criteria – Where the proposals</p> <p>Fit comfortably within the view Improves the view or an element within the view Do not result in an incongruous feature within the prevailing pattern of landscape Do not obstruct views towards a high quality or scenic landscape Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Offers the ability to provide mitigation that will enhance the view or visual amenity. Complements local/national planning policies or guidance on visual amenity or specific views.</p>
<p>Adverse Criteria – Where the proposals</p> <p>Result in a change to the view or visual amenity that out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of positive landscape feature or characteristics within a particular view Results in incongruous features within the prevailing pattern of landscape Obstructs a view towards a high quality or scenic landscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.</p>
<p>Neutral Criteria</p> <p>Where the change (whatever the scale) in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view</p>

APPENDIX D – Verified Views

Egley Road, Woking, Surrey
November 2019



AWR LONDON
15/04/2019 09:44

© AWR LONDON

1.6 m above ground

09:44 17 April 2019

View 01

Egley Road, Woking, Surrey
November 2019



AWR LONDON
15/04/2019 09:44

© AWR LONDON

1.6 m above ground

09:44 17 April 2019

View 01

Egley Road, Woking, Surrey
November 2019



AWR001_P11_Woking_04190514

© AWR LONDON

1.6 m above ground

13:08 17 April 2019



AWR001_Plan_Woking_04190514

© AWR LONDON

1.6 m above ground

13:08 17 April 2019

APPENDIX E - Verified Views Methodology

AVR London Verified View Methodology

Project: Woking (Egley Road)
Date: October 2019

AVR London was commissioned to produce 2 verified views of the proposal, Egley Road. The AVR positions were identified by ARC Landscape Design and Planning in April 2019.

2D plans, Ordnance Survey Mapping, local survey data, and the 3D model for the proposed development were provided by Leach Rhodes Walker.

Photography

Equipment

Canon 5DMKII / 5DS / 5DSR (Full Frame Sensor)
 Canon TS-E 24mm f/3.5L II

1.1 All photography is undertaken by AVR London's in-house professional photographers.

1.2 In professional architectural photography, having the camera level with the horizon is desirable in order to prevent three point perspective being introduced to the image and to ensure the verticals within the photographed scene remain parallel. This is standard practice and more realistically reflects the viewing experience.

1.3 The lens used by the photographer has the ability to shift up or down while remaining parallel to the sensor, allowing for the horizon in the image to be above, below or central within the image whilst maintaining two point perspective. This allows the photographer to capture the top of a taller proposed development which would usually be cropped, without introducing three point perspective. This was not necessary for this project and no shift was

implemented.

1.4 Once the view positions are confirmed by the townscape consultant, AVR London takes professional photography from each location. At each location the camera is set up over a defined ground point using a plumb line to ensure the position can later be identified.

1.5 The centre of the camera lens is positioned at a height of 1.60 metres above the ground to simulate average viewing height. For standard verified photography, each view is taken with a lens that gives a 68 degree field of view approximately, a standard which has emerged for verified architectural photography. The nature of digital photography means that a record of the time and date of each photograph is embedded within the file; this metadata allows accurate lighting timings to be recreated within the computer model.

1.6 Once the image is taken, the photographer records the tripod location by photographing it in position to ensure the position can be accurately surveyed (figure 1).

1.7 Each image is processed by the photographer to ensure it visually matches the conditions on site when the photograph is taken.

1.8 For 360 degree photography a panoramic head is used to ensure the lens is orientated around the nodal point preventing parallax distortion and an overlap of 33 - 50% is maintained between images to provide adequate control points for stitching. The camera/lens is set up in portrait orientation to

provide greater vertical context.

1.9 Night time photography is taken after astronomical twilight, officially night, once the sun is 18 degrees below the horizon, to ensure all the images are at the same level of darkness. View positions are visited in day light before the night photos are taken so the photographer will be familiar with the locations and environment. Head torches are used to ensure safe working. Ground positions are clearly marked by the surveyor (using pins, stakes and UV paint) in day light before night photography commences. This ensures they can be identified consistently in the dark by the photographers using GPS if necessary. The photographs are exposed to acutely represent the lighting conditions experienced by the photographer onsite. Stitching of night time 360 degree photography is completed using proprietary stitching software which brightens each image to ensure accuracy of control points before returning it to the original exposure.



Figure 1: Tripod location as documented by photographer



Figure 2: Survey points as highlighted by surveyor

Identification Points	Eastings	Northings	Height	Description
Camera Point	499165.109	156508.587	35.383	V19
2001	499476.519	156517.253	38.690	Top right of window opening
2002	499478.463	156523.825	38.695	Top left of window opening
2003	499479.599	156527.803	38.269	Top right of window opening
2004	499480.609	156531.185	38.274	Top right of window opening
2005	499481.547	156534.369	38.279	Top right of window opening
2006	499475.291	156513.355	41.136	Top left corner of building
2007	499168.384	156509.340	36.938	Near corner of gate post
2008	499168.223	156509.100	36.371	Top right corner of reflective strip on fence post
2009	499483.798	156601.482	38.878	Top left of window opening
2010	499486.642	156595.953	38.857	Top right of window opening
2011	499475.200	156512.781	38.076	Top left of window opening
2012	499168.348	156509.129	36.812	Lower corner of fence post
2013	499169.684	156507.214	37.003	Top centre of fence post

Table 1

2. Survey

Equipment

Leica Total Station Electronic Theodolite which has 1" angle measuring accuracy and 2mm + 2ppm distance accuracy.

Leica Smart Rover RTK Global Positioning System. Wild/Leica NAK2 automatic level which a standard deviation of +/- 0.7mm/km

2.1 The photographer briefs the surveyor, sending across the prepared photographs, ground positions and appropriate data. The surveyor established control stations at each camera position, easily and clearly identifiable static points within the view are identified by the qualified land surveyor on site and marked as an overlay on the photograph from that position.

2.2 A line of sight, two station baseline is established, coordinated and levelled by real time kinetic GPS observations, usually with one of the stations being the camera location. The eastings and northings are aligned to the Ordnance Survey National Grid (OSGB36) and elevation to Ordnance Survey Datum (OSD) using the OSTN15 GPS transformation program.

2.3 Once the baseline is established, a bearing is determined and a series of clearly identifiable static points across the photograph are observed using the total station. These observations are taken throughout the depth of field of the photograph and at differing heights within the image.

2.4 The survey control stations are resected from the OS base mapping and wherever possible, linked together to form a survey network. This means that survey information is accurate to tolerances quoted by GPS survey methods in plan and commensurate with this in level.

2.5 Horizontal and vertical angle observations from the control stations allow the previously identified points within the view to be surveyed using line of sight surveying and the accurate coordination of these points determined using an intersection program. These points are then related back to the Ordnance Survey grid and provided in a spreadsheet format showing point number, easting, northing and level of each point surveyed, together with a reference file showing each marked up image (Figure 2 and Table 1).

2.6 The required horizon line within the image is established using the horizontal collimation of the theodolite (set to approximately 1.60m above the ground) to identify 3 or 4 features that fall along the horizon line.

2.7 Using the surveyed horizon points as a guide, each photograph is checked and rotated, if necessary, in proprietary digital image manipulation software to ensure that the horizon line on the photograph is level and coincident with the information received from the surveyor.

3. Accurate Visual Representation Production

Process

3.1 The 3D computer model is precisely aligned to a site plan on the OS coordinate grid system.

3.2 Within the 3D software a virtual camera is set up using the coordinates provided by the surveyor along with the previously identified points within the scene. The virtual camera is verified by matching the contextual surveyed points with matching points within the overlaid photograph. As the surveyed data points, virtual camera and 3D model all relate to the same 3-dimensional coordinate system, there is only one position, viewing direction and field of view where all these points coincide with the actual photograph from site. The virtual camera is now verified against the site photograph.

3.3 For the fully rendered views a lighting simulation (using accurate latitude, longitude and time) is established within the proprietary 3D modelling software matching that of the actual site photograph. Along with the virtual sunlight, virtual materials are applied to the 3D model to match those advised by the architects. The proprietary 3D modelling software then uses the verified virtual camera, 3D digital model, lighting and material setup to produce a computer generated render of the proposed building.

3.4 The proposal is masked where it is obscured behind built form or street furniture.

3.5 Using the surveyed information and verification process described above, the scale and position of a proposal with a scene can be objectively calculated. However, using the proprietary software currently available the exact response of proposed materials to their environment is subjective so the exact portrayal of a proposal is a collaboration between illustrator and architect. The final computer generated image of the proposed building is achieved by combining the computer-generated render and the site photography within proprietary digital compositing software.

4. Presentation

Graticule

4.1 Each Accurate Visual Representation is framed by a graticule which provides further information. This includes, time and date, horizon markers and field of view of the lens (Figure 3).

4.2 The Field of View is represented along the top of the image in the form of markers with degrees written at the correct intervals.

4.3 The horizon markers indicate where the horizontal plane of view from the camera lies, this is defined as described above, by the surveyor.

4.4 The date and time stamp documents the time the photograph was taken and this information is taken directly from the EXIF data of the camera.

5. References

5.1 Landscape Institute - Guidelines for Landscape and Visual Impact Assessment: 3rd edition (April 2013)

5.2 Landscape Institute - TGN 06/19 Visual Representation of development proposals (September 2019)

5.3 GLA - London View Management Framework SPG (2012)



Figure 3: Example AVR London graticule