




 Site Boundary

 Viewpoint Location

**FIGURE 10**  
Viewpoint Location Plan



Applegarth Farm, Grayshott, Hindhead  
Viewpoint Location Plan

drawn by	checked by	date
SDJ	TBR	Jan 21
job/FIG no.	scale	paper size
291-Figure 10	NTS	A3



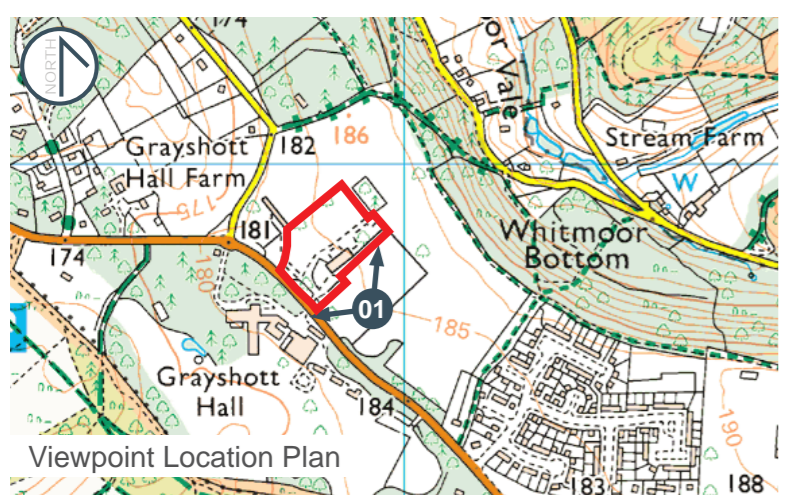
01 Recreational Users of the SANG

Location Applegarth Vale SANG (Car Park)  
 Elevation 185m AOD  
 Distance 30m  
 Bearing to Site South-East  
 Date of View 24 November 2020  
 Receptor Type Recreational Users

**Viewpoint Description**

The is representative of the view afforded to visitors of the SANG at Applegarth Vale. The image was taken from the car park and shows open unrestricted views of the current Farm shop, cabins and barn across Tennyson Way. The Farm buildings, new dwellings and existing mature vegetation contain the visual envelope to a short distance view.

Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p>Construction:            There will be views of site hoarding, construction equipment, plant movement and portacabins from this location. Foreground vegetation will have limited impact due to its maturity.</p>	Medium	Medium adverse	Moderate Adverse
<p>Year 1:            The Retail building will spread across much of the view with the edge of the restaurant and greenhouse buildings visible to the left of the image. Tree and hedge planting within the site as well as the tree planting along the roadside verges will reduce the impact of the building and offer some filtration of the view but it is anticipated that even with instant hedging and semi-mature trees the new building will dominate the view from this location due to its proximity to the site. However, due to the anticipated upgrading of the facility, the overall impact will be positive.</p>	Medium	Low Beneficial	Slight Beneficial
<p>Year 15:            Both the boundary and intervening vegetation will have matured significantly and will screen the site effectively particularly during summer months. It is anticipated that the ridge-line of the retail building may still be visible alongside some filtered views between the boundary hedging and proposed tree canopy above.</p>	Medium	Medium Beneficial	Moderate Beneficial



**FIGURE 11**  
Viewpoint 1



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 drawn by SDJ checked by TBR date Feb 21  
 job/FIG no. 291-Figure 11 scale NTS paper size A3

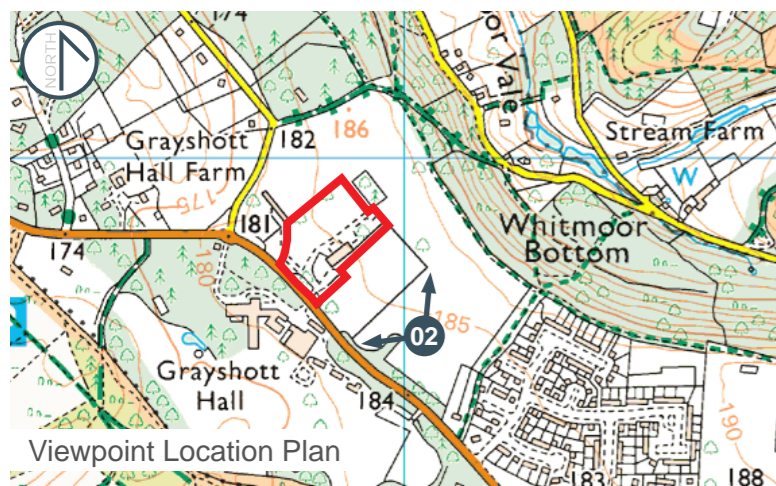


02 View looking north-west from the SANG

Location	Applegarth Vale SANG
Elevation	184m AOD
Distance	185m
Bearing to Site	South-East
Date of View	24th November 2020
Receptor Type	Recreational Users

### Viewpoint Description

The view is taken from the footpath looking over the drainage basin within the SANG. New dwellings along Miller Avenue front the open space and urbanise viewpoint to the right of the image. The Farm shop, painted white, is clearly visible towards the rear centre of the image yet the barn recedes slightly into the existing vegetation. To the left and centre of the image the view is enclosed by the mature trees along Headley Road.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> There will be views of site hoarding, construction equipment, plant movement and portacabins from this location. Foreground vegetation will have limited impact due to its maturity.</p>	Medium	Low Adverse	Slight Adverse
<p><b>Year 1:</b> The Retail building will be partly screened by the dwellings along Miller Avenue from this location. It is anticipated that the Retail unit as the longest and tallest building of the three proposed will screen most of the remaining building assemblage from view with only the edge of the restaurant and greenhouse structures visible towards the centre of the image. The mature trees in front of the current building will be retained and will frame the proposed built form. Any intervening vegetation including that proposed within the scheme is likely to offer screening effect or filtration of views at this point particularly when out of leaf. However, due to the upgrading of the buildings in this view, the overall effect is anticipated to be positive.</p>	Medium	Low Beneficial	Slight Beneficial
<p><b>Year 15:</b> Intervening vegetation including the tree planting within the SANG, along Tennyson Way, the site boundary and proposed internal site planting will have matured and will provide effective screening. It is anticipated that whilst the building may still be partially visible particularly during winter months, it will be set within an established woodland landscape.</p>	Medium	Medium Beneficial	Moderate Beneficial

**FIGURE 12**  
Viewpoint 2



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291-Figure 12	NTS	A3

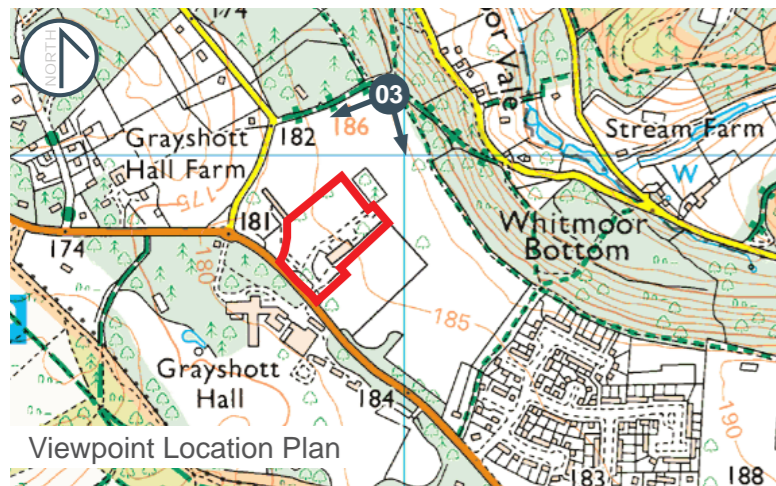


03 View looking south from junction of FP13 & FP7

Location	Junction of FP13 & FP7, Ancient Woodland Edge
Elevation	185m AOD
Distance	165m
Bearing to Site	North
Date of View	24 November 2020
Receptor Type	Recreational User

### Viewpoint Description

The image was taken from the junction of the two public rights of way as walkers enter/emerge from the canopy of the Ancient Woodland of Whitmoor Vale. A small number of recently completed dwellings within the Applegarth Vale development dominate the view with overhead power lines stretching across the image. The protected beech woodland and low ridge line within the open field in the fore and mid-ground restrict clear views towards the site.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> The majority of site activity would be screened by intervening vegetation such as the Beech wood. The site also sits behind the ridge line which runs across the open paddock within the image. It is anticipated that the upper parts of any tall machinery such as cranes or pile drivers operating on the site may be visible during winter months.</p>	Medium	Low Adverse	Slight Adverse
<p><b>Year 1:</b> It is anticipated that the ridge line of the Retail building may be discernible through the trees within the beech woodland during winter months.</p>	Medium	Negligible	Neutral
<p><b>Year 15:</b> Boundary planting along the northern boundary will have matured and will screen any potential view of the building through the woodland block from this location without altering the view.</p>	Medium	Low Beneficial	Slight Beneficial

**FIGURE 13**  
Viewpoint 3



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291-Figure 13	NTS	A3

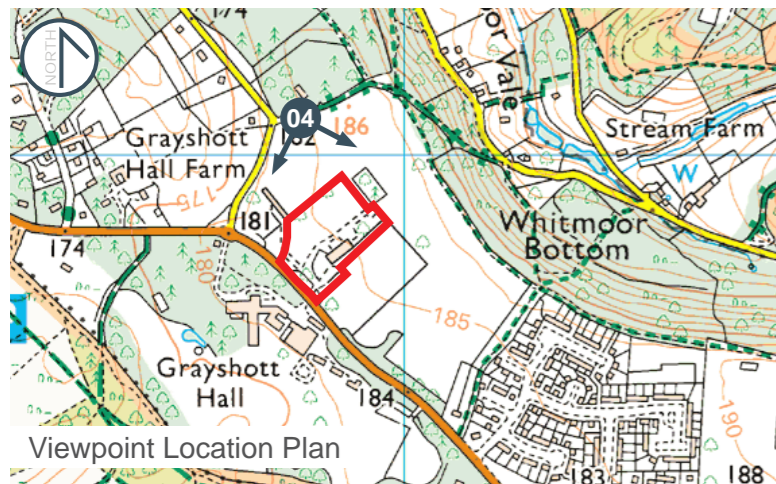


04 View facing south-east from FP13 / Boscobel access

Location	Public Right of Way FP13 / Boscobel access track
Elevation	185m AOD
Distance	145m
Bearing to Site	North
Date of View	24 November 2020
Receptor Type	Recreational Users

#### Viewpoint Description

The track runs from Hammer Lane into the Ancient Woodland of Whitmoor Vale and also serves as access to the Boscobel property and as a public right of way. The viewpoint image was taken from a single field gate opening in the track-side vegetation. The former golf driving range and associated building (now church) are in the mid-ground with the farm buildings visible towards the rear of the image through the site's boundary vegetation.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> There will be views of construction equipment, plant movement and portacabins during winter months. Boundary vegetation when in leaf will provide screening with only taller machinery clearly visible.</p>	Medium	Low Adverse	Slight Adverse
<p><b>Year 1:</b> The existing mature boundary vegetation is to be retained. However, as the viewpoint image highlights, the current farm buildings are partially visible from this location during winter months. It is anticipated therefore that elements of all three proposed buildings will be visible from this location during the winter. The Retail and Restaurant buildings will recede into the background but with the greenhouse likely to remain prominent.</p>	Medium	Low Beneficial	Slight Beneficial
<p><b>Year 15:</b> There is a lack of tree planting proposed within the Market Garden to optimise the available sunlight for vegetable production. The retained woodland boundary will continue to effectively screen the site from view during summer months and planting along the proposed bund within the natural play area will have matured but with little effect when seen from this viewpoint.</p>	Medium	Low Beneficial	Slight Beneficial

**FIGURE 14**  
Viewpoint 4



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291-Figure 14	NTS	A3

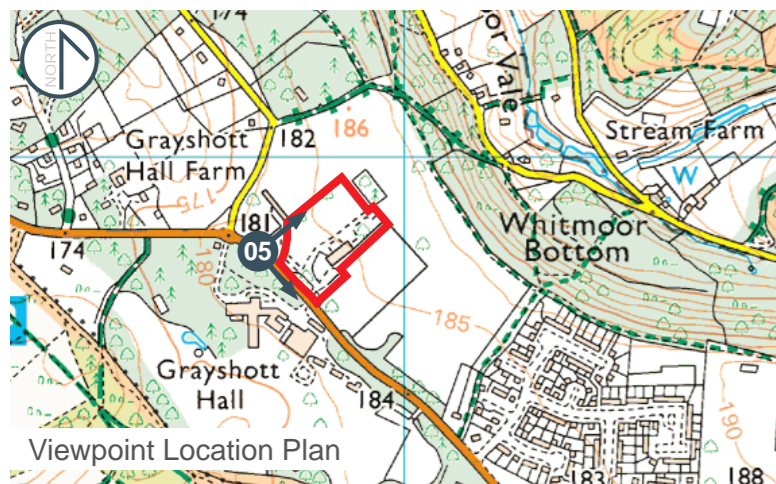


05 View facing north-east from Headley Road

Location	Headley Road (B3002) eastbound
Elevation	182m AOD
Distance	10m
Bearing to Site	South-West
Date of View	24 November 2020
Receptor Type	Road User

### Viewpoint Description

The image represents the view experienced by road users and pedestrians travelling along Headley Road. The trees along the roadside are unmanaged a young, feathered specimens with lower stem growth providing some screening. However, views across the site are available with properties along Beechen Row clearly visible in the mid-ground. The current Farm buildings are partially filtered by intervening vegetation.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> Views of construction equipment, plant movement and portacabins will all be possible (particularly during winter months) across the extents of the viewpoint image. The Headley Road boundary vegetation will provide limited screening even when in leaf. It is understood that the approved Plymouth Brethren access proposals don't include the requirement for any tree removal in this location.</p>	Low	Medium Adverse	Slight Adverse
<p><b>Year 1:</b> It is anticipated that the proposed bund (1.5-2m high) along the eastern boundary will restricted views into and across the Market Garden towards the Greenhouse. Hedge planting around the informal car parking area will likely be planted as whip or transplants and at this point will not effectively screen views further into the site. As result, it is anticipated that both the Restaurant and Retail building will be visible from this viewpoint.</p>	Low	Low Beneficial	Slight Beneficial
<p><b>Year 15:</b> Hedging and intervening tree planting including that proposed along the bund will have matured and will both screen and filter views into the site. It is anticipated that the upper parts of both the restaurant and retail building will remain visible beneath the canopy of the Headley Road trees from this viewpoint but heavily filtered through established landscape proposals and retained mature trees.</p>	Low	Medium Beneficial	Slight Beneficial

**FIGURE 15**  
Viewpoint 5



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291-Figure 15	NTS	A3

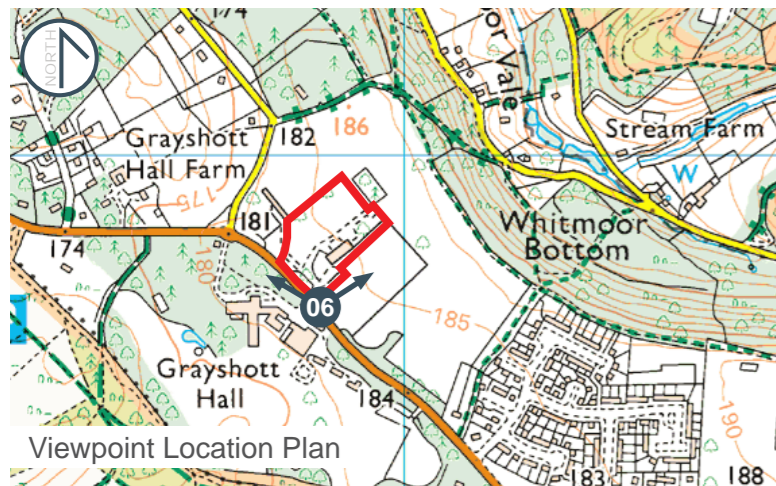


06 View facing north from Headley Road (B3002)

Location	Headley Road (westbound) opposite Tennyson Way junction
Elevation	182m AOD
Distance	15m
Bearing to Site	South
Date of View	24th November 2020
Receptor Type	Road User

**Viewpoint Description**

This is representative of the glimpsed view experienced by road users travelling west towards Headley Down. Headley Road (B3002) has a 40mph speed limit.



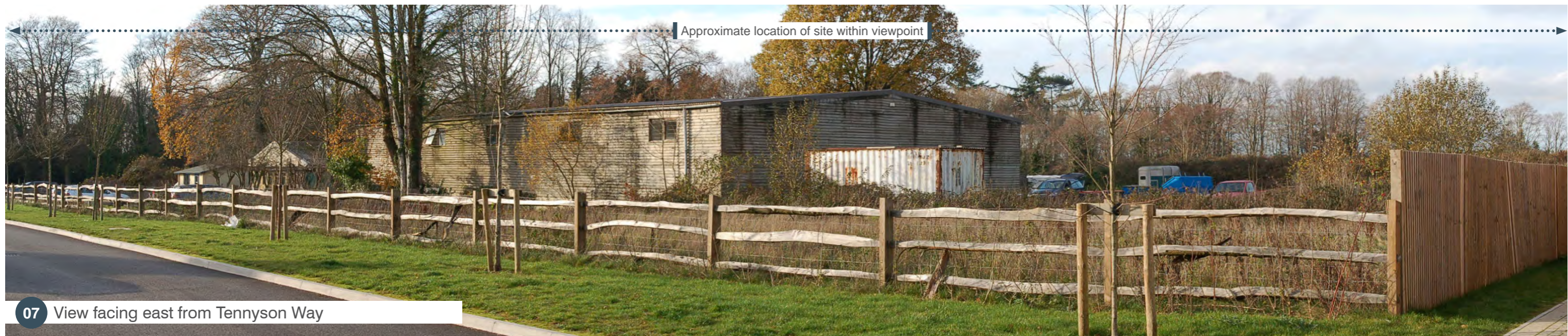
Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> Site hoarding, construction equipment, plant movement and portacabins will be visible from this location. Site traffic will be visible as vehicles enter and leave the site. It is anticipated that during the summer months the trees aligning Headley Road and the retained mature trees within the site will offer some partial screening of construction activity.</p>	Low	Medium Adverse	Slight Adverse
<p><b>Year 1:</b> Proposed hedging within the car park and along the Tennyson Way boundary coupled with site wide tree planting proposals will not yet provide effective screening. It is anticipated that the southern elevation of the Retail building will be a prominent feature from this viewpoint with the remainder of the building partially visible from the road.</p>	Low	Low Beneficial	Slight Beneficial
<p><b>Year 15:</b> Planting proposals will have matured and combined with the retained tree planting will provide partial screening and filtered views of the building. It is anticipated the building will remain visible from Headley Road to some extent either between the hedge and tree canopy along Tennyson Way or through filtered views created by the planting proposals.</p>	Low	Medium Beneficial	Slight Beneficial

**FIGURE 16**  
Viewpoint 6



Applegarth Farm, Grayshott, Hindhead  
Landscape and Visual Impact Appraisal

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291-Figure 16	NTS	A3

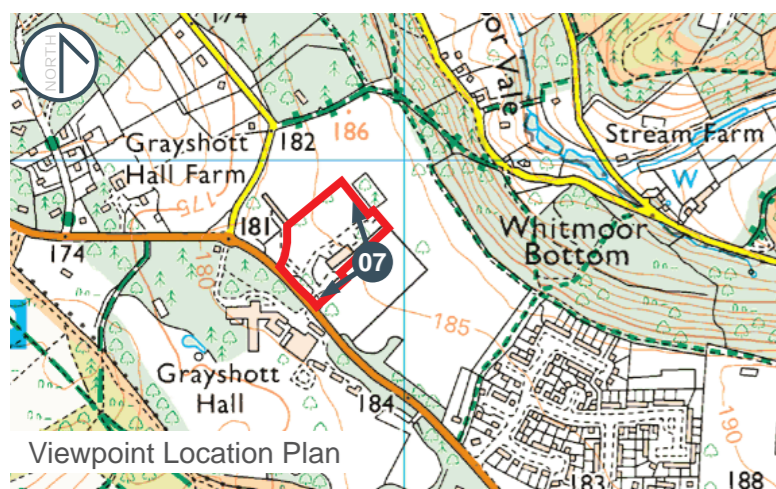


07 View facing east from Tennyson Way

Location	Tennyson Way which runs parallel with the site boundary and serves as the primary access for the Applegarth Vale development
Elevation	185m AOD
Distance	5m
Bearing to Site	East
Date of View	24th November 2020
Receptor Type	Residential

**Viewpoint Description**

This view is experienced by road users and pedestrians using Tennyson Way. It is also representative of the view experienced by a small number of properties along Tennyson Way and views from second floor rear windows of the properties along Beechen Row.



Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
<p><b>Construction:</b> Site hoarding, views of construction equipment, plant movement and portacabins will be possible from this location. Site traffic would also be visible entering or leaving the site further down Tennyson Way towards Headley Road. Existing tree planting along the roadside will not provide sufficient screening form development for the receptors due to its maturity.</p>	High	Medium Adverse	Moderate Adverse
<p><b>Year 1:</b> The eastern facade of the Retail building will stretch across most of the panorama image that represents this viewpoint. In doing so it will screen the Restaurant and Greenhouse from view. Landscape proposals including the boundary planting along Tennyson Way as well as the trees present in the viewpoint image will lack the maturity required to soften and screen the building from this location. However, the construction of the new buildings is anticipated to be a positive intervention, with a higher quality building and well-maintained landscape having a positive effect on the visual amenity.</p>	High	Low Beneficial	Slight Beneficial
<p><b>Year 15:</b> Boundary vegetation will of matured and provide some screening to prevent open unfiltered views of the Retail building for the small number of residential receptors that overlook the site in this location. Views of the building will remain between the boundary hedge and tree canopy.</p>	High	Medium Beneficial	Moderate Beneficial

**FIGURE 17**  
Viewpoint 7



Applegarth Farm, Grayshott, Hindhead  
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291-Figure 17	NTS	A3





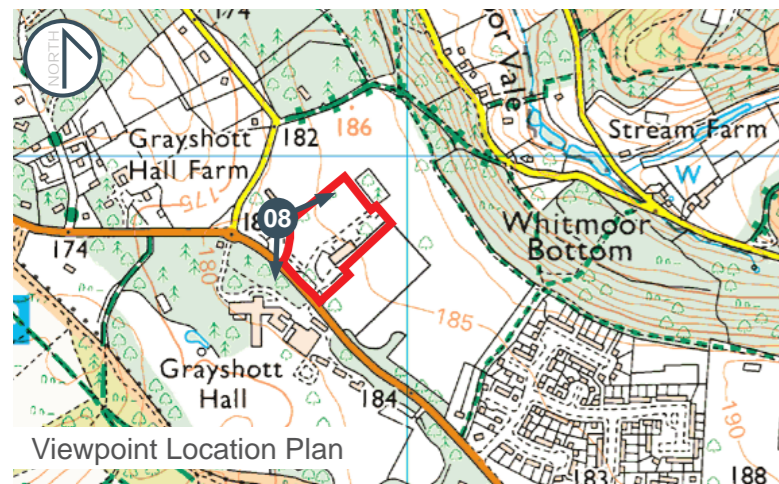
08 View facing north-east from Plymouth Brethren proposed access

Location	Proposed (approved) access road between Headley Road and Plymouth Brethren site
Elevation	182m AOD
Distance	0m
Bearing to Site	West
Date of View	24 November 2020
Receptor Type	Road Users

**Viewpoint Description**

The image was taken from the location of the proposed church access road which has been pegged out along boundary between the Farm site and land within Plymouth Brethren ownership. The proposed access and road alignment forms part of the Change of Use Application for the former golf driving range (27202/035).

Description of View / Type of Effect	Sensitivity to Change	Magnitude of Change	Effects of Change
Construction: Site hoarding, views of construction equipment, plant movement and portacabins will be prominent from this location.	Low	Medium Adverse	Slight Adverse
Year 1: A planted landscape bund is proposed along this section of the site boundary which will prevent views from the proposed access road into the site. It is anticipated that there will be some partial views into the site where the bund slopes back to ground level. These are likely to be towards the north over the Market Garden. Users of the church building will experience views into the site through the retained boundary vegetation which will form a partial screen during summer months.	Low	Low Adverse	Slight Adverse
Year 15: It is anticipated that the planting on the bund will of established by year 15 and provide full screen preventing views form the Plymouth Brethren site into the Farm development.	Low	Negligible	Nuetral



**FIGURE 18**  
Viewpoint 8



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Landscape and Visual Impact Appraisal

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SDJ	TBR	Feb 21
job/FIG no.	scale	paper size
291-Figure 18	NTS	A3