



# Woking Football Club

## Environmental Impact Assessment

### Volume 2: Townscape and Visual Impact Assessment



arc

Woking Football Club  
VOLUME 2 - TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

A241 RE01 v4



arc

NOVEMBER 2019

Arc Ref: A241 - RE01 - v4

Prepared by

**Arc Landscape Design and Planning Ltd.**

Engravers House, 35 Wick Road,  
Teddington, Middlesex TW11 9DN

Tel - 020 3538 8980 Email - [admin@arcldp.co.uk](mailto:admin@arcldp.co.uk)

[www.arcldp.co.uk](http://www.arcldp.co.uk)

A Registered Practice of the Landscape Institute and Urban Design Group

© Arc Landscape Design and Planning Ltd.  
Base mapping produced using Ordnance Survey © Crown copyright and database  
rights 2017/18 Ordnance Survey (100055512)

**ARC LANDSCAPE DESIGN AND PLANNING LTD.**



	Contents
1. Introduction	5
2. Assessment Methodology	7
3. Baseline Conditions	13
4. Receptors Sensitivity	21
5. Potential Effects	23
6. Likely Significant Effect	27
7. Assessment of Future Environment	29
8. Summary	31
References	33
APPENDIX A	34
APPENDIX B	38
APPENDIX C	74
APPENDIX D	76







## 1. Introduction

1.1 This Volume of the ES has been prepared by Arc and assesses the Proposed Development in relation to the effects it would have upon townscape and visual matters at the site. The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) (Ref.1) states that this type of assessment provides a tool for identifying and assessing the:

*“significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity” (Para. 1.1 – Ref.1).*

1.2 It goes on to emphasise that the assessment has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed within the Townscape and Visual Impact Assessment (TVIA). The European Landscape Convention (Ref.2), which the UK has signed and ratified, defines landscape as including villages, towns and cities and the GLVIA3 states that ‘townscape’ refers to areas where the built environment is dominant.

1.3 Within this volume the townscape impact assessment effects will be assessed in terms of the Proposed Development’s interaction with the existing townscape character areas (townscape receptors). The visual impact assessment will consider the effect of the Proposed Development on the visual amenity experienced by people (visual receptors) and how this will change through a series of representative views.

1.4 The TVIA establishes the sensitivity of both the townscape receptors and visual receptor’s representative views and their capacity to accommodate the Proposed Development. It will consider the likely effects associated with the demolition and construction stage and with the post completion stage of the Proposed Development. The assessment also takes into consideration any potential mitigation measures included to determine the significance of any residual effects.

### Author

1.5 As well as being an Urban Design Group Recognised Practitioner and a member of the Academy of Urbanism, Katy Neaves, the author of the TVIA, is a chartered member of the Landscape Institute and therefore complies with its associated Code of Conduct. This ensures that she only undertakes work for which she is able to provide proper professional and technical competence, and resources and requires that she maintains her professional competence in areas relevant to her work.

1.6 She has worked in the private sector for over 19 years and her experience to date has included producing townscape and landscape, visual impact assessments as part of the EIA process for a range of proposals including large-scale urban extensions, tall buildings within opportunity areas and major town centre retail developments.

1.7 Arc follows the GLVIA3 (Ref.1) for preparing TVIAs. Based on best practice, such assessments are tailored to meet specific site circumstances and ensure that the effects of new development on townscape characteristics and visibility are considered.

### Key Considerations

1.8 This Townscape and Visual Assessment will address the following potential townscape and visual impacts, and subsequent likely effects:

- Temporary visual intrusion during the demolition and construction of the Proposed Development;
- Permanent effect of the completed and operational Proposed Development in relation to the removal of a number of the site’s trees, structures and buildings; and
- Permanent effects of the completed and operational Proposed Development on the quality and character of townscape around the site, and on representative views.

### Supporting Appendix

1.9 The Volume is supported by the following appendices:

- Appendix A. Legislation, Planning Policy and Guidance
- Appendix B. Representative View Assessment
- Appendix C. Accurate Visual Representations (AVRs) Methodology

### Consultation

1.10 **Table 1.1** below summarises the consultation responses in regard to townscape and visual matters.

Table 1.1. Consultation undertaken

Consultee (Date) and Comment summarised	Response
WBC Senior Planning Officer Benjamin Bailey (9th March) confirm the approach to representative views is acceptable	Agreement on the following approach to representative views: <ul style="list-style-type: none"> <li>• Add new view 15- looking south from the western pavement of Claremont Avenue (close to its junction with Guildford Road)</li> <li>• Retain view 4 in its location rather than moving it to the junction of Kingfield Road and Loop Road (as previously requested)</li> <li>• Add new view 16 – looking north-west from the eastern pavement of Moorlands (off Vicarage Road)</li> <li>• Add new view 17 – West from Rydens Way (outside Woking College entrance/exit)</li> <li>• Move view 13 east by 100 metres (m) so it falls on the River Wey public right of way bridge, referenced as FP52 on Surrey County Council (SCC) definitive map, at the entrance to Fisher’s Farm</li> </ul> Also view 14 was confirmed to be captured from Staple Lane at the entrance to public right of way referenced as FP84 on SCC definitive map
Scoping Opinion Response	
Natural England – Consideration of landscape impacts should consider the GLVIA3, the Landscape Character Assessment Guidance for England and Wales and good practice	This TVIA has considered GLVIA3 (Ref:1) and good practice. The Landscape Character Assessment Guidance for England and Wales has been superseded by An Approach to Landscape Character Assessment (Ref:2) and this TVIA reverts to this guidance accordingly.
Natural England – Consideration on the developments effects on public rights of way and access to the countryside.	This TVIA has considered the effect of the Proposed Development on the public rights of way that fall within the study and from the Surrey Hills AONB in paragraph 5.20 to 5.25, along with Appendix B.







## 2. Assessment Methodology

2.1 This assessment has been undertaken in accordance a methodology which draws on best practice guidance as published in the following documents.

- GLVIA3 (Ref:1)
- An Approach to Landscape Character Assessment (Ref:2)
- Visual Representation of Development Proposals (Ref:3)

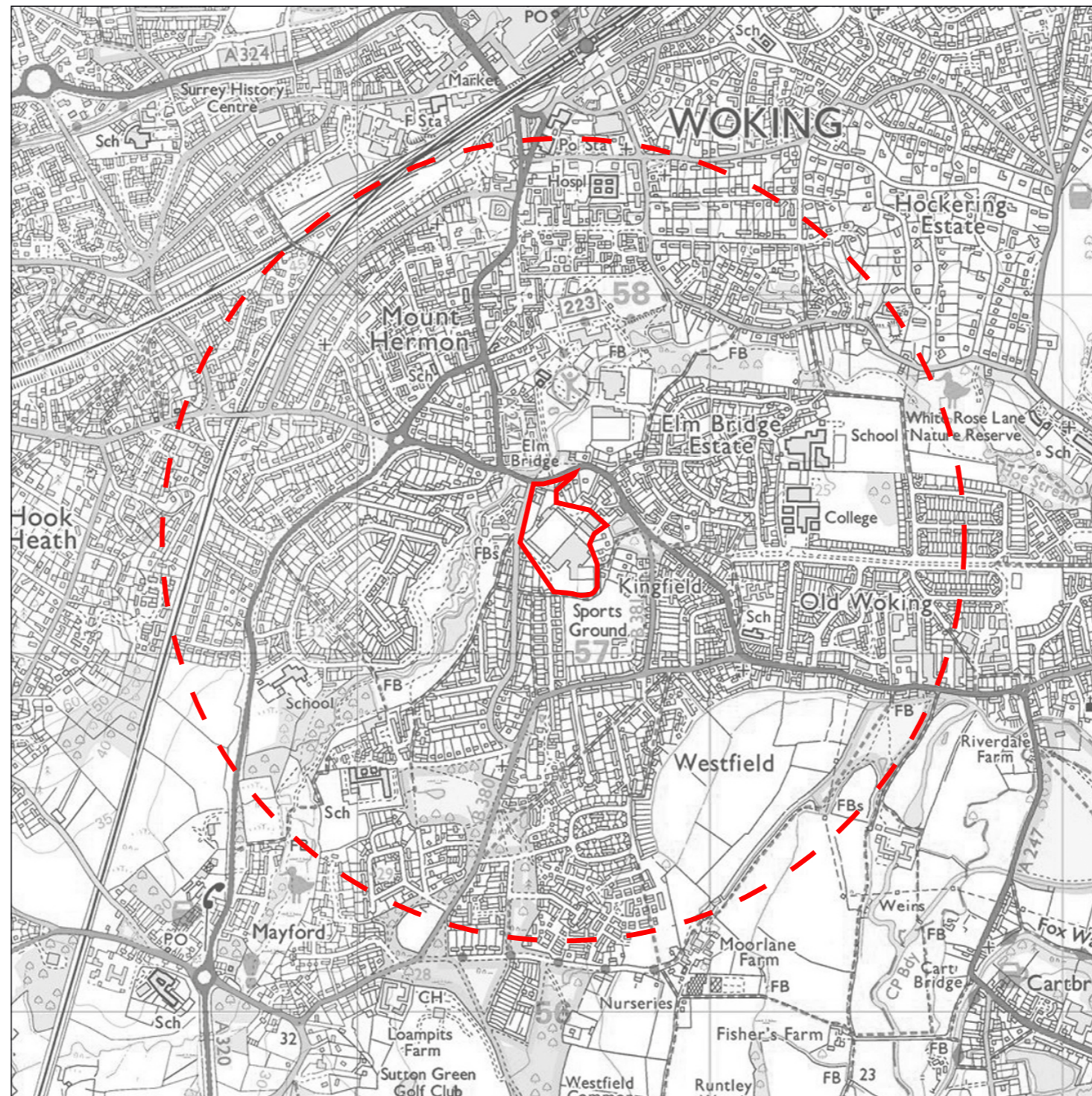
### Defining the Baseline

#### Study Area

2.2 It is necessary to define an appropriate study area in order to ensure a thorough and robust assessment on the effect of a development on townscape and visual receptors. The study area for the purposes of this assessment includes the townscape and visual receptors within a 1 kilometre (km) radius around the site, as shown in **Figure 2.1**. This study area is considered appropriate based on the height of the Proposed Development and the surrounding existing built form.

2.3 In determining the townscape receptors account has been taken of WBC's Woking Character Study (Ref.4) and published character appraisals for conservation areas within the study area. A general assessment of effect on the existing situation of the character of conservation areas has been undertaken in this Volume of the ES.

2.4 The study area has also been informed through establishing a broad descriptive Zone of Theoretical Visibility (ZTV), which has been manually identified through using both a desktop study of mapping information and fieldwork to interpret visual receptor's and their views to the site. Where relevant further long distant views have been considered outside of the study area in order to consider the effects from sensitivity visual receptors.



**Figure 2.1 - Study area**

- Site
- Study Area (1km)

### Current Baseline Conditions

2.5 A preliminary desk study was undertaken to establish the physical components of the landform, land use, building form and mass, movement and vegetation of the site and its surroundings to inform the townscape receptors assessment. Potential visual receptors to the site from within the surrounding area were also identified. Ordnance Survey (OS) maps were utilised to identify these features. In addition, aerial photography was used to supplement the OS information.

2.6 A field study was undertaken by urban design and landscape specialists from Arc on 25th February 2019 and 26th March 2019. Features of the site and its surrounding area were identified along with the visual receptors established in the desk study. The field study also involved travelling throughout the study area and producing a photographic record.

### Baseline Townscape Assessment

2.7 The baseline assessment of townscape receptors effects includes a mixture of desk study and field work to identify and record the character of the townscape. This includes a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape. Once these factors are established the townscape receptors and its associated key characteristics are identified. Consideration has also been given to WBC's Woking Character Study (Ref.4), which has identified a series of urban character areas within the borough.

2.8 An understanding of distinct character areas, which share common features and characteristics, has been identified through providing a concise description of the existing townscape situation (such as landform, land use, building form and mass and movement). These areas have recognisable patterns of elements, which together create the particular sense of place for the site and their surrounding townscape.



2.9 The value attached to these townscape receptors is then considered and assessed using the criteria set out in **Table 2.1**. This is based on, and takes into account, whether the area in question is covered by a townscape designation at a national or local level. Good practice guidance states that undesignated landscapes and townscapes do, under certain circumstances, have value and should be judged drawing upon the following list:

- Landscape, or townscape, quality and scenic quality;
- Rarity and representativeness – presence of a rare or important element or feature;
- Conservation interest – presence of wildlife, earth science or archaeology or historical and cultural interest;
- Recreational value;
- Perceptual aspects – notably wildness and/or tranquillity; and
- Associations- with people or events that contribute to perceptions of natural beauty.

### Baseline Visual Assessment

2.10 The baseline assessment of visual effects establishes the area in which the site and Proposed Development, may be visible; the different groups of people who may experience the views of the Proposed Development; and the areas where views can or are likely to be possible; and the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

2.11 The broad ZTV has been identified through using both a desktop study of mapping information and fieldwork to interpret views to the site. Within this ZTV the groups of people who are likely to experience views to the site have been identified and their associated viewing points, or features, have been referred to within the assessment as visual receptors (such as residential properties, employment areas, public highways, public rights of way, areas of open space and formally identified viewpoints).

2.12 17 representative views have been identified and the following criteria have been used to inform the representative views selection:

- Public viewpoints;
- Public highways;
- Townscape or transport nodes;
- Heritage features;
- Open spaces;
- Where the Proposed Development might be prominent, or visible from concentrations of residential properties;
- Places where people work; and
- Any other sensitive receptors.

2.13 AVRs have been captured from each of the representative views. The AVRs have been prepared through overlaying photographs from the representative viewpoints with a 3D model of the Proposed Development. The full methodology for producing these is set out in **Appendix C**.

2.14 The evaluation of the identified representative viewpoints has taken into account the following:

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

2.15 The distance away from the site was also considered within the following definitions: adjacent; short being 1-to 500 m; medium being 500 m to 1 km; and long being 1km plus. Aspects of this evaluation is discussed below and have informed the ‘susceptibility of the visual receptor to change’, when the predicted significant impacts were considered.

**Table 2.1. Criteria for Townscape Value**

Value	Typical criteria	Typical scale of importance/ rarity	Typical examples
Exceptional	A townscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution.	International	World Heritage Site
High	A townscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution.	National, Regional, Local	National Park, Area of Outstanding Natural Beauty (AONB), and/or typically an area containing a high number of listed buildings that include grade I or II*, and/or Registered Park and Gardens.
Medium	A townscape in generally good condition; with moderate importance and scenic quality. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications and/or demonstrable use and/or local listing.
Low	A townscape 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.
Poor	A degraded townscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.

**Table 2.2: Criteria for Visual Receptor Representative View Value**

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

**Extent and proportion of visibility**

2.16 The extent of visibility of the site from the identified visual receptor representative viewpoints is considered in light of the following criteria that seek to identify the proportion of the site visible from each viewpoint.

- No View- The site is not visible (or difficult to perceive).
- Glimpse- The site, or Proposed Development, has an obscured (e.g. by intervening vegetation or built form) view or distant view of part of the context in the wider view.
- Partial- A clear view of part of the site or Proposed Development; a partial view of most of it; or a distant view in which it forms a major proportion of a wider view.
- Open- A panoramic view of most of the site or Proposed Development, occupying most of the field of vision.

**Value attached to the representative view**

2.17 The value attached to the visual receptor representative views is based upon the criteria set out in **Table 2.2**. This takes into account:

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

**Likely Evolution of the Baseline Conditions**

2.18 The likely evolved baseline conditions will be based on professional opinion and will consider a scenario in the absence of the Proposed Development being implemented.

**Impact Assessment Methodology**

**Demolition and Construction**

2.19 The demolition and construction effects of the Proposed Development are determined through considering the information supplied on the construction period. Further details can be found in ES Volume 1, Chapter 5: Demolition and Construction.

**Assumptions and Limitations**

2.20 It is considered that site hoarding and graphics will be used to reduce the visual appearance of the demolition and construction of the Proposed Development. This will be incorporated in a Construction Environmental Management Plan that will be secured as part of a planning condition.

**Completed Development**

2.21 The assessment of effects has been undertaken on the basis of the information supplied on the design of the Proposed Development and estimated completion date. Further details can be found in ES Volume 1, Chapter 4: Proposed Development.

2.22 In considering the effects of the Proposed Development upon the significance of the identified townscape character area receptors and visual receptors representative views the assessment is based on the drawings that comprise the application and are submitted for approval. Consideration is also given to the Design and Access Statement (DAS) and AVRs. The latter are contained within **Appendix B** of this Volume of the ES. This approach allows for a balanced assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigating effects.

**Assumptions and Limitations**

2.23 Design measures such as façade material and contemporary architecture have been applied to the Proposed Development providing visual interest to the view and embedded mitigation. Therefore, no further mitigation measures are considered necessary. Further details are set out in the Design and Access Statement submitted in support of the detailed planning application.

**Methodology for Defining Effects**

**Identification of Receptor Sensitivity**

**Townscape Receptor Sensitivity**

2.24 The assessment of the townscape is concerned with establishing whether or not the townscape, be it a particular character area, townscape type or element can accommodate the Proposed Development without unacceptable negative consequences. The levels of susceptibility are assessed using the criteria set out in **Table 2.3**.

2.25 The sensitivity of the townscape is derived by combining the judgements on value (set out in **Table 2.1**) and Susceptibility to Change described in **Table 2.3**, as set out within the matrix set out in **Table 2.4**.

**Table 2.3. Criteria for Townscape Character Area Receptor Level of Susceptibility**

Level of Susceptibility	Criteria
High	An area possessing particularly distinctive townscape elements, characteristics or sense of place, and few townscape detractors. A townscape with limited tolerance to change of the type proposed. Or where the Proposed Development would be in direct conflict with specific townscape management or planning policies.
Medium	An area with some distinctive townscape elements, characteristics, or clearly defined sense of place, but with some townscape detractors. A townscape which is partially tolerant to change of the type proposed.
Low	An area with recognisable townscape character, but few distinctive townscape elements, characteristics, and some, or a number of townscape detractors. The townscape 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.

**Table 2.4. Matrix for determining Townscape Character Area Receptor Sensitivity**

Value	Townscape Sensitivity		
Exceptional/High	High	High to/or medium	Medium
Medium	High to/or medium	Medium	Medium to/or low
Low to Poor	Medium	Medium to/or low	Low
	<b>High</b>	<b>Medium</b>	<b>Low</b>
	<b>Susceptibility to Change</b>		

Visual Receptor’s Representative View Sensitivity

2.26 The assessment of susceptibility is concerned with establishing to what extent the visual receptor’s representative view can accommodate the change in the nature of the view resulting from the Proposed Development. In establishing susceptibility, the circumstances in which the representative view is experienced e.g. does it 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). The levels of susceptibility are assessed using the criteria set out in **Table 2.5**.

2.27 It should be noted that the susceptibility of the Visual Receptor’s Representative View may be reduced if the view is of lower quality.

2.28 The sensitive of the visual receptor’s representative view is derived by combining the judgements on value and susceptibility to change described in the matrix set out in **Table 2.6**.

2.29 The matrices shown in **Table 2.4 and 2.6** demonstrates how sensitivity is determined. It is important to note that this is a quantitative approach, which the GLVIA3 (Ref:1) strives to avoid. Therefore the findings will be linked back to evidence gathered at the baseline stage. GLVIA3 supports this approach and states that:

*“there should be more emphasis on narrative text describing the landscape and visual effects and the judgements made about their significance” and that “Tables and matrices should be used to support and summarise description text, not replace it.”*

**Table 2.5: Criteria for Visual Receptor’s Representative View Level of Susceptibility**

Susceptibility to change	Criteria
High	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the townscape or particular views. Visitors to heritage assets or visitor attractions where the views to the townscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
Medium	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the townscape 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).
Low	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the townscape or surroundings are not important

**Table 2.6. Matrix for determining Visual Receptor’s Representative View Sensitivity**

Value	Visual Sensitivity		
Exceptional/ High	High	High to/or medium	Medium
Medium	High to/or medium	Medium	Medium to/or low
Low to Poor	Medium	Medium to/or low	Low
	<b>High</b>	<b>Medium</b>	<b>Low</b>
	<b>Susceptibility to Change</b>		

Magnitude of Impact

2.30 The predicted effects are a straight comparison between the existing situation and that occurring at prescribed fixed stages in the future. The effect of the Proposed Development will vary depending on time (i.e. demolition through to operational stage) with the appearance and effect of the Proposed Development changing with time. The assessment will be considered at the following stages:

- Demolition and construction effects, which includes change in land use with effects created by the construction works and the absence of long term mitigations measures; and
- Operational effect, which includes the effects from the first year of operation.

2.31 The magnitude of impact considers the size or scale of the Proposed Development, along with the geographical extent of the area influenced and its duration. These areas are defined in the following text.

2.32 The overall magnitude of impact of the Proposed Development on the identified townscape receptors and visual receptor representative views is defined as either being high, medium, low, negligible or none and the criteria is set out in **Table 2.7**. This corresponds to the extent to which the Proposed Development improves and has a beneficial effect, or causes damage and has an adverse effect, or has a neutral effect to the existing townscape receptors and visual receptor representative views. Neutral effects are those where the effect would be neither beneficial nor adverse or a balance of adverse and beneficial influences.

2.33 This takes into account whether the Proposed Development:

- conforms with the pattern, scale, mass, grain and historic features of the identified townscape character;
- creates a loss or restoration of key townscape features;
- contributes to the identified townscape character;
- affects identified townscape receptors and representative viewpoints; and
- accords with national, regional and local planning policy and guidelines.

**Table 2.7: Magnitude Criteria**

Magnitude	Criteria
High	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 townscape or make up the view from a particular location. 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 townscape type/character area or would be visible over a large scale and / or at close range.
Medium	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 townscape or 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 experienced within the townscape type/character area within which they will sit. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
Low	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 townscape or make up the view from a particular location. 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 or view.
Negligible / None	Where the proposal (or works to facilitate it) would result in a very minor loss or alteration of one or more of the key elements that make up the character of the baseline townscape or view from a particular location. The introduction of elements that may not be uncharacteristic in the particular setting Where the proposal occurs within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.



**Size and Nature of Effect**

2.34 Size and scale is described within the assessment as the loss and addition of features being major, moderate, minor or none. This relates to the loss or addition of particular elements; the degree to which aesthetic or perceptual aspects of the townscape are altered; and the change to the key characteristics.

2.35 To establish the overall assessment of townscape and visual effects, the sensitivity of the identified receptor and the magnitude of change are combined, as set out in **Table 2.8**. It may be the case that there are no effects; in such instances this will be explained within the text.

**Table 2.8: Magnitude Criteria**

Sensitivity	Overall Assessment of Townscape / Visual Effects			
<b>Exceptional /High</b>	Major	Major /to Moderate	Moderate	Minor to/ Negligible
<b>Medium</b>	Major /to Moderate	Moderate	Moderate to / Minor	None
<b>Low to Poor</b>	Moderate	Moderate to / Minor	Minor	None
	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Negligible/ None</b>
	<b>Magnitude to Change</b>			

2.36 This corresponds to the extent to which the Proposed Development improves and has a beneficial effect, or causes damage and has an adverse effect, or has a neutral effect to the existing townscape receptors and visual receptor representative views. Neutral effects are those where the effect would be neither beneficial nor adverse or a balance of adverse and beneficial influences and could be considered significant in the context of this assessment.

2.37 This takes into account whether the Proposed Development:

- conforms with the pattern, scale, mass, grain and historic features of the identified townscape character;
- creates a loss or restoration of key townscape features;
- contributes to the identified townscape character;
- affects identified townscape receptors and representative viewpoints; and
- accords with national, regional and local planning policy and guidelines.

2.38 The criteria considered is set out in **Table 2.9**.

**Table 2.9: Beneficial/Adverse Criteria**

Beneficial Criteria – Where the Proposed Development
Fits well with scale and/or pattern of the townscape / view. Increases characteristic features or enhances the contribution to the wider setting. Enhances balance of townscape elements. Improves the sense of tranquillity or the view or an element within the view. Do not result in an incongruous feature within the prevailing pattern of townscape. Do not obstruct views towards a high quality or scenic townscape. Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Provides ability to include adequate or appropriate mitigation. Complements local/national planning policies or guidance to protect townscape character or visual amenity or specific views.
Adverse Criteria – Where the Proposed Development
Is out of scale and/or pattern of the townscape / view. Results in a loss of key townscape features or characteristics or a deterioration in contribution a view. Disrupts the balance of townscape elements. Results in incongruous features within the prevailing pattern of townscape. Obstructs a view towards a high quality or scenic townscape. 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 townscape character or visual amenity or specific views.
Neutral Criteria – Where the Proposed Development
Where the change (whatever the scale) resulting from the proposals will have an indiscernible effect on the character or characteristics of an area or in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view. 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.

2.39 The effects on existing townscape receptors and visual receptor representative views at various different development stages are considered within the assessment. The methodology for determining the effects of the ‘demolition and construction effects’ and the ‘operational effects’ are broadly the same and any differences are identified within the text.

2.40 It is considered that ‘major’ to ‘moderate’ significance of effects are significant and ‘moderate to minor’ and ‘minor’ to ‘negligible’ significance of effects are less significant. Effects that are assessed to be not significant are still presented within this assessment.

**Geographic Extent of Effects**

2.41 Geographical extent is the area over which the effect will be felt and ranges from site area, to a local level, and onto a larger scale.

**Effect Duration**

2.42 Effect duration, for the purpose of this assessment, relates to temporary (during construction) and permanent (during demolition and site clearance, along with once the Proposed Development is complete). It is considered that the construction stage for the Proposed Development will be undertaken in the short term, being zero to six years. Long term effects are seven plus years.

**Direct and Indirect, Reversible or Irreversible Effects**

2.43 Consideration will be given within the assessment to whether the effects are ‘direct’ (i.e. resulting without any intervening factors) or ‘indirect’ or ‘secondary’ (i.e. not directly caused or resulting from something else). Also whether the effect is ‘reversible’ or ‘irreversible’ is also identified.





### 3. Baseline Conditions

#### Current Baseline Conditions

3.1 This section considers the existing 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 site visits and this contributes to the resultant ‘sensitivity’ of each receptor.

#### Townscape Baseline Conditions

3.2 This section describes the components that make up the existing townscape and combine to create its townscape character.

#### The Site

3.3 The site is approximately 5ha and irregular in shape. It can be broadly split into four parcels based on its existing land use. In summary:

- the residential properties to the north;
- the Woking Football Club in the centre and west, including a tall south stand and flood lighting;
- the David Lloyd Centre to the south-east, which includes associated buildings of up to two storeys in height, surface car parking and tennis courts; and,
- two buildings that house the Woking Snooker Centre (one storey) and the Woking Gymnastics Club (two storeys) to the north-east.

3.4 Built form within the site is predominantly medium sized footprint, rising between one to three storeys in height and set within surface car parking. The David Lloyd Centre also has three outdoor tennis courts. In the northwest corner of the site are four, two storey, residential properties that address Kingfield Road. This built form creates a coarse urban grain that contrasts with the finer urban grain that is present within the study area.

3.5 Woking Football Club, Woking Snooker Centre and Woking Gymnastics Club are all accessed by vehicles and pedestrians from the north, from Kingfield Road. The David Lloyd Centre is accessed by vehicles and pedestrians from Westfield Avenue, from the west. Other than access to the various facilities there is no public access into the site and no public rights of way (PROW) cross through it.

3.6 The site is broadly flat with a subtle drop of approximately 1 m between its northern and southern boundary. Within the site, between Woking Gymnastics Club and the David Lloyd Centre, there is a spoil heap (bund) of around 0.5 m in height. Along the site’s boundary there is also a 0.5 m bund to the south; a 1 m bund to the southwest; and a bund that ranges between 0.5 and 1.5 m to the south east.

3.7 These bunds are typical overgrown with vegetation and semi-mature trees. Further trees are located along the site’s north and east boundaries.

3.8 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 68 trees and 22 groups of trees, which are not covered by Tree Preservation Orders. The AIA establishes that the site contain five tree that was classified as ‘category A’; 10 trees and four group as ‘category B’; and, 50 trees and 18 group as ‘category C’. The remaining three trees were identified as ‘category U’.

3.9 There are no listed buildings located on-site and the site does not fall within or adjacent to a conservation area.

3.10 The site is bound to the northwest by Kingfield Road and west by Westfield Avenue. Its northeast and eastern boundary is defined by the back gardens of the residential properties of Cobbles, The Dell, Cotswold, Chinthurst, nos. 9 to 12 Kingfield Drive, Pond House, Kingfield Cottage, The Cedars, Nut Cottage and Penlan.

3.11 A PROW runs between Kingfield Green and Westfield Grove adjacent to the Site’s south and southeast boundary, as shown in **Figure 3.1**. Beyond this is the Loop Road Sports Field. The southwest boundary of the Site is demarked by the back gardens of the residential properties of nos. 1 to 4 Westfield Grove and nos. 61, 63 and 63A Westfield Avenue.

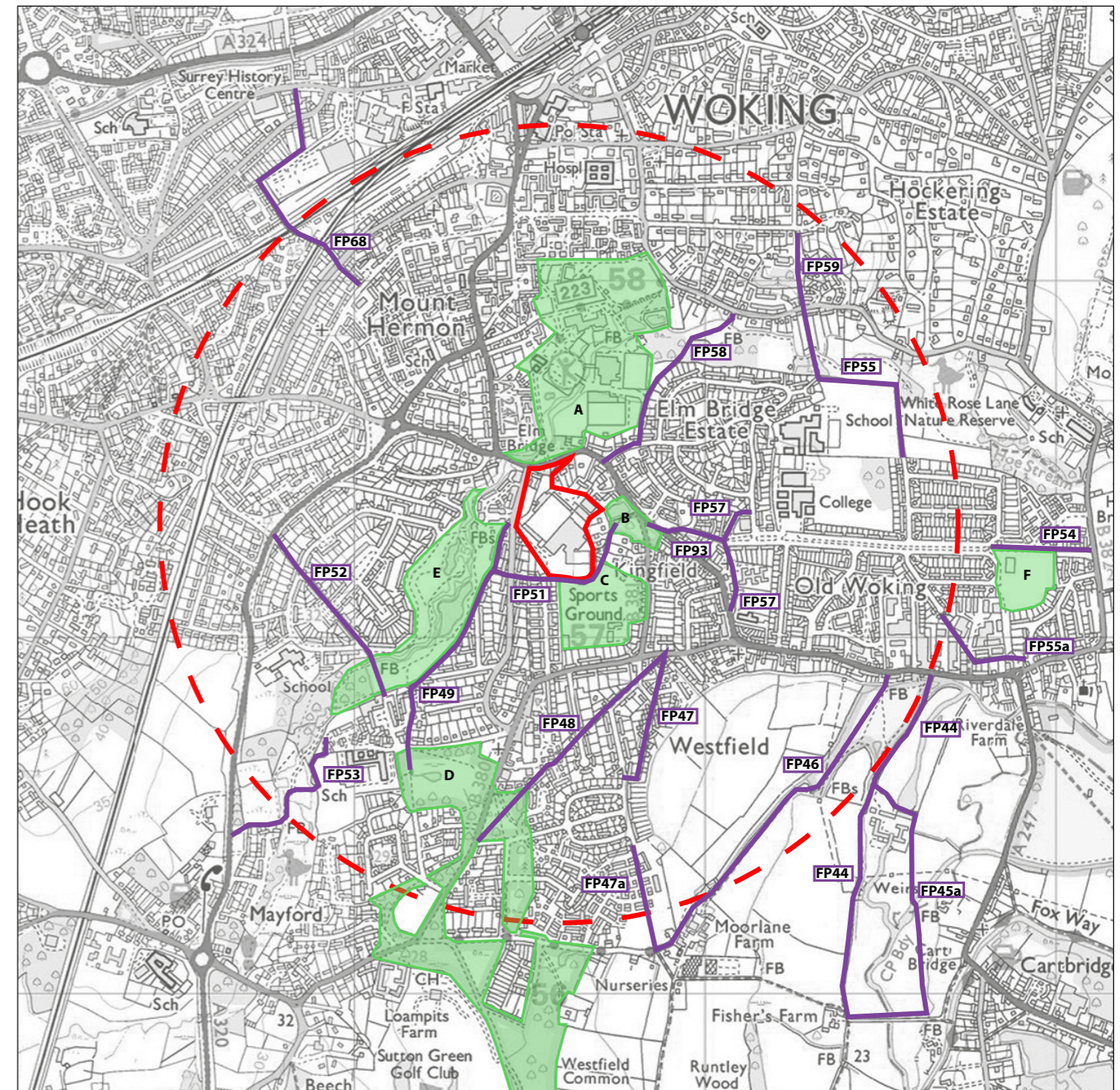


Figure 3.1 - PROW and Publicly accessible green spaces





The Study Area

3.12 The site and the east and south areas of the study area are broadly flat at 25 m Above Ordnance Datum (AOD) with little visible discernible variations. This is due to its position within the River Wey and its tributaries valley floor. The landform starts to rise to the north and west within the study area, with high points of 45 m AOD at the Hockering Estate and Mount Hermon. Some 13km to the southeast of the site the landform rises to the Surrey Hills Area of Outstanding Natural Beauty (AONB), which rises up to around 225 m AOD at Effingham Forest.

3.13 The study area’s land use comprises of 19th to 21st century residential areas, mixed with pockets of small to medium sized educational or leisure sites integrated within the residential areas. A linear park follows the route of the Hoe Stream, a tributary of the River Wey. To the southeast of the study area are a series of agricultural fields.

3.14 The existing building heights present within the study area vary from one to 11 storeys (Craigmore Tower), with footprints ranging from small fine grained residential to medium scale leisure centres. Outside of the study area, to the north, are a number of tall buildings associated with Woking Town Centre.

3.15 The study area has a number of primary, busy roads providing vehicular access around the south of Woking and beyond. This includes:

- A247 (Wych Hill Lane, Kingfield Road and High Street);
- A320 (Guildford Road and Egley Road); and
- B380 and B381.

3.16 Further secondary and tertiary routes, accessed from these primary roads, provide entry to the surrounding residential areas. Situated 1.25 m to the north of the site, outside of the study area, is Woking Train Station, which provides links between London Waterloo and the south coast.

3.17 A number of PROW are located within the residential area surrounding the site and are illustrated in **Figure 3.1**. These link with the wider PROW network associated with the Hoe Valley Linear Park, to the northwest of the study area, and River Wey valley, to the east.

3.18 PROW within the study area include:

- FP44, FP45a and FP46 – located on the edge and outside of the study area within the agricultural fields that surround the River Wey.
- FP47, FP47a and FP48 – run within the residential area to the north of the site.
- FP49 and FP53 – follow the route of the linear park associate with Hoe Valley Linear Park
- FP51 – running from Kingfield Road to Westfield Avenue, skirting the southern boundary of the site.
- FP52 – is located within the residential area to the west of the site.
- FP54 and FP55a – situated within the residential area and St Peters Recreation Ground to the east of the site, outside of the study area.
- FP55 and FP59 – situated to the northeast of the site, running from Conistone Road through White Rose Lane Nature Reserve to Ashwood Road.
- FP57 and FP93 – located within the residential area to the east of the site.
- FP58 – running from Kingfield Road to White Rose Lane, to the northeast of the site.
- FP68- positioned to the northwest of the site, running from York Road across the railway line to Goldsworth Road.

3.19 The study area has a number of publicly accessible green spaces which are shown in **Figure 3.1** and include:

- Woking Park (to the north)
- Kingfield Green (to the east)
- St Peters Recreation Ground (to the east)
- Loop Road Sports Field (to the southeast);
- Westfield Common (to the south); and
- Hoe Valley Linear Park (to the west).

3.20 Due to the suburban location of the site and study area, vegetation within the immediate environs is generally limited to these green spaces along with private gardens associated with the residential areas. Street trees can also be found along the majority of the roads.

3.21 The study area contains 21 grade II listed buildings and three conservation areas (Mount Hermon Conservation Area, Ashwood Road / Heathside Park Road Conservation Area and The Hockering Conservation Area). These designated heritage assets are illustrated in **Figure 3.2** have assisted in determining the value of the townscape character areas and representative views to be assessed.

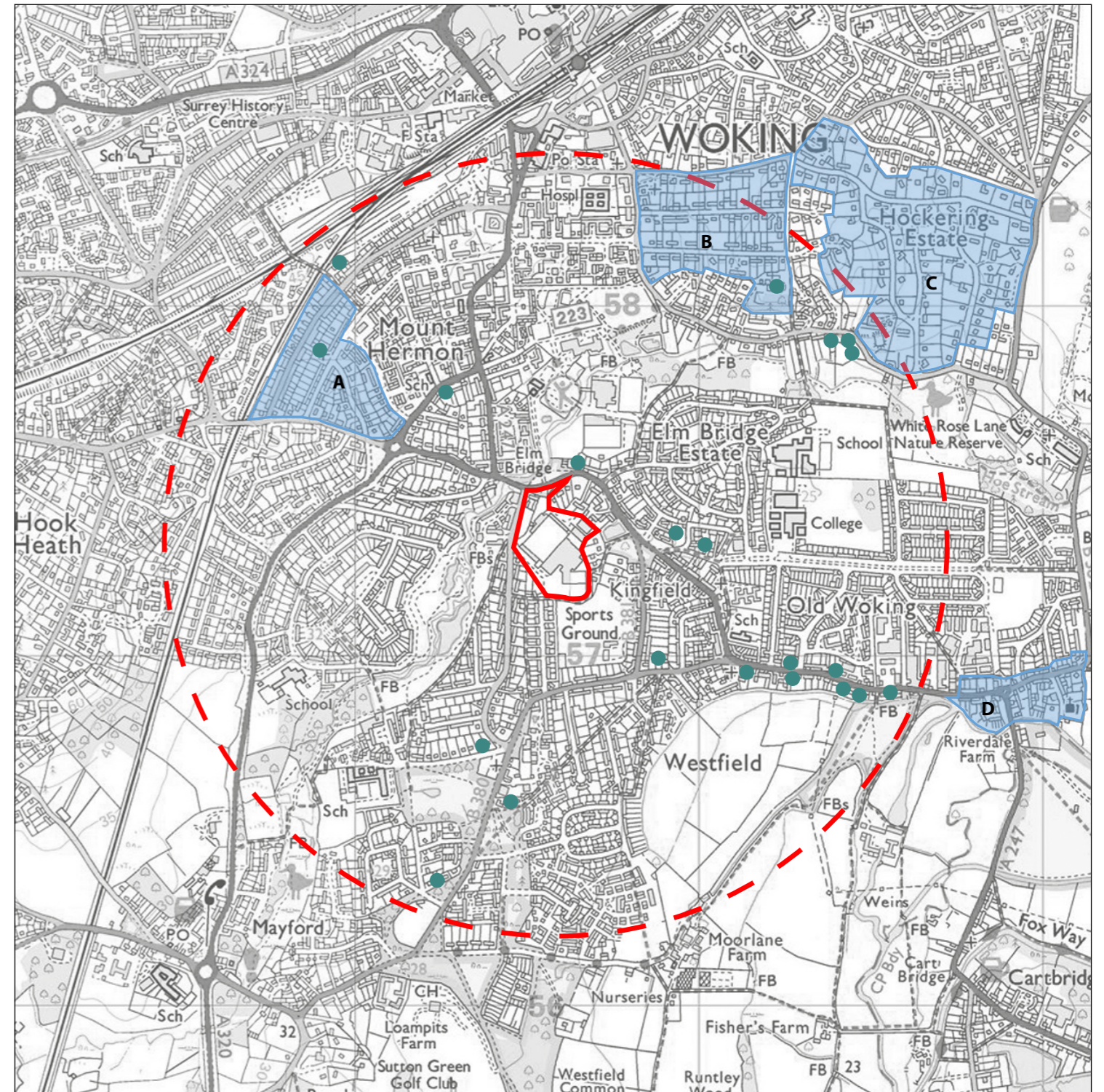
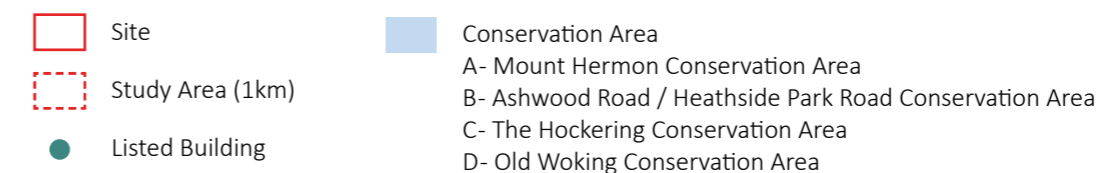


Figure 3.2 - Designated Heritage Assets





### Townscape Character Areas

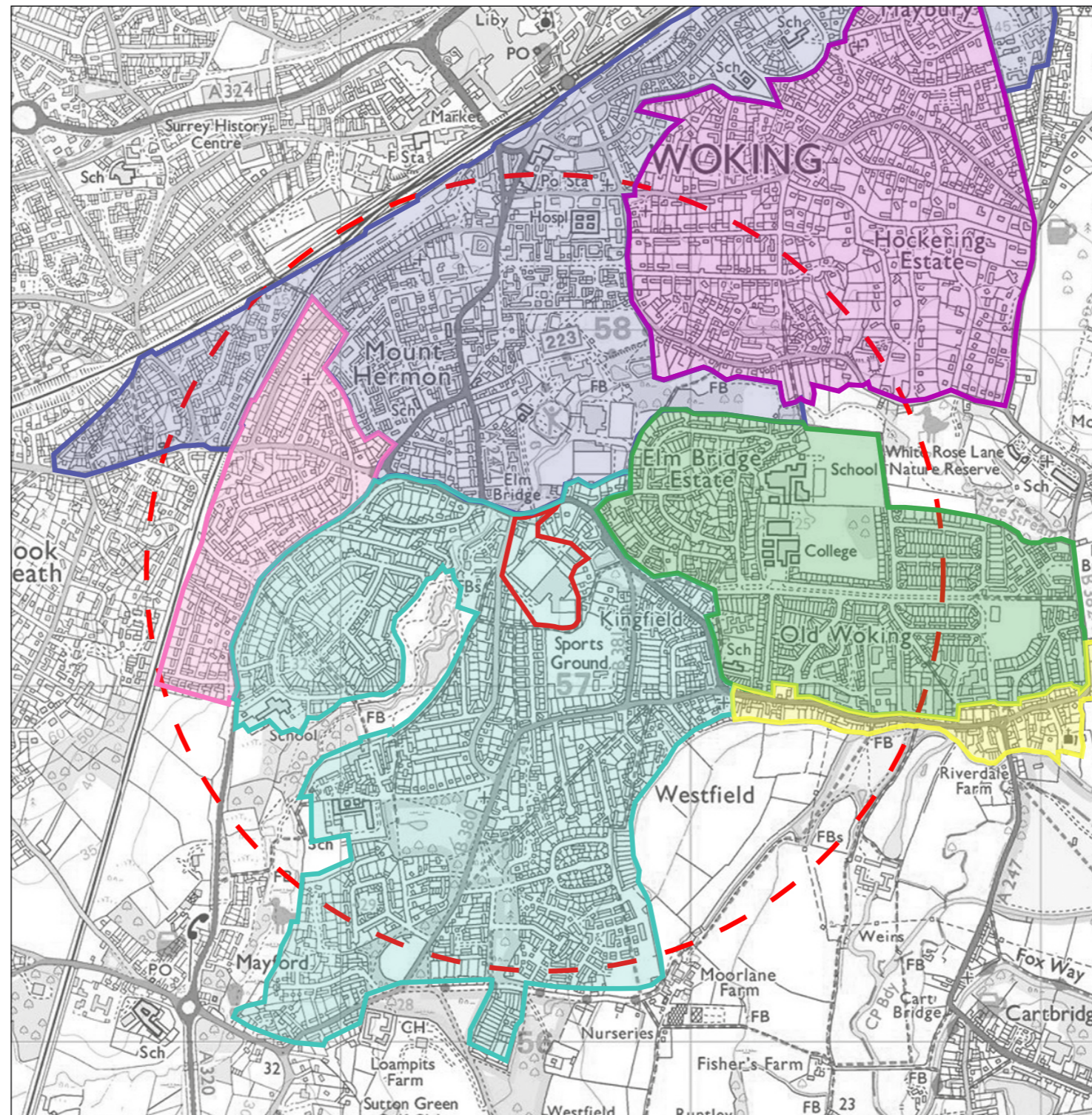
3.22 At a national level the site falls within the National Character Area Profile '129 Thames Basin Heaths' (Ref:5). This covers a much wider area and whilst it serves to provide useful background and context to the wider area, the scale is such that there would be no notable effect resulting from the proposed development and accordingly no further reference will be made within this study.

3.23 SCC have undertaken the Surrey Landscape Character Assessment: Woking Borough (Ref.6), but this assessment excludes the urban area and the site. The following character areas, however, fall within the study area and are set out in:

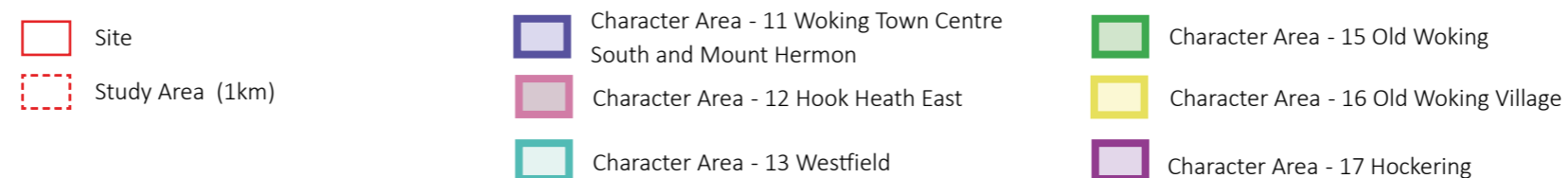
- RF7: Lower Wey River Floodplain
- RV4: Send River Valley Floor
- SS12: Wyke to Mayford Settled and Wooded Sandy Farmland

3.24 At a borough level the site is located within the Woking Character Study's (Ref. 4) character area '13: Westfield'. The following character areas are situated within the study area, as set out below and as shown in **Figure 3.3**:

- Character Area 11: Woking Town Centre South and Mount Hermon, to the north;
- Character Area 12: Hook Heath East, to the west;
- Character Area 15: Old Woking, to the east;
- Character Area 16: Old Woking Village, to the southeast; and
- Character Area 17: Hockering, to the northeast.



**Figure 3.3 - Woking Character Study Areas**



3.25 For the purpose of undertaking this assessment the character areas set out within the Surrey Landscape Character Assessment: Woking Borough (Ref.6) and Woking Character Study's (Ref. 4) have been reviewed and expanded with consideration of aesthetic and perceptual factors to determine the local townscape/landscape character areas (T/LCA) receptors that include:

- TCA1 – Westfield
- TCA2 – Old Woking
- TCA3- Woking Town Centre South and Mount Hermon
- TCA4- Hockering Estate
- LCA1 – Hoe Stream Valley
- LCA2 – River Wey Valley

3.26 The site is located within TCA1: Westfield. The TCAs are illustrated on **Figure 3.4** and their townscape elements are summarised in **Table 3.1** along with their identified value.



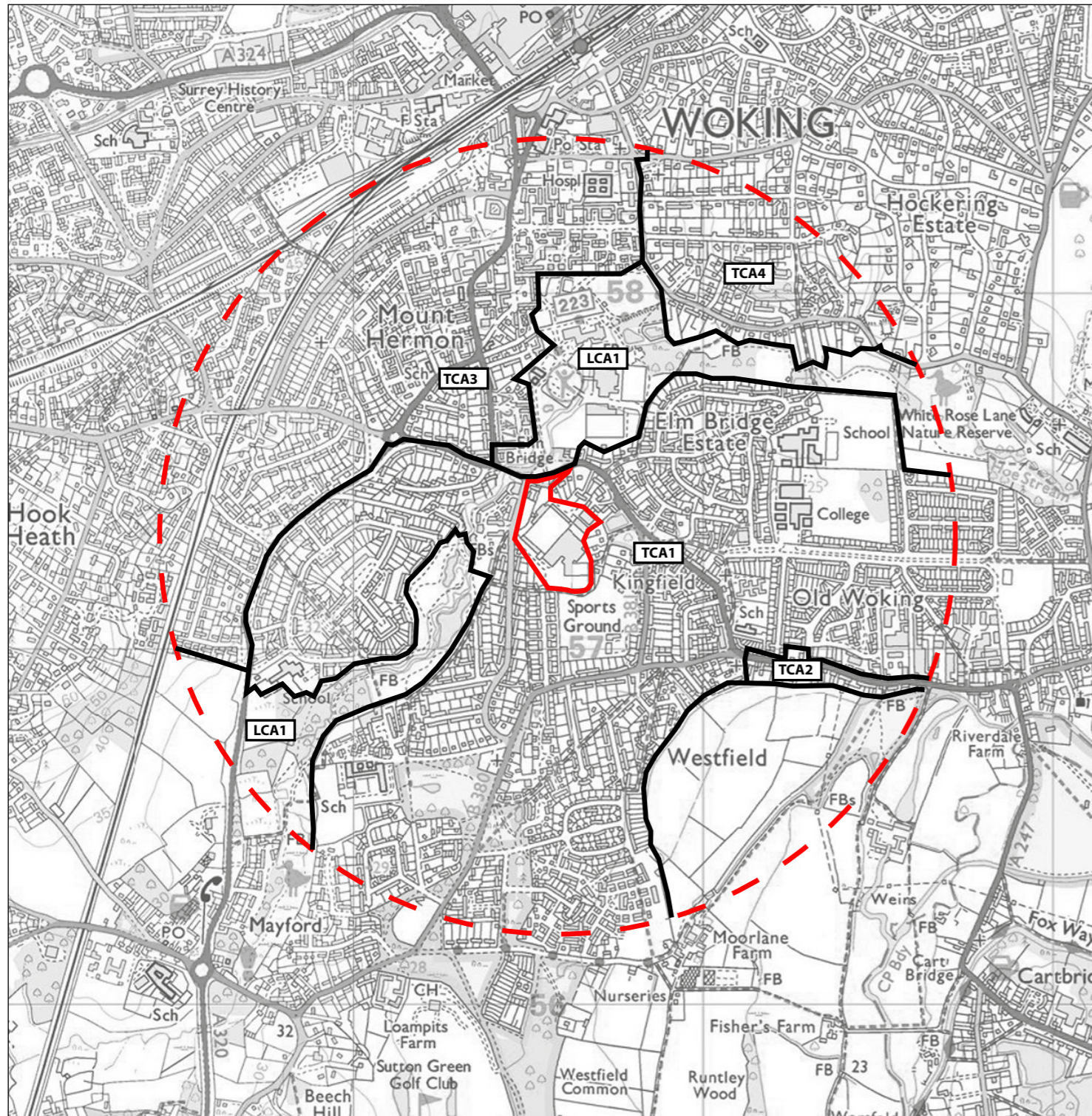


Figure 3.4 - TCA & LCA

- Site
  - Study Area (1km)
  - TCA/LCA
- TCA1 – Westfield
  - TCA2 – Old Woking
  - TCA3- Woking Town Centre South and Mount Hermon
  - TCA4- Hockering Estate
  - LCA1 – Hoe Stream Valley
  - LCA2 – River Wey Valley

Table 3.1: Baseline Summary Townscape Character Areas

TCA	Townscape/Landscape Element	Value
TCA1 – Westfield	<ul style="list-style-type: none"> <li>Predominantly developed between early 20th century to late 20th century with an early settlement around Kingfield Green and some later 21st century infilling.</li> <li>Landform is relatively flat and associated with the Hoe Stream and River Wey flood plain.</li> <li>Primary vehicular routes of the A320, B380 and A247 provide links to the tertiary, residential streets.</li> <li>PROW provide historical routes through the residential area and include FP48, FP49, FP52 and FP57.</li> <li>Built form is typically two or one storey in height and semi-detached or detached housing to the north, with apartment blocks associated with the 21st century infilling.</li> <li>Façade material includes red and buff brick or painted brick and simple pitched roof, some properties have simple mock tutor detailing.</li> <li>The area contains the common land of Kingfield Green and Westfield Green, and the Loop Field Sports Ground.</li> <li>Vegetation within the TCA includes street trees set within generous verges or incidental areas of open space and planting associated with private gardens.</li> <li>The wide linear roads create open vistas within the townscape.</li> <li>The TCAs condition provides moderate to low scenic quality and importance to the townscape.</li> <li>Seven grade II listed buildings are located within the TCA.</li> </ul>	Medium
TCA2 – Old Woking	<ul style="list-style-type: none"> <li>The historic village of Old Woking, along the High Street, primarily developed during the 17th century. Whilst the housing estates of Elm Bridge and Old Woking were developed rapidly between the mid to late 20th century, over time some 21st century infilling has occurred</li> <li>Vehicle and pedestrian movement is limited to the primary route of the High Street (section of A247). PROW can be accessed to the south.</li> <li>Built form is typically two storey, semi-detached or detached housing, with red brick or white/cream painted facades. Roof pitch varies.</li> <li>Vegetation is limited to the occasional street tree and front gardens. There are not green spaces within this TCA.</li> <li>The curved nature of the High Street prevents long linear views and glimpsed views are possible in between the built form to the north and south.</li> <li>The TCAs condition provides moderate scenic quality and importance to the townscape.</li> <li>Seven grade II listed buildings are located within the TCA.</li> </ul>	High to medium
TCA3 - Woking Town Centre South and Mount Hermon	<ul style="list-style-type: none"> <li>Woking Station (formally known as Woking Common Station) was opened in 1839 and developed occurred within this TCA soon after noon with the majority of the area laid out by the turn of the 20th century. Redevelopment of plots occurred from the mid-20th century to the present day.</li> <li>The land rises from the Hoe Stream and River Wey Valley in the south up to a high points of 45 m AOD at Mount Hermon to the northwest.</li> <li>Train station outside of the study area, to the north</li> <li>Secondary vehicular route of the Guildford Road and York Road provide links between the town centre and the tertiary, residential streets.</li> <li>One public right of way (FP68) provides pedestrian link to the north and across the railway line.</li> <li>Varied in built form from the tower block of Craigmere Tower to large detached properties within the Arcadian area of Hook Heath East</li> <li>No typical façade material</li> <li>Vegetation within the TCA includes street trees or incidental areas of open space and planting associated with private gardens or semi-private courtyards.</li> <li>The linear roads create vistas within the townscape.</li> <li>The TCAs condition provides moderate to low scenic quality and importance to the townscape.</li> <li>Mount Hermon Conservation Area and three grade II listed buildings are situated within the TCA.</li> </ul>	Medium



TCA	Townscape/Landscape Element	Value
TCA4 - Hockering Estate	<ul style="list-style-type: none"> <li>Developed in the early 20th century this estate is relatively unchanged and includes small areas of 21st century infilling</li> <li>The land rises from the Hoe Stream and River Wey Valley in the south up to a high points of m AOD at the Hockering to the north.</li> <li>Movement is limited to private, tertiary, residential streets, with one public right of way (FP59).</li> <li>The built form typically consists of two storey, detached properties set within generous gardens. The façade material includes red brick, hung tiles, white rendering and mock Tudor features. The consistent approach to the built form and its condition provides moderate scenic quality and importance to the townscape.</li> <li>The area does not contain any accessible public open space and vegetation is associated with private gardens.</li> <li>The nature of the long residential streets creates linear east/west views.</li> <li>Hockering Estate Conservation Area and Ashwood Road Conservation Area, along with three grade II listed buildings are situated within the TCA.</li> </ul>	High
LCA1 – Hoe Stream Valley	<ul style="list-style-type: none"> <li>The LCA in the early 21st century this TCA underwent significant changes to reduce the risk of flooding, including the regrading of the land to include new ponds and bunding.</li> <li>The area is public accessible and includes the Hoe Stream Linear Park and Woking Park.</li> <li>A network of recently constructed paths link into the PROW FP49, FP53 and FP58 and the surrounding residential area.</li> <li>Built form includes Woking Leisure Centre and its associated sport facilities and car parking.</li> <li>The TCA has moderate scenic quality.</li> <li>No designated heritage assets fall within this TCA.</li> </ul>	Medium to low
LCA2 – River Wey Valley	<ul style="list-style-type: none"> <li>The area is relatively unchanged and its pastoral fields patterns reflect historic agricultural field patterns</li> <li>The land is flat and contains a network of drainage ditches</li> <li>Fields are defined by mature hedgerows and field trees which screen or frame views.</li> <li>The area includes common land and one public right of way (FP46)</li> <li>Built form includes farmsteads and buildings associated with the river. Other manmade features include a line of electricity pylons.</li> <li>The TCA has low to medium scenic quality.</li> <li>No designated heritage assets fall within this TCA</li> </ul>	Low

### Visual Baseline Conditions

3.27 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.

3.28 The second stage, considers the visual receptors and supporting representative views to establish to what extent the site contributes to the view.

#### Stage 1 – Site visibility

3.29 The site’s ZTV is limited to the north, north-east and west by approximately 500m to 750m, up to the properties associated with the raised areas of the Hockering Estate, Mount Hermon and Hook Heath, where they face the Site. Also a glimpsed view can be gained from the southern section of FP58 and Woking Park to the site’s stadium and flood lighting.

3.30 To the east (known as Old Woking) and south (known as Westfield) of the site, the ZTV extends due to the flat topography associated with the River Way valley floor. Glimpsed views can be gained from sections of FP44, FP45a and FP46 to the site’s flood lighting from the open land between the Westfield suburb of Woking and Send.

3.31 Views of the site’s stadium and flood lighting are available from areas of open space, such as the Loop Road Sports Field and Hoe Valley Linear Park, along with roads that are orientated towards the site, and properties that face the Site from within a 1km radius of it to the south.

3.32 Further long distance views of the site are available from the south-east, from limited sections of the Surrey Hills Area of Outstanding Natural Beauty (located approximately 5km to the south, close to East Clandon).

### Stage 2 – Appraisal of views

3.33 The visual receptors for the site and Proposed Development have views from the following locations:

- Residents of low to medium rise buildings within 750m of the site boundary, to the north, east and west, and within 1km to the south, where properties’ windows are orientated towards the site;
- Residents of high rise buildings within 1 km of the site boundary, where properties’ windows are orientated towards the site;
- Visitors to areas of public open within 500m of the site, to the north, west and south, and 1km to the east; and
- Users of public highways and rights of way within 500m of the site to the north, west and south, and 1km to the east and southeast.

3.34 The visibility of the site from the identified visual receptor groups varies depending on their proximity to it and the height and mass of intervening visual barriers. Based on these findings, the field surveys, and consultation with Officers from WBC, the representative views summarised in **Table 3.2** have been identified as an appropriate selection to test the site and Proposed Development in a series of verified views.

3.35 The location of the representative viewpoints are shown on **Figure 3.5**, with their views shown and described in **Appendix B** of this Volume. The findings of **Appendix B** are summarised in **Table 3.2**.



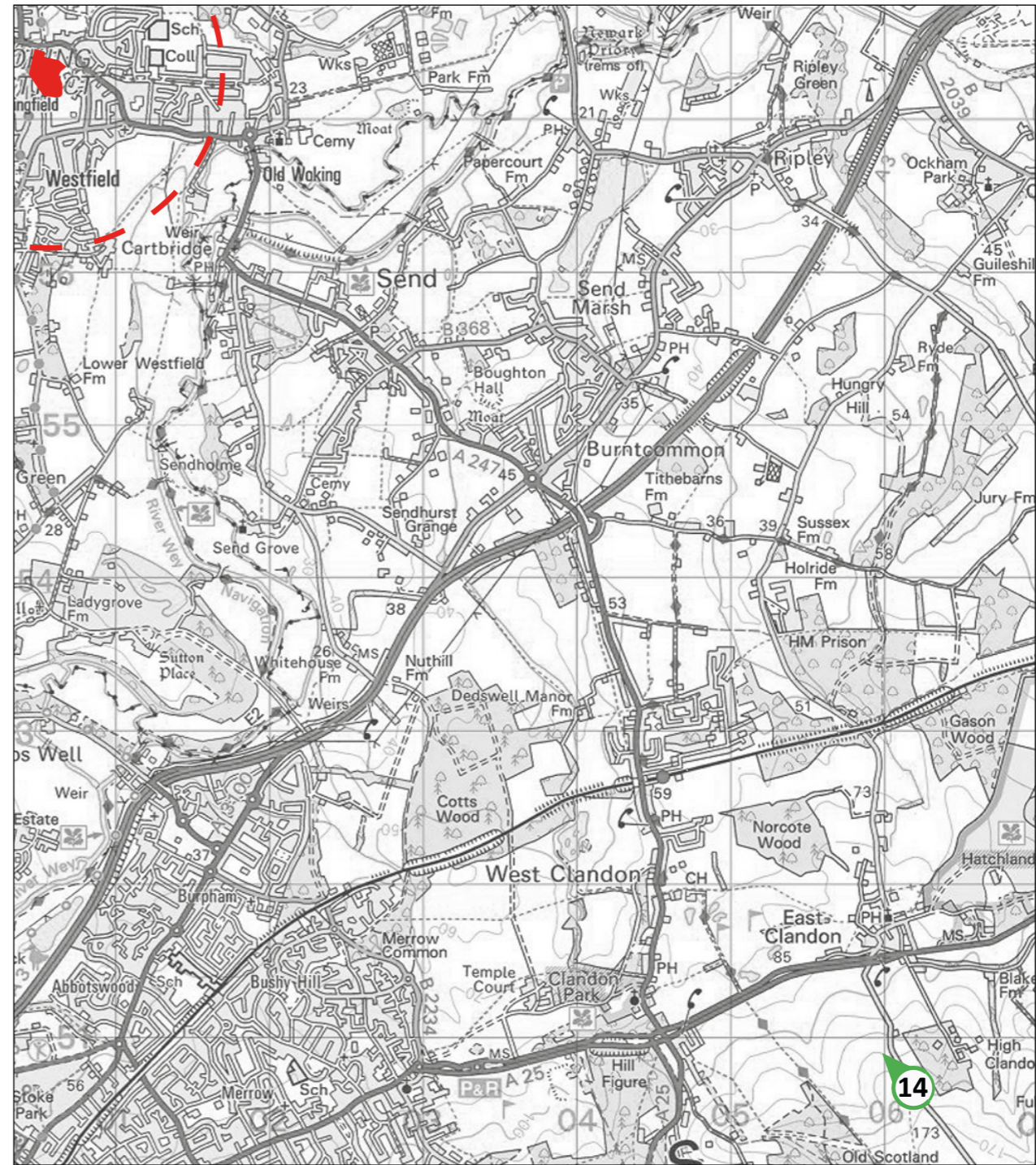


Figure 3.5 - Visual Receptor's Representative Views

- ▭ Site
- - - Study Area (1km)
- ① Verified Representative Views



**Table 3.2: Baseline Summary Visual Receptor's Representative Views**

Visual Receptor's Representative Views	Distance	Visibility (Existing)	Value
RV1- Junction of Wych Hill Lane and Claremont Avenue	Short	Glimpsed view	Low
RV2- Woking Leisure Centre entrance	Short	Glimpsed view	Medium to low
RV3- Elmbridge Lane	Short	No view	Low
RV4- Kingfield Road	Short	No view	Medium
RV5- Loop Road Sports Field	Short	Glimpsed view	Low
RV6- Westfield Road	Short	No view	Low
RV7- Westfield Avenue	Short	No view	Low
RV8- Hoe Valley Linear Park	Medium	No view	Medium
RV9- Hawthorn Road	Medium	No view	Low
RV10- Wych Hill Lane	Medium	No view	Low
RV11- Brooklyn Road	Medium	No view	Low
RV12- St Peters Recreation Ground	Long	No view	Low
RV13- River Wey footbridge	Long	No view	Medium
RV14- Surrey Hills AONB	Long	Glimpsed view	High
RV15- Claremont Avenue	Short	No view	Low
RV16- Moorlands	Short	No view	Low
RV17- Rydens Way	Medium	No view	Low





RB83 CCK

WINDING ROAD



## 4. Receptor Sensitivity

### Townscape Character

4.1 The impact of the Proposed Development on townscape receptors is considered in light of relevant planning policy, which helps inform their 'susceptibility to change' and the previously determined value.

4.2 It is considered that TCA1: Westfield can accommodate the Proposed Development and has a low susceptibility to change, as defined in the methodology Table 3.4. Through assessing the 'value' and 'susceptibility to change' it is considered that TCA1: Westfield has a medium to low sensitivity to the Proposed Development.

4.3 The Proposed Development will indirectly affect areas of TCA3: Woking Town Centre South and Mount Hermon; and, LCA1: Hoe Stream Valley, to varying degrees. These townscape receptors have a varying susceptibility to change and sensitivity to the Proposed Development. **Table 4.1** presents the assessment of the 'value' and 'susceptibility to change' of each townscape character area together with their 'sensitivity'.

4.4 It is considered that due to their limited or lack of indivisibility the Proposed Development will have a limited or no effect on the areas of TCA2: Old Woking; TCA4: Hockering Estate and LCA2: River Wey Valley.

**Table 4.1: Summary of Sensitivity of the TCA Receptors**

TCA Receptor	Value	Susceptibility of change	Sensitivity
TCA1 – Westfield	Medium	Low	Medium to low
TCA2 – Old Woking	High to medium	Medium	Medium
TCA3- Woking Town Centre South and Mount Hermon	Medium	Medium	Medium
TCA4- Hockering Estate	High	Low	Medium
LCA1 – Hoe Stream Valley	Medium to low	Medium	Medium
LCA2 – River Wey Valley	Low	Low	Low

### Visual Receptors

4.5 In determining the 'sensitivity' of the representative views the identified 'value' is combined with its 'susceptibility of change' to the Proposed Development. The latter is established by considering the occupation or activity of people and extent of attention or interest that may therefore be focused on the views and visual amenity.

4.6 This is described in **Appendix B** of this Volume and the findings are summarised in **Table 4.2**.

**Table 4.2: Summary of Sensitivity of the Visual Receptor's Representative Views**

Visual Receptor's Representative Views	Value	Susceptibility of change	Sensitivity
RV1- Junction of Wych Hill Lane and Claremont Avenue;	Low	Low	Low
RV2- Woking Leisure Centre entrance	Medium to low	Low	Low
RV3- Elmbridge Lane	Low	Medium	Medium to low
RV4- Kingfield Road	Medium	Medium	Medium
RV5- Loop Road Sports Field	Low	Low	Low
RV6- Westfield Road	Low	Medium	Medium to low
RV7- Westfield Avenue	Low	Medium	Medium to low
RV8- Hoe Valley Linear Park	Medium	High	High to medium
RV9- Hawthorn Road	Low	Medium	Medium to low
RV10- Wych Hill Lane	Low	Medium	Medium to low
RV11- Brooklyn Road	Low	Medium	Medium to low
RV12- St Peters Recreation Ground	Low	Medium	Medium to low
RV13- River Wey footbridge	Medium	High	High to medium
RV14- Surrey Hills AONB	High	High	High
RV15- Claremont Avenue	Low	Medium	Medium to low
RV16- Moorlands	Low	Medium	Medium to low
RV17- Rydens Way	Low	Medium	Medium to low







## 5 Potential Effects

### Demolition and Construction

5.1 Demolition and construction works typically relate to townscape character and visual effects associated with the removal of existing on-site buildings and structures and visual effects of the enclosure of the site with hoarding and of construction plant. The latter is likely to include scaffolding on the retained structures, tower cranes, piling drives and other construction plant during this stage of works. It is considered that this stage will follow the form of best practice construction methods and housekeeping (tidy site) to reduce visual clutter.

5.2 As part of this work category B trees (five individuals and two groups, or elements of the groups) and category C trees (27 individuals and eight groups, or elements of the group) will require removal along with two category U trees, as set out within the AIA.

5.3 The construction effect is ‘at worst’ moderate and adverse. This will, however, not be experienced at this level throughout the entire construction period with the peak near the end of the construction programme. Here the Proposed Development mass will almost be fully constructed and the completed buildings are likely to obscure views of the elements still under construction.

### Townscape Character Area Receptors

5.4 The Proposed Development falls within ‘TCA1: Westfield’ and its demolition and construction will have a local, direct, temporary, short term, high to medium magnitude of impact on the area. This will lead to a **moderate** and **adverse** significance of effect.

5.5 Partial to glimpsed views are likely to be possible from ‘LCA1: Hoe Stream Valley’ of the hoarding and cranes associated with the construction of the Proposed Development. The magnitude of impact of the Proposed Development is predicted to be medium to low and combining with the previously established medium to low sensitivity it will have a local, indirect, temporary, short term, **moderate to minor** and **adverse** significance of effect.

5.6 A glimpsed view of the Proposed Development’s cranes will be visible from ‘TCA3: Woking Town Centre South and Mount Hermon’. The Proposed Development will have a local, indirect, temporary, short term, low to negligible magnitude of impact and **minor** and **adverse** significance of effect.

5.7 The intervening built form and vegetation prevents the majority of the views to the Proposed Development from ‘TCA4: Hockering Estate’ and ‘LCA2: River Wey Valley’. It is therefore considered that it will have a local, indirect, temporary, short term, negligible magnitude of impact and **no** significance of effect. There is no inter visibility between TCA2: Old Woking and the construction of the Proposed Development and it is considered to have a local, indirect, temporary, short term, no magnitude of impact and **no** significance of effect.

5.8 **Table 5.1** summaries the local, temporary and short term construction effect of the Proposed Development on the Townscape Character Area Receptors. The Proposed Development will have a direct effect on ‘TCA1: Westfield’ and an indirect effect on from ‘TCA3: Woking Town Centre South and Mount Hermon’; ‘TCA4: Hockering Estate’; ‘LCA1: Hoe Stream Valley’; and, LCA2: River Wey Valley. It has no effect on ‘TCA2: Old Woking’.

**Table 5.1: Summary of Construction Effects on the Townscape Character Area Receptors**

Townscape Character Area Receptor	Sensitivity	Magnitude of impact	Residual effect
TCA1 – Westfield	Medium to low	High to medium	Moderate / Adverse
TCA2 – Old Woking	Medium	none	none
TCA3- Woking Town Centre South and Mount Hermon	Medium	Low	Minor / Adverse
TCA4- Hockering Estate	Medium	Negligible	none
LCA1 – Hoe Stream Valley	Medium	Medium to low	Moderate to minor / Adverse
LCA2 – River Wey Valley	Low	Negligible	none

### Visual Receptor’s Representative Views

5.9 The demolition and construction stage of the Proposed Development will have a local, direct, temporary, short term effect on the representative views. For a full description of the magnitude of impact and significance of effect please revert to **Appendix B**, which is summarised in **Table 5.2**.

### Mitigation and Monitoring Measures

5.10 Given that no further mitigation has been proposed as part of this assessment, the residual effects of the demolition and construction stage of the Proposed Development on both the Townscape Character Area Receptors and Visual Receptor’s Representative Views will remain as outlined in **Tables 5.1 and 5.2**. No monitoring measures are required.

**Table 5.2: Summary of Construction Effects on the Visual Receptors Representative Views**

Visual Receptor’s Representative Views	Sensitivity	Magnitude of impact	Residual effect
RV1- Junction of Wych Hill Lane and Clarendon Avenue;	Low	Medium	Moderate to minor / adverse
RV2- Woking Leisure Centre entrance	Low	High to medium	Moderate / adverse
RV3- Elmbridge Lane	Medium to low	Low	Minor/ adverse
RV4- Kingfield Road	Medium	Negligible	None
RV5- Loop Road Sports Field	Low	High	Moderate / adverse
RV6- Westfield Road	Medium to low	Low	Minor / adverse
RV7- Westfield Avenue	Medium to low	Medium	Moderate / adverse
RV8- Hoe Valley Linear Park	High to medium	Low	Moderate to minor / adverse
RV9- Hawthorn Road	Medium to low	Low	Minor / adverse
RV10- Wych Hill Lane	Medium to low	Low	Minor / adverse
RV11- Brooklyn Road	Medium to low	Low	Minor / adverse
RV12- St Peters Recreation Ground	Medium to low	Low/Negligible	Minor / adverse
RV13- River Wey footbridge	High to medium	Low	Minor / adverse
RV14- Surrey Hills AONB	Exceptional	Negligible	Minor / neutral
RV15- Clarendon Avenue	Medium to low	Low	Minor / adverse
RV16- Moorlands	Medium to low	Low/Negligible	Minor / adverse
RV17- Rydens Way	Medium to low	Low/Negligible	Minor / adverse

**Completed Development**

**Townscape Character Area Receptors**

5.11 The whole of the Proposed Development falls within ‘TCA1: Westfield’ and will have a local, direct, permanent, long term high to medium magnitude of impact on the area. The Proposed Development provides a new residential area and football stadium and creates a new destination for Woking.

5.12 The Proposed Development provides routes through which will increase permeability within the local area. It also provides a new high quality public realm strategy and active frontages to provide passive surveillance and enhance the streetscape. It’s buildings complement the spaces that they define and enrich the experience of those using the space. Where appropriate existing boundary trees have been retained to provide a mature setting to the Proposed Development’s buildings.

5.13 The mass of the Proposed Development’s residential buildings reflect the emerging context within the townscape and their height respond to the existing buildings that surround it. This includes a building of ten storeys marking the entrance, which steps down to six storeys at Westfield Avenue.

5.14 The residential buildings provide appropriate proportions of ground, middle and upper floor accommodation. Their selected building materials is complementary in colour and tone to other buildings within the study area and facades are broken up with brick detailing, window openings and balconies . The football stadium facade has contrasting materials to the residential buildings. Materials will be selected with maintenance considerations in mind.

5.15 Overall it is considered that the Proposed Development will have a **moderate to minor beneficial** significance of effect on TCA1: Westfield.

5.16 Partial to glimpsed views are likely to be possible from ‘LCA1: Hoe Stream Valley’ to the Proposed Development. The variation in the proposed massing would create a varied skyline in these views and the tall building would act as a landmark denoting the junction of Kingfield Road and Westfield Avenue. The façade material and architectural treatment between the various buildings would help to break the perceived mass of the Proposed Development within the view. The magnitude of impact of the Proposed Development is predicted to be medium to low and combining this with the previously established medium sensitivity it will have a local, indirect, permanent, long term, **moderate to minor beneficial** significance of effect.

5.17 A glimpsed view to the Proposed Development will be visible from ‘TCA3: Woking Town Centre South and Mount Hermon’. Again the variation in the proposed massing would create a varied skyline in the views from this area. The Proposed Development will have a local, indirect, permanent, long term, low to negligible magnitude of impact and **minor** and **neutral** significance of effect.

5.18 The intervening built form and vegetation prevents the majority of the views to the Proposed Development from ‘TCA4: Hockering Estate’ and ‘LCA2: River Wey Valley’. It is therefore considered that it will have a local, indirect, temporary, short term, negligible magnitude of impact and **no** significance of effect. There is no inter visibility between TCA2: Old Woking and the Proposed Development and it is considered to have a local, permanent, long term, no magnitude of impact and no significance of effect.

5.19 **Table 5.3** summaries the local, permanent and long term construction effect of the Proposed Development on the Townscape Character Area Receptors. The Proposed Development will have a direct effect on ‘TCA1: Westfield’ and an indirect effect on from ‘TCA3: Woking Town Centre South and Mount Hermon’; ‘TCA4: Hockering Estate’; ‘LCA1: Hoe Stream Valley’; and, LCA2: River Wey Valley. It has no effect on ‘TCA2: Old Woking’.

**Table 5.3: Summary of Completed Development Effects on the Townscape Character Area Receptors**

Townscape Character Area Receptor	Sensitivity	Magnitude of impact	Residual effect
TCA1 – Westfield	Medium to low	High to medium	Moderate / Beneficial
TCA2 – Old Woking	Medium	none	none
TCA3- Woking Town Centre South and Mount Hermon	Medium	Low to negligible	Minor / Neutral
TCA4- Hockering Estate	Medium	Negligible	none
LCA1 – Hoe Stream Valley	Medium	Medium to low	Moderate to minor / Beneficial
LCA2 – River Wey Valley	Low	Negligible	none

**Visual Receptor’s Representative Views**

5.20 The study areas landform limits views to the north, north east and north west by approximately 500m to 750m. Here open to partial views are considered to be gained from Kingfield Road, where it passes the site; the southern end of Woking Park; and, the residential properties within a short distance of the site to the northern residential block and entrance concierge building.

5.21 Beyond these areas the majority of the views become screened by the existing built form, including views from PROWs FP55, FP59, FP68 and the majority of FP58. Glimpsed views are, however, likely to be possible to the upper floors of the residential buildings from roads and residential properties windows that are orientated towards the site, as illustrated in representative views 1, 2, 10, 11 and 15 of Appendix B. A limited view will also be possible from the southern section of FP58, as shown in representative view 3.

5.22 Due to its height and the areas flat landform the Proposed Development’s ZTV will extend beyond the existing situation from the east, south and west. An open to partial view will be possible from: Westfield Avenue (representative view 7); the residential properties that fall within a short distance to the site to the east, south and west; PROW FP51; and the Loop Road Sports Field (representative view 5) to the Proposed Development.

5.23 Further east, south and west the majority of the views become screened by the existing built form, including views from PROWs FP47, FP47a, FP48, FP52, FP53, FP55a, FP57 and FP93. Glimpsed views are likely to be possible to the upper floors of the residential buildings from roads and residential properties windows that are orientated towards the site, as illustrated in representative views 4, 6, 9, 16 and 17. Along with large areas of open space such as the Hoe Valley Linear Park and St Peters Recreation Ground, which include a view from section of PROW FP49 and FP54 respectively.

5.24 The ZTV extends to the southeast due to the flat topography associated with the River Way valley floor and the raised nature of the Surrey Hills Area of Outstanding Natural Beauty. Limited glimpsed views are likely to be gained from sections of PROWs FP44, FP45a and FP46 and accessible areas of the Surrey Hills where they face the site, as demonstrated in representative views 13 and 14.

5.25 The Proposed Development will have a local, direct, permanent, long term effect on the visual receptor’s representative views. For a full description of the magnitude of impact and significance of effect please revert to **Appendix B**, which is summarised in **Table 5.4**.

**Mitigation and Monitoring Measures**

5.26 Design measures such as the provision of ground floor uses to provide active frontages; opening up of new access links; new public realm strategy; and, a landmark building to mark the junction of Kingfield Road and Westfield Avenue warrant that no further mitigation measures are considered necessary.

5.27 The residual effects of the Proposed Development on both the Townscape Character Area Receptors and Visual Receptor’s Representative Views will remain as outlined in **Tables 5.3 and 5.4**. No monitoring measures are required.

**Table 5.4: Summary of Completed Development Effects on the Visual Receptors Representative Views**

Visual Receptor’s Representative Views	Sensitivity	Magnitude of impact	Residual effect
RV1- Junction of Wych Hill Lane and Claremont Avenue;	Low	Medium	Moderate to minor / beneficial
RV2- Woking Leisure Centre entrance	Low	High to medium	Moderate / beneficial
RV3- Elmbridge Lane	Medium to low	Low	Minor/ beneficial
RV4- Kingfield Road	Medium	Negligible	None
RV5- Loop Road Sports Field	Low	High	Moderate / beneficial
RV6- Westfield Road	Medium to low	Low	Minor / beneficial
RV7- Westfield Avenue	Medium to low	Medium	Moderate / beneficial
RV8- Hoe Valley Linear Park	High to medium	Low	Moderate to minor / beneficial
RV9- Hawthorn Road	Medium to low	Low	Minor / beneficial
RV10- Wych Hill Lane	Medium to low	Low	Minor / beneficial
RV11- Brooklyn Road	Medium to low	Low	Minor / beneficial
RV12- St Peters Recreation Ground	Medium to low	Low/Negligible	None
RV13- River Wey footbridge	High to medium	Low	Minor / beneficial
RV14- Surrey Hills AONB	Exceptional	Negligible	Minor / neutral
RV15- Claremont Avenue;	Medium to low	Low	Minor / beneficial
RV16 – The Moorlands	Medium to low	Low/Negligible	None
RV17- Rydens Way	Medium to low	Low/Negligible	None







## 6. Likely Significant Effect

### Demolition and Construction

#### Townscape Character Area Receptors

6.1 The Proposed Development falls within 'TCA1: Westfield' and its construction will lead to a moderate and adverse significant effect. The remaining townscape character area receptors will not have a significant effect will the demolition and construction of the Proposed Development.

#### Visual Receptor's Representative Views

6.2 The demolition and construction stage of the Proposed Development will have a moderate and adverse significant effect on the following visual receptors representative views:

- RV2-Woking Leisure Centre entrance
- RV5-Loop Road Sports Field
- RV7-Westfield Avenue

6.3 For a full description revert to **Appendix B**, which is summarised in **Table 5.2**.

### Completed Development

6.4 The Proposed Development falls within 'TCA1: Westfield' and it will lead to a moderate and beneficial significant effect. The remaining townscape character area receptors will not have a significant effect will the implementation of the Proposed Development.

#### Visual Receptor's Representative Views

6.5 The Proposed Development will have a moderate and beneficial significant effect on the following visual receptors representative views:

- RV2-Woking Leisure Centre entrance
- RV5- Loop Road Sports Field
- RV7- Westfield Avenue

6.6 For a full description revert to Appendix B, which is summarised in **Table 5.4**.







## 7. Assessment of Future Environment

### Evolution of the Baseline Scenario

7.1 In the absence of the Proposed Development, i.e. do nothing, the baseline conditions described in **in ES Volume 1, Chapter 1: Introduction and Chapter 3: Alternatives and Design Evolution** are unlikely to change greatly over an approximate ten year period. With the site's built form and vegetation remaining in their current form, massing and condition. Without on-going investment and maintenance, however, over a ten year period on site buildings are likely to deteriorate.



## 8. Summary

8.1 This assessment has been founded on a thorough study of site and its townscape context, and through understanding these features and resources, an assessment of the Proposed Development has been undertaken.

8.2 The site is irregular in shape, broadly flat and includes the residential properties; the Woking Football Club; David Lloyd Centre; and, two buildings that house the Woking Snooker Centre and the Woking Gymnastics Club. It also contains bunds that are typical overgrown with vegetation and semi-mature trees. Further trees are located along the Site's north and east boundaries.

8.3 Within the volume the townscape impact assessment effects has assessed the Proposed Development's interaction with the existing townscape character areas (townscape receptors), whilst the visual impact assessment has consider the effect of it on the visual amenity experienced by people (visual receptors) and how this will change through a series of representative views the approach of which has been agreed in consultation with WBC. It has established the sensitivity of both the townscape receptors and visual receptors' representative views and their capacity to accommodate the Proposed Development.

8.4 The likely effects associated with both the construction and operational (post completion) stages of the Proposed Development have been identified, along with the assessment of any potential mitigation measures included to determine the significance of any residual effects. The methodology for undertaking this assessment follows GLVIA3 (Ref.1).

### Townscape Character Assessment

8.5 Seven TCA receptors have been established within the townscape assessment study area:

- TCA1 – Westfield
- TCA2 – Old Woking
- TCA3- Woking Town Centre South and Mount Hermon
- TCA4- Hockering Estate
- LCA1 – Hoe Stream Valley
- LCA2 – River Wey Valley

8.6 These are based on the dominant land use, building types, traffic and pedestrian movement, levels of activity and townscape quality. The Site falls within TCA1: Westfield, which is recognised as having a medium townscape value.

8.7 The construction stage of the Proposed Development will have a local, direct or indirect, temporary, short term effect on the townscape receptors. In summary:

- Moderate / adverse: TCA1: Westfield
- Moderate to minor / adverse: LCA1: Hoe Stream Valley
- Minor / adverse: TCA3- Woking Town Centre South and Mount Hermon
- No effect : TCA2: Old Woking; TCA4: Hockering Estate; and, LCA2 – River Wey Valley

8.8 The operational stage of the Proposed Development will have a local, direct or indirect, permanent, long term effect on the townscape receptors. In summary:

- Moderate / beneficia: TCA1: Westfield
- Moderate to minor / beneficia: LCA1: Hoe Stream Valley
- Minor / beneficia: TCA3- Woking Town Centre South and Mount Hermon
- No effect: TCA2: Old Woking; TCA4: Hockering Estate; and, LCA2 – River Wey Valley

8.9 Overall the Townscape Character Assessment has identified a significant effect TCA1: Westfield, during the construction and operational stage. During the latter it will make a positive contribution to the townscape of this area of Woking in accordance with the NPPF, NPPG and local policies.

### Visual Assessment

8.10 The Site's ZTV is limited to the north, north-east and west the properties associated with the raised areas of the Hockering Estate, Mount Hermon and Hook Heath, where they face the Site. To the east (known as Old Woking) and south (known as Westfield) of the Site, the ZTV extends due to the flat topography associated with the River Way valley floor.

8.11 Views of the Site's stadium and flood lighting are available from areas of open space, such as the Loop Road Sports Field and Hoe Valley Linear Park, along with roads that are orientated towards the Site, and properties that face the Site from within a 1km radius of it to the south.

8.12 Further long distance views of the Site are available from the south-east, from limited sections of the Surrey Hills Area of Outstanding Natural Beauty (located approximately 5km to the south, close to East Clandon).

8.13 Based on this visibility the following visual receptors were identified:

- Residents of low to medium rise buildings within 750 metres of the Site boundary, to the north, east and west, and within 1km to the south, where properties' windows are orientated towards the Site;
- Residents of high rise buildings within 1 km of the Site boundary, where properties' windows are orientated towards the Site;
- Visitors to areas of public open within 500m of the Site, to the north, west and south, and 1km to the east; and
- Users of public highways and rights of way within 500m of the Site to the north, west and south, and 1km to the east and southeast.

8.14 The visibility of the Site from the previously identified visual receptor groups vary depending on their proximity to it. A series of representative views were considered to demonstrate this and range in visual value.

8.15 The construction stage of the Proposed Development will have a local, direct, temporary, short term effect on the visual receptor's representative views. In summary:

- Moderate / adverse: RV2: Woking Leisure Centre entrance; RV5: Loop Road Sports Field; and, RV7: Westfield Avenue
- Moderate to minor / adverse: RV1 Junction of Wych Hill Lane and Claremont Avenue; and RV8: Hoe Valley Linear Park;
- Minor / adverse/neutral: RV3 Elmbridge Lane; RV6 Westfield Road; RV9 Hawthorn Road; RV10 Wych Hill Lane; RV11 Brooklyn Road; RV12 St Peters Recreation Ground; RV13 River Wey footbridge; RV14 Surrey Hills AONB; RV15 Claremont Avenue; RV16 The Moorlands; and, RV17 Rydens Way
- No effect: RV4Kingfield Road

8.16 The operational stage of the Proposed Development will have a local, direct, permanent, long term effect on the visual receptors representative views. In summary:

- Moderate / beneficial: RV2: Woking Leisure Centre entrance; RV5: Loop Road Sports Field; and, RV7: Westfield Avenue
- Moderate to minor / beneficial: RV1 Junction of Wych Hill Lane and Claremont Avenue; and RV8: Hoe Valley Linear Park;
- Minor / beneficial/neutral: RV3 Elmbridge Lane; RV6 Westfield Road; RV9 Hawthorn Road; RV10 Wych Hill Lane; RV11 Brooklyn Road; RV13 River Wey footbridge; RV14 Surrey Hills AONB; RV15 Claremont Avenue;
- No effect: RV4Kingfield Road; RV12 St Peters Recreation Ground; RV16 The Moorlands; and, RV17 Rydens Way

8.17 The Proposed Development in combination with the committed developments will not change the previously identified effects on the visual receptor's representative views.

8.18 Overall the Visual Assessment has identified the following significant effects on the visual receptors representative views, during the construction and operational stage: RV2: Woking Leisure Centre entrance; RV5: Loop Road Sports Field; and, RV7: Westfield Avenue. It is considered that it will not adversely affect views of borough importance and enhance the visual appearance of the local area in accordance with the NPPF, NPPG and local policies

# References

- Ref. 1 Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment (Third Edition)*
- Ref. 2 Natural England (2014) *An Approach to Landscape Character Assessment Guidance*
- Ref. 3 Landscape Institute (2019) *TGN 06/19 Visual Representation of Development Proposals*
- Ref. 4 Woking Borough Council (2010) *Woking Character Study*
- Ref. 5 Natural England National Character Area Profile *129 Thames Basin Heaths*
- Ref.6 Surrey County Council (2015) *Surrey Landscape Character Assessment: Woking Borough*

# Glossary

Term	Definition
AOD	Above Ordnance Datum
AVR	Accurate Visual Representation
ELC	European Landscape Convention
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Third Edition, published jointly by the Landscape Institute and Institute of Environmental Management and Assessment, 2013
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor
Significance	A landscape or visual impact that is likely to be a pertinent 'material consideration' (i.e. an important matter that should be taken into account in deciding a planning application) due to the context and intensity of the effect
Susceptibility to change	The ability of a townscape or visual receptor to accommodate the specific proposed development without undue adverse consequences.
Townscape	The character and composition of the built environment including the buildings and the relationship between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Townscape Character Area (TCA)	Single, unique area which shares specific characteristics
Townscape receptor	Defined aspects of the townscape that have the potential to be affected by a proposal
TVIA	Townscape and Visual Impact Assessment
Value	The relative value that is attached to different townscape or views by society
Visual receptor	Individuals and/or defined groups of people who have the potential to be affected by a proposal.

# APPENDIX A

## LEGISLATION, PLANNING POLICY AND GUIDANCE



## National Legislation, Policy, Guidance and Appraisals

### Legislation Context

A.1 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition of landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

A.2 The ELC defines landscape as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors” and it includes ‘townscape’, as well as all forms of rural landscape.

### National Planning Policy Framework

A.3 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.”*

A.4 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.”

A.5 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.”*

A.6 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.”

### National Planning Practice Guidance

A.7 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

A.8 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

A.9 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.

## Surrey Landscape Character Assessment: Woking Borough

A.10 SCC have undertaken the Surrey Landscape Character Assessment: Woking Borough (Ref.7). This assessment excludes the urban area and the Site. The following character areas, however, fall within the study area:

- RF7: Lower Wey River Floodplain
- RV4: Send River Valley Floor
- SS12: Wyke to Mayford Settled and Wooded Sandy Farmland

### Local Planning Policy

A.11 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.

A.12 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

A.13 The site falls within the following relevant planning policy designations identified within the Proposals Map

- Policy UA44 of the Site Allocations Development Plan

A.14 The Proposal Maps illustrates that the study area includes:

- Urban Area – Policy CS1
- High Density Residential Area - CS10
- Common Land – Policy CS17
- Conservation Area Policies CS20 and DM20



## Core Strategy

A.15 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.”*

A.16 Policy CS7: Biodiversity and nature conservation establishes that WBC are committed to conserving and protecting existing biodiversity assets, stating:

*“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.”*

A.17 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.”*

A.18 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.”*

A.19 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.*

A.20 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.*

A.21 The supporting text for Policy CS24: Woking’s landscape and townscape sets out in 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.”*

## Site Allocations Development Plan Document

A.22 The draft Site Allocations Development Plan Document identifies land and allocates specific sites to enable the delivery of the Core Strategy. The Site is covered by UA44 ‘Woking Football Club, Woking Gymnastic Club, Woking Snooker Club, Westfield Avenue, Woking, GU22 9AA’.

A.23 The associated Policy UA44 establishes the following (summarised):

*Density of development should maximise the efficient use of the site without compromising the general character of the area;*

*The scale of the development should not detract from the general character and appearance of surrounding streets;*

*Strong boundary treatments should be designed into the development to respect and enhance local character;*

*The development should directly address the street, in particular along Westfield Avenue;*

*Building heights should respect adjoining properties, provide appropriate levels of daylight and sunlight for internal environments and be of a high design quality that enhances the local character;*

*The development should retain any trees of amenity value;*

*Proportionate on-site measures to support the creation, protection, enhancement and management of local biodiversity and Green Infrastructure;*

## Development Management Policies Development Plan Document (DPD)

A.24 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
- DM20: Heritage assets and their settings

## Design SPD

A.25 WBC’s Design SPD adopted in 2015 sets out key principles for creating successful places and borough wide design guidance.



## Woking Character Study

A.26 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.

A.27 The Site falls within Character Area 13: Westfield and the study area includes the following character areas:

- Character Area 11: Woking Town Centre South and Mount Hermon, to the north;
- Character Area 12: Hook Heath East, to the west;
- Character Area 15: Old Woking, to the east;
- Character Area 16: Old Woking Village, to the southeast; and
- Character Area 17: Hockering, to the northeast.

A.28 Character Area 11: Woking Town Centre South and Mount Hermon is located to the south of the London to Southampton and to Portsmouth railway lines. The train station is located within this area, but the main shopping centre is located within the adjacent Woking Town Centre Character Area. Distinctive characteristics include:

- Woking Park, including Pool in the Park.
- Woking Train Station.
- The Shah Jahan Mosque – Britain’s first purpose built mosque and a Grade II\* Listed building.
- Other Locally Listed buildings such as Woking Police Station and The Sovereigns Public House.
- The former Convent of St Peter.
- New developments such as Centrium on Victoria Road and The Exchange on Station Approach.

A.29 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.

A.30 Character Area 13: Westfield and Kingfield, which the site is located within and originated from small hamlets around a Green and a Common to the west of Old Woking. Distinctive characteristics include:

- Westfield Common.
- 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.

A.31 Character Area 15: Old Woking, to the east of the study area, is located to the south east of Woking town centre. The historic village is within Character Area 16: Old Woking Village, whilst this area comprises of the areas of expansion of the original village. Distinctive characteristics include:

- St Peter’s Recreation Ground.
- Linear open space along Rydens Way, originally reserved for a new dual carriageway.

A.32 Character Area 16: Old Woking Village, situated to the southeast of the site and covers the historic core of Woking Village. The A247 is the High Street of the village and the B382 also passes through the village. The River Wey forms the southern boundary of the area and the village abuts the green belt to the east and south west. Distinctive characteristics include:

- Old Woking Village Conservation Area.
- St Peter’s Church (Grade I Listed).
- The Grange at the end of the High Street (Grade II Listed).
- The Old Manor House on the High Street (Grade II\* Listed).
- Many other Listed and Locally Listed buildings along the High Street and Church Street.

A.33 Character Area 17: Hockering, positioned to the northeast of the study area. There are no main roads through the area, with only the B382 running along part of the eastern boundary of the estate. The area joins the green belt to the south and east, with Hoe Stream to the south and Hoebridge Golf Course to the east. Distinctive characteristics include:

- The Hockering Urban Area of Special Residential Character.
- Ashwood Road/Heathside Road Conservation Area.

- 3 Ashwood Place, Ramwick Cottage, 46 Park Road and White Rose Farm House (Grade II Listed).
- Several Locally Listed buildings.

## The Heritage of Woking

A.34 The Heritage of Woking was amended in 2000 and provides a compendium of the borough’s heritage assets. Three conservation areas fall within the study area:

- Ashwood Road / Heathside Park Road Conservation Area
- The Hockering Conservation Area
- Mount Hermon Conservation Area

A.35 In regard to Ashwood Road / Heathside Park Road Conservation Area it states:

*“... Although part of the area adjoins the existing Hockering Conservation Area, it is not inappropriate for two areas to dovetail as there has been a considerable amount of redevelopment to the east of Heathfield Road which is unsuitable for inclusion in a Conservation Area.*”

*The earliest houses in the area, such as Heath house, were built in the 1860’s with the layout of the Heathside Road Estate being designed by Henry Abraham, who designed the layout at Brookwood Cemetery. The other large detached dwellings predominant in the area were constructed during the early Edwardian period and have simple ‘Arts and Crafts’ references with steep pitched roofs, lightly decorated elevations using ornate brickwork or creasing tiles, and detailed chimney work. The properties have largely remained intact since their construction with limited infilling.”*

A.36 In regard to The Hockering Conservation Area it states:

*“The ‘Hockering1 comprises a medium sized early inter-war private housing estate to the south of the Town Centre and is largely bounded by the Old Woking Road, White Rose Lane, Heathfield Road and Ivy Lane. The estate is well defined and characterised by substantial individually designed houses, many in the ‘Arts and Crafts’ style, each set in generous sized curtilages within a mature silvan landscape. The estate has an informal layout design with each house individually orientated at fairly random intervals along the tree lined estate roads of the Hockering Road, Daneshill, Cleardown*

*and Knowl Hill respectively. Each of the access roads into the estate has an elegant lockable gated entrance although the main entrance from Heathfield Road is usually kept open for normal traffic use.”*

*A particular feature of the Hockering Estate is the quality and extent of the mature landscape which contains many specimen deciduous and coniferous trees, including Wellingtonia’s and Monkey Puzzle, together with extensive mature shrubs. The soft landscape is greatly emphasised by the wide grassed margins along the narrow estate roads, which in conjunction with informal gravel footpaths and mature hedgerows of beech, yew and laurel creates a distinctive landscape theme which dominates the character of the Hockering Estate throughout....”*

A.37 In regard to Mount Hermon Conservation Area it states:

*“This area of land formerly known as the Mount Hermon Estate and the York Estate was developed at the turn of the Century following the sale of the 136 acre Cross Lanes Farm in 1883. It was probably the most significant development in Woking south of the railway line following the completion of the station in 1838 and together with the Hill View Estate on the other side of the Guildford Road it formed the southern approach to the town. York Estate, now called York Road, was so named to commemorate the marriage of the Duke of York (later King George V) in 1885 which was the year the land was marketed. The whole area contains excellent examples of Edwardian suburban housing, particularly adjacent to Wych Hill Lane where they have remained substantially intact. The majority of the original houses in the area have a distinctive architectural style with steep pitched roofs and decorative timber work to the elevations, many with timber balconies and loggias.*

*It comprises Wych Hill Lane from Midhope Road up to railway bridge but only including the tree lined frontage on the southern side, West Hill Road, Mount Hermon Road up to No. 33 and the western section of York Road up to No. 109. There are also a considerable number of good Edwardian properties in the far eastern half of York Road which could be considered for future designation.”*



# APPENDIX B

## ILLUSTRATIVE VIEWS



## Introduction

B.1 A number of representative views have been identified in order to recognise and assess the likely effects of the Proposed Development on the recognised visual receptors, as shown in **Figure 3.5**. accurate visual representations (AVRs) have been prepared for each of these representative views and the associated methodology for how these are produced is provided in **Appendix C and D**.

B.2 The AVRs 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 townscape.

B.3 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.

B.4 The selection of representative views considers the location and extent of the surrounding townscape. In determining the effects of the Proposed Development, a judgement is made regarding the design quality of the completed Proposed Development. This is informed by the AVRs and the supporting planning application information, including the Design and Access Statement produced by LRW Architects.

## Approach

B.5 In order to assess the likely effects of the Proposed Development on the representative views two different types of AVRs are proposed:

- Wireline AVRs – defined as images that illustrate the location, scale and degree of visibility within each identified viewpoint (representative views 4, 12, 13, 14 and 17); or
- Rendered AVRs – defined as images that illustrate the location, scale, degree of visibility, visual description of architectural form and use of materials (representative views 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 15 and 16).

B.6 The rationale behind why some AVRs are rendered and some are wireline is based on the viewpoints distance from the Site; the identified sensitivity of the view; and, whether the inter-visibility between the Site and the viewpoint is prevented by built form or vegetation. Within the wirelines, where the buildings fall behind built form or significant vegetation, the wireline outlines are indicated with a dashed line, demonstrating that they are unlikely to be seen within the view.



**Representative view 1 – Junction of Wych Hill Lane and Claremont Avenue**



Location Plan

**Baseline conditions**

B.7 The representative view takes in the wide junction of Wych Hill Lane and Claremont Avenue and is positioned on its northwest corner. It illustrates the juxtaposition between the mid 20th century, detached, residential properties and the early 21st century, apartment blocks which is typical of the study area's north western townscape. It is positioned to the northwest of the site approximately a 100m, a short distance away.

B.8 The carriageway of Wych Hill Lane and Claremont Avenue falls within the foreground of the view. To the south (right) of the view is a two storey residential property with a mansard roof. The façade consists of white render on the ground storey with the upper storey and roof covered with brown tile. The view stretches to the east (left) over the Hoe Stream bridge and down Wych Hill Lane where the road continues to another junction with traffic lights.

B.9 Two, five storey, apartment blocks are situated to the south of the road and is partially hidden by a mix of trees and shrubs associated with the Hoe Stream (not visible within the view). The site's, two storey, residential properties can be glimpsed further down the road in the background of the view. The site's football stadium floodlight from the site can also be glimpsed rising above the apartment block.

B.10 The representative view has a low value as it is not related to designated, or non-designated, heritage asset and has limited scenic value. It is also influenced by the vehicles using the roads present in the foreground.



© AVR LONDON

1.6 m above ground

17:57 25 April 2019

**Representative view 1 - Existing Situation**



## Assessment of Effects

B.11 The representative view will have a low susceptibility to change and a low sensitivity to the Development.

### Effects during construction

B.12 The construction of the Proposed Development will have a local, direct, temporary, medium magnitude of impact, in the short term. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **moderate to minor** and **adverse** significance of effect.

### Effect during operation

B.13 The middle and upper floors of the Proposed Development will be partial visible behind the existing built form and vegetation present in the fore and middle ground of the view. The Proposed Development's building façade's have subtle brick colour changes helping to define their middle and top. Balconies and window openings provide a vertical rhythm to their facade.

B.14 The representative view illustrates the drop in height from the Proposed Development's 10 storey 'arrival building', present at its entrance, down to six storeys where its meets the Kingfield Road and Westfield Avenue junction. This lower height reflects the existing apartment blocks.

B.15 The variation in the façade material helps to break the perceived mass of the Proposed Development within the view. It will have a local, direct, permanent, medium magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **moderate to minor** and **beneficial** significance of effect on the representative view.



Representative view 1 - Proposed Situation



**Representative view 2 - Woking Leisure Centre Entrance**



Location Plan

**Baseline conditions**

B.16 Situated at the entrance to Woking Leisure Centre this representative view is taken 60m north of the Site. It shows the treed nature of the site and Kingfield Road. The viewpoint is taken from a bridge that crosses the Hoe Stream and is slightly elevated.

B.17 In the foreground of the view is a wide entrance to Woking Leisure Centre and its junction with Kingfield Road can be seen in the middle ground of the view to the south (centre). A small area of public open space can be seen at this junction, with benches and a cycle track that crosses the view from the southeast (left) to the southwest (right). An avenue of mature trees line either side of Kingfield Road, which are located in grass verges.

B.18 The entrance to the site lies off Kingfield Road, slightly west of the entrance to the leisure centre where this view is positioned. Residential properties can be partially seen through these on both sides of the entrance and the properties to the southwest fall within the site. The site's football stadium and David Lloyd Centre can be partially seen in the background of the view. The five storey, apartment blocks, that mark Westfield Avenue can be glimpsed to the southwest of the view.

B.19 The representative view has a low value as it is not related to a heritage asset and has limited scenic value.



© AVR LONDON

1.6 m above ground

18:03 25 April 2019

**Representative view 2 - Existing Situation**



## Assessment of Effects

B.20 The representative view will have a low susceptibility to change and a low sensitivity to the Development.

### Effects during construction

B.21 A limited view will be gained to the scaffolding and tower cranes associated with the Proposed Development in the summer, when the trees are in leaf. The construction of the Proposed Development will have a local, direct, temporary, high to medium magnitude of impact, in the short term. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **moderate** and **adverse** significance of effect.

### Effect during operation

B.22 The entrance to the Proposed Development can be seen in the middle ground of the view. This is framed by the concierge building and the 10 storey 'arrival building'. From which extends the 'main boulevard', which is lined by the new football stadium and residential buildings.

A.23 The residential buildings have a varied brick material facade which helps to define their base, middle and top within the view. Balconies and window openings provide a vertical rhythm to this facade. The variation in the façade material will help to break the perceived mass of the Proposed Development within the view

A.24 The visibility of the Proposed Development will increase in the winter when the trees associated with Kingfield Road are not in leaf.

B.25 Overall the Proposed Development will have a local, direct, permanent, high to medium magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **moderate** and **beneficial** significance of effect on the representative view.



Representative view 2 - Proposed Situation



**Representative view 3 - Elmbridge Lane**



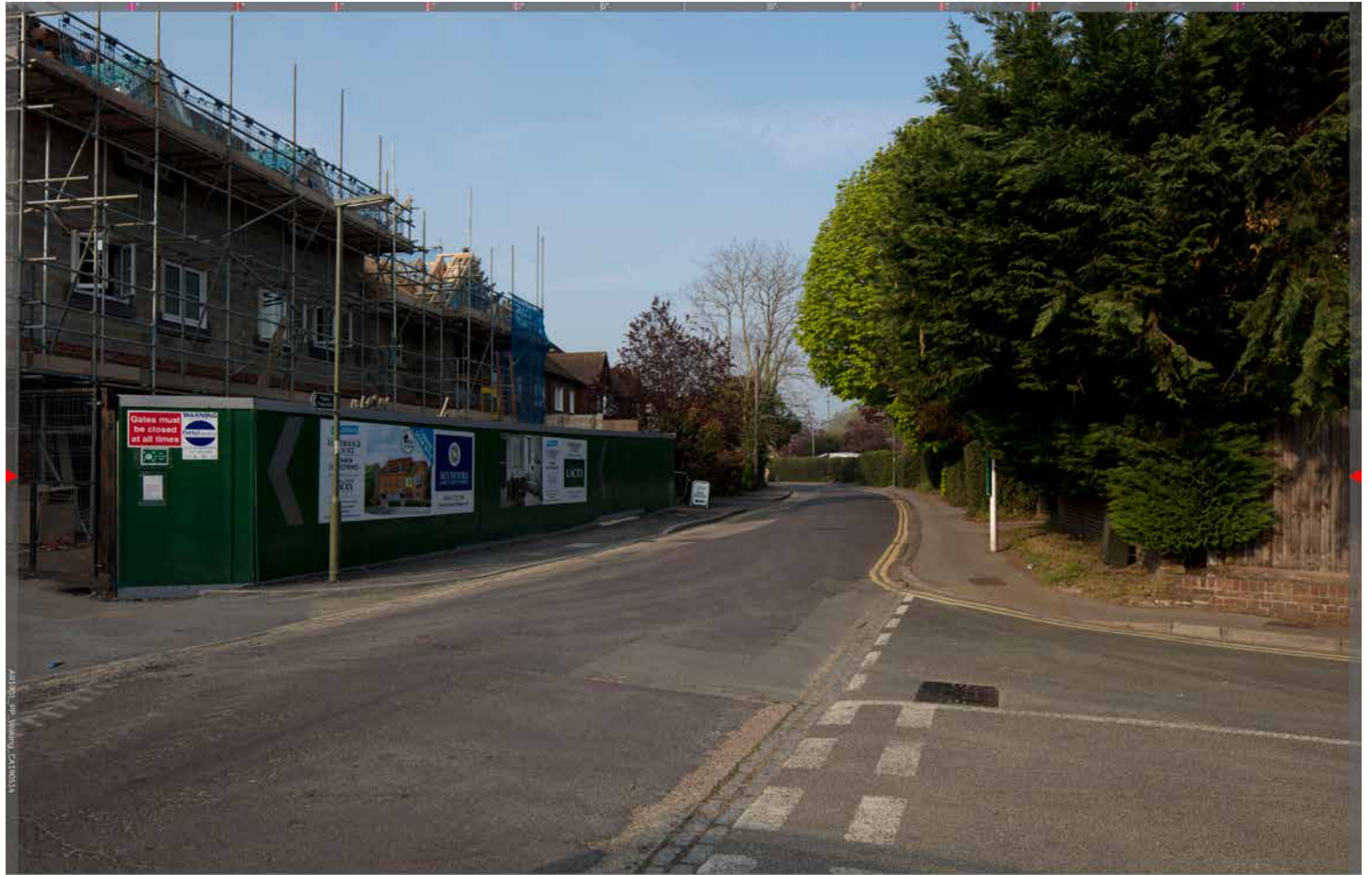
Location Plan

**Baseline conditions**

B.26 This representative view is located on the northern pavement of Elmbridge Lane, at its junction with PROW (ref FP58 of SCC definitive map), some 235m to the northeast of the site. It demonstrates the type of residential infilling that is occurring within the study area's north eastern townscape.

B.27 The foreground of the view is occupied by the carriageway of Elmbridge Lane, stretching from the east (left) to the southwest (centre) of the view, where it gradually curves before joining Kingfield Road. To the north (right) of Elmbridge Lane there is a narrow pedestrian path with evergreen hedges and trees running alongside screening views to the adjacent residential properties. Whilst to the south (left) is a narrow pedestrian path with a terrace of residential properties that are under construction.

B.28 The site and its associated features are not visible from the representative view. It is considered to have a low value as it has a low scenic quality.



© AVR LONDON

1.6 m above ground

08:33 17 April 2019

Representative view 3 - Existing Situation



## Assessment of Effects

B.29 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Development.

### Effects during construction

B.30 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. The construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact, in the short term. Its visible will increase in the winter, when the trees are not in leaf. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect on the representative view.

### Effect during operation

B.31 The Proposed Development's will be glimpsed in the background of the view. The residential buildings will act as a marker and aid with legibility to the Football Stadium.

B.32 It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect.



Representative view 3 - Proposed Situation



**Representative view 4 - Kingfield Road, overlooking Kingfield Green**



Location Plan

**Baseline conditions**

B.33 Situated on the northeast corner of Kingfield Green, approximately 250m east from the Site, the representative view looks across an open green surrounded by trees.

B.34 The fore and middle ground of the view takes in the northern section of the open space of Kingfield Green and is framed by semi-mature and mature trees. To the west (right) of the view is a narrow path and row of late 20th century, two store, residential properties. The facades of which are red brick and each property has a small front garden with a low level brick wall separating it from the path.

B.35 To the south (left) of the view is Stockers Lane, in the foreground, which extends to Kingfield Road can be seen stretching to the northwest (centre) in the middle ground. In the background of the view, behind Kingfield Road and its associated avenue of trees, the southern area of Kingfield Green and the residential properties that frame are glimpsed. The Site and its associated features cannot be seen within this representative view they are hidden by trees.

B.36 It is considered that this view will be reduced in the summer when the trees are in leaf. The representative view has a medium value as it has moderate scenic value and visual amenity importance.



© AVR LONDON

1.6 m above ground

08:55 17 April 2019

**Representative view 4 - Existing Situation**



## Assessment of Effects

B.37 The representative view will have a medium susceptibility to change and a medium sensitivity to the Proposed Development.

### Effects during construction

B.38 A limited view will be gained to the scaffolding and tower cranes associated with the Proposed Development in the winter, when the trees are not in leaf. The construction of the Proposed Development will have a local, direct, temporary, negligible magnitude of impact, in the short term. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **no** significance of effect.

### Effect during operation

B.39 A limited glimpsed view will be gained to the Proposed Development in the winter. It will have a local, direct, permanent, negligible magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **no** significance of effect on the representative view.



Representative view 4 - Proposed Situation



**Representative view 5 - Loop Road Sports Field**



Location Plan

**Baseline conditions**

B.40 This representative view has been taken from the Loop Road Sports Field club house, approximately 150m southeast of the site.

B.41 The fore and middle ground of the view take in a sports field, marked with football pitch lines, this provides an open view. The trees that frame the sport field and divided it from the PROW (ref FP51 of SCC definitive map), which follows the boundary of the site, can be seen to the northwest (centre) of the view. Behind these are the site's southern boundary trees and a glimpsed view can be gained to the floodlighting associated with the site's football stadium.

B.42 To the west (left) there is a boundary of mixed fences and walls separating the field from the back gardens of a line of the terraced and semi-detached residential properties associated with Granville Road. A partial view can be gained to the two storey residential property of no. 7 Kingfield Close, to the north (right) of the view. These residential properties back onto the field.

B.43 In the far background of the view the construction of tall buildings within Woking Town Centre can be glimpsed.

B.44 The representative view has a low value as it has limited scenic value and of little visual amenity importance.



© AVR LONDON 1.6 m above ground 10:43 17 April 2019

**Representative view 5 - Existing Situation**



## Assessment of Effects

B.45 The representative view will have a low susceptibility to change and a low sensitivity to the Proposed Development.

### Effects during construction

B.46 In the short term the construction of the Proposed Development will have a local, direct, temporary, high magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **moderate** and **adverse** significance of effect.

### Effect during operation

B.47 The middle and upper floors of the Proposed Development's linear residential buildings will be partial visible behind the vegetation present in the middle ground of the view. Their façade's have subtle brick colour changes helping to define their middle and top. Within these façades balconies and window openings provide a vertical rhythm.

B.48 The representative view illustrates the varied building height and this, along with the variation in the façade material, helps to break the perceived mass of the Proposed Development within the view.

B.49 It will have a local, direct, permanent, high magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **moderate** and **beneficial** significance of effect on the representative view.



Representative view 5 - Proposed Situation



**Representative view 6 - Westfield Road, overlooking Granville Road**



Location Plan

**Baseline conditions**

B.50 Situated on the southern side of the pavement of Westfield Road, overlooking its junction with Granville Road, this representative view is located approximately 280m south of the site. It depicts a typical townscape view from the southern area of the study area. Although the view is framed by residential properties on either side, it still holds elements of an open view due to the low level nature of the built form and flat topography within the study area.

B.51 The foreground of the representative view shows Westfield Road crossing the view from the west (left) to east (right). A linear view then stretches northwards (centre) along Granville Road. A wide pavement and two storey residential properties line either side of this road. A sparse scattering of street trees lines either side of the road. A mixture of hedges, and low level fences separate the pavement and the front gardens of the properties. The buildings facades are neutral coloured render with brown tiled hip roofs.

B.52 In the background, part of the site's football stadium can be partially seen. The remainder of the site is blocked by the properties on Granville Road and the associated trees. In summer this view is considered to change when the street trees are in leaf. The construction of tall buildings within Woking Town Centre can be glimpsed in the far background of the view.



**Representative view 6 - Existing Situation**



B.53 The representative view has a low value as it has limited scenic value and of little visual amenity importance

### Assessment of Effects

B.54 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.55 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

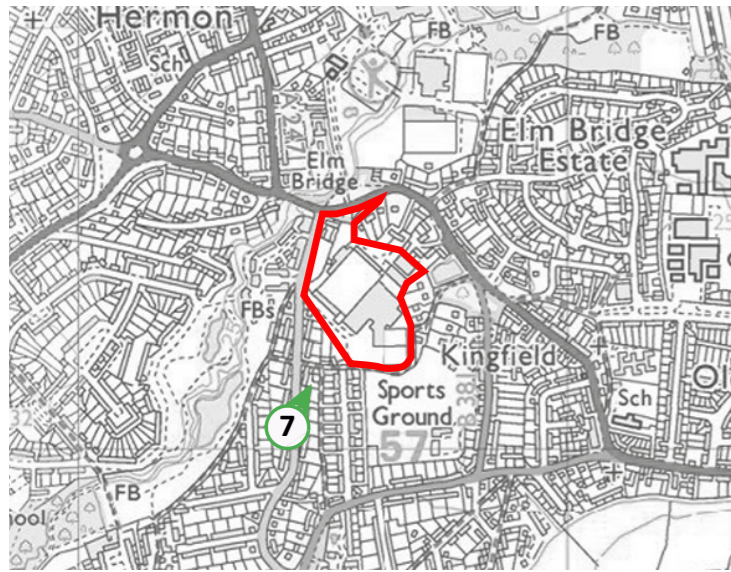
B.56 The Proposed Development's blocks upper floors will be glimpsed punctuating the linear view afforded by Granville Road, in the background of the view. It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect on the representative view.



Representative view 6 - Proposed Situation



**Representative view 7 - Westfield Avenue**



Location Plan

**Baseline conditions**

B.57 This representative view is taken from 180m south west of the Site and positioned in the centre of the road of Westfield Avenue looking north down the road rather than towards the site.

B.58 The road has a wide grass verge and pavement on both sides, the former has trees that are a mixture of species and heights. One storey residential properties frame this road to the northwest (left) and northeast (right). They have a varied boundary treatment that defines their front garden. Due to the low nature of the built form and flat topography within the study area the view is relatively open. In the centre of the view, where Westfield Avenue curves away, a modern four storey residential apartment building can be glimpsed.

B.59 Behind the buildings on the eastern side of Westfield Avenue, a portion of the site's football stadium can be partially seen along with the top of its associated floodlight.

B.60 The representative view is considered to have a low value, due to its limited scenic value and visual amenity importance.



© AR LONDON

1.6 m above ground

10:14 17 April 2019

**Representative view 7 - Existing Situation**



## Assessment of Effects

B.61 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.62 The tower cranes associated with the Proposed Development will be glimpsed in the background of the view and will have a local, direct, temporary, medium magnitude of impact on it. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **moderate** and **adverse** significance of effect.

### Effect during operation

B.63 The upper floors of the Proposed Development will be glimpsed behind the existing built form present in the middle ground of the view. The Proposed Development's building façade's have subtle brick colour changes helping to define their middle and top. Balconies and window openings provide a vertical rhythm to the facade.

B.64 The variation in the façade material helps to break the perceived mass of the Proposed Development within the view. It is considered that the Proposed Development will have a local, direct, permanent, medium magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **moderate** and **beneficial** significance of effect on the representative view.



Representative view 7 - Proposed Situation



**Representative view 8 - Hoe Valley Linear Park**



Location Plan

**Baseline conditions**

B.65 Hoe Valley Linear Park provides an area of open space that follows the Hoe Stream. This representative view provides a view from the junction point of a number of footpaths including PROW (ref FP52 of SCC definitive map), situated 540m to the south west of the Site.

B.66 The foreground of the view takes in a footpath, an informal grass area and a mound. Newly planted trees are scattered in the middle ground, on top of the mound. Mature trees follow the stream to the north (left) of the view and the boundary of the park to the northeast (right). These screen the view to the residential properties that back onto the park.

B.67 In the background of the view, to the northeast, the Site's football stadium can be partially seen along with the top of its associated floodlight.

B.68 The representative view has a medium value as it has a moderate scenic value.



© AVR LONDON

1.6 m above ground

14:20 17 April 2019

Representative view 8 - Existing Situation



## Assessment of Effects

B.69 The representative view will have a high susceptibility to change and a high to medium sensitivity to the Proposed Development.

### Effects during construction

B.70 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established high to medium sensitivity the construction stage of the Proposed Development will have **moderate to minor** and **adverse** significance of effect.

### Effect during operation

B.71 The Proposed Development will be glimpsed in the background of the view. The variation in the proposed massing would create a varied skyline and, along with its facade treatment, would help to break up the perceived mass of the Proposed Development. The buildings will act as markers within Hoe Valley Linear Park aiding with legibility to the Football Stadium.

B.72 It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **moderate to minor** and **neutral** significance of effect on the representative view.



Representative view 8 - Proposed Situation



**Representative view 9 - Hawthorn Road**



Location Plan

**Baseline conditions**

B.73 This representative view is located on the northern pavement of Hawthorn Road, 445m west of the site. The carriageway offers a long, linear, view until it curves away to the south east.

B.74 Pavements frame both sides of the road of Hawthorn Road, both with grass verges to the road edge. Both sides of Hawthorn Road are lined with two storey, semi-detached, red brick, residential properties with pitched roofs and driveways. Low level walls distinguish the edges of the residential properties curtilage.

B.75 Mature trees associated with Hoe Valley Linear Park are visible in the background of the view. Behind these a glimpsed view can be gained to the site's floodlighting.

B.76 The representative view has a low value as it has limited scenic value and of little visual amenity importance



© AVR LONDON

1.6 m above ground

14:33 17 April 2019

Representative view 9 - Existing Situation



## Assessment of Effects

B.77 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.78 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. The construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact, in the short term. Its visible will increase in the winter, when the trees are not in leaf. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect on the representative view.

### Effect during operation

B.79 The Proposed Development's will be glimpsed in the background of the view, rising above the existing residential properties. It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect.



Representative view 9 - Proposed Situation



**Representative view 10 - Wych Hill Lane**



Location Plan

**Baseline conditions**

B.80 The representative view is located approximately 500m northwest of the site. It is taken from the northern pavement of Wych Hill Lane looking east towards the Egley Road, Guildford Road and Wych Hill Lane roundabout.

B.81 Wych Hill Lane travels across the foreground of the view from the west (right) to the east (left). On the southern side of the carriageway is a small area of grassed open space with a group of semi-mature trees along its edge. In the background of the view, to the southeast, are the two storey, mid-20th century, residential properties, which have a mixed facade style.

B.82 Rising above the skyline a glimpsed view can be gained to the floodlights associated with the site's football ground.

B.83 The representative view has a low value as it has limited scenic value and of little visual amenity importance



© AVR LONDON

1.6 m above ground

16:05 17 April 2019

Representative view 10 - Existing Situation



## Assessment of Effects

B.84 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.85 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. This visible will increase in the winter, when the trees are not in leaf.

B.86 The construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact, in the short term. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.87 The Proposed Development's will be glimpsed in the background of the view, rising above the existing residential properties. It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect on the representative view.



Representative view 10 - Proposed Situation



**Representative view 11 - Brooklyn Road**



Location Plan

**Baseline conditions**

B.88 Taken from the western pavement of Brooklyn Road, approximately 600m northwest of the Site, this representative view provides an open, linear, view towards the site.

B.89 The wide carriageway of Brooklyn Road runs to the south (centre) of the view, stretching into the background. The view shows the varied nature of the built form present within this area of Woking, with to the southeast (left) two, three storey, blocks of residential apartments and, to the southwest (right), two storey, terraced, residential properties. These properties are set back from the road, with large front gardens and mature street trees. The top of the floodlights of the site's football stadium can be partially seen behind these trees.

B.90 The representative view has a medium to low value as its raised nature provides some scenic value.



© AVR LONDON

1.6 m above ground

16:05 17 April 2019

Representative view 11 - Existing Situation



## Assessment of Effects

B.91 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.92 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view in the winter. The construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact, in the short term. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

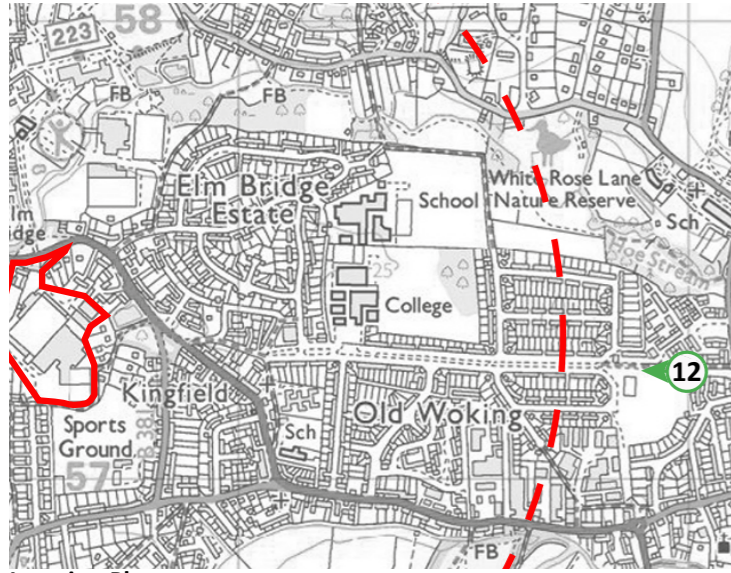
B.93 The Proposed Development's will be glimpsed in the winter in the background of the view and it will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect on the representative view.



Representative view 11 - Proposed Situation



**Representative view 12 - St Peters Recreation Ground**



Location Plan

**Baseline conditions**

B.94 Located 1.3km east of the site, within St Peters Recreation Ground, this representative view is taken from a PROW (FP54 SCC definitive map) that follows its northern boundary. It demonstrates a typical view from the Elm Bridge Estate

B.95 An open area of amenity grass, with football pitch demarked, and associated playground falls within the fore and middle ground of the representative view. A wooden fence runs along the northwest (right) of the view defining the boundary of an early 21st century residential development. In the background of the view are the two-storey residential properties of Ford Road and Rydens Way. A limited glimpsed view can be gained to the site's football stadium flood lighting.

B.96 The representative view has a low value as it has limited scenic value and of little visual amenity importance



© AVR LONDON 1.6 m above ground 09:14 17 April 2019

Representative view 12 - Existing Situation



## Assessment of Effects

B.97 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.98 A glimpsed view will be possible to the tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.99 The upper floors of the Proposed Development will be glimpsed behind the existing built form present in the far middle ground of the view. The Proposed Development will not significantly break the skyline and will be read in conjunction with this built form.

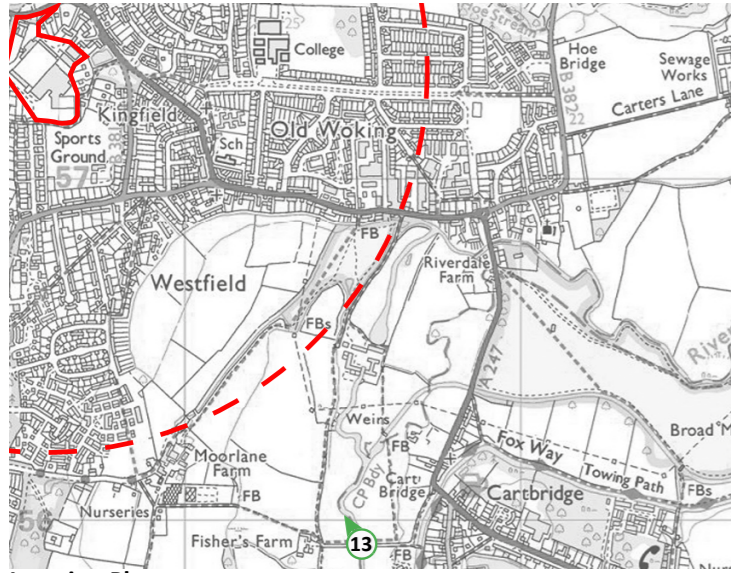
B.100 The Proposed Development will have a local, direct, permanent, negligible magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **no** significance of effect on the representative view.



Representative view 12 - Proposed Situation



**Representative view 13 - River Wey footbridge**



Location Plan

**Baseline conditions**

B.101 This representative view illustrates the open nature of the countryside that falls to the southeast of the study area. It is taken from a PROW (FP52 on SCC definitive map) that crosses over the River Wey, approximately 1.5km to the southeast of the site.

B.102 The River Wey extends from the foreground to the middle ground of the view, to the north (centre). To the northwest pasture fields framed by mature field trees and hedgerows can be seen in the middle ground. Glimpses of residential properties can be seen in the background of the view through a line of tall mature trees. Rising above this is the treed skyline of the Hook Heath Escarpment. The site is not visible in this representative view.

B.103 The representative view has a medium value due to its moderate scenic quality.



© AR LONDON

1.6 m above ground

11:28 17 April 2019

Representative view 13 - Existing Situation



## Assessment of Effects

B.104 The representative view will have a high susceptibility to change and a high to medium sensitivity to the Proposed Development.

### Effects during construction

B.105 A glimpsed view will be possible to the tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.106 The upper floors of the Proposed Development will be glimpsed behind the field trees present in the far middle ground of the view. The Proposed Development breaks the skyline and will be read in conjunction with this built form. Its visibility will be reduce in the summer when the trees are in leaf.

B.107 The Proposed Development will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has have **minor** and **neutral** significance of effect on the representative view.



Representative view 13 - Proposed Situation



**Representative view 14 - Surrey Hills**



Location Plan

**Baseline conditions**

B.108 This representative view is located within the Surrey Hills AONB, on Staple Lane, at the entrance to a PROW (FP84 SCC definitive map), approximately 8.5km south east of the site, a long distance away. The panoramic view takes in Surrey and Woking.

B.109 In the foreground of the representative view the narrow Staple Lane is framed on either side by a low hedgerow. There are arable fields on both sides of the lane. The landform dips down to the north and the view takes in further arable and pasture fields, framed by mature field trees and hedgerows.

B.110 Woking Town Centre can be distinguished by the tall buildings present and under construction within its centre. The site's football stadium can be glimpsed to the southwest (left) of the town centre along with Craigmere Tower.

B.111 The representative view has been taken Surrey Hills AONB and is recognised as having a exceptional value, due to its designation and the scenic quality.



© AVR LONDON 1.6 m above ground 16:50 25 April 2019

**Representative view 14 - Existing Situation**



## Assessment of Effects

B.112 The representative view will have a high susceptibility to change and a high sensitivity to the Proposed Development.

### Effects during construction

B.113 The scaffolding and tower cranes associated with the Proposed Development will be glimpsed in the far background of the view. These will be read in conjunction with a number of construction sites that are present within Woking Town Centre. In the short term the construction of the Proposed Development will have a local, direct, temporary, negligible magnitude of impact. Through combining this magnitude of impact with the previously established high sensitivity the construction stage of the Proposed Development has a **minor** and **adverse** significance of effect.

### Effect during operation

B.114 The Proposed Development's will be visible in the far background of the representative view, aiding with orientation around the townscape. Within this view it will have a local, direct, permanent, negligible magnitude of impact. Therefore, through combining this magnitude of impact with the previously established high sensitivity, the Proposed Development has a **minor** and **neutral** significance of effect.



Representative view 14 - Proposed Situation



**Representative view 15 - Claremont Avenue**



Location Plan

**Baseline conditions**

B.115 Positioned approximately 350m northwest of the site, a short distance away, this representative view takes in the linear view afforded by Claremont Avenue. It is taken from Claremont Avenue's western pavement and provides a typical townscape view from the residential area to the northwest of the study area.

B.116 Claremont Avenue is a wide road with narrow pavements either side and extends from the fore to far middle ground of the view. Hedges that vary in height and management define the boundary between the pavement and the front gardens associated with the residential properties. To the southeast (left) of the view is an early 21st century, residential development, apartment block, which has a red brick and beige render with red tiled and Tudor detailing. Large detached houses can be seen in the far middle ground of the view.

B.117 Mature trees associated with the Hoe Stream can be seen in the background of the view. These, along with the intervening built form, prevents a view to the site and its associated features. The representative view has a low value as it has limited scenic value and of little visual amenity importance



© AVR LONDON

1.6 m above ground

15:39 17 April 2019

Representative view 15 - Existing Situation



## Assessment of Effects

B.118 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.119 A glimpsed view will be possible to the scaffolding and tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.120 One of the Proposed Development's blocks upper floors will be glimpsed punctuating the linear view afforded by Claremont Avenue, in the background of the view. It will have a local, direct, permanent, low magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **minor** and **neutral** significance of effect on the representative view.



Representative view 15 - Proposed Situation



**Representative view 16 – The Moorlands**



Location Plan

**Baseline conditions**

B.121 This representative view provides a typical townscape view from the residential area to the southeast of the study area. It is situated approximately 340m from the site, on the eastern pavement of The Moorlands and takes in its junction with Vicarage Road.

B.122 The carriageway of The Moorlands can be seen in the foreground and its junction with Vicarage Road is visible in the middle ground. It is a wide design provides a relatively open view, which is framed by an entrance to a driveway of a residential property directly to the northwest (left) of the view and a boundary fence to the northwest (right).

B.123 In the middle ground Vicarage Road is lined with a low stone wall on its northern pavement with a tall neatly cut evergreen hedge behind it. The pitched roofs associated with, late 20th century, detached, residential properties can be seen in the background of the view.

B.124 The site itself is not visible in this view due to the intervening built form and vegetation. The representative view is considered to have a low value, due to its limited scenic value and visual amenity importance.



© AVR LONDON

1.6 m above ground

11:02 17 April 2019

Representative view 16 - Existing Situation



## Assessment of Effects

B.125 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.126 The tower cranes associated with the Proposed Development will be glimpsed in the background of the view and will have a local, direct, temporary, low magnitude of impact on it. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.127 The upper floors of the Proposed Development's southern blocks will be glimpsed behind the existing built form present in the middle ground of the view. It will not significantly break the skyline and will be read in conjunction with this built form.

B.128 It is considered that the Proposed Development will have a local, direct, permanent, negligible magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **no** significance of effect on the representative view.



Representative view 16 - Proposed Situation



**Representative view 17 - Rydens Way**



Location Plan

**Baseline conditions**

B.129 Located approximately 510m east of the site, a medium distance away, and positioned at the entrance to Woking College this representative view is orientated to the west taking in Rydens Way. It provides a typical townscape view from the residential area to the west of the study area.

B.130 The foreground of the representative view takes in the wide junction of Rydens Way, where it is a 'one way' road. This highway has recently undergone improvements, as illustrated within the view. These include generous pavements and surface car parking spaces, which affords a relatively open view from this viewpoint.

B.131 The built form associated with residential development that occurred in the mid 20th century can be seen in the middle ground along with an area of recently constructed, early 21st century, infilling. The typology of this built form is two storey, semi-detached and terraced properties, with pitched or hipped roofs. To the west (centre) of the view is a two storey, flat roofed, Old Woking and District Community Centre. The low nature of this built form and the associated wide roads and front gardens, further accentuate the open nature of the view.

B.132 In the far background of the view a glimpsed view can be gained to the trees associated with Kingfield Green. The site's buildings and its features are not visible in this representative view due to the intervening built form and vegetation.



**Representative view 17 - Existing Situation**



B.133 The representative view has a low value as it has limited scenic value and of little visual amenity importance

### Assessment of Effects

B.134 The representative view will have a medium susceptibility to change and a medium to low sensitivity to the Proposed Development.

### Effects during construction

B.135 A glimpsed view will be possible to the tower cranes associated with the Proposed Development in the background of the view. In the short term the construction of the Proposed Development will have a local, direct, temporary, low magnitude of impact. Through combining this magnitude of impact with the previously established medium to low sensitivity the construction stage of the Proposed Development will have **minor** and **adverse** significance of effect.

### Effect during operation

B.136 In the winter the upper floors of two of the Proposed Development's blocks will be glimpsed behind the existing built form present in the middle ground of the view. The Proposed Development will not significantly break the skyline and will be read in conjunction with this built form.

B.137 The Proposed Development will have a local, direct, permanent, negligible magnitude of impact. Therefore, through combining this magnitude of impact with the medium to low sensitivity, the Proposed Development has **no** significance of effect on the representative view.



Representative view 17 - Proposed Situation



# APPENDIX C

## AVR LONDON METHODOLOGY

**Project:** Woking (Kingfield)  
**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  
 Canon 50mm f/1.4

- 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.

View 17	Eastings	Northings	Height	Description
Identification Points				V17
Camera Point	501218.289	157293.000	24.008	
1701	501170.066	157299.990	31.766	Top left of telegraph pole
1702	501155.207	157314.000	34.413	Ridge of building
1703	501128.201	157301.417	30.113	Top corner of white edging on building
1704	501212.099	157296.039	23.757	Near right hand corner of gully
1705	501209.407	157299.467	25.468	Top left of "W" on Woking College sign
1706	501112.046	157300.222	30.082	Top corner of white edging on building
1707	501130.903	157275.750	28.790	Top left of window frame
1708	501131.026	157276.076	31.920	Ridge of building
1709	501109.488	157275.267	31.868	Ridge of building
1710	501129.143	157251.352	32.906	Top left corner of chimney
1711	501114.252	157251.302	32.627	Top left corner of chimney
1712	501099.311	157250.526	32.613	Top left corner of chimney
1713	501129.134	157259.854	31.623	Top left of telegraph pole
1714	501076.887	157251.831	29.217	Eaves of building
1715	501174.393	157306.310	29.634	Top left hand edge of felt on building
1716	501188.028	157307.113	29.305	Top left corner of window frame
1717	501210.719	157296.890	23.917	Corner of tactile paving
1718	501172.277	157299.259	27.288	Top left corner of green on hoarding



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

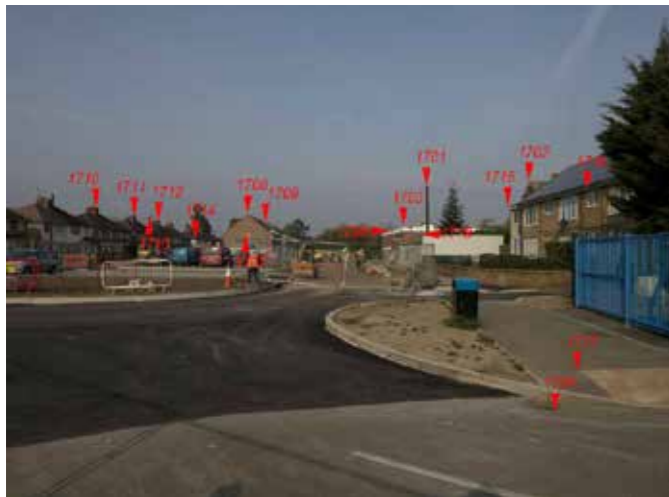


Figure 2: Survey points as highlighted by surveyor

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

## 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)



# APPENDIX D

## LRW METHODOLOGY



## Modelling

The 3D Computer Model was created from design information given to Mesh Media from Leach Rhodes Walker. The Model is created in Sketchup from the original AutoCAD drawings which were supplied in the dataset. AVR London set up the 3DS Max scene in Metres and the Ordnance Survey data is imported to confirm it is the correct scale and that it matches the location in accordance to the OS coordinate system. Whilst the context in the final image will be supplied by the photograph, modelling elements of the context in line with survey information helps verify the accuracy of the camera-match. Also modelling elements in the context can help provide valuable shadow and reflection.

## Viewpoint and Angle of View

AVR London set up viewpoints or virtual cameras within the model. Using camera location and lens information from the photographer, AVR London set up the virtual camera in the viewport. Using this model and the GPS data, provided by AVR London, it is considered that this view will be in the correct position. It is then sent to Mesh Media to change the cameras into vray cameras and render out each camera.

## Rendering

The render process creates 2D images from the 3D computer model. The primary aim is to give a geometrically accurate representation of the proposed development to the required Level. AVRs additionally require material and lighting. This introduces a degree of artistic license.

- Virtual materials can be applied to the model in line with the design specification which was provided by Leach Rhodes Walker Architects. Mesh Media have an extensive database of common or branded materials that are highly realistic. Some materials require more artistic interpretation on the part of the visualiser. Some materials produced were created using Adobe Photoshop that are then used within 3DS Max to create a realistic accuracy of the material schedule provided.
- A global lighting system was used to produce accurate shadow detail from a HDRI setup and a vray sun system, moved into position to correlate where the sun was in the photography. There remain other variables that cannot be so easily mimicked for example clouds, pollution and humidity can all alter the light levels in the scene. Other virtual lighting techniques or render settings can then be used to help replicate the light levels from the photographs. Some techniques are better applied in postproduction. This is open to some artistic interpretation.
- The scene is rendered using vray, a professional rendering engine for 3DS Max which converts the 3D data into a 2D image. The output image is saved as an TGA file format with an additional alpha channel which will enable accurate masking in the post-production phase. To ensure the same level of detail is captured when rendering we render the image at the same size as the base image plus the additional proportion at the base of the image to compensate for the horizon line.

## Post Production

This was carried out using Adobe Photoshop. Some minor colour matching and contrast was applied to the rendered elements to blend with the photographic scene. Mesh Media used a series of masking techniques to blend the rendered image into the AVR London aligned PSD photography by allowing the foreground elements to sit in front of the background and subsequent render. Once this process has been completed the Photoshop file is saved as a compressed JPEG without the layers. The PSD document is then stored on our own secure network.





arc

**ARC** LANDSCAPE DESIGN AND PLANNING LTD.

Tel - 020 3538 8980 Email - [admin@arcldp.co.uk](mailto:admin@arcldp.co.uk)

[www.arcldp.co.uk](http://www.arcldp.co.uk)

A Registered Practice of the Landscape Institute and Urban Design Group



Trium Environmental Consulting LLP  
69-85 Tabernacle Street  
London  
EC2A 4BD  
+44 (0) 20 3887 7118  
[hello@triumenv.co.uk](mailto:hello@triumenv.co.uk)  
[www.triumenvironmental.co.uk](http://www.triumenvironmental.co.uk)