



Burnt Common Nurseries Ltd
Burnt Common, Send, Woking

Landscape & Visual Impact Appraisal

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Burnt Common Nurseries Ltd.

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Landscape and Visual Impact Appraisal

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1.0 Introduction

1.1 Scope of the appraisal

1.1.1 WYG is instructed on behalf of Burnt Common Nurseries Ltd. to prepare this Landscape and Visual Appraisal (LVApp). It relates to the proposed allocation of a minimum of 7,000sqm of floorspace falling within Use Classes B1(c), B2 and B8 (Policy A58) on land to the south of London Road in Burnt Common, Send, Woking.

1.1.2 This Landscape and Visual Appraisal (LVApp) provides an assessment of the effects of the proposed development, on the landscape of the site and its context. The design of the proposed development and the identification of mitigation measures incorporated within the design to minimise adverse effects, is informed by the findings of the appraisal. During the appraisal, effects on features identified as important to the scenic quality, or effects on the landscape character of the site and its setting are assessed. **Effects on peoples' views of the site and its setting, or visual amenity, are also assessed.**

1.1.3 For the purposes of assessing the landscape and visual effects of this proposal, study areas have been defined, shown on Figure LA.01:

- The “site” extends to the boundaries of the site identified on the Visual Appraisal – Site Context plan, Figure LA.04-2;
- The “landscape context” extends up to a radius of about 0.5km from the site, as indicated by the Zone of Visual Influence shown on Figure LA.04-2;
- The “visual study” area extends to about 5km from the site boundary and includes the Surrey Hills to the south.

1.1.4 The objectives of the appraisal are to:

- Describe and evaluate the landscape of the site and surrounding landscape context and visual amenity of the surrounding area, which might be affected by the proposed development;
- Examine the development proposals and analyse the potential effects on the landscape and visual amenity associated with the **scheme's design or operation**;
- Provide an assessment of the landscape and visual effects of the proposed development with integral mitigation measures in place.

1.1.5 The LVApp is presented with separate chapters dealing with effects on landscape, effects on visual amenity. The LVApp is illustrated by plans and photographs, as follows:

Figure LA.01	Site Location
Figure LA.02	Designations
Figure LA.03	Landscape Character
Figure LA.04-1	Visual Appraisal – Topography
Figure LA.04-2	Visual Appraisal – Site Context
Figure LA.05	Site Photographs
Figure LA.06	Viewpoint Photographs

1.1.6 Detailed information is presented in Appendices as follows:

Appendix 1	General Assessment Methodology
Appendix 2	Landscape policies
Appendix 3	Figures

1.2 Appraisal methodology

1.2.1 The methodology used for assessing the landscape and visual effects is based on the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in 2013 (GLVIA3). A summary of the methodology used is set out in Appendix 1.

1.2.2 The Landscape Institute has advised in relation to Landscape & Visual Appraisals **outside a formal EIA process in its “Statement of Clarification 1/13”¹**:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not **being undertaken for EIA purposes. ... The emphasis on likely ‘significant effects’ in formal LVIA stresses the need for an approach that is** proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

1.2.3 The appraisal process comprises a combination of desk studies and field surveys, with subsequent analysis, and involved:

- A review of landscape designations and planning policies for the landscape, and of other landscape studies relevant to the area, including national and local landscape character assessments;

¹ Landscape Institute website:
<http://landscapeinstitute.org/PDF/Contribute/GLVIA3StatementofClarification1-14Final28-01-14.pdf>
 [accessed May 2018]



- A survey of the site and landscape context study areas and inspection of views of the site from publicly accessible viewpoints, including a photographic survey. The surveys were carried out on 28th June 2016;
- Evaluation of the features and elements of the landscape and their contribution to the landscape character, context and setting, based on these studies;
- Analysis of the development proposals and consideration of potential landscape and visual effects;
- Assessment of the susceptibility and sensitivity of the landscape to the changes likely to arise from the development;
- Identification of the extent of theoretic visibility of the development and potentially sensitive viewers and view locations, supported by a viewpoint analysis;
- Consideration of proposals for mitigation measures to avoid, reduce or offset adverse effects;
- Assessment of magnitude of change and the degree and nature of effects on the landscape and on visual amenity, with the mitigation proposals in place.

Assessment and mitigation

1.2.4 The effects of the development, whether beneficial or adverse, may vary in nature and degree through its lifecycle and, where feasible, mitigation measures are proposed to be incorporated in the design of the development. Where design measures cannot address identified likely adverse effects, measures such as management of the construction and operational processes are proposed. The purpose of mitigation measures is, first, to prevent or avoid the potential adverse effects identified, and if that is not possible, to reduce the potential adverse effect. Where adverse effects are unavoidable, the purpose is to offset or compensate for the effect.

1.2.5 Details of the assessment criteria for landscape effects and visual effects are set out in those respective chapters.

1.3 Weather

1.3.1 The weather is a factor affecting the assessment of, especially, visual impacts. The Met Office² publish average statistics for weather patterns for the region, monthly and annual, for maximum and minimum temperatures, days of air frost, hours of sunshine, amount of rainfall - both generally and the number of days when rainfall is above 1mm. For Wisley, the nearest Climate station to where the site is located:

- Rainfall above 1mm per day, which limits visibility, occurs on an average of 112.2 days in the year, about 30.7% of the year
- There are on average 47.7 days when air frost occurs, which can produce hazy conditions limiting visibility, about 13.1% of the year

² The data quoted are those for Wisley, England SE and Central S, obtained from The Met Office website: <http://www.metoffice.gov.uk/public/weather/climate/gcpevmgzn> [Accessed may 2018]

- There is an average of 1564.2 hours of sunshine per annum for the station, less than the England SE & Central S district average of 1627.7 hours.

1.4 Guidance etc

1.4.1 In addition to GLVIA3, the **Landscape Institute's Advice Note 01/11 Photography and Photomontage** in Landscape and Visual Impact Assessment was referred to.

1.4.2 Relevant policy, landscape character assessments, and other contextual information sources were also referred to, including:

- Landscape Character Assessment: Guidance for England and Scotland, published by Countryside Agency, 2002;
- Natural England updated character area descriptions, 2014;
- Policies relevant to the landscape and visual amenity in national and regional policy including Guildford Local Plan (2003), Emerging Guildford Local Plan, Guildford Landscape Character Assessment & Guidance (2007) and Surrey Landscape Character Assessment: Guildford Borough (2015).

Photography

1.4.3 Photographs have a special role in describing landscape character and illustrating key views. In order for photograph to be representative and to create an image that is as similar as possible to that which is seen with the human eye, the LI advises using a lens with a focal length equivalent to 50 mm for a 35 mm Single Lens Reflex (SLR) camera, and a horizontal field of view of a little under 40 degrees³. The camera used for the appraisal photography was a Canon EOS 5D Mark iii digital SLR camera with a full frame sensor. Photographs were taken with a focal length of 50mm.

1.4.4 Landscape photography includes wide angle or panoramic views requiring a sequence of photographs to be taken across the view. Where this approach is taken, a series of overlapping photographs are digitally spliced together in Adobe Photoshop CS using a cylindrical projection to provide a panorama approximating to the normal field of view in a landscape context. Where necessary, the contrast and brightness of individual photographs is slightly manipulated in order to create a consistent panorama without visible joins. The viewpoint locations are shown on Figure LA.04-1.

³ The Landscape Institute, Landscape Institute Advice Note 01/11, Photography and photomontage in Landscape and Visual Assessment, March 2011, on LI website:
<https://www.landscapeinstitute.org/visualisation/> [accessed May 2018]



2.0 Landscape Policies and Designations

2.1 National and local policy

National Planning Policy Framework

2.1.1 The National Planning Policy Framework (NPPF) published on March 27th 2012 sets out **the Government's economic, environmental and social planning policies for England**, and their vision for sustainable development. The key principles that are of relevance to the development include:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

2.1.2 NPPF Paragraph 52: The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

2.1.3 NPPF Paragraph 80 defines the five purposes that green belts serve:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.1.4 NPPF Paragraph 85: When defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- **where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt**, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

2.1.5 NPPF Paragraph 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to **the Government's commitment to halt the overall decline in biodiversity, including** by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2.1.6 Other relevant core principles are that planning should:

- be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.



Local Policy

2.1.7 The site lies within the boundaries of Guildford Borough Council. Local planning policy relevant to the proposed development of the site is provided by the Guildford Local Plan (2003). Relevant policies relating to the proposed development are outlined below. Details of these policies can be found in Appendix 2 of this report.

Guildford Local Plan (2003)

2.1.8 The Guildford Local Plan (Adopted 2003) is the currently adopted Development Plan for the Borough. Initially the plan provided the planning framework for the period up to 2006. The Secretary of State for Communities and Local Government gave a direction in 2007 that the Local Plan policies are saved and remain in effect, with the exception of several policies.

2.1.9 The Adopted Local Plan 2003 is being replaced by a new Local Plan. As the new Local Plan **'strategy and sites' progresses through submission, examination and adoption it** will gather weight in planning decision-taking, in accordance with the National Planning Policy Framework.

2.1.10 Rather than a review of all relevant policies within the Guildford Local Plan this review considers specifically those policies that would have a direct impact on the development of the site. The policies specifically relevant to the site are;

2.1.11 Policy G1 - General standards of development - Proposals will be permitted if they comply with the relevant Local Plan policies and the following requirements are met:

- Policy G1 (1) Parking provision;
- Policy G1 (2) Transport provision, access, highway layout and capacity;
- Policy G1 (3) Protection of amenities enjoyed by occupants of buildings;
- Policy G1 (4) Access for people with disabilities;
- Policy G1 (5) Crime prevention;
- Policy G1 (6) Flood protection;
- Policy G1 (7) Land drainage and public utility infrastructure;
- Policy G1 (8) Light pollution;
- Policy G1 (9) Energy conservation;
- Policy G1 (10) Conservation of water resources;
- Policy G1 (11) Development on or close to contaminated land;
- Policy G1 (12) Safeguarding and enhancement of the landscape and existing natural features;
- Policy G1 (13) Mixed use - where appropriate the development incorporates or maintains an existing mix of land uses and activities.

2.1.12 Policy G5 design code - Development proposals which do not comply with the following design requirements will not be permitted:

- Policy G5 (1) Context for design;
- Policy G5 (2) Scale, proportion and form;
- Policy G5 (3) Space around buildings;
- Policy G5 (4) Street level design;
- Policy G5 (5) Layout;
- Policy G5 (6) Important public views and roofscape;
- Policy G5 (7) Materials and architectural detailing;
- Policy G5 (8) Traffic, parking and design;
- Policy G5 (9) Landscape design;
- Policy G5 (10) Open spaces of value.

2.1.13 Other relevant policies are:

- Policy G12 - Location of development
- Policy RE1 - Extent of the Green Belt
- Policy RE2 - Development within the Green Belt
- Policy RE3 - Identified settlements in the Green Belt
- Policy RE5 - Area of Outstanding Natural Beauty (AONB)
- Policy RE6 - Area of Great Landscape Value (AGLV)
- Policy HE4 - New development which affects the setting of a listed building
- Policy HE12 - Historic parks and gardens
- Policy NE2 - Sites of Special Scientific Interest
- Policy NE3 - Local and non-statutory sites
- Policy NE4 - Species protection
- Policy NE5 - Development affecting trees, hedges and woodlands

Emerging Guildford Local Plan

2.1.14 Emerging policies relevant to the site are listed below:

- POLICY S2: Borough Wide Strategy
- POLICY P2: Green Belt
- POLICY D1: Making better places
- POLICY D4: Development in urban areas and inset villages
- POLICY I4: Green and blue infrastructure - Biodiversity
- POLICY A43a: Land for new north facing slip: Allocation

2.2 Designations

2.2.1 Landscape designations provide an indication of landscape value. They are areas that have been recognised for qualities such as scenic beauty and the recreational potential of the landscape. Designations are shown on Figure LA.02.



National Park/ AONB

- 2.2.2 The Surrey Hills AONB lies less than 4km to the south of the site. The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area. There are no national parks in the study area.

Green Belt

- 2.2.3 The majority of the study area, including the site and its immediate surroundings, lie within the Guildford Borough green belt. The Guildford Borough Green Belt & Countryside Study (January 2013) recommends that Burnt Common, which includes the residential area immediately to the east of the study site, is inset within the green belt, removing it from the designation. The emerging local plan adheres to this recommendation.

Historic and Cultural landscape designations

Conservation areas and listed buildings

- 2.2.4 Conservation areas, listed buildings and structures located within the context area of the site are shown in Figure LA.02. The setting of conservation areas and listed buildings is a consideration during the preparation of landscape and visual impact appraisals.
- 2.2.5 The nearest listed buildings to the site is a Grade II listed building, a C16 barn converted to a house in the 1920s, on the north side of London Road, close to the northern site boundary. There are no Grade I listed buildings within 2km of the site boundary and the nearest Grade II* listing is 1.5km to the west. Two conservation areas lie approximately 1.5km to the south-west: Wey and Godalming Navigation and Sutton Park. The former follows the course of the River Wey while the latter abuts its western bank and covers parkland and its surroundings.

Scheduled Monuments

- 2.2.6 Scheduled Monuments are shown on Figure LA.02. The nearest to the site is a 'medieval moated site and earlier earthwork south of Boughton Hall', **which is about 600m to the north on the opposite side of Burnt Common.**

Registered Park and Gardens

- 2.2.7 There are three Registered Parks and Gardens within the study area, the nearest, 1.7km to the south-west, is Sutton Place, **'a landscape park laid out in the late C18 or C19 to accompany a Tudor mansion, with gardens and pleasure grounds largely laid out in the C19 and early C20. In the 1980s Sir Geoffrey Jellicoe designed features which were inserted into several of the existing garden compartments, with a lake which was laid out in the park; together these form one of his most important works'.**

- 2.2.8 To the south, and also 1.7km from the site boundary, is Clandon Park, 'gardens and pleasure grounds within a landscaped park, c 1776/81, by Lancelot Brown replacing the early C18 formal gardens. Gardens further developed in the late C19, with advice by a Mr Nesfield, and in the late C20'. Just over 2km to the south-east is **Hatchlands, a 'park with probably late C17 origins, improved following the commissioning of a Red Book from Humphry Repton in 1800, associated with Grade I listed house. Its gardens and pleasure grounds include mid C18 features and a formal garden of 1900 by Gertrude Jekyll'.**

Ecological designations

Sites of Special Scientific Interest

- 2.2.9 The nearest SSSI, Papercourt, lies about 1.2km to the north of the site and to the north of Burnt Common. **The site is also a Wildlife Trust Reserve and 'consists of a complex of wetland habitats including unimproved meadows, marshes, streams and flooded gravel pits'.**

Ancient woodland

- 2.2.10 A small area of ancient woodland lies immediately to the south of the site, between the site boundary and the A3. A more extensive area lies on the opposite side of the dual-carriageway. There are several further parcels of ancient woodland just with 1km of the site boundary to the east and to the south. A similar pattern of small and fragmented ancient woodlands is repeated throughout the south-eastern half of the study area.

Public access

Public rights of way

- 2.2.11 A public footpath runs through the mature trees along the eastern site boundary. This has been cut in two by the new A3 bypass, creating a dead end that does not link to any other rights of way. There are few other public rights of way in the immediate study area, the nearest being within the residential area of Burnt Common. The nearest promoted route is the Fox Way, about 800m to the east.

Open access land

- 2.2.12 The nearest access land to the site are two small areas which lie about 1km to the north and to the north-west. There are no sizable areas of access land within the study area.

National cycle routes

- 2.2.13 There are no national cycle routes in the study area.



2.3 Interim Summary

2.3.1 The following elements of the landscape policies and designations are relevant to the assessment of landscape and visual effects of this proposal:

- Retaining the integrity and the open nature of the green belt is a material consideration (RE1, RE2, P2);
- Development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure (NE3, NE4, NE5, I4);
- Features of the landscape which make a notable contribution to the character of the area should be retained and enhanced. Development should not have adverse impacts on these areas (G1, D4);
- Development proposals should respect their surrounding environment in terms of scale, proportion and form (G5, D1, D4);
- Careful consideration should be given to the potential effects the development proposals may have on the setting of historic assets (HE4, HE12, D4);
- Development proposals should incorporate sustainable design and principles (G1, G5, D1);
- The site is not located within a nationally important landscape designation, such as a national park or an Area of Outstanding Natural Beauty (RE5); and
- Ecological designations, although not specifically related to landscape amenity, are an indication of landscape value.

3.0 The Proposed Development

3.1.1 Details of the proposed development are provided on the application plans along with the Planning Statement accompanying the application. This chapter describes the main aspects of the proposed development which may affect the landscape and/or visual amenity. It also identifies features of the proposals which will assist in mitigating adverse landscape and visual impacts.

3.1.2 Both parts of the site would be accessed from London Road to the north, using existing entrances.

Sources of potential effects on landscape and views

3.1.3 The main features of the development proposal which are likely to result in landscape and visual impacts are:

- Movement of construction vehicles to and from the site;
- Site activity during the construction phase;
- The addition of business units into the landscape;
- Increased levels of traffic created by new employees; and
- Maturing of the proposed vegetation.

Mitigation measures

3.1.4 The potential for adverse effects on landscape and visual amenity has been recognised and mitigation measures incorporated in the scheme to avoid or reduce adverse effects or to offset or compensate for unavoidable adverse effects.

3.1.5 Mitigation measures incorporated into the scheme design include proposed planting along the western site boundary to aid in screening the site in views from the west and from the A3. Additional planting along the southern boundary adjacent to the site perimeter fence to assist in screening the units is also proposed. All proposed buildings are set back from London Road which reduces their potential impact in views from the road.

4.0 Effects on the Landscape

4.1.1 This chapter deals with the effects on the landscape of the site and its context of the proposed construction and occupation of the site.

4.2 Assessment criteria

4.2.1 The assessment process is described generally in section 1.3. The general methodology for assessing the effects is set out in Appendix 1, and the criteria used in this LVApp are set out in the tables below.

4.2.2 The degree of the likely landscape effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the landscape arising from the proposals.

Sensitivity

4.2.3 As described in Appendix 1, the sensitivity of landscape receptors⁴ is dependent on their value and susceptibility to, or ability to accommodate, the changes that would be brought about by the proposed development. The sensitivity of landscape receptors combines professional judgments of the value attached to the landscape or its components, established in the baseline study, and their susceptibility to the type of change arising from the development, as follows:

4.2.4 The following categories of landscape sensitivity to change are used, combining consideration of landscape value and susceptibility, with the criteria applied:

Table 4-1 Indicative criteria for assessing landscape sensitivity

Category	Indicative criteria
High sensitivity	<p>A highly valued landscape e.g. of national or international importance, whose character or key characteristics are very susceptible to change;</p> <p>Aspects of the landscape character are highly valued as “key characteristics” and identified as susceptible to change in national or local character assessments;</p> <p>The landscape character is highly valued as intact and in good condition and particularly vulnerable to disturbance;</p> <p>A highly valued landscape with no or limited potential for substitution or replacement.</p>

⁴ The term used for elements and aspects of the landscape that might be affected by the proposals and people with views of the development.

Category	Indicative criteria
Moderate sensitivity	<p>A landscape of local importance or value, whose character or key characteristics are susceptible to change;</p> <p>Other characteristics of the landscape character also noted in national or local character assessments and susceptible to change;</p> <p>The landscape character is valued for moderate condition and not particularly vulnerable to disturbance;</p> <p>A moderately valued landscape with some potential for substitution or replacement.</p>
Lesser sensitivity	<p>No or little evidence of value or importance attached to the landscape area, its features or characteristics;</p> <p>Few features, characteristics or qualities susceptible to disturbance or particularly susceptible to improvement or upgrading</p> <p>Good potential for substitution or replacement</p>

4.2.5 These are the criteria against which receptors are considered in order to arrive at a judgement as to their sensitivity, but it is not necessary for all the criteria set out for a category to apply.

Magnitude of change

4.2.6 The scale of magnitude of the changes is related to considerations of the size or scale of the change, the geographical extent of the area influenced, and the duration and reversibility of the change. The scale of magnitude of the changes is graded, as follows:

Table 4-2 Indicative criteria for assessing magnitude of landscape change

Magnitude of Change	Landscape Change
Great change	Major size or scale of change, affecting the landscape type or character of the area within which the proposal lies or extending over the wider area.
Medium change	Intermediate size or scale of change, affecting part of the landscape type or character of the area within which the proposal lies, or larger scale of change at the level of the site or immediate context.
Small change	A minor proportion of the extent of the character type or area is affected or smaller scale of change over a larger extent; the changes occur at the level of the site or immediate context.
None	No change to landscape characteristics

Assessing effects

- 4.2.7 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, by considering the following indicative criteria:

Table 4-3 Indicative criteria for assessing landscape effects

Landscape effect	Indicative criteria
Major	Highly sensitive landscape completely degraded or greatly changed, with little or no scope for mitigation; Great improvement, sufficient to upgrade overall landscape character.
Moderate	Medium change to moderately sensitive landscape or its character; lesser change to higher sensitivity landscape or greater change to less sensitive landscape.
Minor	Small or limited adverse change to the existing landscape or its character; greater change to less sensitive landscape; Considerable scope for mitigation; Small improvement to the existing landscape.
Negligible	No perceptible change to the existing landscape or its character; The change is difficult to discern.

- 4.2.8 Where there is magnitude of change is **“none”**, the effect would correspondingly be none.
- 4.2.9 Effects may be adverse or beneficial. In some instances, the effect may be offset by other considerations, for example, through the mitigation or landscape proposals, and the resulting effect may be neither beneficial nor adverse.

4.3 Landscape baseline

- 4.3.1 The landscape baseline is a description and analysis of the existing landscape, against which the effects of the proposed development are assessed. The landscape is described, first, by reference to landscape character assessments for the area in which the site is located, at national and local levels and, then, from site-specific surveys and analysis carried out for the purposes of this assessment.

National landscape character assessment

- 4.3.2 The desk study has made reference to National Character Areas for England⁵. National Character Areas (NCAs) divide England into 159 distinct natural areas. The new NCA

⁵ National Character Area Profile – 114 Thames Basin Lowlands, Natural England, [2014]

profiles update the previously published Joint Character Area (JCAs) and Countryside Character Area descriptions (1998-1999 by the Countryside Agency). **Each NCA 'is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.'**

4.3.3 The development site lies in the south-west of National Character Area 114 Thames Basin Lowlands **which 'stretches from the London suburbs** of South Norwood in the east to Hale on the Surrey/Hampshire border in the west. **The landscape is generally flat but in places is gently undulating'. To the south-west**, it is a small-scale farmed landscape dissected by the meandering river valleys of the Wey and Mole. The farmland consists of small-to-medium-sized fields interspersed with **woodlands and shaws, villages and farmsteads as well as parklands'. Key characteristics include:**

- Gently undulating lowlands crossed by meandering rivers with broad and flat valley plains;
- A pastoral landscape interspersed with woodland and shaws, hedgerows and trees, remnant commons, villages and farmsteads;
- Increasing fragmentation of farmland character from spread of development, urban fringe influences and transport infrastructure; and
- Numerous major road and rail networks criss-cross the area.

4.3.4 In the Statements of Environmental Opportunities section examples of actions include:

- Managing and restoring the historic network of field boundaries, including hedgerows and hedgerow trees, to allow them to function as corridors for wildlife and improve the landscape and visual appearance of the NCA as well as reducing overland flows;
- Encouraging the planting of new species-rich hedgerows and field boundary trees, particularly oak, ash and field maple;
- Connecting and linking ancient semi-natural woodland through restoring and managing hedgerows and other woodland habitats and seeking opportunities to establish new woodlands of native trees;
- Ensuring that any development does not **adversely affect the Surrey Hills AONB ...** including through light, noise and air pollution and additional recreational pressures;
- Creating new areas of accessible green space and developing green corridors around towns to help divert recreational pressures from the designated habitats and landscapes within and adjacent to the NCA;
- Ensuring new and infill buildings adopt a style, design and materials that are sympathetic to and reflect the local built heritage;
- Ensuring all new developments incorporate well-designed, high quality green infrastructure; and



- Incorporating the planting of biomass into green infrastructure projects to buffer and screen new developments.

County and District level landscape assessments

4.3.5 The most recently published Landscape Character assessment of relevance to the site is the Surrey Landscape Character Assessment: Guildford Borough, which was published in April 2015. The site is located within the Landscape Character Area LR: Wooded Rolling Clayland (LR2: Ockham and Clandon Wooded Rolling Claylands) and the key characteristics are identified as:

- Gently sloping lowland based mainly on the London Clay Formation Clay, Silt and Sand solid geology.
- The area supports a range of land uses; pastoral and arable farmland, woodland, parkland and leisure along with substantial settlements spreading along roads.
- Medium to large scale fields of pasture and some arable are bounded by hedgerows or fences.
- Parkland is prominent with a line of historic parks to the south of the area with open grassland, mature parkland trees (often oaks), woodland plantations, lakes, and views to grand houses.
- Blocks of woodland and plantations are often associated with the historic parks. Shaws are a common feature, and there is a significant, but dispersed, amount of ancient woodland.
- Horse paddocks are present particularly to the north where they fragment the field pattern by subdividing the large fields with fences, and attract associated buildings and facilities.
- Network of small streams, ponds and ditches.
- Dissected by major transport routes including the A3 (both old and new), London to Portsmouth Road, and a stretch of the M25 motorway along with the large recently constructed motorway service area. Elsewhere, there are narrow roads enclosed by hedgerows. The London-Portsmouth main railway line passes through the character area, including West Clandon railway station, and Effingham Junction railway station where the main line meet the Mole Valley railway line.
- Settlement consists of scattered farmsteads, grand houses in parkland and large extended villages, some with historic village cores, which expanded following the arrival of the railway, creating a strong suburban feel in some areas.
- Varied building materials include brick, timber frame, flint and weatherboard with tile and some thatch roofs.
- The character area contains a considerable number of Conservation Areas including West Clandon, East Clandon, West Horsley, East Horsley, Ockham, Effingham, Downside Village, Cobham Plough Corner, Little Bookham, and a small part of the Ripley Conservation Area.
- Clandon Park and Hatchland Gardens, towards the south of the character area are listed as historic parks and gardens, and there are scheduled monuments south of Boughton Mall and near Effingham.

- There are various Sites of Nature Conservation Importance across the character area, such as Cotts Wood, Clandon Woods, Lollesworth Woods, and Wisley Field. There are a few small areas of Common Land, including Effingham Common, and the northern part of the character area includes a small part of the Ockham and Wisley Local Nature Reserve.
- A fragmented area, enriched by parklands and woodland but with rural views often obscured by settlement.

4.3.6 The strategy for the Wooded Rolling Clayland is to conserve the pastoral landscape with its partially intact network of hedgerows and frequent mature trees, its woodland and commons of ecological and historic value. Elements to be enhanced are the hedgerows, tree cover, and the settlement pattern where this dilutes the rural character of the area. Guidelines for land management and built development include:

- Encourage sustainable and multi-purpose woodlands.
- Promote the use of locally appropriate native species within woodlands and hedgerows.
- Enhance the hedgerows by replanting and consistent management and resist development that will result in further loss/fragmentation of hedgerows and hedgerow trees.
- Protect and maintain new hedgerow trees.
- Conserve field trees (often oaks) through management of surrounding pasture by for instance avoiding over grazing and consider opportunities for planting new field trees.
- Encourage the use of suitable fence styles, in keeping with the local style or material, including metal park fencing where a local parkland character creates precedence.
- Consider creating similar small semi-natural public open spaces to enhance the rural character of settlement elsewhere in the area and to integrate it with the rural landscape.
- Retain the individual settlements avoiding merging these through dense linear development along roads.
- Retain gaps in linear development particularly where these allow rural views over farmland.
- Encourage any new built development to respect local characteristics, including support of sympathetic contemporary architecture, through high quality detailing, architectural features, and use of natural building materials. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association).
- Conserve and restore traditional boundary features with particular regard to their form and relationship to landscape and landscape elements.
- Avoid the location of any new large mass of development or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to **minimise impact, and integrate with the area's rural context.**

- Promote the use of appropriate plant species and boundary treatments at urban edges to better integrate development into the adjacent rural character.
- Improve the present understanding of the general pattern of settlements, with regard to their form and relationship to landscape and landscape elements.
- Resist further urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.

4.4 Site-specific appraisal

The landscape of the site

4.4.1 The site is situated to the south of Burnt Common, several kilometres to the north-east of Guildford. The north-western site boundary is formed by a band of mature trees along London Road, to the south is the A3 dual-carriageway, slightly separated from the site by a strip of ancient woodland. The eastern boundary is formed by mature trees along a public footpath to the rear of residential properties on Clandon Road, while the western boundary is former by an intermittent hedgerow.

4.4.2 The settlements of Send and Burnt Common lie shortly to the north while to the west, east are south is arable farmland divided by mature hedgerows and scattered small woodlands. Roads in the area are notable for ribbon development, although this is well screened by mature trees. The surrounding topography is gently undulating and provides few opportunities for distant views.

Features of the site

4.4.3 The site is predominately level, falling gently from a high point of just over 44.5m AOD in the east to just under 40m AOD in the west. Forming an indent in the centre north of the site boundary there is an existing large-scale industrial unit, which nearly divides the site into two sections. The building is surrounded by a security fence and some young screening vegetation. The site comprises of unused agricultural land with has developed a strong covering of ruderal species. The northern, eastern and southern site boundaries are notable for their quantity of mature trees and hedgerows. A large electricity pylon is located in the easternmost corner of the site.

Characteristics and aesthetics

4.4.4 The existing large industrial unit that the site surrounds dominates the character of the site (Site photograph 02 (Right)). There is little screening between the unit and the site, the boundary of which is demarked by a substantial security fence. Although not visible, noise from the nearby A3 is constant reminder of its presence. Boundary vegetation screens views out of the site in most directions, the western boundary being the exception, through which traffic on the A3 and another industrial unit are prevalent. The boundary vegetation creates a sense of enclosure and isolation from the surrounding landscape, with the neighbouring units creating an industrial rather than agricultural character.

4.5 Public access

4.5.1 A footpath running through the mature trees along the eastern boundary is the only part of the site that is publicly accessible (Site Photograph 03). The footpath was cut in two with the construction of the A3 and now does not link to any other publicly assessable route, resulting in a dead-end path that is rarely used. London Road, along the northern site boundary, is a dual-carriageway with mature vegetation between the carriageways, a footway runs along the far side of the northern carriageway.

4.6 Landscape baseline summary

4.6.1 Key landscape issues that need to be considered in the detailed assessment of effects include:

- The openness of the green belt;
- The site boundary vegetation;
- The urbanising effect of the existing unit in the centre of the site;
- The important role that woodland and trees play in the character of the surrounding landscape;
- The effect on any public rights of way in close proximity; and
- The setting of the neighbouring residential properties.

Landscape value

4.6.2 The characteristics, sensitivities and guidelines in the existing character assessments at national and local level and the site-specific analyses carried out for the purposes of this LVIA were taken into account as indicators of the aspects of the landscape important to the character, and evaluated.

4.6.3 The features/elements/characteristics identified as **important or “key” to the landscape** character of the site are:

- A mix of agricultural and industrial land use;
- A strong network of hedgerows, hedgerow trees and occasional woodland copses;
- Public rights of way and access in the area;
- Residential properties;
- Historical assets;
- The transport corridor of the A3.

4.7 Effects on the landscape

4.7.1 This section examines the landscape effects arising as a result of the proposed development with reference to:

- the effects on landscape fabric within the site;

- the effects on landscape character, including consideration of the effects on designated landscapes;

Effects on landscape features qualities

- 4.7.2 Effects of the landscape features qualities may occur where there are either direct or indirect physical changes to the landscape. Direct changes to landscape fabric would only occur within the application boundary.

Effects on Landscape Character

- 4.7.3 The effect of the proposed development on landscape character will depend on key characteristics of the receiving landscape; the degree to which the proposed development is considered consistent with or at odds with them; and how the proposed development would be perceived within the setting, with perception being influenced by:

- the distance to the site;
- weather conditions; and
- the 'fit'** of the proposed development within the landscape pattern and characteristics.

Sensitivity

- 4.7.1 Criteria for determining the landscape value and landscape susceptibility are set out in Appendix 2. For this informal appraisal, the assessment of sensitivity is based on bringing value and susceptibility considerations together in one combined step, in accordance with the criteria set out in Table 4-1 above.

Table 4-4 Sensitivity of landscape receptors

Receptor	Value	Susceptibility	Sensitivity
Landscape features and qualities	Agricultural land - Low	Very susceptible within the site; Not susceptible beyond	Moderate
	Vegetation pattern - network of hedgerows, hedgerow trees and occasional woodlands - High	Very susceptible within the site; Not susceptible beyond	Moderate-High
Landscape character	National Character Area 114, Thames Basin Lowlands – Moderate Surrey Landscape Character Assessment: Guildford Borough - LR2: Ockham and	Moderately susceptible	Moderate

Receptor	Value	Susceptibility	Sensitivity
	Clandon Wooded Rolling Claylands – Moderate		
Landscape amenity	Local residents - High	Moderately susceptible	Moderate
	Public footpaths/access - Moderate	Very susceptible	Moderate - High
	Roads - Low	Not susceptible	Lesser
Designated landscapes	Green belt - High	Very susceptible	High
	Surrey Hills AONB - High	Not susceptible	Moderate
	Ancient woodland - High	Not susceptible	Moderate

Magnitude of change

Construction phase

Landscape features and qualities

- 4.7.2 The proposed development would replace the fallow agricultural fields within the site boundary to a mixture of built development and green space. The loss of agricultural land would have a small change on this particular landscape element.
- 4.7.3 The proposed development would retain vegetation around the site boundary which would be fully protected during the construction period. This vegetation would be supplemented along the western and south-eastern boundaries to create a band of structure planting. This change will result in a small scale of change.

Landscape character

- 4.7.4 During construction, the movement of equipment to and from the site would be apparent in the wider context area with potential for short term impact on landscape character, construction activity on the site would be contained and less apparent. However, this activity would be interpreted in the context of vehicle movement in the surrounding landscape and particularly along the A3 and B2215 (London Road). The scale of change would be medium for the immediate context of the site, reducing to negligible beyond about 0.5km.

Landscape amenity

- 4.7.5 The site is not an important element in the setting of residential properties because of the separation provided by the sites mature boundary vegetation. The vegetation associated with the A3 and B2215 provide separation of the site for properties to the north and south. Traffic along these routes also makes an important contribution to the amenity value within the context of the site. The B2215 is also frequently used by commercial traffic for parking.



- 4.7.6 There would be a small scale change to the setting of houses within about 0.25km of the site as a result of the construction of the proposed development. Whilst tree planting on the boundary will help to filter the visibility of the development the change in setting would be unavoidable. The change, which would be adverse, would be most apparent from the closest house to the site, The Thatched Cottage to the north, from where the scale of change would be medium. There would be negligible change perceived from other properties nearby, including those on Clandon Road and London Road.
- 4.7.7 There is potential for changes to the setting of the public rights of way within the context area of the site. Given the vegetation pattern and the separation provided by the A3 and B2215, there would be no change in the setting of public rights of way away from the site. There would be a medium change in the setting of the public footpath that runs along the north-eastern site boundary as the mature trees through which it passes would be retained and protected during construction and give it separation from the main part of the site.
- 4.7.8 The landscape setting of public roads within the context area would experience a negligible scale of change as there are few occasions where the site is an element within the setting of a road. London Road, from which the two entrances to the site connect, would experience a small change due to the enhanced junctions and additional traffic associated with construction.

Designated landscapes

- 4.7.9 The construction of the proposed development would have a great scale of change on the green belt due to the change in land use of the site from fallow agricultural land to a construction site. There would be a no change to the overall setting of the Surrey Hills AONB during construction due to distance and vegetation screening. The ancient woodland adjacent to the southern site boundary would experience a medium change in its setting due to the construction of the development adjacent to it.

15 years after completion

Landscape features and qualities

- 4.7.10 The proposed development aims to unite the character of the adjacent residential area and the site by retaining notable features, including boundary vegetation, and adding additional ones to assist in integrating the site into its surroundings. The additional planting would have a minimal impact on the vegetation pattern of the wider context area resulting in the scale of change remaining small. The change of use of the site from fallow agricultural land to a mixture of built development and green space would also create a small change to the pattern of agricultural land in the study area.

Landscape character

- 4.7.11 The maturing site vegetation would assimilate the proposals into the character of the surrounding area, the retention of notable features of the site and additional planting

elements and green spaces would allow the site to be read in conjunction with the existing adjacent residential and industrial areas and ancient woodland. The additional vehicle movement associated with the development would be read in context with vehicles from the existing industrial unit and the use of the area for HGV parking. Overall there would be a long term small change on the character of the site and negligible in the wider area.

Landscape amenity

- 4.7.12 The boundary vegetation that screens the site would remain and be supplemented by the maturing of proposed vegetation forming a long term negligible scale of change to the setting of residential properties in the surrounding area as the development would not be a perceptible element within the context of any residential properties.
- 4.7.13 Rights of way in the wider area would continue to experience no change in their setting due to their separation from the site due to intervening vegetation. The footpath along the north-eastern site boundary would experience a small change in its setting in the long term as the mature trees through which it passes would be retained and the built development would be read in context with the existing properties to the east.
- 4.7.14 In the long term there would be additional traffic associated with proposed use of the site which would have a small change on the setting of London Road, in the wider area the scale of change would be none.

Designated landscapes

- 4.7.15 As the site becomes assimilated into its surroundings with the maturing of proposed vegetation it would be read in conjunction of the existing features that surround the site, including the industrial unit in the centre of the site and nearby residential properties. Overall, within the context area of the site there would be a medium scale of change to the green belt. The setting of the Surrey Hills AONB would remain unchanged in the long term and the scale of change would therefore remain as none. The scale of change due to the green space adjacent to the area of ancient woodland to the south of the site would reduce to small due to the establishment of proposed vegetation in the long term.

4.8 Assessment

Landscape features and qualities

- 4.8.1 The change of land use from fallow agricultural land, which is a receptor or moderate sensitivity, to a built environment with associated green space would be a small change in both the short and long term; this would result in a minor adverse impact on the overall landscape pattern in both the short and long term. In the short term the construction activity would retain and preserve the important elements of the landscape which would be supplemented in the long term by the establishment of additional



vegetation, offsetting the loss of agricultural land with the benefits attained by the new planting.

- 4.8.2 The additional planting would be incorporated into the vegetation pattern of the context area, a receptor of moderate to high sensitivity which would experience a small scale of change during both the construction period and in the long term. As the existing vegetation would be maintained, there would be a minor adverse impact on it during construction with the loss of an open space, this would evolve to minor beneficial in the long term with the establishment of the proposed planting and green space proposals associated with the development proposals.

Landscape character

- 4.8.3 The landscape character of the area is a receptor of moderate sensitivity which would experience a medium – none scale of change in the short term and one of small – none in the long term. In the short term, the construction activity and the change of land use of the site, would have a minor adverse impact on the setting of the site, although this would be interpreted in the context of existing features including the adjacent industrial unit, HGVs on London Road and the nearby residential area. In the long term the site would become assimilated within its context area with the establishment of proposed vegetation, creating a negligible impact.

Landscape amenity

- 4.8.4 The scale of change experienced by residents during construction, who are a receptor of moderate sensitivity, depends on their location in relevance to the site, this would vary from medium to negligible and decrease to negligible in the long term. Construction activities, particularly vehicle movements to and from the site, would create a minor adverse impact in the short term on those closest to the site, reducing to none as distance from the site increases. In the long term, although there would be additional traffic associated with the new development, it would be read in context of existing traffic movement in the area and with screening created by the establishment of proposed planting, would create a negligible impact in the long term.
- 4.8.5 The sensitivity of public rights of way depends on their setting in association to the site, varying from high to moderate, however the magnitude of change ranges from medium to none, as there would be no change to the setting of rights of way that are not in the immediate context area of the site. During the construction period the public footpath adjacent to the site boundary would experience a moderate adverse impact on its setting due to its proximity to the site, the screening formed by the existing woodland through which it runs, which would be retained, ensuring that the impact is not greater. In the long term this would reduce to minor beneficial as the new development would be read in the context of the existing residential area on the opposite side of the path and the industrial unit in the centre of the site. It would also be enhanced with the introduction of green space and the establishment of proposed additional planting.

In the wider study area, the impact on public rights of way would be none in both the short and long term.

4.8.6 The setting of roads is a receptor of lesser sensitivity with a small to negligible scale of change during the construction period and a small to none scale of change in the long term. The impact on roads that are not adjacent to the site boundary would be none in both the short and long term. For the A3 and London Road there would be a minor adverse impact on their setting during construction due to the increased volume of traffic associated with the works and movement of activities within the site, in the long term the impact would reduce to none as the establishment of screening vegetation would restrict the impact the development would have on the setting of the roads.

Designated landscapes

4.8.7 The green belt is a receptor of high sensitivity with a scale of change of great during construction and medium in the long term. The integrity of the openness of the green belt is already compromised within the immediate context area of the site by the adjacent industrial unit, although this is reduced by the strength of existing screening vegetation. During construction, there would be a moderate adverse impact on the integrity of the green belt due to construction activity and the change in land use of the site. In the long term this would change to a minor adverse impact as mitigation measures associated with the development proposals would help assimilate the site into its surroundings and elements such as green space and woodland planting helping to decrease the developments impact.

4.8.8 The Surrey Hills AONB is a receptor of moderate sensitivity which would experience a scale of change of none in both the long and short term. The impact of the proposals on the AONB would be none due to the distance of the site from the AONB, screening created by numerous intervening woodlands and mature hedgerows and the site boundary vegetation.

4.8.9 Ancient woodland, which lies just to the south of the site, is a receptor of moderate sensitivity with a scale of change of medium during construction and small in the long term. Due its proximity to the site boundary the setting of the woodland would experience a moderate adverse impact during the construction period, this would change to a minor beneficial in the long term as land adjacent to the woodland has been designated as green space.

Table 4-5 Summary of effects on the landscape

Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction	Assessment of effects 15 years after construction
Agricultural land	Moderate	Small during construction, Small long term	Minor adverse	Minor adverse

Landscape Receptor/ Elements	Sensitivity of receptor	Magnitude of change	Assessment of effects during construction	Assessment of effects 15 years after construction
Vegetation pattern	Moderate-High	Small during construction, Small long term	Minor adverse	Minor beneficial
Landscape character	Moderate	Medium – Negligible during construction, Small - Negligible long term	Minor adverse	Negligible
Local residents	Moderate	Medium – Negligible during construction, Negligible long term	Minor adverse	Negligible
Public rights of way	Moderate - High	Medium – None during construction, Small – None long term	Moderate adverse for the footpath adjacent to the site, None in the wider area	Minor beneficial for the footpath adjacent to the site, None in the wider area
Roads	Lesser	Small – Negligible during construction, Small - None long term	Minor adverse for adjacent road, None for others	None
Green belt	High	Great during construction, Medium long term	Moderate adverse	Minor adverse
Surrey Hills AONB	Moderate	None during construction, None long term	None	None
Ancient woodland	Moderate	Medium during construction, Small long term	Moderate adverse	Minor beneficial

4.9 Conclusions

4.9.1 The assessment indicates that there are no major adverse impacts on the landscape in either the short or long term. Moderate adverse impacts were only identified during the construction period and would all be reduced in the long term.

- 4.9.2 There would be a change in the land use of the site as it would change from fallow farmland to built development, which would have a minor adverse impact on the agricultural land within the immediate context area of the site.
- 4.9.3 The layout of the development would retain vegetation within the site and around the site boundary. Additional planting would have a long term minor beneficial impact on the vegetation pattern of the area.
- 4.9.4 The overall impact of the development on the landscape character of the area would be negligible in the long term as the character of the proposed development would be consistent with that of the context area.
- 4.9.5 The impact on the setting of residential properties is minor adverse - negligible as the site is screened from the setting of adjacent properties by mature vegetation. The Thatched Cottage, to the north of the site, is the one property that would experience an adverse impact during construction, although this would decrease in the long term due to the establishment of proposed vegetation and separation provided by introducing green space in the area adjacent to the property.
- 4.9.6 There would be no impact to the setting of public rights of way in the wider area due to intervening vegetation. For the footpath that runs along the north-eastern site boundary there would be a moderate adverse impact during construction but this would change to minor beneficial in the long term as it would be enhanced with the introduction of green space and the establishment of proposed additional planting.
- 4.9.7 There would be a short term minor adverse impact on the roads immediately adjacent to the site due to construction activity, however in the long term this would reduce to none for all roads.
- 4.9.8 As the openness of the green belt in the context area of the site is already compromised by the presence of industrial units and the adjacent residential area, following the establishment of the proposed screening vegetation and the retention of woodland around the site boundaries the long term impact on the green belt is minor adverse.
- 4.9.9 The impact on the Surrey Hills AONB would be considered to be none, as the proposed development is not an important element within the landscape setting of the AONB.



5.0 Effects on Visual Amenity

5.1.1 This chapter deals with the effects on visual amenity, arising from changes in the views available to people in the surrounding area.

5.2 Assessment Criteria

5.2.1 The assessment process is described generally in section 1.3. The general methodology for assessing the effects is set out in Appendix 1, and the criteria used in this LVApp are set out in the tables below.

5.2.2 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors to the changes arising from the development proposals, and the degree and nature of the changes in the views available to people and in their visual amenity arising from the proposals.

Zone of visual influence

5.2.3 The zone around the site within which views of the site might be available was established through a review of features such as landform and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. **The locations of viewpoints studied relate to the "receptors", that is, residents and users of the landscape, and locations from which they may have views towards or of the site.**

Visual Sensitivity

5.2.4 The sensitivity of viewers is affected by the susceptibility of the viewer to changes in views and visual amenity and the value attached to particular view locations and views. The context of the location contributes to susceptibility, for example, people viewing from residential properties or from a valued landscape are likely to be more susceptible to change than people viewing from an industrial context. Particular views may have importance and be valued, for example, **as "classic" views depicted in art or reported in literature, or as part of the experience of a landscape of importance or promoted recreation facility or route.**

5.2.5 The following criteria for visual sensitivity, combining susceptibility and value considerations, are used:

Table 5-1 Indicative criteria for assessing visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties with open views of the site;

Category	Indicative criteria
	Views experienced by many viewers; Daily, prolonged or sustained views available over a long period, or where the view of the landscape is an important attractant; A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.
Moderate sensitivity	Viewers in residential or community properties with partial or largely screened views of the site; Frequent open views available of the site; Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view; A view of the site from other valued landscapes, or a regionally important recreation facility or route.
Lesser sensitivity	A view of low importance or value, or where the viewer's attention is not focused their surroundings; A view of the site from a landscape of moderate or less importance; Occasional open views or glimpsed views available of the site passing views available to travellers in vehicles A view available to few viewers.

Magnitude of change

5.2.6 The degree of the likely visual effects of the proposed development is determined by relating the sensitivity of the receptors and the changes in the landscape or view of the landscape to which they will be subjected. The scale of magnitude of the changes in visual amenity is evaluated in terms of the size or scale of the change, the geographical extent of the area influenced, duration and reversibility, as follows:

Table 5-2 Indicative criteria for assessing magnitude of visual change

Magnitude of Change	Visual Change
Great change	Major size or scale of change, affecting a large proportion of the angle of the view, or affecting views from a wide area; continuing into the longer term or permanently, with low prospect of reversibility.
Medium change	Intermediate size or scale of change, affecting part of the angle of the view, or affecting some views from the wider area, or larger scale of change in views from within the immediate context of the site; continuing into the medium term, with good prospect of reversibility.

Magnitude of Change	Visual Change
Small change	A minor proportion of the angle of view is affected or the contribution of the changed elements or characteristics to the composition of the view is not important; the changes are viewed from longer distances, are short term and reversible.
Negligible/no change	Barely perceptible change or the change is difficult to discern; No change in the view or the changes due to the development are out of view.

Assessing effects

- 5.2.7 The degree of effect, whether adverse or beneficial, is assessed by relating the sensitivity of the receptor and the magnitude of change, using the following indicative criteria:

Table 5-3 Indicative criteria for assessing visual effects

Visual effect	Indicative criteria
Major	Great change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; The proposal would cause a great deterioration in the existing view available to highly sensitive viewers; Great improvement in the view, sufficient to upgrade overall visual amenity.
Moderate	Medium change or visual intrusion experienced by moderately sensitive viewers; Smaller change to higher sensitivity viewers or greater change to less sensitive viewers.
Minor	Small or localised visual intrusion in the existing view, especially for less sensitive viewers; Small or localised reduction in visual intrusion, or improvement in the view.
Negligible	Negligible change in the view or the change is difficult to discern even for a highly sensitive viewer.

- 5.2.8 In addition to these criteria, in some instances the effect may be discernible or greater, but offset by other considerations, for example, through the mitigation or landscape proposals for the development, and the resulting effect is neither beneficial nor adverse.

5.3 Visual baseline

Zone of visual influence (ZVI)

- 5.3.1 The zone around the site within which views of the site might be available was established through a review of features such as topography and vegetation, locations of settlements and other features, either screening views or providing vantage points. They were studied initially from mapped information and then reviewed in the field. Representative viewpoints were then selected to inform the visual impact assessment. **The locations of viewpoints studied relate to the “receptors”, that is, residents and users of the landscape, and locations from which they may have views towards or of the site.**

Viewpoint study

- 5.3.2 The visual appraisal drawing, Figure LA.04-1, shows the location of the proposed development and the site ZVI at a scale of 1:7,500. Figure LA.04-1 also shows the locations of the viewpoint photographs, which are reproduced on Figures LA.04-2.
- 5.3.3 A total of 5 views were taken to illustrate the site and its appearance in publicly available views (Figures LA.06-1 to -3). From the viewpoint studies, a representative selection of three views are taken forward to the visual impact assessment (see Table 5.4).
- 5.3.4 Views of the site are available from London Road to the north and from the A3 to the south, both adjacent to the site boundary, and from the Surrey Hills AONB some 4km to the south, either where relative elevation allows views over intervening features or where there are no intervening features to obscure views. The key areas of visibility are:
- Views from the London Road along the north-western site boundary
 - Views from the A3 along the southern site boundary
 - Views from the public footpath along the eastern site boundary
 - Views from the industrial units in the centre and to the west of the site
 - Views from Surrey Hills AONB from high ground to the south
- 5.3.5 Views from within the site are also provided to illustrate the landform and vegetation of the site.

Table 5-4 Viewpoint details

VP Ref	Location	Distance from site (km)	Receptors represented/ Reasons for selection
Assessment viewpoint 01	London Road at proposed north-eastern site entrance	0.0km north	Green belt Public road Representative of views from nearby properties
Assessment viewpoint 02	London Road at entrance to existing industrial unit	0.0km north	Green belt Public road Representative of views from nearby properties
Assessment viewpoint 03	A3 at junction with B2215	0.45km south-west	Green belt Public road
Assessment viewpoint 04	Clandon Road bridge over A3	0.13km east	Green belt Public road
Assessment viewpoint 05	Staple Lane, south of East Clandon	4.5km south-east	AONB Public road

Table 5-5 Existing view descriptions

Viewpoint Ref	Landscape context at viewpoint location	Existing view towards site
01	<p>London Road (B2215) runs along the north-western site boundary, although the road is a dual-carriageway the north-east bound lanes have a higher traffic density as they serve as a slip road off the A3 into Burnt Common. The south-western bound lane connects to a minor road and is used for access for the industrial units that are adjacent to the site boundary. The low traffic density and wide road along the site boundary make it a popular parking area for HGVs.</p> <p>The road is lined on both sides as well as along its central reservation with mature and dense vegetation which screens views of the surrounding landscape, several gateways are the only locations from where glimpsed views into the neighbouring landscape are available. There are several properties on the north side of the road that are heavily screened from the road by mature vegetation.</p>	<p>The site boundary vegetation along London Road consists of a strip of mature deciduous trees, these are densely planted and form a visually impermeable barrier between the road and the site. The viewpoint is located opposite the proposed eastern site entrance, which is currently blocked off and overgrown, screening views of the interior of the site.</p>

View-point Ref	Landscape context at viewpoint location	Existing view towards site
02	<p>The viewpoint is situated on London Road opposite the entrance to the industrial unit that is situated in the centre of the site. The context of London Road is the same as described in the VP01 description above. The industrial unit, which is a large shed surrounding by hardstanding, is set back approximately 100m from London Road and is separated from the site by a security fence and establishing screening vegetation, which allows partially filtered views of the entire site from around the building.</p> <p>Further to the south-west on London Road, adjacent to the section of the site where light industrials buildings are proposed, the road side vegetation thins out considerably. This allows filtered views into the western part of the site, although the height of seasonal vegetation restricts this considerable. From the proposed access point to this part of the site there is an unfiltered but glimpsed view into the site.</p>	<p>The entrance road to the industrial unit provides a glimpsed view towards the site between the dense roadside trees. However, it is the existing industrial unit that is notable with the site itself being screened by this and its associated infrastructure. Workers at the industrial unit would have filtered views through the surrounding security fence and establishing screening vegetation of the development site.</p>
03	<p>The A3 dual-carriageway runs parallel to the southern site boundary, for the majority of its length mature trees screen the site from the road, including from a small lay-by adjacent to an area of ancient woodland. Further to the east the road enters a shallow cutting which is sufficient to lower road users below the level of the site. From further to the west, where the viewpoint is located, filtered views are available in the direction of the site between scattered trees.</p> <p>From this section of the A3 both the industrial unit in the centre of the site and the one to the south-west are prominent features. Viewpoint photographs 03A and 03B indicate the view from the A3 that is only available to moving traffic.</p> <p>To the south, the mature shelterbelts on Nutbourne Farm form one of the few distinctive landscape elements in the area, which consists of arable farmland divided by deciduous tree lines.</p>	<p>Glimpsed and filtered views are available from the A3 towards the western part of the site, the eastern part being screened by existing buildings or woodland. The existing industrial unit to the south-west of the site forms a prominent structure along this section of the A3 with a very brief and heavily filtered view available towards the site and the existing unit in its centre.</p>
04	<p>Clandon Road runs parallel to the eastern site boundary, separated from the site by a row of large residential properties. At the viewpoint, the</p>	<p>The view looks over the A3 towards the eastern corner of the site, which</p>

View-point Ref	Landscape context at viewpoint location	Existing view towards site
	road passes over the A3 as it goes through a shallow cutting, providing the viewpoint a degree of elevation over the surrounding area. However mature trees along the side of the dual-carriageway restrict the extent of the view and focus it along the road. Pylons from a major power line cut across the view and these, together with a nearby communications mast to the east, add notable large scale vertical elements to the character of the area. Glimpsed views towards the Surrey Hills and the AONB are available from short sections of Clandon Road.	is clearly identifiable by a large electricity pylon. Woodland along the eastern site boundary and along the side of the A3 screen the interior of the site from the viewpoint, including the industrial unit in the centre of the site.
05	The Surrey Hills rise from the River Wey plain, where the site is located, about 3km to the south of the site, climbing about 130m over 2km to a highpoint of just over 200m AOD. The hills are part of the Surrey Hills AONB and overlook the plain to the north. Whereas the plain is gently undulating and contains an extensive patchwork of small woodlands and copses, the northern slopes of the hills are predominately open arable farmland and provide extensive views across the lower land below. Woking is notable to the north-west and the views extend as far as the city of London to the north-east. The viewpoint is situated on Staple Lane at approximately 150m AOD.	Low and maintained hedgerow along the side of the minor road allow for a panoramic view across the River Wey plain to the north. The site in a very small element within this and its location is only identifiable by the surrounding woodland. The site and features within it are not identifiable within the view.

5.4 Visual receptors

5.4.1 The following is a review of the viewers (the visual receptors) and the views available to them at the selected representative locations.

People in settlements and residential properties

5.4.2 The nearest residential properties to the side are adjacent to the eastern boundary along Clandon Road. The majority of these are screened by mature woodland, the exception being The Thatched Cottage which lies to the north-east corner of the site. The property is surrounded by a mature evergreen hedge which screens the lower half of the building (Site Photograph 03) and it is orientated away from the site towards the road. There are several other properties in the context area on the north side of London Road, these are also screened by hedgerows and the site boundary vegetation.

- 5.4.3 From further afield the screening created by the site boundary vegetation and trees, tree lines and copses in the surrounding landscape, screen views of the site from all other properties.

Users of public rights of way and areas of public access

- 5.4.4 A public footpath runs along the sites eastern boundary, although as it does not connect with any other public access in the area it shows no sign of use and was impassable during the survey. The footpath runs through mature trees to the rear of the properties on Clandon Road, the trees screening views of the site from the path. A glimpsed and framed view is available into the site along the side of the maintained hedge around The Thatched Cottage (Site Photograph 03). All other areas of public access in the wider area have views from them screened by intervening vegetation. There are no long distance paths or national cycle routes within the context area of the site.

Road users

- 5.4.5 The site lies between the A3 and B2215 (London Road), both of which take large volumes of traffic. Traffic on the A3 dual-carriageway is fast moving and the road verges are densely planted, providing few and very brief opportunities for drivers to experiences views into the surrounding landscape. The only possibility being an oblique and filtered view only available to eastbound drivers (Viewpoint Photograph 03) when the western part of the site may be briefly glimpsed.
- 5.4.6 The B2215 is also a dual-carriageway, although the north-east bound lane has a much higher traffic volume due to it doubling as an exit road from the A3 for access to Burnt Common. The south-west bound side connects to local roads only and is therefore much quieter and is regularly used for HGV parking (Viewpoint Photographs 01 & 02). The site lies adjacent to the latter and is separated from the road for the majority of its length by a wide and mature band of trees which screen the site from the road. Part of the westernmost section of the site is visible when this tree line reduces in density, although seasonal vegetation still screens the site for the majority of road users.

Views from other landscape interests

- 5.4.7 The majority of the context area, including the site is designated green belt by Guildford Council. The exception is the urban area of Burnt Common and Send to the north-east of the site which are villages inset in the green belt, the boundaries of the green belt are currently under review for expansion in the emerging Guilford Local Plan. Views into the site from publicly accessible areas are limited to London Road and from the A3. These routes are used as major transport connections and receptors using them are focused on driving rather than on the surrounding landscape.



5.4.8 Due to the limited public access in the context area, the site boundary vegetation and mature trees in the surrounding area, there are no opportunities for views into the site away from the site boundary (Viewpoint Photographs 01, 03 & 03). From the Surrey Hills AONB the site is a minor element within the view and is not identifiable in its own right (Viewpoint Photograph 05). There are no other landscape designations within the context area of the site from which the site is visible.

Industrial workers

5.4.9 The two nearby industrial units, one in the centre of the site and one to the south-west, have open or partially filtered views towards the site from their locations, although neither building is orientated to face the site and both have their commercial activity focused within the buildings. Space around the building in the centre of the site is used for car parking and vehicle storage.

5.5 Visual baseline summary

5.5.1 A summary of the visual baseline information to be taken into account as part of the detailed assessment of the effects on visual amenity is as follows:

- The existing site boundary vegetation is instrumental in limiting views into the site both from adjacent to the site boundary and from the immediate context area.
- The principle view into the site is from London Road to the north from where the western part is visible through seasonal vegetation.
- Other views into the site are available to either few receptors (overgrown adjacent public footpath) or are brief and glimpsed (from the A3).
- Nearby residential properties have views from them towards the site screened by mature vegetation and hedgerows.
- The site is not an identifiable element within views from the Surrey Hills AONB.
- Unobstructed views of the site area available to workers at the adjacent and nearby industrial units.

5.6 Effects on visual amenity

Sensitivity

5.6.1 The susceptibility of viewers is affected by factors such as the distance to the viewer, the relative number of viewers affected and the importance of the site in the overall view. The context of the viewpoint may also contribute to its ability to accommodate change; for example, a view from residential properties or from a valued landscape might be regarded as less able to accommodate change, than a view from an industrial context. Table 5-1 provides examples of High, Medium and Lesser sensitivity, demonstrating how the contributing factors are interpreted.

5.6.2 The sensitivity of the visual receptors is assessed as follows:

- People in settlements and residential properties: high susceptibility to changes in their visual amenity; open unobstructed views including the site assessed as of high value: high sensitivity, and filtered, oblique or partial views of lesser value: moderate sensitivity;
- Users of public roads: low susceptibility to change in their visual amenity; lesser value: lesser sensitivity;
- Users of public rights of way: medium susceptibility to change in their visual amenity; moderate value: moderate sensitivity;
- Visitors to the valued landscape: high susceptibility to change in their visual amenity; open unobstructed views of the site assessed as high value: high sensitivity, and distant, partial or filtered views of lesser value: moderate sensitivity.
- Workers in industrial units: low susceptibility to changes in their visual amenity; open unobstructed views of the site assessed as of moderate value: lesser sensitivity.

Magnitude of change

5.6.3 The representative views are described below with an analysis of the degree and nature of changes in them resulting from the development, to inform the effects assessment.

Table 5-6 View with development & magnitude of change

Viewpoint Ref	View during construction	View 15 years after completion	Magnitude of change
01 0.0km north of site boundary	The viewpoint is situated on London Road opposite the main access point to the eastern part of the site, therefore there would be a direct view into the site and of construction activity within, as well as of the movement of vehicles entering and departing the site. The site boundary vegetation, which is to be retained, would ensure that the view is glimpsed and framed.	The mature woodland along the site boundary would continue to screen the site from the viewpoint. The access point to the western part of the site from London Road, which already exists, would be more open and allow a glimpsed view into the green space beyond. It is likely that the site would generate additional traffic along London Road.	The glimpsed nature of the view towards the site and the screening provide by the site boundary vegetation would result in a small scale of change in the view during construction. The small scale of change would remain in the long term as although the development would be screened, the road junction would be more apparent and have increased traffic volume associated with the site.
02 0.0km	The site boundary vegetation along the	The vegetation that has already been	The addition of the extra screening vegetation

Viewpoint Ref	View during construction	View 15 years after completion	Magnitude of change
north of site boundary	<p>side of London Road adjacent to access road to the existing industrial unit is mature and dense. A brief glimpsed view is available to passersby towards the building on they travel along London Road. The site is screened to the extent that construction activity would not be a perceptible element within the view.</p> <p>Workers at the industrial unit in the centre of the site would have a partially filtered view of the site and of construction activities.</p> <p>Further to the west, where the access point to the western part of the site is located, the vegetation is sparse and seasonal, this allows for a view into the site for passersby. Views of construction activity, the movement of vehicles servicing the works and use of the access road would all be perceptible from the viewpoint.</p>	<p>planted around the perimeter of the industrial unit would mature, and together with additional proposed planting, would ensure that there are no glimpsed views of the site available from London Road at the viewpoint.</p> <p>The proposed planting in the centre of the site around the perimeter of the industrial unit would screen the views available to workers towards the site.</p> <p>Additional screening planting along the site boundary would reduce the visibility of the site from the western part of London Road, allowing a glimpsed view into the site, along the access road, to passersby.</p> <p>The changes to the access road and the additional traffic that would be generated would be apparent to receptors.</p>	<p>would not add a notable element to the view from the viewpoint, the scale of change to would be none in both the short and long term.</p> <p>For workers at the industrial units, who are of lesser sensitivity, there would be a medium change during construction which would reduce to small in the long term.</p> <p>During construction, the change of use of the site and the construction activity would form a great scale of change for passersby on the western part of London Road. In the long term, once screening vegetation becomes established, the scale of change would reduce to medium, as although the built development would be screened, the access road would be modified and there would be additional vegetation in the view.</p>
O3A 0.45km south-west	<p>Traffic travelling north-bound on the A3 would experience an oblique, filtered and glimpsed view towards</p>	<p>The establishment of the proposed vegetation along the site boundary would screen the proposed</p>	<p>Due to the glimpsed nature of the view available, the scale of change during construction would be</p>

Viewpoint Ref	View during construction	View 15 years after completion	Magnitude of change
	the site. Construction activity would be visible although it would be seen in context with the existing industrial units.	light industrial unit in the view. The eastern part of the site would remain screened from view.	small. In the long term, the proposed vegetation would add a small additional element to the view but screen the development, resulting in a negligible change.
04 0.13km east	Mature trees along the eastern site boundary and on the embankment to the north of the A3 screen the interior of the site. A glimpsed view of some construction activity, including the site perimeter fence, and the planting of trees may be visible to passersby.	The proposed fence would add an additional built element to the view, although it would be seen in context of the A3 and a major power line. It is likely that the majority of the fence would be screened by vegetation in the foreground.	As only the corner of the site is visible from the viewpoint, only construction activity associated with this part of the site would be visible, the scale of change is therefore small. In the long term screening vegetation would reduce this to negligible.
05 4.5km north of site boundary	Due to the distance from the site and the volume of intervening screening vegetation, construction activity would not be a perceptible element within the view.	Vegetation would continue to screen the site from the viewpoint with both the proposed built development and vegetation not being identifiable within the view.	The scale of change both in the short and long term is none as site is both a very small part of the view and is screened by intervening vegetation.

5.7 Assessment

- 5.7.1 The visual appraisal has been informed by the ZVI study shown on Figure LA.04-2. It identified a number of locations from which the proposed development might be theoretically visible. A selection of representative views to illustrate the views available at a range of distances and for different receptors are identified and described in Table 5-5 and the sensitivity of the viewers (visual receptors) represented defined in section 5.6.2 above.
- 5.7.2 The following table sets out the assessment of effects on the visual amenity of the identified viewers likely to be affected by the proposals:

Table 5-7 Assessment of visual effects

Viewers/ Visual Receptors & Sensitivity	Reference Viewpoints	Degree & nature of effect – construction phase	Degree & nature of effect – 15 years after completion
People in settlements and residential properties, filtered, oblique or partial views: Moderate sensitivity	01	The small scale of change experience by nearby residents, who are moderately sensitive to changes in their views due to screening vegetation, would experience a minor adverse impact due to the increased traffic created by construction activity.	In the long term the impact would reduce to negligible as although there would be some increase in the volume of traffic, it would be read in terms of the existing HGV parking use of London Road. The site boundary vegetation would continue to have the same impact.
Users of public rights of way: Moderate sensitivity	Site Photograph 03	There would be a minor adverse impact on users of the adjacent public footpath, as although the users are of moderate sensitivity, due to lack of use the number of potential receptors that would experience a change in their view as a result of the construction activity is very small.	In the long term the path would be incorporated into its surroundings, connecting it to the proposed development and acting as a link to the village centre. This would enable it to be used in a manner that is not currently available and would have a minor beneficial impact.
Users of public roads: Lesser sensitivity	01, 02, 03, 04, 05	The additional traffic and opening up of the site access roads, as well as the views of construction activity, particularly in the western part of the site, would have a minor adverse impact on users of the adjacent public roads.	Although there would be an increase in traffic generated by the site it would be read in the context of existing traffic levels. The establishment of proposed vegetation would screen views of the site for road users, overall there would be a minor beneficial impact.
Visitors to Surrey Hills AONB High sensitivity	05	Despite being of high sensitivity, the scale of change in the view of the construction of the proposed development would be so small that it	Neither the proposed built development nor its associated screening vegetation would be a perceptible part of the view from the Surrey Hills

Viewers/ Visual Receptors & Sensitivity	Reference Viewpoints	Degree & nature of effect – construction phase	Degree & nature of effect – 15 years after completion
		would not be identifiable. The impact would be none.	AONB, maintaining an impact of none.
Workers at industrial units: Lesser sensitivity	02, Site Photograph 01	Although their work activity is not focused towards the site, there would be a moderate adverse impact on workers at the industrial units during the construction phase due to their proximity to the site and the lack of substantial or effective screening.	In the longer term, as existing and proposed screening planting matures there would be a negligible impact on the views experienced by workers as it would change from one of fallow farmland to one of mature vegetation.

5.8 Conclusions

- 5.8.1 Publicly accessible areas from which views into the site are available are few, this is due to the existing mature vegetation around the site boundary, the number of mature trees and copses in the surrounding landscape and the relatively flat local topography.
- 5.8.2 Visual receptors that would be potentially affected by the development proposals are limited to those that are near or adjacent to the site boundary, these are: passersby on roads; users of the public footpath on the eastern site boundary; nearby residents; and workers at the existing industrial units.
- 5.8.3 There are no long term adverse effects assessed on visual amenity, all receptors would experience no – minor beneficial impacts in the long term.
- 5.8.4 There are no adverse long term impacts on visual amenity as a result of the development, all long term effects are assessed as either negligible or minor beneficial. The establishment of screening vegetation is the primary factor in achieving long term beneficial impacts.
- 5.8.5 The only moderate adverse impact identified is for the workers at the industrial unit in the centre of the site who have views into the site, this would be in short term during the construction phase and during the establishment of screening vegetation. Once the vegetation is established the impact would reduce to negligible as the original view of fallow farmland would be replaced by one of mature vegetation.
- 5.8.6 There are several minor adverse effects identified during the construction period on the visual amenity of nearby receptors, these are the users of the adjacent public footpath, roads and nearby residents. The most common source of adverse impacts is



the increased traffic associated with the construction and the opening up of the entrances to the site from London Road.

- 5.8.7 The screened nature of the site ensures that there would be no impact on valued landscapes, including the nearby registered parks and gardens and the Surrey Hills AONB. There would also be no impact on the green belt and its essential qualities as the site is not the visual focus for receptors who would be viewing it with a sensitive capacity.

6.0 Summary and Conclusions

6.1.1 Below is a summary of findings and conclusions based on the assessment carried out above.

6.2 Summary of findings

The proposed development

6.2.1 The assessment relates to the proposed allocation of a minimum of 7,000sqm of floorspace falling within Use Classes B1(c), B2 and B8 (Policy A58) on land to the south of London Road in Burnt Common, Send, Woking.

6.2.2 The site is situated to the south of Burnt Common, several kilometres to the north-east of Guildford. The north-western site boundary is formed by a band of mature trees along London Road, to the south is the A3 dual-carriageway, slightly separated from the site by a strip of ancient woodland. The eastern boundary is formed by mature trees along a public footpath to the rear of residential properties on Clandon Road, while the western boundary is former by an intermittent hedgerow.

6.2.3 The settlements of Send and Burnt Common lie shortly to the north while to the west, east are south is arable farmland divided by mature hedgerows and scattered small woodlands. The surrounding topography is gently undulating and provides few opportunities for open or distant views

Landscape assessment

6.2.4 The assessment indicates that there are no major adverse impacts on the landscape in either the short or long term. Moderate adverse impacts were only identified during the construction period and would all be reduced in the long term.

6.2.5 Long term minor adverse impacts would be experienced on the green belt and on agricultural land. The assessment of the impact on these is influenced by the existing fallow nature of the site and the presence of notable nearby detractors in the form of industrial facilities. There would be no impact on the setting of the Surrey Hills AONB due to distance and the minor element the site is within its setting.

6.2.6 The setting of residential properties is assessed as minor adverse during the construction period with additional built elements being added to their context area, although this would reduce to negligible in the long term once vegetation becomes established and integrates the proposed development into its landscape setting.

6.2.7 The nearby industrial units, adjacent settlement, and the retention and strengthening of site boundary vegetation determine that the development would have a negligible impact on landscape character. The additional planting together with proposed green



spaces and environmental areas would have a long term minor beneficial impact on the vegetation pattern of the area.

- 6.2.8 For public access and roads in the wider area the development proposals would have no impact. Closer to the site there would be minor – moderate adverse impacts during the construction period due to the addition of built elements and the associated activity within their setting, although in the long term this would reduce to none – minor beneficial when the development proposals become established within their setting.

Visual assessment

- 6.2.9 There are no long term adverse effects assessed on visual amenity, all receptors would experience no – minor beneficial impacts in the long term. The only moderate adverse impact identified would be to the views experienced by workers at the industrial unit in the centre of the site during construction, however this would be short term and once screening vegetation becomes established the impact would change to negligible.
- 6.2.10 Vegetation screens views towards the site from nearby residential properties, this would be retained and strengthened to ensure that the impact of nearby residents would be negligible in the long term. Movement of vehicles associated with construction activities on nearby roads would have a minor adverse impact on the visual amenity both residents and road users in the short term, although it would be viewed in context of existing traffic and the use of London Road for HGV parking.
- 6.2.11 The only public right of way from which views of the site would be available is from the footpath running along the eastern site boundary. The footpath, which runs along the rear of properties on Landon Road, shows no sign of use and is set within mature trees. Users would experience a minor adverse impact during the construction phase as construction activities would be partially visible, which would change to minor beneficial when the footpath becomes incorporated into the proposed development.
- 6.2.12 There would be no impact on receptors viewing the development from designated landscapes as both vegetation and distance screen the proposals in views from them, including from the Surrey Hills AONB.
- 6.2.13 Although weather conditions can be a factor in determining the visibility of a site, the extensive nature of screening formed by the number of mature trees throughout the study area and the lack of vantage points result in views of the site only being available from within a very short distance of the site boundary, from where weather conditions have a limited influence.

6.3 Policy considerations

- 6.3.1 Policy RE1 (extent of the Green Belt) in the Guildford Local Plan (2003) states that 'there will be a Green Belt covering the entire borough with the exception of Guildford urban area, Ash and Tongham and land to the south and east of Ash and Tongham',

- 6.3.2 The green belt policy in the emerging Local Plan (policy P2) **states that** 'the Council will continue to **protect the Metropolitan Green Belt** ... against inappropriate development. In accordance with national planning policy, the construction of new development will be considered inappropriate and will not be permitted unless very special circumstances can be demonstrated'. The proposals do not contravene any of the five purposes set out in the NPPF that green belts should serve.
- 6.3.3 The NPPF requires the review of green belt boundaries and **that they 'should only be** altered in exceptional circumstances, through the preparation or review of the Local **Plan'**. Burnt Common is a proposed inset village in the emerging Local Plan '**meaning** that development is no longer, by definition, considered inappropriate'. Policy D4 (Development in urban areas and inset villages) states that planning permission in inset **villages will be granted provided that it relates to the 'context of its surroundings', reflects the street pattern of the area and has 'no** unacceptable effect on the amenities enjoyed by the occupants of buildings'.
- 6.3.4 Although the proposed development site does not lie within the boundary of the Burnt Common inset area, it does lie adjacent to it and the site already has more in common with the character of the built form of the village than it does with the surrounding countryside. The emerging Local Plan also proposes to allocate a parcel of land shortly to the north-east, which is currently arable farmland, as an allocated site for housing and light business development.
- 6.3.5 The key characteristics of the National Character Area are maintained, including **resisting the 'increasing fragmentation of farmland character from spread of** development and urban fringe influences' **as the proposals do not** have an adverse impact on landscape character due to existing detractors.

6.4 Designated landscapes

- 6.4.1 There are no designated landscapes either within the site or in its context area. Screening created by site boundary vegetation, numerous woodlands and copses and mature trees in the surrounding landscape, ensure that the development proposals would not impact on either the setting or the visual amenity on designated landscapes in the wider area, including the Surrey Hills AONB and registered parks and gardens.

6.5 Conclusions

- 6.5.1 The development proposals are in accordance of the policies set out in the Guildford Local Plan (2003) and the emerging Local Plan. The development would not affect the essential qualities of the green belt and it would be in keeping with the landscape character of its context area.



6.5.2 There would be no notable adverse landscape or visual impacts due to either the construction of the development or in the long term, with the proposed additional vegetation and green space having a beneficial impact once established.

Appendix 1 - Methodology

General Methodology

- A1.1 **Although not an 'EIA' project the methodology used in this informal appraisal has been based upon the recommendations in Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). As advised in the Guidelines, the general approach and process can be applied to non-EIA assessments, but the Landscape Institute's Statement of Clarification 1/13 also advises that assessing "significance of effect" is not appropriate to informal appraisals.**

Landscape Effects Assessment

Establishing the landscape baseline

- A1.2 Baseline studies for assessing the landscape effects included a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.
- A1.3 The elements that make up the landscape in the study area were recorded, including:
- physical influences - geology, soils, landform, drainage and water bodies;
 - land cover, including different types of vegetation and patterns and types of tree cover;
 - the influence of human activity, such as, land use and management, the character of settlements and buildings, the pattern and type of fields and enclosure; and
 - the aesthetic and perceptual aspects of the landscape, e.g.: its scale, complexity, openness, tranquillity, wildness.
- A1.4 The overall character of the landscape in the study area was considered, including the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key characteristics of the landscape. Evidence about change in the landscape was considered, including the condition of the different landscape types and/or areas, and their constituent parts and evidence of current pressures causing change in the landscape.

Landscape value

- A1.5 The European Landscape Convention promotes taking account of all landscapes, including ordinary or undesignated landscapes. The relative value attached to the landscape was considered at the baseline stage to inform the judgments about the effects likely to occur, whether to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions, at the community, local, national or international levels. Landscape designation is a starting point in understanding landscape value but value may also be attached to undesignated landscapes.



A1.6 Areas of landscape whose character is judged to be intact and in good condition, and where scenic quality, wildness or tranquillity, and natural or cultural heritage features make a particular contribution to the landscape, or where there are important **associations, are likely to be highly valued. For “ordinary, everyday landscapes”, the judgement was based upon the degree to which they are representative of typical character, the intactness of the landscape and the condition of its elements, scenic quality, sense of place, aesthetic and perceptual qualities.**

A1.7 The landscape baseline report aims to:

- describe, map and illustrate the character of the landscape of both the wider study area and the site and its immediate surroundings;
- identify and describe the individual elements and aesthetic and perceptual aspects of the landscape, particularly those that are key characteristics contributing to its distinctive character;
- indicate the condition of the landscape, including the condition of landscape elements or features;
- project forward drivers and trends in change and how they may affect the landscape over time, in the absence of the proposal; and
- evaluate the landscape and, where appropriate, its components, aesthetic and perceptual aspects, particularly the key characteristics.

Assessing the Landscape Effects

A1.8 The baseline information about the landscape was combined with understanding of the details of the proposal to identify and describe the landscape effects. The landscape receptors were identified, that is, the components or aspects of the landscape likely to be affected, such as, overall character or key characteristics, individual elements or features, or specific aesthetic or perceptual aspects.

A1.9 Interactions between the landscape receptors and the components or characteristics of the development at its different stages were considered: construction and operation, and the different types of effect: direct and indirect, secondary, cumulative, short, medium and long- term, permanent and temporary, adverse and beneficial.

A1.10 Landscape effects considered included:

- change in and/or partial or complete loss of elements, features or aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- addition of new elements or features that will influence the character and distinctiveness of the landscape; and
- combined effects of these changes on overall character.

A1.11 The landscape effects were categorised as adverse, beneficial, or negligible in their consequences for the landscape, judged from the degree to which the proposal fits with existing character and the contribution the development makes to the landscape in its own right, even if in contrast to existing character.

A1.12 The assessment of the landscape effects was based on assessment of the sensitivity of the landscape receptors and the magnitude of the change in the landscape arising from the proposal.

Sensitivity of the landscape receptors

A1.13 The sensitivity of landscape receptors combines judgments of their susceptibility to the type of change arising from the development proposal and the value attached to the landscape.

A1.14 Susceptibility to change means the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

A1.15 The value attached to the landscape receptors was established in the baseline study.

A1.16 When determining the landscape value the following elements were considered:

- The importance of the landscape, or the perceived value of the landscape to users or consultees, as indicated by, for example, international, national or local designations;
- The importance of elements or components of the landscape in the landscape character of the area or in their contribution to the landscape setting of other areas;
- Intrinsic aesthetic characteristics, scenic quality or sense of place, including providing landscape setting to other places;
- Cultural associations in the arts or in guides to the area, or popular use of the area for recreation, where experience of the landscape is important;
- The presence and scale of detractors in the landscape and the degree to which they are susceptible to improvement or upgrading; and
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.

A1.17 The following table indicates the criteria used to determine the Landscape value:

Table A1- 1 Criteria to determine landscape value

Value	Criteria
High Value	<p>Landscapes subject to international, national or local designations, or non-designated landscapes where the following considerations apply:</p> <p>Areas of landscape whose character is judged to be intact and in good condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features make a particular contribution to the landscape;</p> <p>There are important cultural and artistic associations;</p> <p>They are representative of typical character of the area or have a character or elements that are valued for their rarity;</p> <p>Particular components may be identified as important contributors to the</p>

Value	Criteria
	landscape character.
Low Value	<p>Areas of landscape whose character is in poor condition;</p> <p>Scenic quality, wildness or tranquillity, and/or natural or cultural heritage features are not key characteristics of the landscape;</p> <p>Cultural and artistic associations are absent;</p> <p>They are not representative of typical character of the area, but are also not valued for rarity;</p> <p>Particular components may be identified as important contributors to the landscape character.</p>

A1.18 When determining the landscape susceptibility the following elements were considered:

- The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the landscape character and/or the achievement of landscape planning policies and strategies;
- The degree to which the changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area;
- The degree to which the changes arising from the development would alter individual elements or features or aesthetic and perceptual aspects important to the landscape character; and
- Existing landscape studies may identify the sensitivity of the landscape type or area or its characteristics to the general type of development that is proposed.

A1.19 The following table indicates the criteria used to determine the Landscape susceptibility:

Table A1- 2 Criteria for landscape susceptibility

Susceptibility	Criteria
Very Susceptible	<p>The changes arising from the development would alter the overall character, quality/condition of a particular landscape type or area.</p> <p>The changes arising from the development would alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.</p> <p>The proposed development would compromise the achievement of landscape planning policies and strategies for the landscape.</p> <p>The changes arising from the development would alter or remove elements or features or aesthetic and perceptual aspects important to the landscape character, or add new elements that would reinforce the key characteristics of the landscape character.</p>
Not Susceptible	<p>The changes arising from the development would not alter the overall character, quality/condition of a particular landscape</p>

Susceptibility	Criteria
	<p>type or area.</p> <p>The proposed development would not compromise the achievement of landscape planning policies and strategies for the landscape.</p> <p>The changes arising from the development would not alter or remove individual elements or features or aesthetic and perceptual aspects important to, or add new elements incongruous to, the landscape character.</p>

Magnitude of Landscape Change

A1.20 Effects on landscape receptors are assessed in terms of size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Table A1- 3 Considerations for assessing magnitude of landscape change

Consideration	Indicative criteria
Size or scale of change	<p>Categorised on a scale of Large, Medium, Small, Negligible or None, based upon:</p> <p>The extent of existing landscape elements that will be lost (or added), the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;</p> <p>The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones;</p> <p>Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.</p>
Geographical area over which the landscape would be changed	<p>Categorised on a scale of:</p> <p>Small: at site level, within the development site itself or at the level of the immediate setting of the site;</p> <p>Medium: at the scale of the landscape type or character area within which the proposal lies;</p> <p>Large: where the development influences several landscape types or character areas.</p>
The duration of the changes	<p>The durations of changes due to the development are categorised as:</p> <p>Short term: zero to five years;</p> <p>Medium term: five to ten years;</p> <p>Long term: ten to twenty-five years</p> <p>Permanent: more than twenty-five.</p>
Reversibility	<p>The prospect and the practicality of the effect being reversed within twenty-five years</p>

Degree of Landscape Effects

- A1.21 Final conclusions about the degree of effect relate the separate judgements about sensitivity of the receptors and magnitude of the changes combined, based upon the following considerations:
- Major effect: irreversible adverse or beneficial effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes;
 - Moderate effect: where effects are judged to be between the criteria for either Major or Minor effects;
 - Minor effect: Reversible adverse or beneficial effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to, but are not key characteristics of the character of landscapes of community value;
 - Negligible effects where there is little or no perceived change to the existing landscape character or the change is difficult to discern.

Visual Effects Assessment

Establishing the visual baseline

- A1.22 Baseline studies for visual effects establish:
- the area in which the development may be visible
 - the different groups of people who may experience views of the development
 - the location where they will be affected
 - the nature of the views at those points
 - where possible, the approximate or relative number of the different groups of people who may be affected by the changes in views or visual amenity.
- A1.23 In identifying important viewpoints, heritage assets in the vicinity of the proposed development and their settings were taken into account.
- A1.24 The potential areas where the site and development proposal are likely to be visible were mapped. Landscape components affecting visibility, like buildings, walls, fences, trees, hedgerows, woodland and banks, were identified through field surveys and mapped.
- A1.25 The people within the area who may be affected by the changes in views and visual amenity – the visual receptors – were identified:
- people living in the area
 - people passing through on roads and the local lanes
 - people visiting promoted landscapes or attractions
 - people engaged in recreation of different types, including users of public rights of way, bridleways and access land.
- A1.26 Views that form part of the experience and enjoyment of the landscape were noted, for example, from promoted paths, tourist or scenic routes and associated viewpoints.

- A1.27 The proposed viewpoints were discussed with the local authority, and informed by the visual appraisal, field surveys, and by desk research on access and recreation, heritage assets and other valued landscapes, tourist attractions and destinations, popular vantage points, and relative distribution of population. Viewpoints were selected to represent the experience of different types of visual receptors.
- A1.28 The details of viewpoint locations were mapped and catalogued, and the direction and area covered by the view recorded, sufficient to allow someone else to return to the location and record the same view. Photography was carried out in accordance with **the Landscape Institute's guidance in Photography and Photomontage in landscape and visual impact assessment**, Advice Note 01/11.
- A1.29 The baseline report aims to describe, map and illustrate:
- the type and relative numbers of people (visual receptors) likely to be affected, making clear the activities they are likely to be involved in when enjoying the view;
 - details of the viewpoints and of the visual receptors likely to be affected at each;
 - the nature, composition and characteristics of the existing view, noting any particular horizontal or vertical emphasis, and any key foci; existing views have been illustrated in annotated photographs identifying important components of the view.
 - elements, such as landform, buildings or vegetation, which may interrupt, filter or otherwise influence the views;
 - whether or how the view may be affected by seasonal or weather variation.

Assessing the Visual Effects

Predicting and describing visual effects

- A1.30 The baseline information about the visual receptors was combined with understanding of the details of the proposal to identify and describe the visual effects, considering:
- changes in views and visual amenity arising from elements of the development;
 - the distance of the viewpoint from the development and whether the viewer would focus on the development due to its scale and proximity or whether the development would be only a small or minor element in a panoramic view;
 - whether the view is stationary or transient or one of a sequence of views;
 - the nature of the changes: changes in the skyline, creation of a new visual focus in the view, introduction of new elements, changes in visual simplicity or complexity, alteration of visual scale or the degree of visual enclosure; and
 - seasonal differences in effects, arising from the varying degree of screening and/or filtering of views by vegetation in summer and winter.
- A1.31 Categorising the visual effects as adverse or beneficial (or neutral) in their consequences for views and visual amenity was based on judgments about whether the changes affect the quality of the visual experience, and the nature of the existing views and the nature of the changes to the views.

A1.32 The visual effects were assessed, based on assessment of the nature of the visual receptors and their sensitivity, and the nature of the effect on views and visual amenity, that is, the magnitude of visual change.

Sensitivity of the visual receptors

A1.33 The people or groups of people likely to be affected at a specific viewpoint – the visual receptors – are assessed in terms of their susceptibility to change in views and visual amenity and the value attached to particular views.

A1.34 The susceptibility of visual receptors to changes in views and visual amenity is a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on the views or the visual amenity they experience at particular locations.

A1.35 The visual receptors most susceptible to change include:

- residents at home;
- people engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- visitors to designated landscapes, heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by residents in the area.

A1.36 Visual receptors less susceptible to change include:

- people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- people at their place of work whose attention may be focused on their work or activity not on their surroundings and where the setting is not important to the quality of working life.
- travellers on road, rail or other transport routes, except along recognised scenic routes, where awareness of views is likely to be high.

A1.37 Judgments were made about the value attached to the views identified, taking account of recognition, for example, in relation to heritage assets, or through planning designations, appearance in guidebooks or on tourist maps, promotion of particular locations or provision of facilities provided for their enjoyment, such as parking places, sign boards and interpretive material, or references to them in literature or art.

A1.38 The sensitivity of visual receptors to change is categorised as high, moderate or lesser, in accordance with the criteria set out below.

Table A1- 4 Indicative criteria for visual sensitivity

Category	Indicative criteria
High sensitivity	Viewers in residential or community properties. Views experienced by many viewers. Daily, prolonged or sustained views available over a long

Category	Indicative criteria
	<p>period, or where the view of the landscape is an important attractant.</p> <p>A view from a landscape, recreation facility or route valued nationally or internationally for its visual amenity.</p>
Moderate sensitivity	<p>Viewers in residential or community properties with partial or largely screened views of the site.</p> <p>Frequent open views available.</p> <p>Viewers are pursuing activities such as sports or outdoor work, where the landscape is not the principal reason for being there or the focus of attention is only partly on the view.</p> <p>A view from other valued landscapes, or a regionally important recreation facility or route.</p>
Lesser sensitivity	<p>A view of low importance or value, or where the viewer's attention is not focused their surroundings.</p> <p>A view from a landscape of moderate or less importance, or a locally important recreation facility.</p> <p>Occasional open views or glimpsed views available; passing views available to travellers in vehicles.</p> <p>A view available to few viewers.</p>

Magnitude of visual change

A1.39 The visual effects identified are evaluated in terms of size or scale, the geographical extent of the area influenced, duration and reversibility.

Table A1- 5 Considerations for assessing magnitude of visual change

Consideration	Indicative criteria
Size or scale of change	<p>Categorised on a scale of major, moderate, minor or none, based upon:</p> <p>The degree of the loss or addition of features in the view;</p> <p>The extent of changes in the composition of the view, including the proportion of the view occupied by the proposed development;</p> <p>The degree of contrast or integration of the changes with the existing or remaining landscape elements and characteristics;</p> <p>The nature of the view of the proposed development, whether full, partial or glimpsed, or the relative amount of time over which it will be experienced.</p>
Geographical area over which the changes would be experienced	<p>The geographic extent reflects:</p> <p>The extent of the area over which the changes would be visible;</p> <p>The angle of view in relation to the main activity of the receptor;</p> <p>The distance of the viewpoint from the proposed development.</p>
The duration of the	Categorised as:

Consideration	Indicative criteria
changes	Short term: zero to five years; Medium term: five to ten years; Long term: ten to twenty-five years Permanent: more than twenty-five.
Reversibility	The prospect and the practicality of the effect being reversed within twenty-five years, or within a generation

Judging the overall visual effects

A1.40 Final conclusions about the degree of visual effects relate the separate judgements about sensitivity of the receptors and magnitude of the changes, for example:

- Major effect: Large scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view, especially where affecting people who are particularly sensitive to changes in views and visual amenity or people at recognised and important viewpoints or from recognised scenic routes.
- Minor effect: limited or localised change, or reversible short term changes, in views available to people for whom the view of the landscape is not the principle focus of interest.
- As for landscape effects, where effects are judged to be between these extremes, they may be assigned moderate levels of effect.
- Negligible effect: The change in the view is imperceptible or difficult to discern.

Appendix 2 - Policy

Guildford Local Plan (2003)

A2.1 Policy G1 GENERAL STANDARDS OF DEVELOPMENT - Proposals will be permitted if they comply with the relevant Local Plan policies and the following requirements are met:

- Policy G1 (1) Parking provision - Parking is provided in accordance with the parking policy and parking standards of the plan;
- Policy G1 (2) Transport provision, access, highway layout and capacity - Satisfactory access and highway layout is provided and the traffic generated by the development is compatible with the local road network;
- Appropriate provision has been made for pedestrian, cyclist and public transport facilities;
- Policy G1 (3) Protection of amenities enjoyed by occupants of buildings - The amenities enjoyed by occupants of buildings are protected from un-neighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell;
- Policy G1 (4) Access for people with disabilities - Development to which the public would reasonably have access makes provision for safe and convenient access by people with disabilities;
- Policy G1 (5) Crime prevention - The design and layout of buildings and surrounding spaces provides for public safety and deters vandalism and crime;
- Policy G1 (6) Flood protection - Areas of floodplain, identified on the Proposals Map, are safeguarded from development that would increase the risk to people or property from flooding;
- Policy G1 (7) Land drainage and public utility infrastructure - Adequate land drainage and public utility infrastructure is in place to meet the needs of the development;
- Policy G1 (8) Light pollution - External lighting is designed to minimise glare and the spillage of light from the site;
- Policy G1 (9) Energy conservation - The design and layout is energy efficient;
- Policy G1 (10) Conservation of water resources - The design, layout and landscaping is efficient in the use of water;
- Policy G1 (11) Development on or close to contaminated land - Where a proposed development is on or close to contaminated land the applicant demonstrates that the site is safe or can be made so through remedial measures;
- Policy G1 (12) Safeguarding and enhancement of the landscape and existing natural features - Development is designed to safeguard and enhance the characteristic landscape of the locality and existing natural features on the site, such as hedgerows, trees, watercourses and ponds which are worthy of protection;



- Policy G1 (13) Mixed use - Where appropriate the development incorporates or maintains an existing mix of land uses and activities where:
 - (a) The uses are mutually compatible;
 - (b) There is no unacceptable disturbance through traffic, noise, pollution or other adverse effects.

A2.2 Policy G5 DESIGN CODE - Development proposals which do not comply with the following design requirements will not be permitted:

- Policy G5 (1) Context for design - New development respects established street patterns, plot sizes, building lines, topography, established views, landmark buildings, roof treatment, aspect and relationship with other buildings;
- Policy G5 (2) Scale, proportion and form - New buildings respect the scale, height and proportions and materials of the surrounding environment;
- Policy G5 (3) Space around buildings - Existing spaces of value are respected and new spaces created through development should have an attractive and identifiable character;
- Policy G5 (4) Street level design - Buildings and spaces at pedestrian level provide visual interest and a sense of place and identity;
- Policy G5 (5) Layout - The built layout is easily understood by the user and creates areas of identifiable character;
- Policy G5 (6) Important public views and roofscape - Important public views are protected and opportunities to create attractive new views and vistas are provided and encouraged;
- Policy G5 (7) Materials and architectural detailing - Materials are of a high standard and harmonise with surrounding buildings. Detailing on new buildings is durable and reinforces the identity and character of an area;
- Policy G5 (8) Traffic, parking and design - The visual impact of traffic and associated access and parking is minimised, especially in sensitive locations;
- Policy G5 (9) Landscape design - A high standard of landscape design, to include walls, enclosures and paving schemes, as well as trees and other planting is provided to ensure that new development integrates into the existing townscape and landscape;
- Policy G5 (10) Open spaces of value - Open spaces, whether public or private, which contribute to the character of an area, in terms of the views they create, the feeling of openness they allow, are protected.

A2.3 Policy G12 LOCATION OF DEVELOPMENT - Development generating significant numbers of trips will only be allowed in locations highly accessible by public transport (including park and ride) and served by existing cycle and pedestrian routes. Planning permission will only be granted for this form of development in other locations where adequate provision exists or has been made for improvements to public transport services (including park and ride) and improved access for cyclists and pedestrians.

- A2.4 Policy RE1 EXTENT OF THE GREEN BELT - There will be a Green Belt covering the entire borough with the exception of Guildford urban area, Ash and Tongham and land to the south and east of Ash and Tongham, as shown on the Proposals Map.
- A2.5 Policy RE2 DEVELOPMENT WITHIN THE GREEN BELT - Within the Metropolitan Green Belt, as shown on the Proposals Map, new building will be deemed inappropriate unless it is for the following purposes:
- Agriculture and forestry;
 - Essential facilities for outdoor sport and outdoor recreation, cemeteries and other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
 - Limited extension, alteration or replacement of existing dwellings providing it is in accordance with Policies H6 and H9;
 - Infilling in villages to the extent specified in Policy RE3;
 - Affordable housing for local needs in accordance with Policy H12.
 - Re-use and adaptation of rural buildings in accordance with Policies RE9 and RE10.
- A2.6 Policy RE3 IDENTIFIED SETTLEMENTS IN THE GREEN BELT - The following settlements in the Green Belt are identified with their boundaries shown on the Proposals Map:
- A2.7 Albury, Chilworth, Compton, East Horsley, Effingham, Fairlands, Flexford, Gomshall, Holmbury St. Mary, Jacobswell, Normandy, Peaslake, Pirbright, Puttenham, Ripley, Send, Send Marsh/Burnt Common, Shalford, Shere, West Clandon, West Horsley (North), West Horsley (South), Wood Street, Worplesdon.
- A2.8 Within these settlement boundaries new building will be permitted in the nature of infilling on land substantially surrounded by existing development for the developments referred to in Policy RE2 and the following purposes: -
- 1. Development of a small gap in an otherwise continuous built up frontage of appropriate scale and design;
 - 2. Small scale housing developments appropriate to the scale of the locality;
 - 3. Community or employment facilities appropriate to the scale of the settlement.
- A2.9 The above will not be permitted where it involves the loss of important open spaces, harms the character or appearance of the area or where necessary services are inadequate.
- A2.10 Policy RE5 AREA OF OUTSTANDING NATURAL BEAUTY (AONB) - The Surrey Hills Area of Outstanding Natural Beauty, as defined on the Proposals Map, is of National importance and will be subject to the most rigorous protection. Development inconsistent with the primary aim of conserving the existing landscape character will not be permitted.
- A2.11 Small scale development for agriculture, forestry or outdoor recreation as well as that in support of services for the local community will normally be acceptable provided the proposals conserve the natural beauty of the landscape. Important views to and from the Area of Outstanding Natural Beauty should be retained.



- A2.12 Policy RE6 AREA OF GREAT LANDSCAPE VALUE (AGLV) - Development within the Area of Great Landscape Value, defined on the Proposals Map, should be consistent with the intention of protecting the distinctive landscape character of the area.
- A2.13 Policy HE4 NEW DEVELOPMENT WHICH AFFECTS THE SETTING OF A LISTED BUILDING - Planning permission will not be granted for development that adversely affects the setting of a listed building by virtue of design, proximity or impact on significant views.
- A2.14 Policy HE12 HISTORIC PARKS AND GARDENS - Planning permission will not be granted for development which would detract from the character or appearance of a park or garden of special historic interest, or its setting. Permission will not be granted for unsympathetic subdivision.
- A2.15 Policy NE2 SITES OF SPECIAL SCIENTIFIC INTEREST - Development which would harm Sites of Special Scientific Interest (SSSI) as identified on the Proposals Map will not be permitted unless the reasons for development clearly outweigh the intrinsic value of the site itself and the national policy to safeguard the nature conservation value of such sites.
- A2.16 Policy NE3 LOCAL AND NON-STATUTORY SITES - Planning permission will not be granted for proposals which are likely to materially harm the Nature Conservation Interest, directly or indirectly, local or non-statutory sites, including Local Nature Reserves, Sites of Nature Conservation Importance (SNCI) and Regionally Important Geological / Geomorphological Sites (RIGS) as identified on the Proposals Map, unless clear justification is provided that the reasons for the development outweigh the value of the site in its local or regional context.
- A2.17 Policy NE4 SPECIES PROTECTION - Planning permission will not be granted for any development that would be liable to cause any demonstrable harm to a species of animal or plant or its habitat, protected under British law unless conditions are attached requiring the developer to take steps to secure their protection.
- A2.18 Policy NE5 DEVELOPMENT AFFECTING TREES, HEDGES AND WOODLANDS - Development will not be permitted if it would damage or destroy trees protected by a Tree Preservation Order or in a conservation area unless the removal would:
- Be in the interests of good arboricultural practice; or
 - The need for the development outweighs the amenity value of the protected trees.
- A2.19 If the removal of any trees is permitted as part of a development, a condition may require that an equivalent number (or more) of new locally native trees be planted either on or near the site.

Emerging Guildford Local Plan

- A2.20 Emerging policies relevant to the site are listed below:
- A2.21 POLICY S2: Borough Wide Strategy - During the plan period (2013-33), the Council will make provision for 13,860 new homes, 37,200 – 47,200 sq m of office and research and development (B1a and b) floorspace and 4.7 – 5.3 hectares of industrial (B1c, B2

and B8) employment land to help meet the needs for new homes, support the economy and supply 3,200 additional B class jobs.

A2.22 POLICY P2: Green Belt - the Council will continue to protect the Metropolitan Green Belt, as shown on the proposals map, against inappropriate development. In accordance with national planning policy, the construction of new development will be considered inappropriate and will not be permitted unless very special circumstances can be demonstrated.

A2.23 POLICY D1: Making better places - the Council requires all new development to achieve high quality design and enhance the environment in which they are set.

A2.24 Residential developments of 25 or more dwellings must:

- provide a harmonious, integrated mix of uses, where appropriate, that fosters a sense of community and contributes to inclusive communities that provide the facilities and services needed by them
- provide places for communities to meet and interact, such as play and recreation and other public spaces
- be designed to facilitate and promote walking, providing a high quality environment for pedestrians, and where possible allowing short walking distances to amenities
- create places that are easy to get to and through, foster active lifestyles, are easy to understand and navigate, and feel safe during the day and night, and
- provide convenient and safe routes through the development and to nearby areas for pedestrians and cyclists.

A2.25 All developments will be required to:

- respond meaningfully and sensitively to the site, its characteristics and constraints, and the layout, grain, massing and height of surrounding buildings
- laid out to make the best use of the natural features such as trees and hedges and levels, and enhance views into and out of the site
- promote and reinforce local distinctiveness to create a sense of place, with innovative architecture encouraged and supported in the appropriate context
- be expected to have regard to and perform positively against Building for Life 12 criteria, and
- be expected to use art and materials of a nature appropriate to their setting.

A2.26 POLICY D4: Development in urban areas and inset villages - Planning permission for new development in the urban areas of Guildford, and Ash and Tongham, and inset villages will be granted provided that it:

- ensures that the layout, scale, form, massing, height of buildings and structures, and materials relate to the site context and its surroundings
- respects and compliments the existing grain and street pattern of the area
- conserves locally and nationally important heritage assets and conserves or enhances their settings,



- has no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy, noise, vibration, pollution, dust, smell and access to sunlight and daylight.

A2.27 In addition to the above, proposals for new development within inset village areas will have particular regard to:

- the distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape;
- important views of the village from the surrounding landscape;
- views within the village of local landmarks.

POLICY I4: Green and blue infrastructure - Biodiversity: The Council will conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation.

A2.28 POLICY A43a: Land for new north facing slip:

A2.29 Allocation: These sites are allocated for a new northbound on-slip to the A3 trunk road from A247 Clandon Road and a new southbound off-slip from the A3 trunk road to A247 Clandon Road.

A2.30 Requirements:

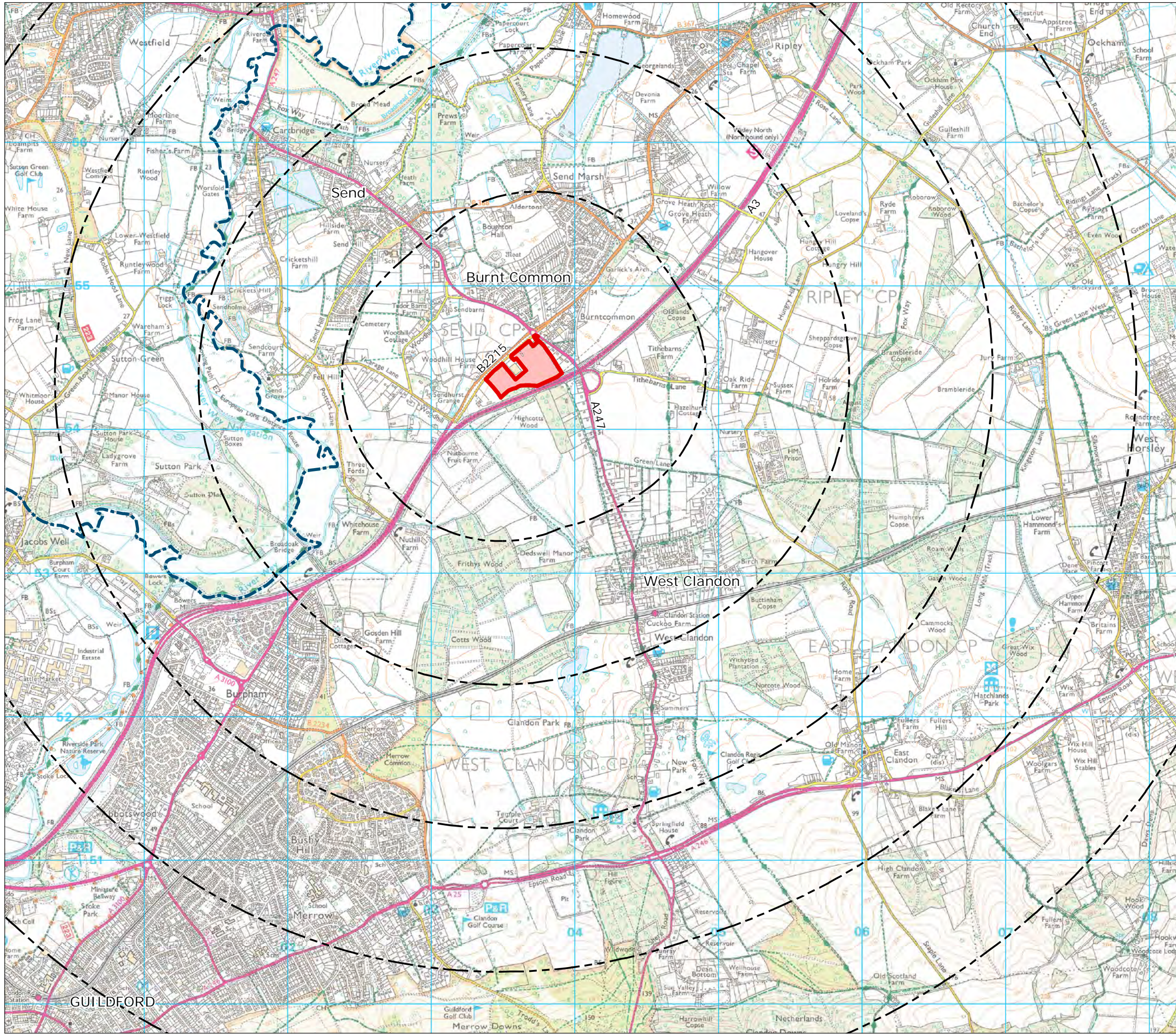
- Sites to be used for new slip roads to/from A247 Clandon Road connecting with the A3 trunk road as per Appendix C Infrastructure Schedule
- Existing accesses to be maintained where necessary

Appendix 3 - Policy




Figures

Figure LA.01	Site Location
Figure LA.02	Designations
Figure LA.03	Landscape Character
Figure LA.04-1	Visual Appraisal – Topography
Figure LA.04-2	Visual Appraisal – Site Context
Figure LA.05	Site Photographs
Figure LA.06	Viewpoint Photographs





Key

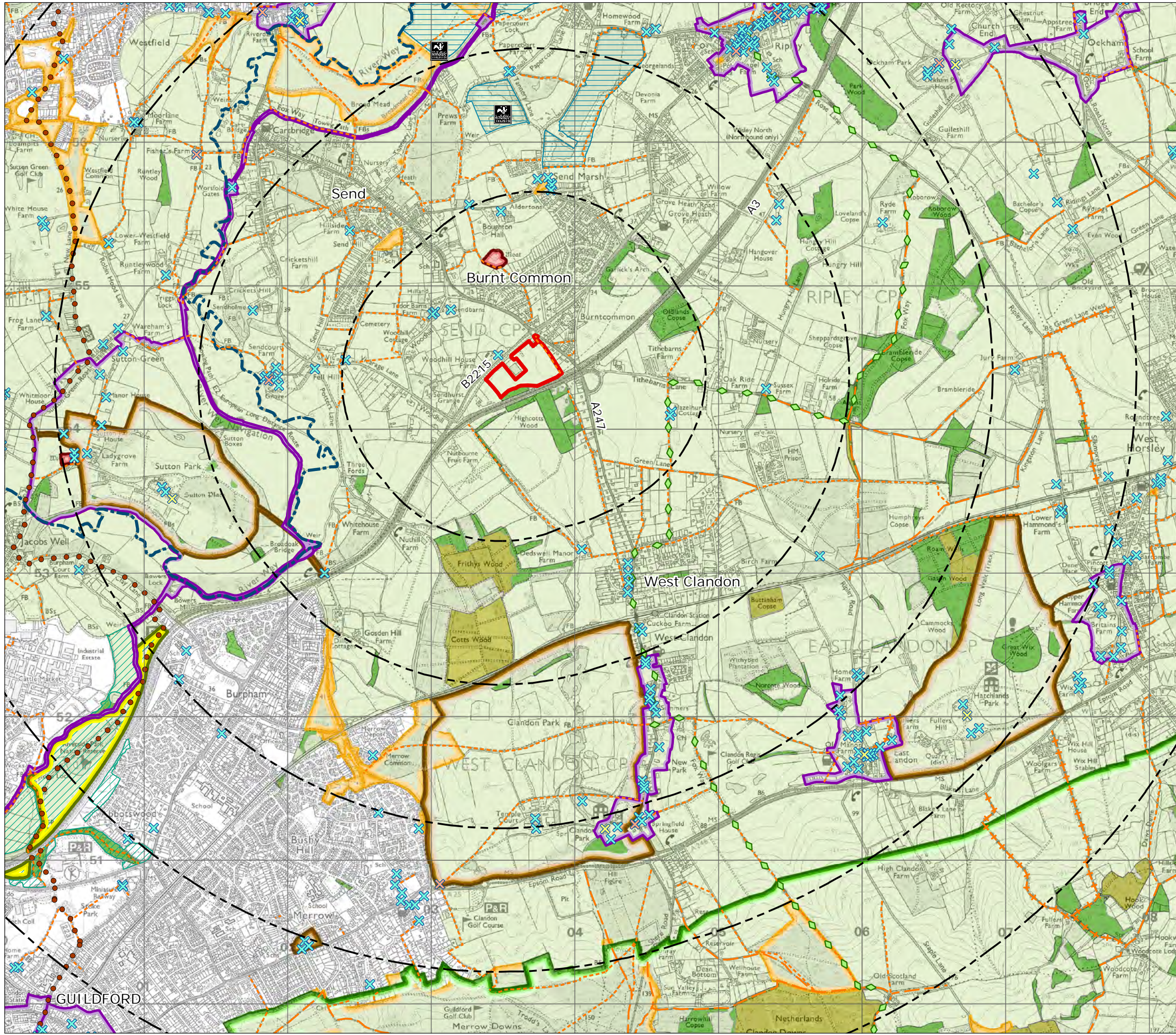
-  Site boundary
-  1km buffers from site boundary
-  District boundaries


























Scale @ A3 - 1:25,000



North



Key

-  Site Boundary
-  1km Buffers from Site Boundary
-  District Boundaries
-  Area of Outstanding Natural Beauty (AONB)
-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland
-  Registered Park And Garden
-  Scheduled Monuments
-  Conservation Areas
- Listed Buildings**
-  Grade I
-  Grade II*
-  Grade II
-  Public Footpaths
-  Public Bridleways
-  Byway
-  Fox Way
-  CROW Access Land
-  National Cycle Route
-  Country Parks
-  Sites of Special Scientific Interest (SSSI)
-  Local Nature Reserves
-  Wildlife Trust Reserve
-  Green Belt



Scale @ A3 - 1:25,000

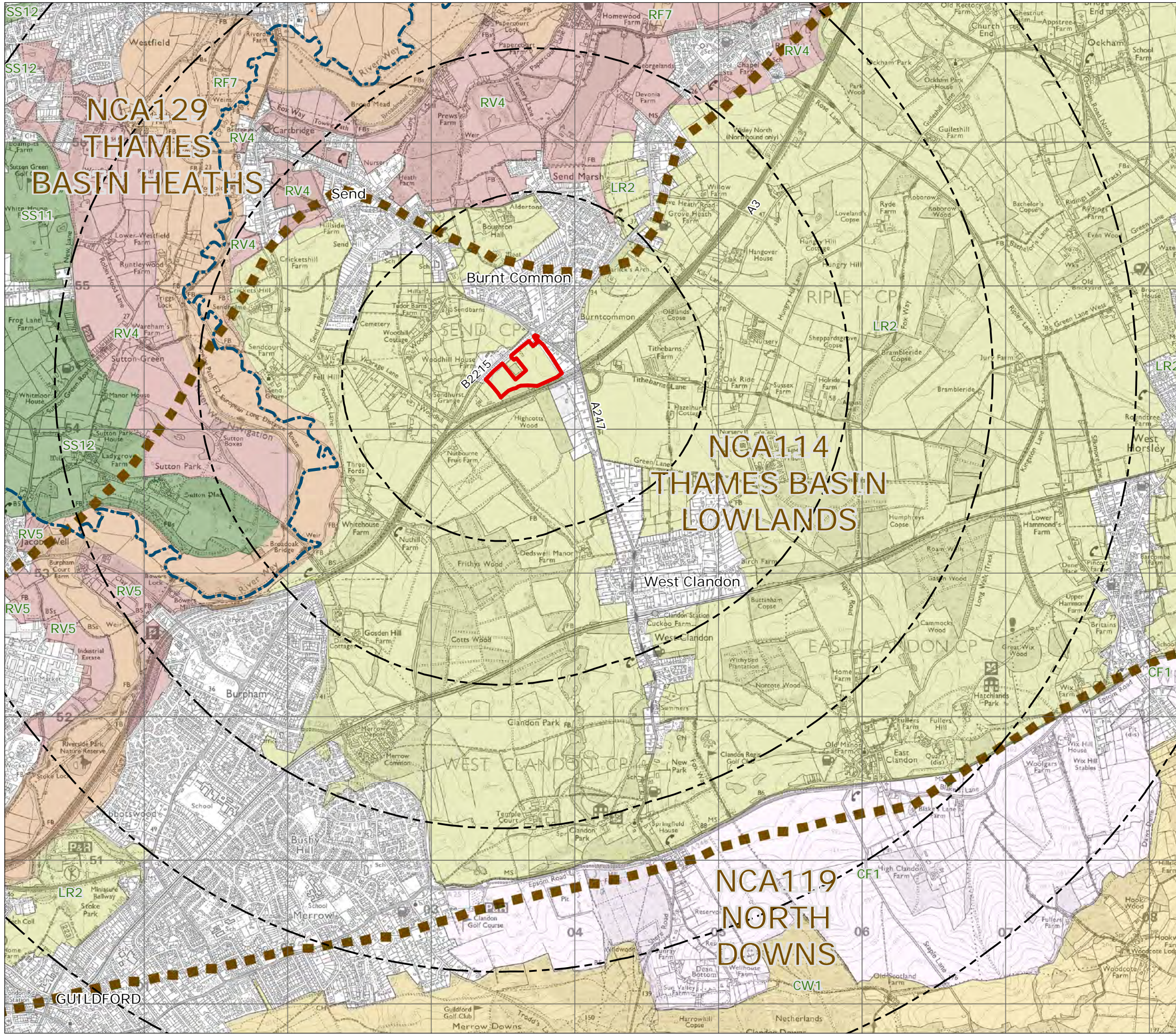


AP05154 LA-02 Designations.mxd

7 Oct 2016

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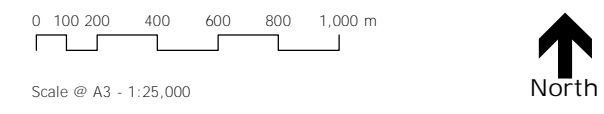
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Land at Burnt Common Nurseries

Landscape Character LA.03

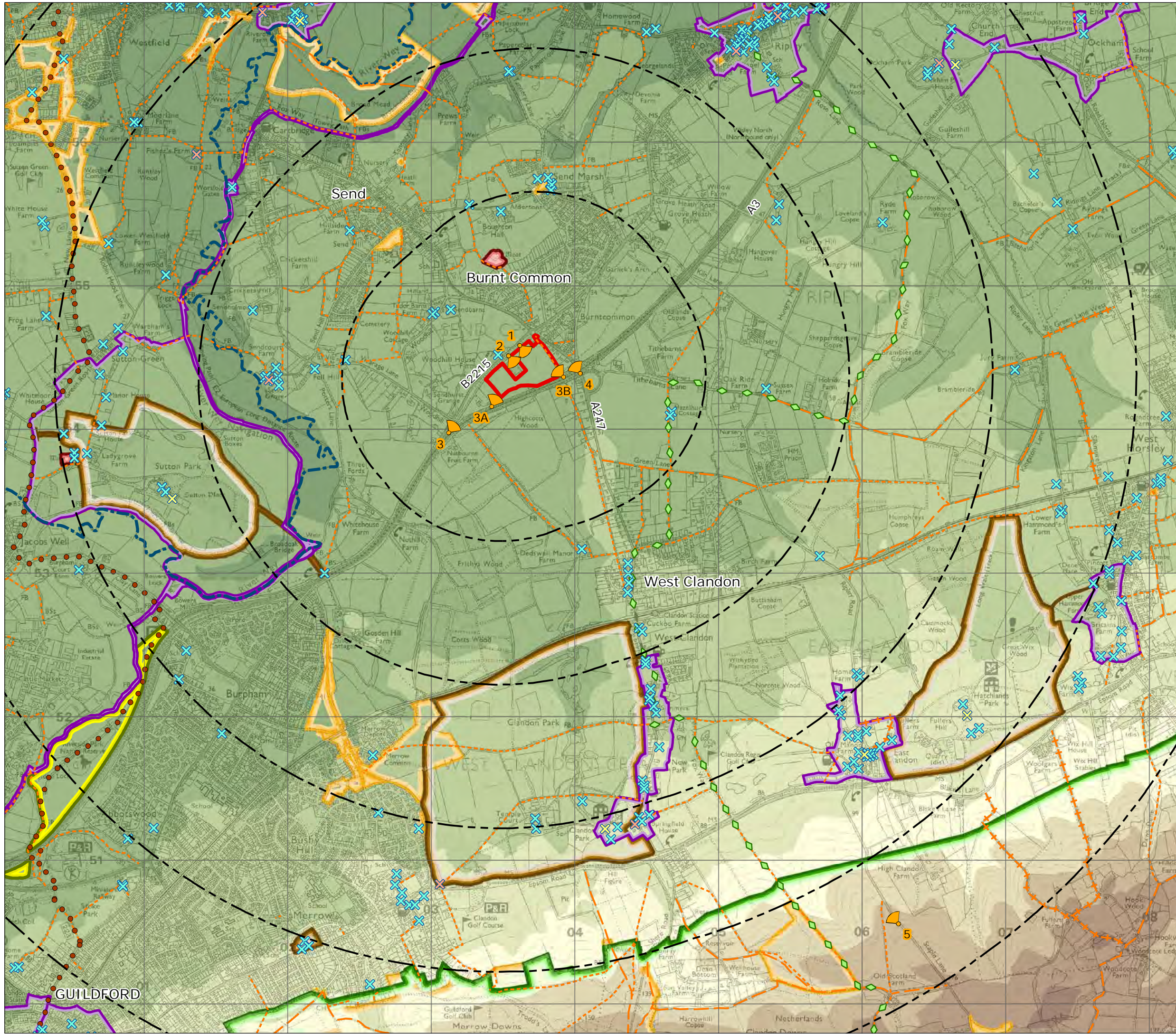
- Key**
- Site boundary
 - 1km buffers from site boundary
 - District boundaries
 - National Character Areas (with reference)
- Surrey Landscape Character Assessment**
- CF - Open Chalk Farmland
 - CW - Wooded North Down
 - LR - Wooded Rolling Clayland
 - RF - River Floodplain
 - RV - River Valley Floor
 - SS - Settled and Wooded Sandy Farmland



AP05154 LA-03 Landscape Character.mxd 7 Oct 2016

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Key

- Site boundary
- 1km buffers from site boundary
- District boundaries
- Area of Outstanding Natural Beauty (AONB)
- Registered Park And Garden
- Scheduled Monuments
- Conservation Areas

Listed Buildings - Grade:

- I
- II*
- II
- Public Footpaths
- Public Bridleways
- Byway
- Fox Way
- CROW Access Land
- National Cycle Route
- Country Parks
- Viewpoint Photographs

Topography @ 25m Intervals AOD

	17 - 25		126 - 150
	26 - 50		151 - 175
	51 - 75		176 - 200
	76 - 100		201 - 225
	101 - 125		













0 100 200 400 600 800 1,000 m

Scale @ A3 - 1:25,000





Key

-  Site boundary
-  500m Buffers from Site Boundary
-  Zone of Visual Influence (ZVI)
-  Screening features
-  Scheduled Monuments
-  Grade II Listed Building
-  Public Footpaths
-  Public Bridleways
-  Fox Way
-  CROW Access Land
-  Site Photograph
-  Viewpoint Photograph



Scale @ A3 - 1:7,500



North



Site Photograph 01 (Left): View of south-western part of nursery site from entrance off London Road



Site Photograph 01 (Right): View of south-western part of nursery site from entrance off London Road



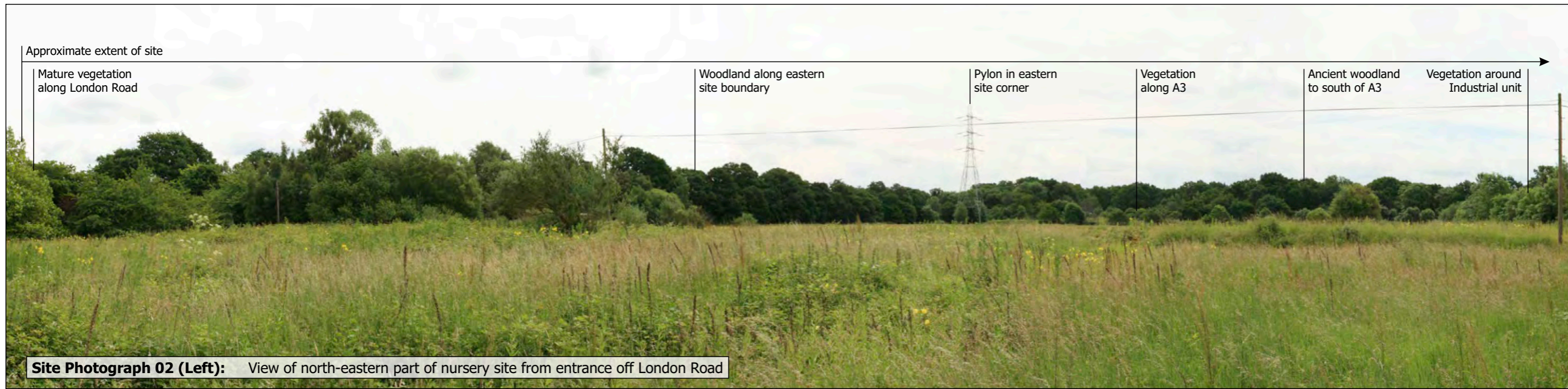
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Land at Burnt Common Nurseries

Site Photographs LA.05-1

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Site Photograph 02 (Left): View of north-eastern part of nursery site from entrance off London Road



Site Photograph 02 (Right): View of north-eastern part of nursery site from entrance off London Road



Site Photograph 03: View from public footpath to north-east of site

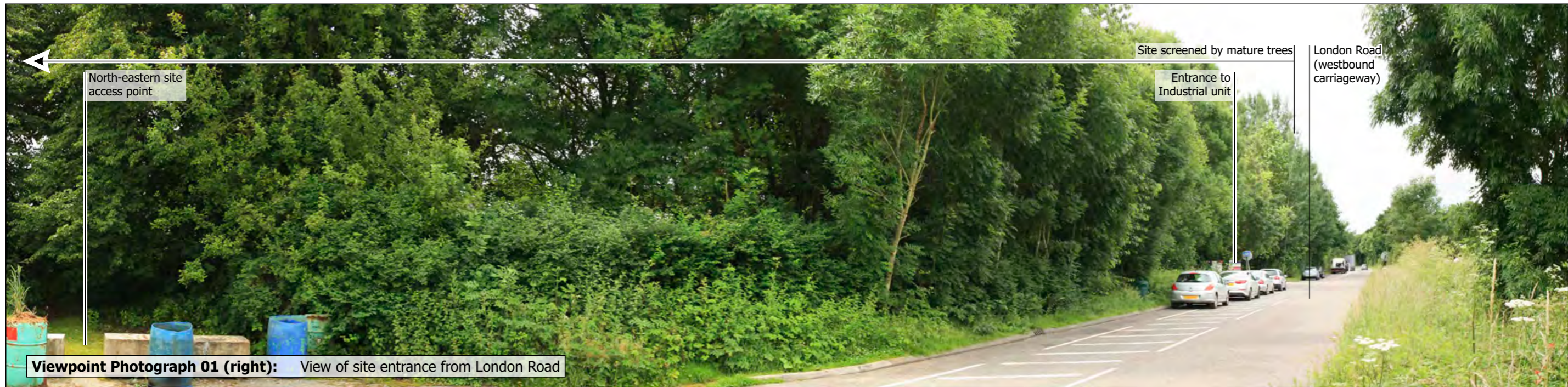


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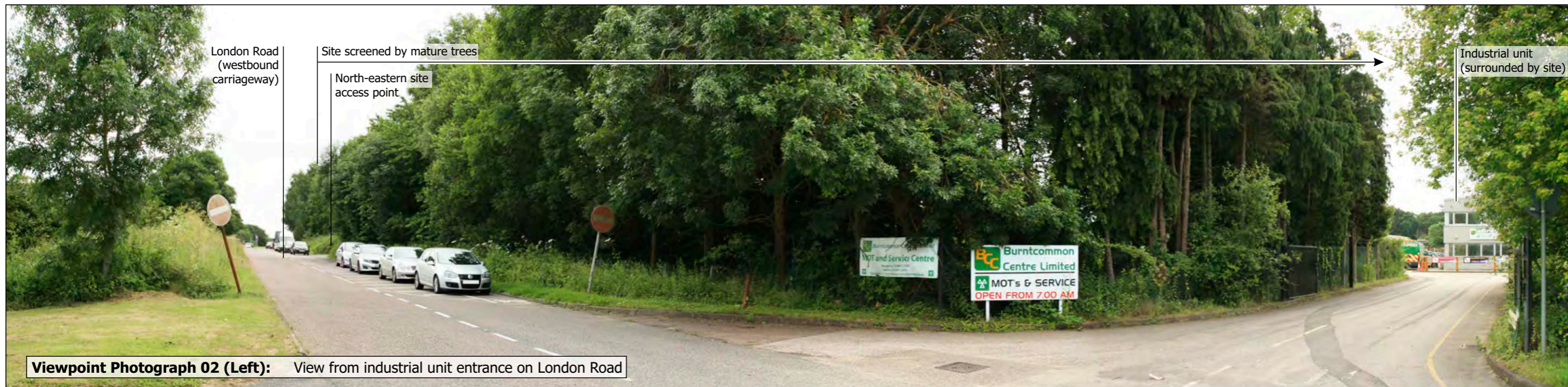
Land at Burnt Common Nurseries
Site Photographs LA.05-2



Viewpoint Photograph 01 (left): View of site entrance from London Road



Viewpoint Photograph 01 (right): View of site entrance from London Road



Viewpoint Photograph 02 (Left): View from industrial unit entrance on London Road



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Land at Burnt Common Nurseries
Viewpoint Photographs LA.06-1

AP05154-1 LA.06.cdr **October 2016**
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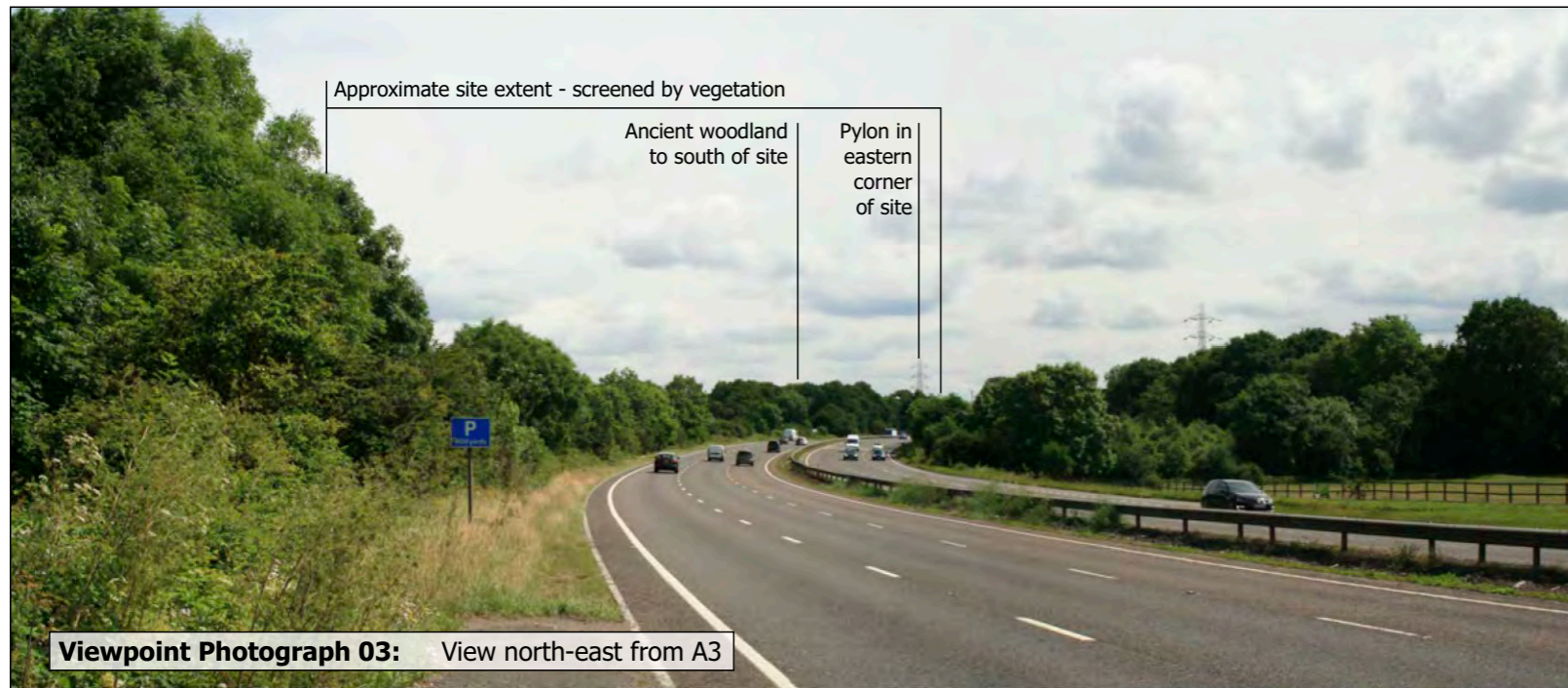
Industrial unit (surrounded by site)

Site screened by mature trees

London Road (westbound carriageway)

Trees screening B2215 and properties from view

Viewpoint Photograph 02 (Right): View from industrial unit entrance on London Road



Approximate site extent - screened by vegetation

Ancient woodland to south of site

Pylon in eastern corner of site

Viewpoint Photograph 03: View north-east from A3



Industrial unit to south-west of site

Trees on western site boundary

Industrial unit in centre of site

Ancient woodland to south of site

Viewpoint Photograph 03A: Google Streetview view north-east from A3 (November 2015)



Site behind vegetation on top of embankment

Pylon in eastern corner of site

Viewpoint Photograph 03B: Google Streetview view north-west from A3 (August 2015)



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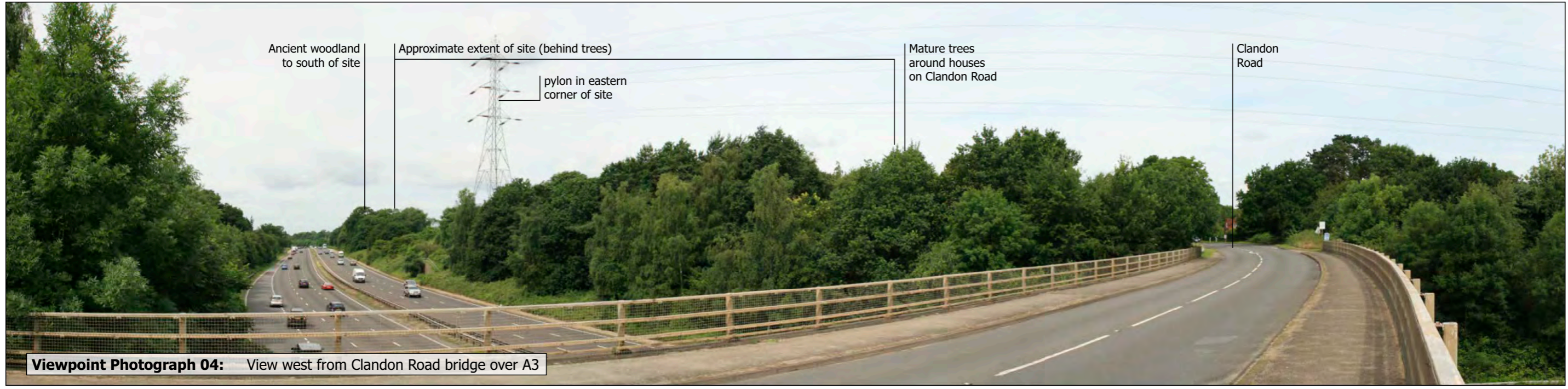
Land at Burnt Common Nurseries

Viewpoint Photographs

LA.06-2

AP05154-1 LA.06.cdr October 2016

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Ancient woodland to south of site

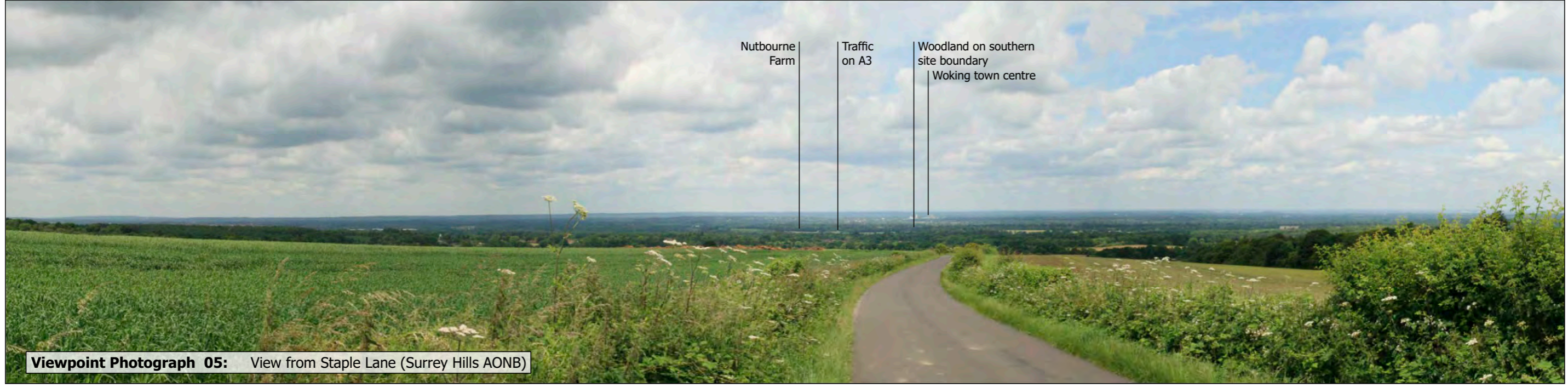
Approximate extent of site (behind trees)

pylon in eastern corner of site

Mature trees around houses on Clandon Road

Clandon Road

Viewpoint Photograph 04: View west from Clandon Road bridge over A3



Nutbourne Farm

Traffic on A3

Woodland on southern site boundary
Woking town centre

Viewpoint Photograph 05: View from Staple Lane (Surrey Hills AONB)



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Land at Burnt Common Nurseries
Viewpoint Photographs LA.06-3



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