

5.0 LANDSCAPE CHARACTER BASE LINE

5.1 EXTRACT OF NATIONAL CHARACTER AREA

Natural England's National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geo-diversity and cultural and economic activity. The proposal site area falls within National Character Area 121, Low Weald. The text is extracted from the national character area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

5.2 EXTRACT OF NATIONAL CHARACTER AREA : NCA 121- LOW WEALD

The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

It is important for biodiversity, being rated among the most important NCAs for richness of bat species, bullfinch and lesser-spotted woodpecker, and several plants, including spiked rampion, plus a variety of rare lichens. It also supports rare invertebrates, notably woodland butterflies. Ebernoe Common and The Mens are Special Areas of Conservation (SAC) and 5 ha of the Lewes Downs SAC also extend into the area. There are 44 Sites of Special Scientific Interest (SSSI). Ebernoe Common is also a National Nature Reserve, along with Ham Street Woods. The NCA is identified as a potential Forest District⁴ so opportunities exist to achieve huge benefits by connecting existing woodlands.

The area has many sites that are critical for the understanding of complex Wealden geology, including 11 geological SSSI. There are also important historical sites, many associated with the Wealden iron industry, and nearly 900 ha of Registered Parks and Gardens, with many more, smaller designed landscapes.

The area is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. Ponds are common, often a legacy of iron and brick-making industries. Gill woodland is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

Despite its proximity to London and continuing pressure for development, the Low Weald remains essentially rural in character with small-scale villages nestled in woodland and many traditional farm buildings, including oast houses, which are typical in the east

Sense of place/inspiration:

Oast houses are a distinctive feature in the east, though almost all have been converted to other uses, usually residential. Ditchling became a centre for artists and craftsmen with the foundation of the Guild of St Joseph and St Dominic by Eric Gill in the early 20th century.

Recreation:

Recreation is supported by 3,974 km of public rights of way. Arlington Reservoir is an important resource for angling (as a trout fishery), birdwatching and walking. Bough Beech Reservoir also allows sailing at its southern end. The Wealdway runs through part of the NCA. The Cuckoo Trail follows 17 km of former railway line between Polegate and Heathfield. It is used by about 200,000 people a year and forms part of National Cycle Network Route 21. Commons such as Ditchling and Chailey are popular for recreational activities.

Key Characteristics

- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation*
- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

Statements of Environmental Opportunity

SEO 1: Protect, manage and significantly enhance the area’s intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.

SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.

SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.

SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.

5.3 SUMMARY OF NCA 121 IN THE CONTEXT OF THE PROPOSAL SITE

The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA 121 description including:

- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils*

where larger 20th-century villages have grown around major transport routes.

- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.

The proposed development will aim to retain and reflect the characteristics of the area which it currently exhibits, and will seek to recognise the landscape opportunities identified within the NCA 121 profile. The information below is not published within NCA 121 Low Weald (2013) and is an assessment as part of this appraisal based on reference to the published NCA 121, a site study and an understanding of the proposed development.

This appraisal assesses NCA 121 as having a Good Landscape Value due to the predominately rural character with small-scale villages nestled in woodland and traditional farm buildings. This appraisal assesses NCA121 as having a Low Susceptibility to the development, due to the small size of the proposal site compared to the overall character area. Therefore even though the character area has a good landscape value, the Sensitivity to the proposed development will still be Low due to the scale of the proposal and retention/ enhancement of woodland belt.

This appraisal considers that the Magnitude of Change would be Negligible based on the relatively small proposal site in relation to the large scale character area and that NCA 121 contains a strong urban settlement influence from Cranleigh. Therefore based on a Low sensitivity and Negligible magnitude of change, the Overall Landscape Effect is assessed as Negligible.

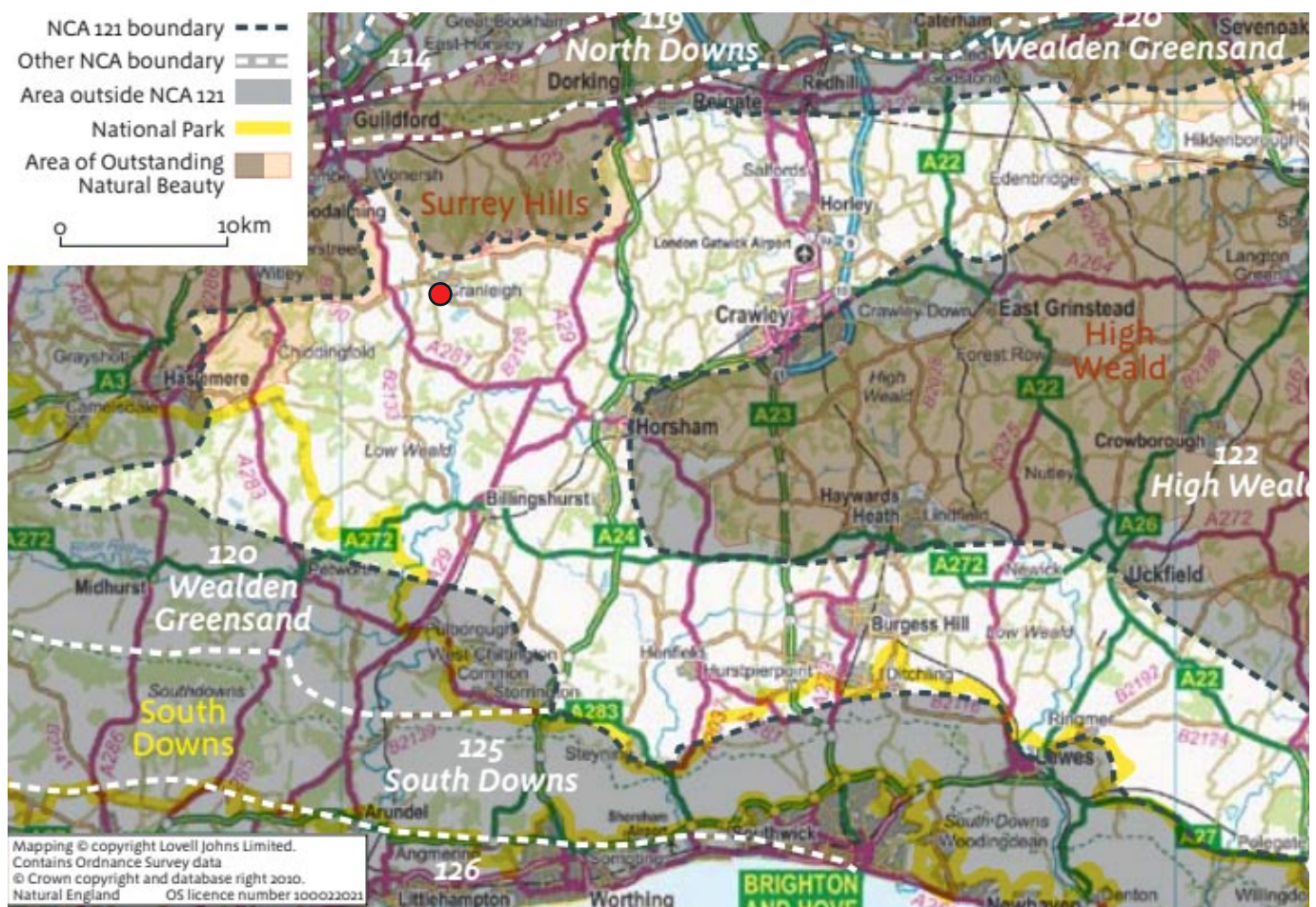


Figure 10. Extract of NCA 121: Low Weald
www.gov.uk

5.4 REGIONAL LANDSCAPE CHARACTER ASSESSMENT: SURREY LANDSCAPE CHARACTER ASSESSMENT - WAVERLEY BOROUGH

The character of the landscape has also been explored in further detail within a regional character appraisal. The Surrey Landscape Character Assessment: Waverley Borough was produced in 2015 a document 'to provide a consistent landscape character assessment across the county of Surrey, that accords with current best practice and published guidance for the Landscape Character Assessment'.

The proposal site falls into Landscape Character Area (LCA) WW6 - Dunsfold to Pollingfold Wooded Low Weald. Surround area to the south and west comprise of landscape character area WW6 and character to the north and east comprises of urban settlement of Cranleigh. A brief summary of relevant LCA WW6 is explored within this appraisal with the key characteristics and other notable features and elements listed.

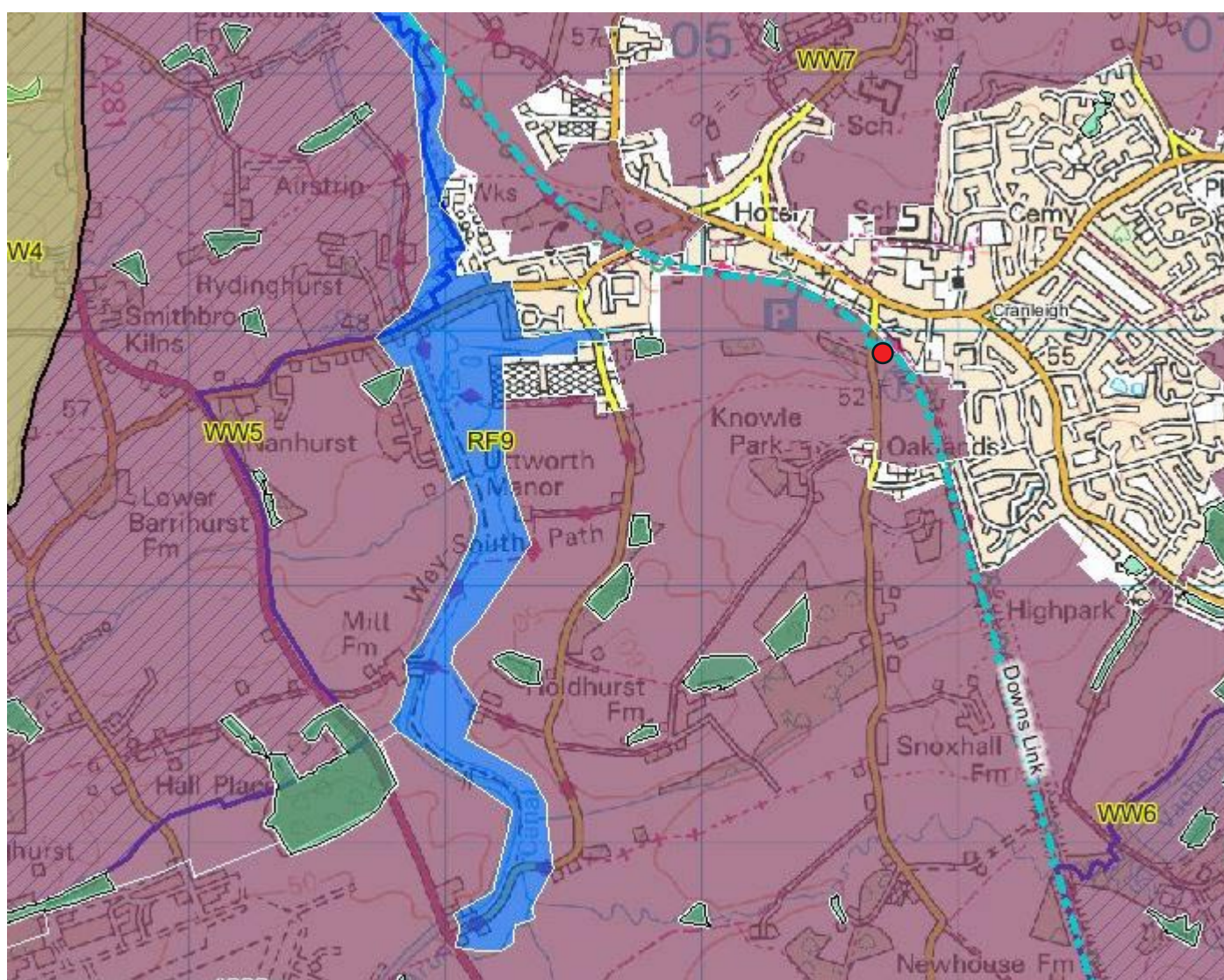


Figure 11. Map extract from Surrey Interactive Map with Landscape Character Areas 2015

● Proposal Site

5.5 LANDSCAPE CHARACTER AREA - WW6 - DUNSFOLD TO POLLINGFOLD WOODED LOW WEALD

The site and majority of the countryside to the south and west falls into LCA WW6 - Dunsfold to Pollingfold Wooded Low Weald which is a large character area defined with woodland cover that neighbours the south urban edge of Cranleigh. The key characteristics that have been identified for LCA WW6 includes:

- *Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.*
- *Relatively low lying, with a flat or gently undulating landform. There is little discernible topography across the central parts of the character area, but topography becomes more complex and rise to the foot of the high weald, to the south. To the north there are isolated high points west of Cranleigh at Knowle Park.*
- *The character area consists of a patchwork of arable and pastoral fields, woodland blocks and hedges/tree belts. The proportion of fairly open, larger scale farmland is higher than adjacent character areas. Approximately half the woodland is semi-natural ancient woodland.*
- *The character area contains a number of lakes and minor watercourse, and there is some remnant park land including around Baynard's Park. Dunsfold airfield occupies the western end of the character area.*
- *There are some long distance views through gaps in vegetation, such as across farmland within the eastern end of the character area.*
- *The A281 crosses the character area, connecting with more minor roads, however some areas have limited road access and rely on tracks and the public footpath/bridleway network which includes the Wey South Path and Downs Link Recreational Paths.*
- *The character area borders the southern edge of Cranleigh, and includes the villages of Alfold and Alfold Crossways. Elsewhere, settlement is limited, consisting of scattered farmsteads and individual dwellings.*
- *The character area includes some, mainly linear, areas of registered common land, including Tinknersheath, Laker's Green, and land at Loxwood Road.*
- *The character area also includes Alfold Conservation Area, a Grade II listed barn at Baynards Park, and occasional scheduled monuments including a medieval moated site to the south of Cranleigh.*
- *A number of areas, including semi-natural woodland are designated as Sites of Nature Conservation Importance, such as Massers Wood, Eastgate Wood, and Vachery Pond and woodland complex.*
- *A rural tranquil landscape, due to limited influence from settlement and road, and woodland blocks*

5.6 SUMMARY OF REGIONAL LANDSCAPE CHARACTER ASSESSMENT

The proposal site and majority of the countryside to the south and west falls into LCA WW6 as identified in the Surrey Landscape Character Assessment - Waverley Borough. The proposal site and surrounding area contains few characteristic identified apart from '*pastoral fields, woodland blocks and hedges/ tree belts*'.

The information below is not published within Surrey Landscape Character Assessment - Waverley Borough and is an assessment as part of this appraisal based on reference to the published regional character, a site study and an understanding of the proposed development.

Based on the published information which is in keeping with the overall LCA, LCA WW6 has been assessed as having a Medium Susceptibility. It is also assessed based on the overall rural character and rural tranquil quality that the LCA WW6 is assessed as having a Medium Sensitivity.

Based on the relatively small proposal site in relation to the large scale LCA WW6 and long term urban influences from the neighbouring close proximity urban settlement of Cranleigh, magnitude of change for LCA WW6 is assessed as Negligible. Therefore based on a Medium sensitivity and Negligible magnitude of change, the Overall Landscape Effect for LCA WW6 is assessed as Negligible.

6.0 LOCAL LANDSCAPE APPRAISAL

The local landscape character assessment is based on the relevant published information Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh.

As part of the LVIA the study area, including the proposal site has been assessed to determine its landscape sensitivity through reference to existing published material and on site study. The Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh includes analysis of the landscape west of Cranleigh identified as Segment CL1. Segment CL1 is characterised as ‘a pastoral landscape, low and damp in places with arable fields, hedges, some mature trees and plantation woods to the southern area. There are sports facilities in the mid section of the segment.’

The published landscape study sub-divides segment CL1 into four sub-areas with area CL1c covering the location of the proposal site.

6.1 Analysis of Capacity CL1 - C

This finding of the analysis of capacity for housing in sub-area CL1c includes:

- This area comprises mainly of playing fields in the northern half (Snoxhall Fields), with open fields in the south and allotments in the west. To the east of the DLP there is an open space used as a park. Around the margins of the fields are non continuous low hedges and trees, with residential properties to the east;
- It is within the ASVI;
- Views in from Knowle Lane are screened with hedges and trees, while from the DLP the view is more open;
- Housing to the east on the edge of Cranleigh has views to the park and DLP; and
- There may be capacity to the east of the DLP in the open grass space adjacent to the existing residential areas, but this is a recreational space and has high visibility from the DLP and the housing. This does mean it is visually linked to the residential estate and infill development would not be out of character. The views out from this part of the area are towards the west across the DLP, although this part of the area is visually fairly contained with no distant views.

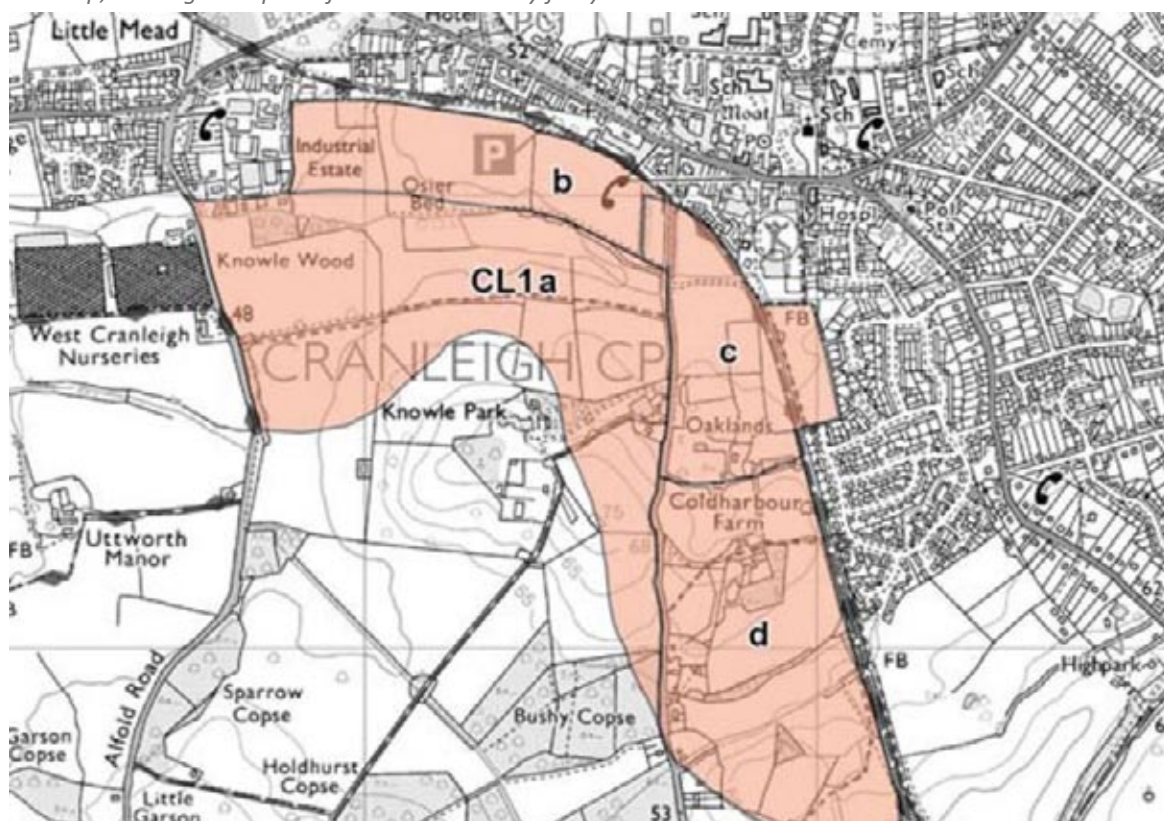


Figure 12. Segment CL1 extracted from Waverley Borough Council Landscape Study – Part 1: Farnham & Cranleigh.

6.2 LANDSCAPE VALUE

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

CL1c - This sub area to the south-west of Cranleigh is largely playing fields and open fields with hedges and trees. There is Downs Link long distance footpath that runs through the eastern part of the area from north to south. The landscape value is assessed as Medium within the Waverley Borough Council Landscape Study.

Landscape Value: Good

- *This area comprises mainly of playing fields in the northern half (Snoxhall Fields), with open fields in the south and allotments in the west. To the east of the DLp there is an open space used as a park. Around the margins of the fields are non continuous low hedges and trees, with residential properties to the east;*
- *It is within the ASVI;*
- *Views in from Knowle Lane are screened with hedges and trees, while from the DLp the view is more open;*
- *Housing to the east on the edge of Cranleigh has views to the park and DLp; and*
- *There may be capacity to the east of the DLp in the open grass space adjacent to the existing residential areas, but this is a recreational space and has high visibility from the DLp and the housing. This does mean it is visually linked to the residential estate and infill development would not be out of character. The views out from this part of the area are towards the west across the DLp, although this part of the area is visually fairly contained with no distant views.*

6.3 LANDSCAPE SENSITIVITY

The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character

CL1c - This sub area is largely playing fields with trees and hedgerows however the area is influenced by housing to the east on the edge of Cranleigh. The sub area is evaluated as having a moderate sensitivity within the Waverley Borough Council Landscape Study. It is considered within this appraisal that the local landscape demonstrates a medium level of susceptibility to the change proposed due to housing within neighbouring urban settlement influencing the sub area.

Landscape Sensitivity: Medium

6.4 CHANGE AND LANDSCAPE EFFECTS

*Change in elements, characteristics, character and qualities of the landscape as a result of the development.
Local Character Areas*

The proposed development would mean a loss of small area of remnant agricultural field that is more in character with the neighbouring sub area LC1b than the playing fields and recreational open fields of LC1c. The proposed development would also mitigate effects on the boundary features of the proposal site which comprises of hedgerow and trees. The character of the proposed development would also be in keeping with the neighbouring character of housing to to the east on the edge of Cranleigh that currently influences sub area LC1c. The proposed development overall would have a direct change on the sub area LC1c that would be noticeable in parts of the sub area with the loss of remnant agricultural grass that is not a key characteristic within LC1c.

Change (Year 1): Low-Medium

Change (Year 15): Low-Medium

Table 1 - SUMMARY OF LANDSCAPE EFFECTS

Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Year 1)	Change to Landscape (Year 15)	Landscape Effect	Landscape Effect
					Year 1	Year 15 with mitigation
Waverley Landscape Capacity Study Area: Sub Area CL1c	Local	Medium	Low - Medium	Low - Medium	Slight-Moderate	Slight-Moderate
Surrey CC: Landscape Character Area: WW6	Regional	Medium	Negligible	Negligible	Negligible	Negligible
National Character Area NCA 121: Low Weald	National	Medium	Negligible	Negligible	Negligible	Negligible

7.0 VISUAL APPRAISAL

Refer to LVIA Part 2 - A3 Document for Visual Receptor Photographic sheets and assessment

Figure 13. Viewpoint / Receptor Location Plan



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

7.1 VISUAL APPRAISAL - RECEPTORS

A selection of 6 receptor groups from various locations and possible vantage points that may be affected by the proposals for residential development were identified within the study area. Views for the appraisal have been chosen to be both representative of a range of differing receptors including users of public footpaths, roads and residential properties, as well as covering a range of different distances and directions from the site. A selected view may be representative of more than one type of receptor (e.g. residential property and vehicle user). The viewpoints and receptors that they represent are as follows (for full details see Part 2: Views of this LVIA):

- Visual Receptor Group 1 - (Views V1.1, V1.2 and V1.3) Downs Link Footpath users adjacent to the proposal site (near distance)
- Visual Receptor Group 2 - (Views V2.1, V2.2 and V2.3) Downs Link Footpath users on the approach to Cranleigh (mid distance)
- Visual Receptor Group 3 - (Views V3.1, V3.2 and V3.3) Residential Properties: John Wiskar Drive
- Visual Receptor Group 4 - (Views V4.1, V4.2) Community Use: Snoxhall Fields users and Beryl Harvey Allotments
- Visual Receptor Group 5 - (Views V5.1, V5.2 and V5.3) Users of Knowle Lane: Vehicle, Pedestrian, Horse-rider
- Visual Receptor Group 6 - (Views V6.1) Public Footpath FP393 users

Considered Viewpoints

Five other potential visual receptors were considered but views of the site were screened so no further assessment was undertaken:

- C1 - Near Distance - Potential views from Marks and Spencer car park to the north of John Wiskar Drive
- C2 - Near Distance - Potential views from Cranleigh Bandroom to the south-east corner of the site
- C3 - Mid Distance - Potential views from Snoxhall Fields Community buildings in Snoxhall Fields
- C4 - Mid Distance - Potential views from Know Park Care Home
- C-5 Near Distance - Car park at the northern corner of the proposal site

7.3 VISUAL SUSCEPTIBILITY

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

Residential Receptors

Although the proposal site has an edge of settlement location, residential receptors with potential views of the proposed development are restricted to a single residential area at John Wiskar Drive. This is due to the contained nature of the site restricting the visual envelope to a very small area. The properties at John Wiskar Drive are located in an urban context where development is consistent with the character of the area, and where the properties do not have an association with the open countryside, and as such the properties are considered to have a Low susceptibility to proposed development.

Pedestrian Receptors (Public Right of Way Footpaths)

Three potential public footpath Receptor Groups have been identified that represent users of the Public Rights of Way (PROW) in the vicinity of the site

Receptor Groups 1 and 2 are representative views of users of the Downs Link regional footpath where it runs in the near vicinity of the proposal site. The location of the footpath in the vicinity of the proposal site is in the context of the urban setting having travelled along the southern fringe of Cranleigh, and is not considered to be an area where proposed development would not be an expected part of the journey for the footpath user, linking to Snoxhall Fields recreation ground to the south and Knowle Lane/ Cranleigh settlement to the north, and it is therefore considered that these visual receptors would have a Low susceptibility to the introduction of proposed development.

Receptor Group 6 represents views for users of PROW footpath FP393 which is located to the south of the proposal site and runs from Knowle Lane into the open countryside to the west. It is considered that this is a rural footpath experience, and that development would be out of context for this receptor group, which is therefore assessed to have a High susceptibility to the introduction of proposed development.

Vehicle Receptors

Visual Receptor Group 6 is representative of vehicle users of Knowle Lane on the approach to/ leaving Cranleigh settlement. Due to the transient nature of vehicle travel, the vehicular receptors have been assessed as having a Low Receptor Susceptibility

7.4 VISUAL SENSITIVITY

Visual Sensitivity is a combination of the susceptibility of the viewer to the proposed change and the value attached to the view.

The sensitivity of each receptor is considered as part of the appraisal, with views from the principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having High Sensitivity. Residential with secondary rooms, together with people engaged in outdoor recreation where the focus is not on the landscape or view are described as having Medium Sensitivity. Low Sensitivity receptors are typically those where the experience of the view is not of great importance such as people at their place of work and journeys through a landscape within cars, trains or other forms of transport (transient) when the view is not considered part of the experience.

Residential Receptors

Receptor Group 3 - Housing receptors along the northern boundary that runs adjacent to the Down's Link regional footpath. For the most part these properties are heavily screened from the development, however a few properties at the southern end of the footpath adjacent to the site have a more open aspect. Rear garden fences, trees and vegetation restricts most views, although there will be some views towards the proposed development, particularly from upper floors of the few properties at the southern end, although several of these properties are single storey properties. The receptor group is considered to have a Medium-High Sensitivity due to the edge of settlement location, where views of development could be expected, and the orientation of the properties with regard to the proposal site.

PROW Footpath Receptors

Receptor Groups 1 and 2 are representative of views from the Downs Link footpath. The Sensitivity of the user group is assessed to be Medium as a reflection of its urban fringe context, where a footpath user might expect urbanising features, settlement as part of the experience. In the location of the proposal site, the Downs Link footpath is a contained corridor lined by tree belt/hedgerow, and the rear gardens of John Wiskar Drive.

Receptor group 6 is representative of views for people using PROW Footpath FP393 off Knowle Lane to the south-west of the proposal site. This footpath runs through the open countryside with a stronger sense of tranquility and few urbanising features, and where the landscape quality is greater. This footpath receptor is assessed to have a High Sensitivity to change brought about by proposed development.

Vehicle Receptors

Receptor Group 5 considers views for users of Knowle Lane. Whilst this potentially includes cars, cycles, horse-riders and pedestrians, the lane is unlikely to be used as a recreational route (other than to access the public footpaths), and the sensitivity of this receptor group is assessed to be Low due to its urban fringe context and contained nature.

7.5 CHANGE AND VISUAL EFFECTS

The contained nature of the proposal site restricts any large changes to the southern corner of the site where there are fewer boundary trees and hedgerow, however this area also has good potential to strengthen and enhance the trees and hedgerow boundary along this boundary. All other views will be either screened during the summer months or heavily filtered through the canopies of the winter trees, and will generally be a Low change. Mitigation tree and shrub planting of evergreen native species will reduce these visual effects during the winter months.

Visual Effects

Below is a table summarizing the visual effects as a result of the landscape receptor sensitivity and change to the landscape at year 1 and year 15 after mitigation planting has become established. Effects described are adverse in nature unless described otherwise neutral or beneficial.

Table 2 - SUMMARY OF VISUAL EFFECTS							
View	Receptor type	Hierarchy of Importance	Sensitivity	Change to view Year 1	Change to view Year 15	Visual Effect Year 1 pre-mitigation	Visual Effect Year 15 with mitigation
1	PROW foot-path: Downs Link - Near views	Regional	Medium	Low-Medium	Low	Moderate	Slight-Moderate (Neutral)
2	PROW foot-path: Downs Link - Mid views	Regional	Medium	Low (winter)	Negligible	Slight-Moderate	Negligible (Neutral)
3	Residential: John Wiskar Drive	Local	Medium-High	Medium (properties opposite southern part of site)	Low	Moderate-Substantial	Slight-Moderate (Neutral)
4	Community: Snoxhall Fields	Local	Medium	Negligible (low winter)	Negligible	Negligible Slight-Moderate (winter)	Negligible (Neutral)
5	Vehicle: Knowle Lane	Local	Low	Low	Negligible	Slight	Negligible
6	PROW: FP393 west of Knowle Lane	Local	High	Negligible	Negligible	Negligible	Negligible

7.6 AMENDED PROPOSALS JUNE 2020

Following submission of the proposed development in 2018, the proposals have been amended to address the concerns expressed with regard to potential impacts on the ASVI. The amended proposals in June 2020 represent a reduced scale and location of buildings, with the re-siting of the health worker's accommodation building. The removal of car parking to the south will further reduce urbanising features, which has reduced the potential visual effects from Snoxhall Fields (View 4).

8.0 MITIGATION

8.1 MITIGATION PROPOSALS





The visual impacts identified are associated with views of the proposed residential development from both near and mid distance views. Comprehensive landscape proposals are an integral part of the planning application. A Landscape Framework Plan has been prepared to identify where mitigation proposals can be used within the development, which have been incorporated into the detailed landscape proposals

The Landscape Framework Plan seeks to mitigate the impacts and ensure the development addresses both landscape and visual impacts by the following methods:

- Use building materials and styles that are appropriate to the local vernacular of Cranleigh
- Make special consideration for the Downs Link footpath that runs to the north-east of the site
- Enhance the existing tree lined boundaries to Knowle Lane to the west, and Snoxhall Fields to the south of the site.
- Provide a comprehensive landscape scheme throughout the development including hedges and trees, to help assimilate the development into the edge of settlement context
- Provide ecological areas of locally native plant species to encourage biodiversity, with particular regard to the beck and ditches of the western and southern boundaries.



Figure 14. Landscape Framework Plan

-  Existing PRoW connections to be retained and enhanced
-  New tree planting to soften development
-  Enhance existing native woodland with mixed understorey to help screen development and assimilate it into existing location
-  Zone of new trees and hedgerow

9.0 SUMMARY & CONCLUSION

9.1 LANDSCAPE RESOURCE SUMMARY

The landscape and visual appraisal has been assessed and concluded from desk top based research, site visits and in consideration of the most recent national and local character assessment guidelines. The following summary has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures illustrated in Figure 14 and described in section 8.

The proposal site is not located in any statutory designated areas such as National Park, Areas of Outstanding Natural Beauty.

The proposal site is located in a local designation area - Area of Strategic Visual Importance - Cranleigh Area 1. The boundaries of the ASVI's at Cranleigh are currently being reviewed as part of the Waverley Borough Council Local Plan - Part 2. The review of the ASVI boundaries for Cranleigh have been delegated by Waverley BC to the Neighbourhood Plan, however the Neighbourhood Plan process has been found to be flawed by the Independent Examiner, and there are likely to be significant changes to the NP, resulting in re-consultation and considerable delay.

This LVIA has reviewed the ASVI criteria as set-out by the Waverley Local Landscape Designations Review 2014 and Topic Paper 2018. The Cranleigh Area 1 ASVI is described in these documents as *'...covering a small park and playing fields to the south of Cranleigh Leisure Centre. The fields provide open land but as playing fields they do not preserve character, as they are more obviously man made than the rural land to the west. The documents concludes: 'The sports fields are an open green space, on the edge of a rural open space, but do not fully comply with the preserving the character aspect of the ASVI.*

This LVIA concludes that this area of land does not exhibit any of the characteristics of the ASVI character description, being a remnant field with no public access and contained on all sides by trees and settlement to the north. The proposal site is not 'man made sports fields or an open green space. This LVIA considers that the proposal site should be removed from the ASVI designation when the Neighbourhood Plan reviews the ASVI boundaries, as the site has an entirely different character and community use to the rest of the area.

National Landscape Character Area Assessment

The effects to the wider landscape will be confined to change over a very small area relative to the scale of the National Character Area 121 - Low Weald. The key characteristics of NCA Area 121 describe a generally pastoral landscape, and notes features such as hedgerow field boundaries and 'shaws' (remnant strips of cleared woodland), and small field copses and tree groups, and riparian trees along watercourses. Much of this character area is an intricate mix of woodlands, much of it ancient.

Regional Landscape Character Area Assessment

The study area falls within landscape character area WW6 of the 2015 Surrey Landscape Character Assessment, which was prepared in order to provide a consistent landscape character assessment across the county of Surrey. Area WW6 - Dunsfold to Pollingfold Wooded Low Weald is a large character area with woodland cover that neighbours the southern urban edge of Cranleigh. The proposal site lies at the very edge of this landscape character area where it abuts urban settlement, and constitutes a very small parcel of land in relation to the overall landscape character area. The WW6 landscape character area describes a flat or gently undulating landscape consisting of a patchwork of arable and pastoral fields, woodland blocks and hedges/ tree belts. It notes that there are some long distance views, and that apart from the settlements of Cranleigh, Alfold, Alfold Crossways, settlement is limited, consisting of scattered farmsteads and individual dwellings. The landscape of this character area is described as a 'rural tranquil landscape, due to limited influence from settlement and road, and woodland blocks.

Change And Landscape Effects To The Wider Landscape Character

The proposal site has some of the elements described in the wider character area description, such as being a pastoral field, and the riparian trees which line the watercourse on the southern boundary. However the land of the proposal site does not form part

of a wider rural landscape, being contained by the settlement to the north and east, the playing fields to the south and Knowle Lane along the western boundary. The proposal site does not form part of a 'rural tranquil landscape', and is influenced primarily by the adjacent settlement and road.

It is therefore considered that the proposed development will only have a negligible effect on the wider landscape resource.

Local Landscape Character Area Assessment

The proposal site is located within Area CL1-C of Waverley Borough Council Landscape Study Part 1: Farnham & Cranleigh. This Landscape character Study was prepared by Waverley BC in order to assess the landscape sensitivity of the landscape at a local level, with regard to its capacity to accept new development. The proposal site is located in a wider parcel of land (CL1) which is characterised as being a 'pastoral landscape, low and damp in places with arable fields, hedges, some mature trees and plantation woods to the southern area. There are sports facilities in the mid section of the segment'. The proposal site falls within sub-section CL1c which is described as an 'area mainly comprising of playing fields in the northern half (Snnoxhall Fields), with open field in the south and allotments in the west'. The Study notes that views in from Knowle Lane are screened with hedges and trees, while from the Downs Link path the view is more open.'

Change And Landscape Effects To The Local Landscape Character

The proposal site is a contained field with no community use, and does not exhibit any of the characteristics of this northern part of the character area which is described as sports fields. The proposal site does however contain elements of the wider landscape in the field and the boundary trees and the change to the local landscape is assessed as having a Slight-Moderate effect.

9.2 VISUAL RESOURCE SUMMARY

The proposed development has been considered from six representative receptor group locations. The proposal site is contained on all boundaries by tall trees, and has a very limited visual envelope, and the study area is contained to approximately 0.5km where views of or towards the proposals site are assessed as possible. As well as the trees which line, the immediate site boundary, there are further factors restricting views from potential near to mid distance visual receptors, including the building of Cranleigh settlement to the north and east, and further trees and topography to the west.

Close Proximity Views

Close proximity views are restricted by trees, but there will be some views from the rear of a few residential properties at John Wiskar Drive, and also from the Downs Link footpath where it abuts the site. For the most part any views will be heavily filtered by the trees lining the site boundary, however there is an area with less tree cover in the south eastern part of the proposal site which is more open, and there will be views of the development for a short distance of the footpath. It is not considered that the introduction of development to this location will be incongruous, given the urban fringe context, and there is scope to incorporate new native tree and shrub planting to continue the landscape corridor which lines the Downs Link path in this location.

Knowle Lane is tree lined and the proposal site will be screened from views, and it is not therefore considered that the proposal site will have an effect to the character and setting of Cranleigh.

Mid to Long Distance Views

Mid to long distance views are extremely restricted due to the boundary trees, settlement, topography and the layers of trees and hedgerows which extend into the wider landscape to the west of Knowle Lane. It is not considered that there is any potential for effects to mid to long distance views from the rural landscape. There is the potential for some winter views from the recreation fields in Snnoxhall Fields, where the development may be partially visible in filtered views through the trees when they are without leaf. However, this receptor is usually engaged in sport or recreation activity, and the location is urban fringe where some development would be expected. There is the potential for enhancing the tree boundary on the southern boundary with native evergreen species which will provide a greater degree of screening through the winter months, and it is not therefore considered

that the proposed development will be incongruous, and that the change to mid and long distance views will be minimal.

Amended Proposals June 2020

Following submission of the proposed development in 2018, the proposals have been amended to address the concerns expressed with regard to potential impacts on the ASVI. The amended proposals in June 2020 represent a reduced scale and location of buildings, with the re-siting of the health worker's accommodation building. The removal of car parking to the south will further reduce urbanising features, which has reduced the potential visual effects from Snoxhall Fields.

Mitigation Measures

The proposal site has the potential to reduce visual effects and enhance the landscape resource through the following measures:

- Enhance the existing tree lined boundaries to Knowle Lane to the west, and Snoxhall Fields to the south of the site.
- Provide a comprehensive landscape scheme throughout the development including hedges and trees, to help assimilate the development into the edge of settlement context
- Provide ecological areas of locally native plant species to encourage biodiversity, with particular regard to the beck and ditches of the western and southern boundaries.

9.3 CONCLUSION

The proposed development will introduce a new Care Home and Accommodation Block to an edge of settlement location on the southern edge of Cranleigh.

The proposal site forms only a small part of a wider local and regional character area. No landscape receptors are assessed as experiencing notable or substantial effects post mitigation. There will be no loss of important landscape character features and the trees and hedgerows which surround the site will be retained and enhanced, other than a small area required for the site access.

Visual effects are confined to the south eastern corner of the site, and the development proposals will introduce new landscaping to continue the landscape corridor along the Downs Link footpath and reduce visual effects.

The proposal site is well contained by trees, settlement and topography, and there will be minimal visual intrusion beyond the site itself, with no effects to the views from the wider rural landscape which might affect the character and setting of Cranleigh.

APPENDIX 1.0

LVIA METHODOLOGY

LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) 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.*

Baseline studies for assessing landscape effects require 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.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes. e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a recognisable historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no recognised individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further urbanise or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii **Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY**

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii **Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE**

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

vii **Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS**

Landscape Effect	Nature of the Effect
<p>Substantial Moderate - Substantial</p>	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Moderate</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Slight - Moderate Slight</p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p>Negligible - None</p>	<p>A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.</p>

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x **Table 10 MAGNITUDE OF CHANGE (VISUAL)**

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi **Table 11 SENSITIVITY (VISUAL)**

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Moderate	<p>Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Slight - Moderate Slight	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

xiv **Table 14 IMPORTANCE LEVEL OF EFFECTS (LOCAL, REGIONAL, NATIONAL)**

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.