



**Full Planning Consent Application**

**Erection of a building to provide a 64 bed care home, including 16 community beds, together with a building to provide 14 health workers' accommodation units, with access from Knowle Lane, associated parking and ancillary works**

**Cranleigh, Surrey**

**June 2020**

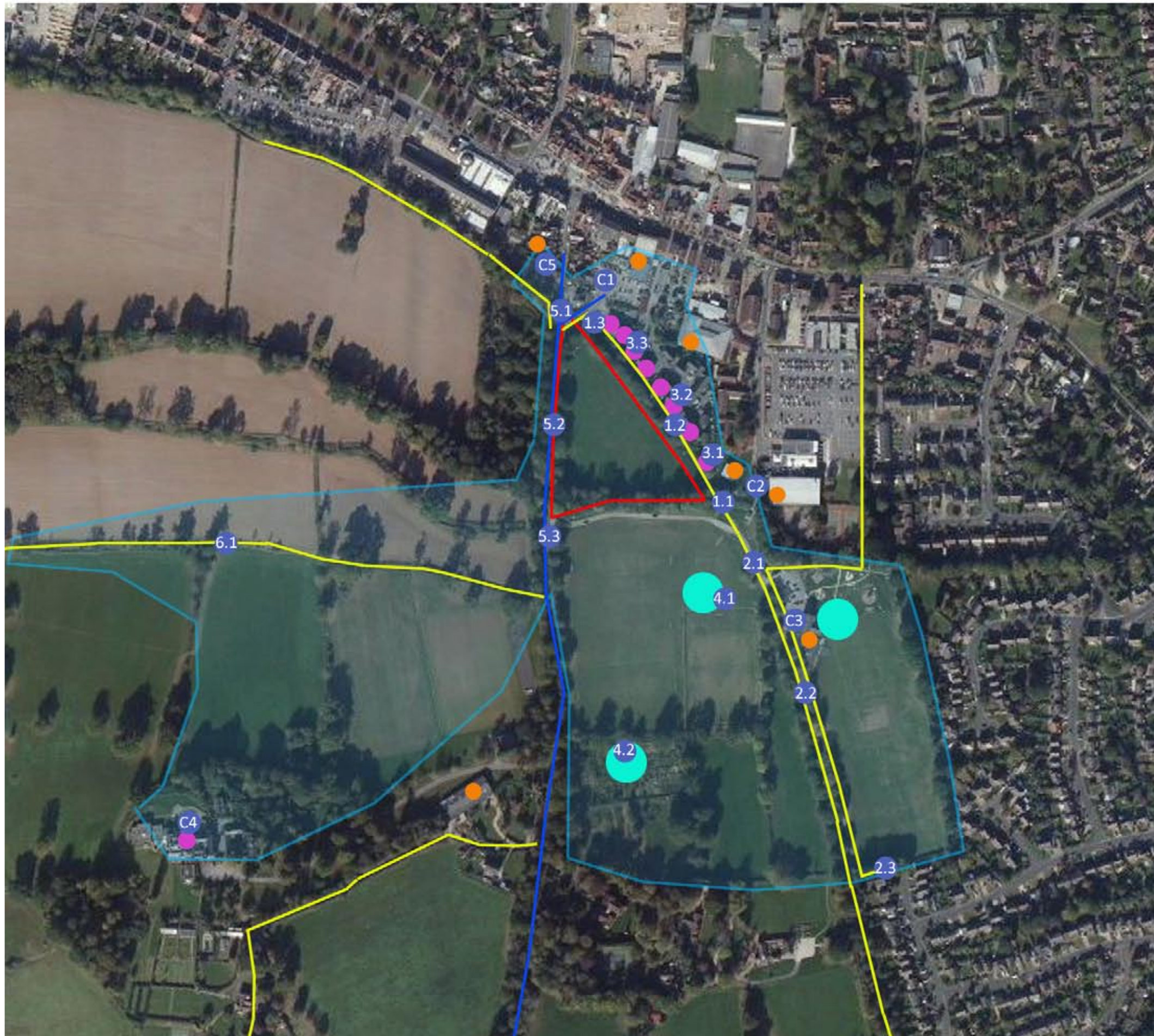


**Landscape Visual Impact Appraisal - Part 2 Views (A3 document)**

**By**

**TPM Landscape Ltd**





**VISUAL RECEPTORS LOCATION PLAN**

- Residential Receptors
- Public Footpath Receptors
- Community Receptors
- Vehicle Receptors
- Workplace Receptors
- 1 Viewpoint Locations
- C1 Considered Visual Receptor
- Proposal Site Area
- Approximate Visual Envelope

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**Visual Receptors Map**

Project: Knowle Lane, Cranleigh

Client: HC One



Proposal site



V1.1 Downs Link Public Footpath directly adjacent to the site near bridge to Snoxhall Fields - looking north



V1.2 Downs Link Footpath between John Wiskar Drive and the proposal site - looking south; proposal site is beyond hedge to the right of the photograph



V1.3 Downs Link Footpath at entrance to Marks and Spencer car park - looking south

<b>Representative Viewpoint</b>	<b>V1-1 to 1-3</b>
Visual Receptor	Users of Downs Link footpath adjacent to the site
Location	OS X (Eastings) 505684 OS Y (Northings) 138966
Receptor description	Long distance public right of way linking North Downs Way and South Downs Ways at urban fringe passing Cranleigh centre
View and orientation	Contained views in the location on the site due to hedgerow, trees and settlement
View elevation	53M
Proximity to proposals	5M
Quality of View	Poor to ordinary quality
Extent of Visibility	Proposals will be partially visible in 50% of view - all views heavily filtered by trees

Description of View	The view is located along the route of the Downs Link footpath. The context is urban fringe with the rear of houses of John Wiskar Drive the dominant feature. The proposal site is screened for the most part by trees and hedgerow and the experience of the footpath in this location is a contained corridor with no open views. Where views are available of the proposal site they are of a single field contained by a further belt of trees to Knowle Lane and Snoxhall Fields.
Change to View	The proposed development will create a Low change for the most part of the route due to the screening vegetation, however will create a medium change to the view where there are gaps in the trees and vegetation at the south-eastern corner of the site. The change will introduce buildings, hardstandings and landscape to a field. This will be adverse change for this short duration of view, however not out of context with the urban fringe location. Mitigation planting to reinforce the tree lined corridor of the footpath will reduce the effects.

Susceptibility of receptor	Low - urban context
Sensitivity of receptor	Medium- Urban context
Magnitude of Change	Low-Medium where open (reducing to Low as mitigation becomes established)
Hierarchy of receptor	Regional
<b>Summary - Visual Effects</b>	
<b>Moderate reducing to Slight Moderate; initially adverse during the construction phase, reducing to Neutral as the development is assimilated into the urban context.</b> The development will be dominant in the short distance of the south eastern corner, but will be consistent with the settlement location, and buffer landscaping along the boundary will reduce effects.	
<b>Mitigation</b>	
Mitigation will be in the form of good design to provide a quality development in the urban context, and to strengthen and continue the trees and hedgerwo which line the footpath route	

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**Visual Receptor 1 - Footpath Receptor**  
Downs Link Public Footpath Adjacent to the Proposal Site

Project: Knowle Lane, Cranleigh

Client: HC One



Extent of proposed buildings located beyond trees



V2-2 MID DISTANCE View towards the proposal site facing north. Proposal site is located beyond trees along the northern edge of Snoxhall Fieds

Proposal site car park located beyond trees



V2-1 NEAR DISTANCE View towards proposal site near to the southern footpath entrance. Any views of the proposed buildings would be heavily filtered, particularly in summer.

Proposal site located beyond trees (approximately)



V2-3 MID TO FAR DISTANCE View towards proposal site near to the footpath link to Northdowns residential estate approximately 400m south of the proposal site. Site is located beyond trees and would not be visible from this location



Extract of Visual Receptor Location Plan

<b>Representative Viewpoint</b>	<b>V2 (2-1 to 2-3)</b>
Visual Receptor	Users of Downs Link footpath and Snoxhall Fields recreation access, located to the south of the proposal at site from near to mid distance
Location	OS X (Eastings) 505889 OS Y (Northings) 138722
Receptor description	Public right of way at urban fringe leading from Cranleigh centre to Snoxhall Fields recreation grounds. Part of long distance trail as it passes through urban setting
View and orientation	Views are open to mid distance with the playing fields generally contained by trees. Some longer distance views through trees to distant hills
View elevation	53M
Proximity to proposals	20-300M
Quality of View	Ordinary quality and value
Extent of Visibility	New built form will be occupy a small part of the view, and will be almost completely screened by trees. There will be some intervisibility in winter which can be reduced through mitigation

Description of View	The identified visual receptor is people walking through Snoxhall Fields recreation grounds as part of the long distance footpath. The view consists entirely of sports, park and play facilities framed by trees and the edge of settlement, with some large community buildings present. There are many urbanising features, and views whilst open across the sports pitches are contained on the fringe by tall trees to all sides. There are some longer distance views to the hills but only from select locations.
Change to View	The proposed development will not be discernible for the most part from locations in Snoxhall Fields, due to the screening provided by the trees along the boundary, and as the proposed built form will be lower than the tree line. There will be some intervisibility in winter when the trees are without leaf, however additional tree and shrub planting with native evergreen species will reduce winter effects

Susceptibility of receptor	Low - urban context
Sensitivity of receptor	Medium-Urban Context
Magnitude of Change	Low (winter) Negligible (summer)
Hierarchy of receptor	Regional (footpath) Local (Recreation Grounds)
<b>Summary - Visual Effects</b>	
<b>Slight- Moderate (winter) to Negligible (summer); initially adverse during the construction phase, reducing to Neutral as the development is assimilated into the urban context.</b> The development will partially visible through filtered winter views, but will be consistent with the edge of settlement location.	
<b>Mitigation</b>	
Strengthening of the trees and hedgerows on the southern boundary of the site with additional native trees and evergreen plants will reduce the low winter views.	

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**Visual Receptor 2 - Footpath Receptor**  
Downs Link Public Footpath on the approach to the Proposal Site from the south

Project: Knowle Lane, Cranleigh

Client: HC One





V3-1 Northern section of footpath adjacent to the proposal site - Rear of properties facing Downs link path



V3-2 Mid section of footpath adjacent to the proposal site - Rear of properties facing Downs link path



V3-3 Photograph showing the rear of properties facing Downs link path at the southern section of footpath which runs adjacent to the proposal site. The proposal site is located in the foreground.

NOTE: The photographs for this receptor group do not show any potential views, since these would be from private residential properties and are therefore inaccessible, and a corresponding representative view is not available. The photographs are 'reverse' views showing the nature of the proposed residential receptor with regard to the proposal site, indicating whether there are full/partial views, whether they are likely to be open or filtered, and facing or at an oblique angle. A judgement is then taken regarding the relative sensitivity of the receptor and an assessment of the potential change and likely effect is made also using professional judgement and prescribed methodology.



Visual Receptor Group Location Plan

Representative Viewpoint	V3 (3-1 to 3-3)
Visual Receptor	Residential Properties off John Wiskar Drive to the east of the site.
Location	OS X (Eastings) 505799 OS Y (Northings) 138923
Receptor description	Rear of residential properties which abut the Downs Link footpath to the east of the site.
View and orientation	For most of the properties the proposed development will be heavily screened by the trees and hedgerow lining the Downs Link footpath. There will be some more open views from the 5 properties to the south of the footpath (identified as 3-3 on the viewpoint location plan).
View elevation	53M
Proximity to proposals	20-50M
Quality of View	poor to ordinary quality
Extent of Visibility	proposals will be partially visible from upper floor windows which overlook the site.

Description of View	The properties which abut the northern part of the footpath have very contained views due to the trees and hedgerow which line the Downs Link footpath. 5 properties to the south part of the footpath have a more open aspect with views into the field from upper floor windows (although some of the properties are bungalows). Any views into the field are contained by the trees along Knowle Lane and do not extend to the countryside beyond.
Change to View	The majority of residential properties on John Wiskar Drive which abut the Downs Link path will have very little change to views due to the screening vegetation, particularly in summer, although there are likely to be filtered views in winter. The proposed development will be visible to the 5 properties on the southern section of footpath, but there is good potential for new landscaping to continue the screening trees to the southern section.

Susceptibility of receptor	Low - urban context
Sensitivity of receptor	Medium-High
Magnitude of Change	<b>Low</b> for properties on the northern section, <b>Medium</b> for those on the southern section, reducing to Low with mitigation.
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Moderate Substantial reducing to Slight Moderate; initially adverse during the construction phase, reducing to Neutral as the development is assimilated into the urban context.</b> The development will be dominant in the view for the properties on the southern section of the site boundary, however will reduce as mitigation planting becomes established.	
<b>Mitigation</b>	
Re-inforcing the screening provided by the existing trees and hedgerow lining the Downs Link footpath, and additional native trees within the development to soften the built form	

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<b>Visual Receptor 3 - Residential Receptor Group</b> Properties off John Wiskar drive with rear gardens facing Downs Link footpath
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