

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND AT WYNCHMOOR, PURSERS LANE, PEASLAKE

DPLC/391/LVIA

3 OCTOBER 2023



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Overview

- 1 This Landscape and Visual Impact Assessment assesses the anticipated effects likely to arise from a development proposal for a replacement dwelling at Wynchmoor on Pursers Lane, Peaslake, following the guidelines published by the Landscape Institute and Institute of Environmental Management and Assessment.
- 2 The assessment has been carried out by David Parfitt MA MSc CMLI, a chartered landscape architect who specializes in the assessment of effects upon landscape character and visual amenity.
- 3 The LVIA considers the range of landscape and visual effects likely to occur and considers the scope for mitigation measures to reduce any significant adverse effects.

Summary of Effects upon Godalming to Sutton Abinger Open Greensand Hills LCA

- 4 The effects of the proposal upon the key characteristics of landscape character area are considered below.
Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.
- 5 There would be no change to underlying geology and landform arising from the proposal.
Predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area.
- 6 There would be no change to the pastoral, arable or wooded landscape. The proposal would not affect the diverse landcover.
Varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees.
- 7 The proposal would not affect the field pattern. The proposal includes repairs to hedgerows bounding the site. The effect is considered to be of *Low Significance* and *Beneficial*.
Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area.
- 8 The proposal would not affect the network of rural roads and lanes. The access onto the land and site boundary would remain unchanged.

Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.

- 9 The proposal would enhance the character of the moderate density settlement through the construction of the new dwelling of vernacular material that relates well to its landscape setting. The existing dwelling has been extended several times and has a dormer window serving a second storey. The proposal would be a single storey dwelling, consisting of locally source timber and stone, with a lower ridge height. The effect of the proposal upon this characteristic would be *Significant* and *Beneficial*.

Summary of Effects on the Natural Beauty of the Surrey Hills AONB / AGLV

- 10 The effects of the proposal upon the criteria for natural beauty are considered below.
Landscape quality, where natural or man-made landscape is good quality
- 11 The proposal would enhance the quality of the man-made landscape through the creation of areas of native wildflower meadow where there is currently managed grassland, and the repair of the hedgerow enclosing the proposal site. The effect of the proposal upon landscape quality would be *Significant* and *Beneficial*.
Scenic quality, such as striking coastal landforms
- 12 There would be a very localised enhancement of the appearance of the dwelling on the proposal site and this would be visible from the site entrance. Hedgerow repair would improve the appearance of the site from the road. The effect is considered to be of *Low Significance* and *Beneficial*.
Relative wildness, such as distance from housing or having few roads
- 13 The proposed development would not have an effect on relative wildness as the proposal is for a replacement dwelling on a site adjacent to other dwellings, which is well enclosed and consists of grassland with mature trees.
Relative tranquillity, where natural sounds, such as streams or birdsong are predominant
- 14 The proposed dwelling would be located in a position similar to the existing house. The site has a minor road passing it to the immediate west and south. Grassland within the site would be enhanced creating semi-natural habitat. Existing hedgerows and mature trees would be retained and hedgerow gaps repaired. The effect of the proposal upon relative tranquillity would be *Beneficial* and of *Low Significance*.

Natural heritage features, such as distinctive geology or species and habitat

- 15 The proposal would enhance the diversity of species of flora present through the creation of several areas of native wildflower meadow on existing managed grassland. The hedgerow repairs would improve habitat connectivity around the site. The effect is considered to be of *Low Significance* and *Beneficial*.

Cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland

- 16 The proposed dwelling would replace the existing house that has been extended and has a dormer window serving a second storey with a new bespoke dwelling. The proposed dwelling would be single storey and configured to benefit from the generous landscape setting of the site. The proposed dwelling would be constructed from locally sourced timber and stone and is considered to improve the standard of architecture on the site. Proposed hedgerow repair would enhance the setting of nearby listed buildings. The effect would be *Significant* and *Beneficial*.

Summary of Effects upon Visual Amenity

- 17 The proposed dwelling would be visible from the current driveway entrance on Pursers Lane (View 4). The existing gap in the hedgerow would be repaired enhancing visual amenity along Pursers Lane (View 14). The visual sensitivity of both receptor views is considered to be Medium as receptors would gain views briefly and the value of each view is considered to be Moderate.
- 18 The view gained from the driveway entrance would be enhanced as the existing dwelling would be replaced with a new dwelling of improved design and materiality, and lower ridge height.
- 19 The gap in the hedgerow would be planted with native transplants which would develop to enclose the garden in the short to medium term. The proposed dwelling would be visible in the short term as the hedgerow becomes established. The proposed hedgerow would improve the external appearance of the proposal site and enhance the visual amenity along the lane.
- 20 The magnitude of the changes is considered to be Minor and the effect is considered to be *Beneficial*. The significance of the effect upon the Medium sensitivity views would be of *Low Significance* and *Beneficial*.
- 21 There would be no effect on the wider site setting, including views from the direction of nearby listed buildings.

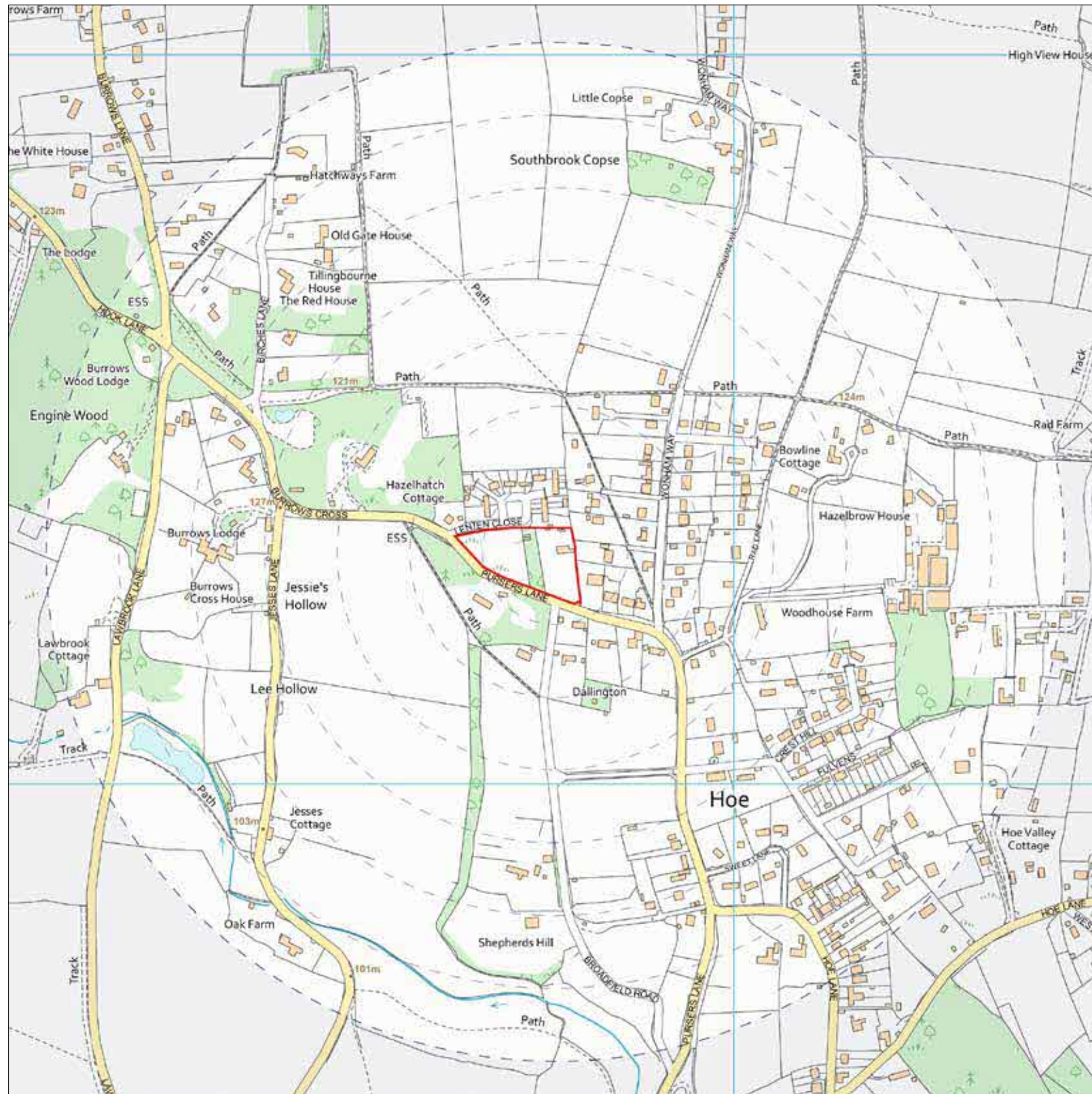
Conclusion

- 22 The effect of the proposal upon the key characteristics of landscape character is limited to enhancement of hedgerows and enhancement of moderate density settlement through the construction of the new dwelling of vernacular material that relates well to its landscape setting.
- 23 The proposal would enhance Natural Beauty within the Surrey Hills AONB. Several areas of native wildflower meadow would be created where there is currently managed grassland and hedgerows would be repaired.
- 24 The proposal would have a *Negligible* and *Beneficial* effect on landscape character and a *Beneficial* effect of *Low Significance* on the natural beauty of the AONB. The proposal would have an overall *Negligible* and *Beneficial* effect on Visual Amenity.
- 25 Primary mitigation is included within the proposal. There are no outstanding adverse effects and therefore no further mitigation is recommended.

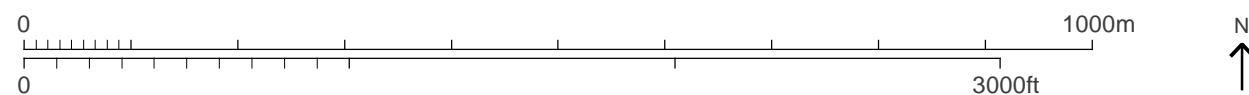
The Effect of the Proposal upon Green Belt

- 26 The proposal conforms with planning policy which allows for replacement dwellings in the Green Belt. In addition the proposal would not affect any of the five purposes of the Green Belt. The proposal would conserve openness and the setting of the village of Peaslake as evidenced by the assessment of effects upon landscape character, natural beauty and visual amenity.

Site Location





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Site Location and Study Area

- 27 The proposal site is located between Lenten Close and Pursers Lane and other dwellings in a location at the edge of the village of Peaslake. Dwellings on Lenten Close to the immediate north of the proposal site are predominantly semi-detached around a small green. To the east of the site Wonham Way is a private road with detached dwellings set in spacious gardens.
- 28 The proposal site consists of an area of improved grassland bounded by well established hedgerows to the south and west, and a line of mature conifers and other trees to the north and hedgerow and mature trees between the site and dwellings to the east.
- 29 To the west of the site there are smaller areas of woodland and canopy cover from trees in gardens. The Grade II listed dwelling of Hazelhatch is set in a formerly landscaped setting with a pond, with some heritage interest.
- 30 The wider site setting to the north of the proposal site consists of an open undulating rural landscape, with some scattered dwellings along lanes. To the south of Pursers Lane there are some smaller paddocks, wooded shaws and some larger arable fields.
- 31 The proposal site is located within the Surrey Hills Area of Outstanding Natural Beauty / Area of Great Landscape Value and Green Belt.
- 32 A study area of 700m radius will provide sufficient scope for assessment of effects of the proposal with.

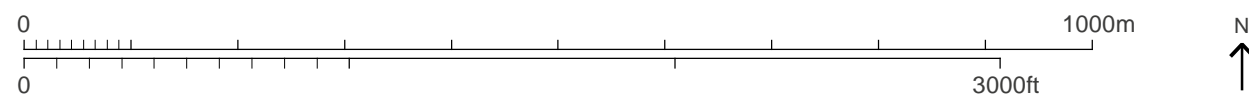
KEY

-  Site Boundary
-  Radii from Site centre at 100m intervals

Topography and Geology



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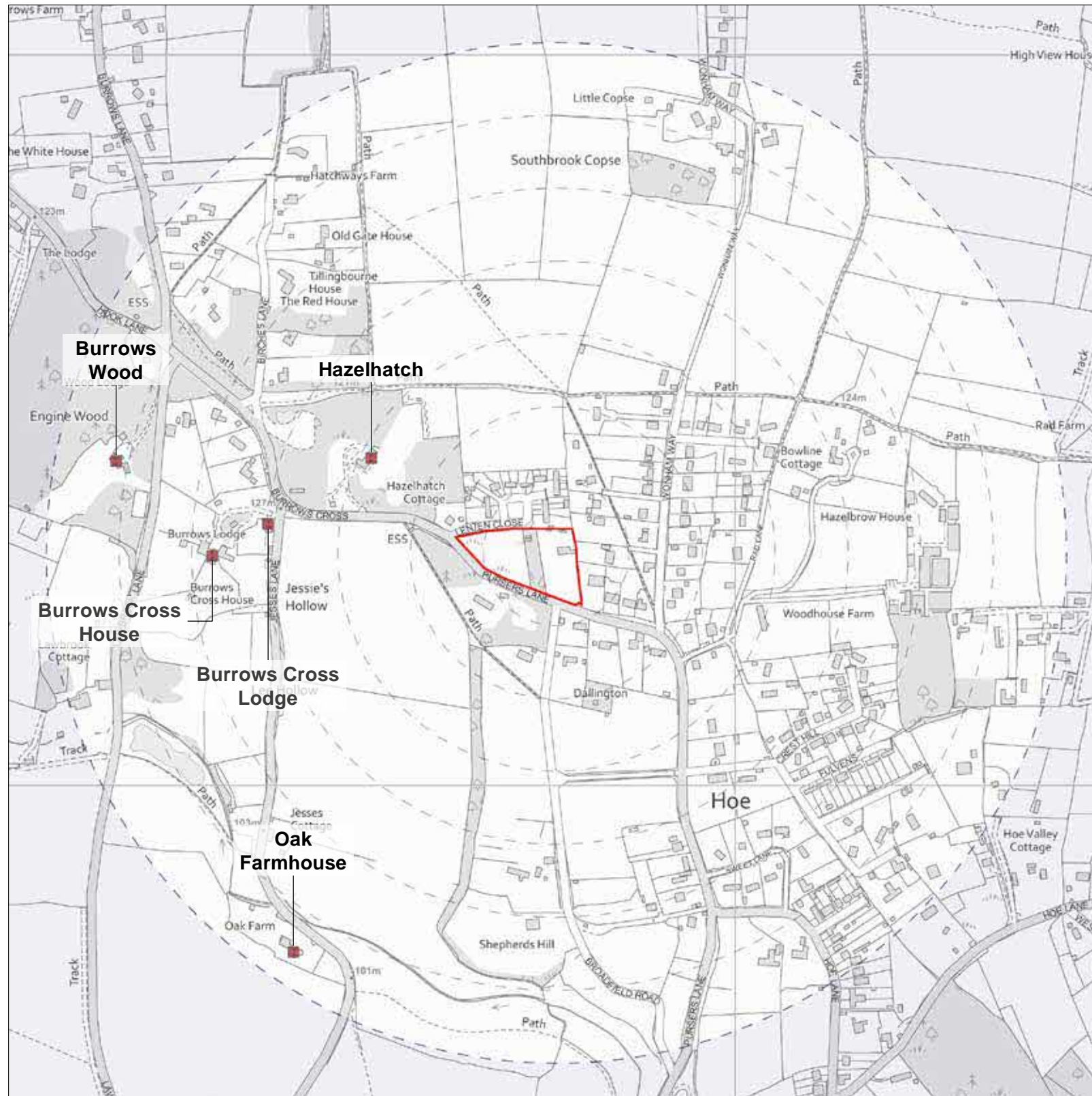


Topography and Geology

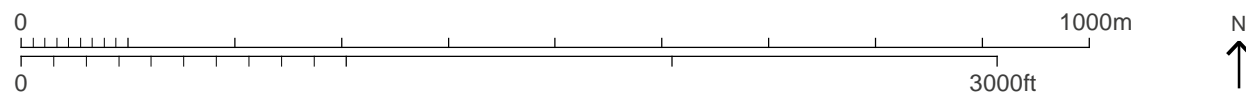
- 33 The proposal site is situated at an elevation of between 120m and 125m A.O.D. with an even gradient gently rising to the south east.
- 34 Land immediately around the proposal site is gently undulating. A short distance to the south west of the proposal site land descends markedly at a steep sided valley. To the north the greensand ridge is prominent, with a spot height of 156m A.O.D. located 700m due north of the proposal site.
- 35 The proposal site lies within the catchment of the Tillingbourne¹, which is within the wider operational catchment of the River Wey.
- 36 The underlying bedrock geology of the site comprises the Sandgate Formation (sandstone and mudstone). There are no overlying deposits.²

¹ <https://environment.data.gov.uk/catchment-planning/WaterBody/GB106039017840>
² British Geological Survey (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>)

Heritage Designations



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Heritage Designations

Listed Buildings

- 37 There are a total of five Grade II listed buildings within the study area. The nearest of these is Hazelhatch, located about 150m to the north west.
- 38 Hazelhatch was designed by Sir Edwin Lutyens around 1897. The gardens were originally set out by Gertrude Jekyll. The house consists of whitewashed brick below with tile hanging above under a large plain tiled roof. The house contains features typical of the noted architect such as irregular fenestration and very high first floor.
- 39 Burrows Cross House and Lodge are situated a little further west from the proposal site just beyond Jesses Lane, in a similar setting to Hazelhatch a sort distance to the north east. Burrows Cross House and the Lodge were designed in 1885 by Richard Norman Shaw. Burrows Cross House consists of red brick, with fishscale and patterned tile bands above and plain tiled hipped and half hipped roofs with moulded wooden bargeboards. The Lodge comprises red brick below with tile above and a plain tiled roof.
- 40 Burrows Wood was built between 1936 and 1939, being designed by architect Oliver Hill in a mixture of Vernacular Revival and Modernist styles. It is located away from the proposal site.

KEY

■ Grade II Listed Building

Priority Habitats



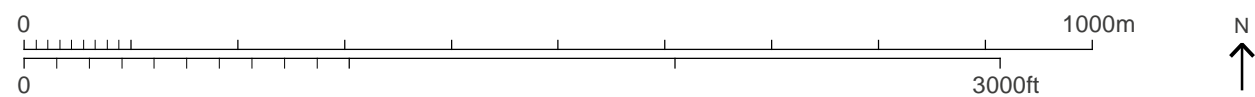
Priority Habitats

Deciduous Woodland

- 41 There are small fragmented areas of deciduous woodland to the west and immediate south of the proposal site some of which are ancient woodland. Where woodland is not ancient it consists of canopy cover that has developed within gardens.
- 42 A small area of traditional orchard habitat is located to the north of Hazelhatch Cottage just to the north west of the proposal site.
- 43 There are no priority habitats within the proposal site.

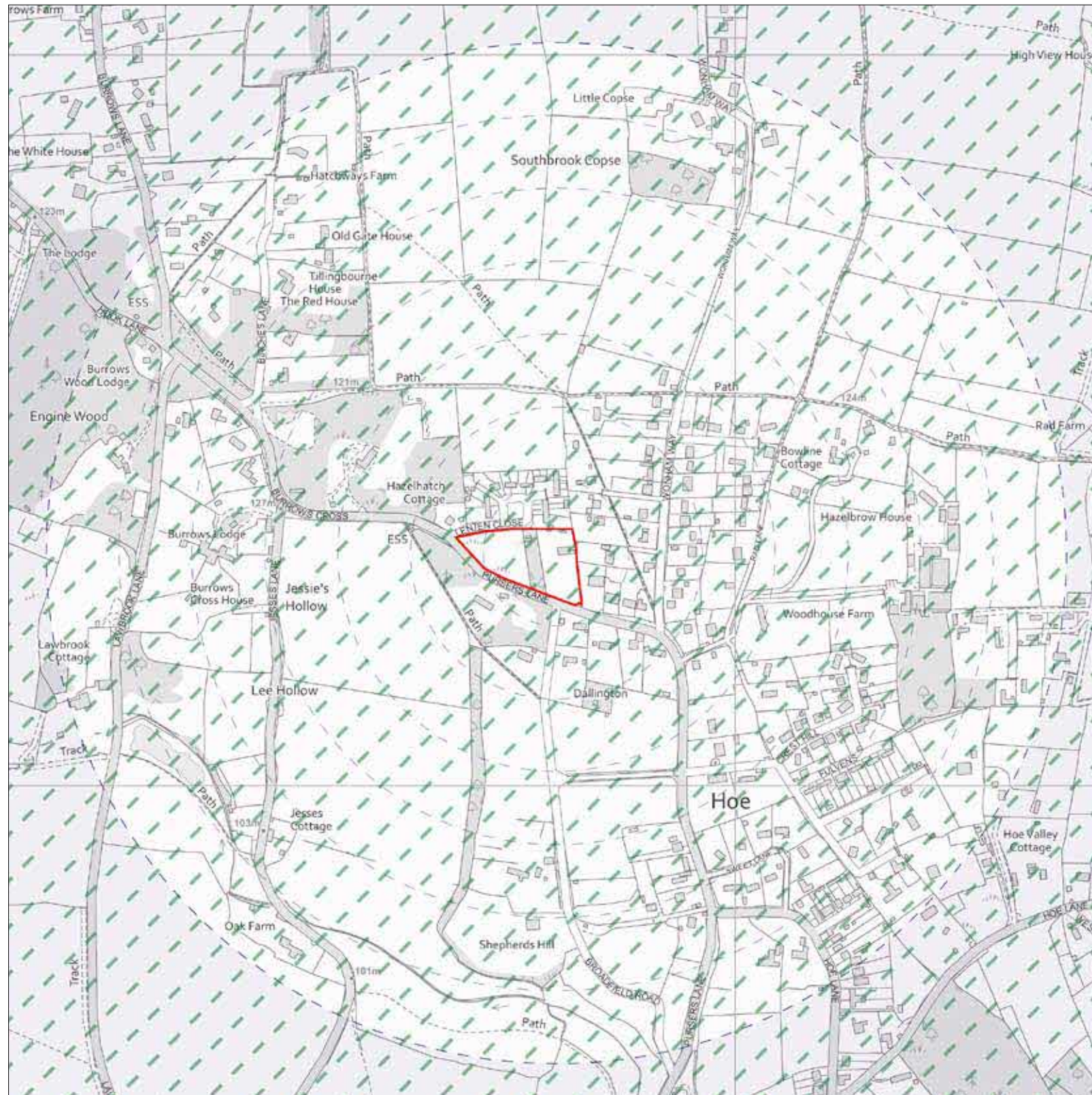
KEY

- Deciduous Woodland
- Traditional Orchard
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland

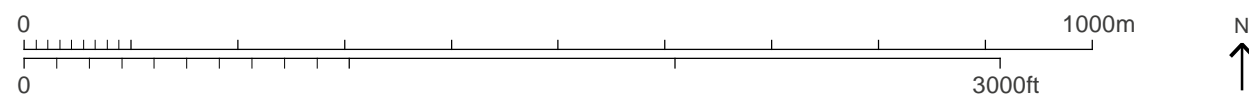


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Green Belt



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Green Belt

- 44 The proposal site is situated within the Green Belt.
- 45 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 46 The 5 purposes of Green Belt designation are:
 - To check the unrestricted sprawl of large built up areas.
 - To prevent neighbouring towns merging into one another.
 - To assist in safeguarding the countryside from encroachment.
 - To preserve the setting and special character of historic towns.
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.³
- 47 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt with the exception, inter alia, of:

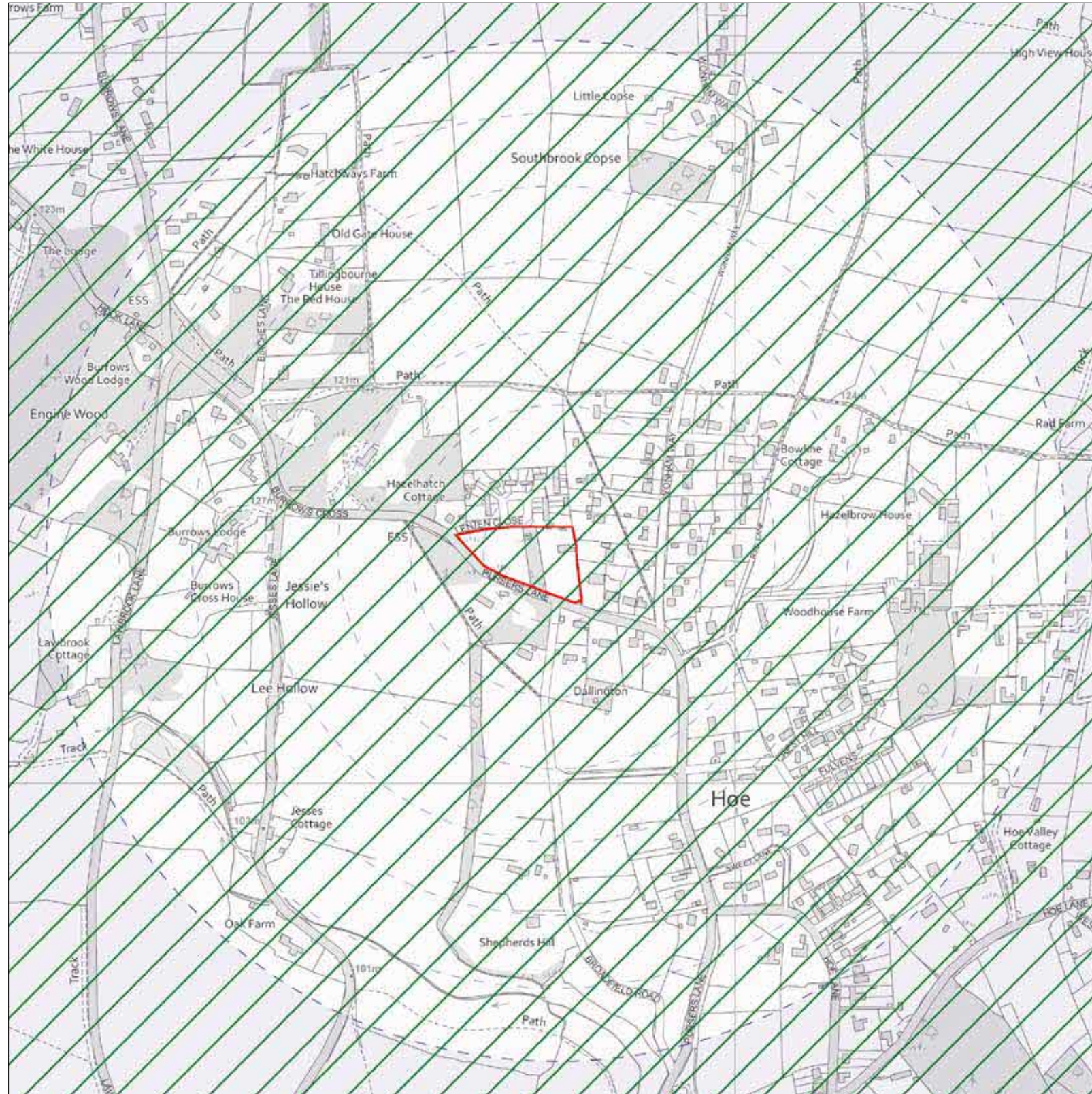
“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”

³ NPPF Para. 138 (MHCLG 2021)

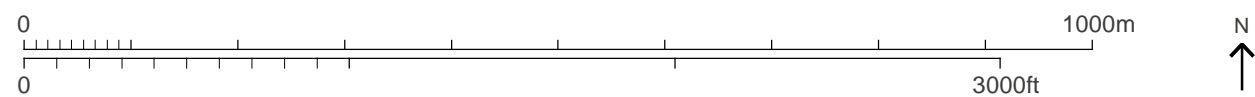
KEY

Green Belt

Surrey Hills AONB / AGLV



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Surrey Hills AONB / AGLV

- 48 The proposal site lies within the Surrey Hills Area of Outstanding Natural Beauty, which is synonymous with the Area of Great Landscape Value according to Policy P1 of the Guildford Local Plan.
- 49 The statutory purpose of the Area of Outstanding Natural Beauty designation is to conserve and enhance natural beauty in accordance with the Countryside and Rights of Way Act 2000⁴.
- 50 Natural England's 'natural beauty criterion' are a combination of the following factors⁵:
 - landscape quality, where natural or man-made landscape is good quality
 - scenic quality, such as striking coastal landforms
 - relative wildness, such as distance from housing or having few roads
 - relative tranquillity, where natural sounds, such as streams or birdsong are predominant
 - natural heritage features, such as distinctive geology or species and habitat
 - cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland

⁴ Section 82, CROW Act 2000
⁵ <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>

KEY

-  Surrey Hills AONB



51 The effect of the proposal on the above criteria will be considered in addition to the effects on landscape character in the assessment of effects.

52 The baseline sensitivity of the proposal site in relation to each natural beauty criterion is considered below:

Landscape quality, where natural or man-made landscape is good quality

53 There are good examples of well managed arable fields and attractive garden curtilages within the study area. The sensitivity of landscape quality within the study area is considered to be *High*.

Scenic quality, such as striking coastal landforms

54 The undulating landform, elevated ridges and steep sided valleys add to scenic beauty. The proposal site is located on land with a gentle even gradient with some marked topographical changes to the north and south of the study area. The sensitivity of scenic quality within the study area is considered to be *High*.

Relative wildness, such as distance from housing or having few roads

55 The study area around the proposal at Peaslake is fairly well settled within an intricate and cultivated domestic landscape. The sensitivity of wildness in the study area is considered to be *Medium*.

Relative tranquillity, where natural sounds, such as streams or birdsong are predominant

56 The study area is well settled with domestic landscape particularly around the proposal site. In the wider environs there is access to more natural and tranquil area along footpaths. The sensitivity of tranquillity is considered to be *High* within the study area.

Natural heritage features, such as distinctive geology or species and habitat

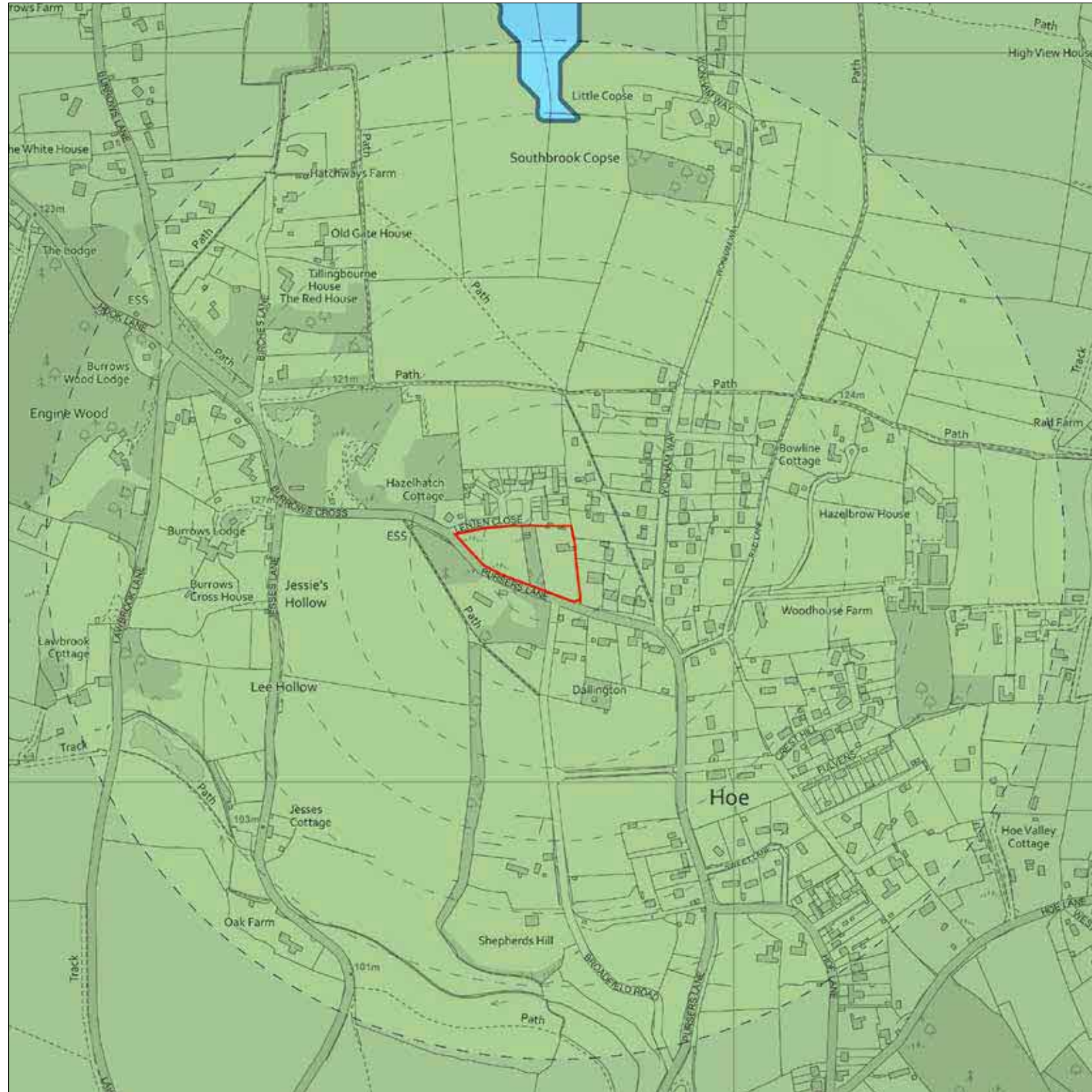
57 Geology is distinctive in the study area and there are dispersed areas of deciduous woodland, some of which is ancient within the study area. The landscape has a relatively high proportion of canopy cover with hedgerows and mature trees overshadowing lanes. The sensitivity of natural heritage features is considered to be *High* within the study area.

Cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland

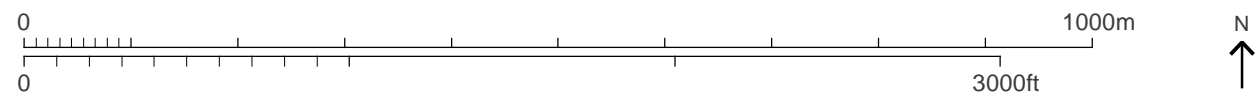
58 There are several Grade II listed buildings by notable architects within the study area. The settled landscape has a sense of

time depth and seclusion. The sensitivity of cultural heritage within the study area is considered to be *High*.

Surrey Landscape Character Assessment - Guildford Borough



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Landscape Character

- 59 The Surrey Landscape Character Assessment (HDA 2015) provides an assessment of landscape character within the study area.
- 60 The Open Greensand Hills Landscape Type stretches across the Surrey from east to west generally to the north of wooded greensand hills. Open farmland land cover marks the transition to the chalk landscapes to the north and wooded greensand hills to the south.
- 61 The proposal site is situated within the Godalming to Sutton Abinger Open Greensand Hills landscape character area (Refer to Appendix C). This character area is located within the Open Greensand Hills landscape character type.

Godalming to Sutton Abinger Open Greensand Hills LCA

- 62 The Godalming to Sutton Abinger Open Greensand Hills character area lies towards the centre of the County with boundaries based on the change in land cover to the wooded greensand hills to the south and in the change in topography to the Greensand Valley to the north. The majority of the character area is within the Surrey Hills AONB.



KEY

- Godalming to Sutton Abinger Open Greensand Hills
- Tillingbourne and Pipp Brook Greensand Valley

Key Characteristics of Godalming to Sutton Abinger Open Greensand Hills

63 The following characteristics are set out in the Surrey Landscape Character Assessment. The value, susceptibility and sensitivity of each characteristic in relation to the proposal site is appraised as follows.

Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.

64 The proposal site is underlain by the Sandgate Formation, there is no drift geology on the site. The landform within the study area is rolling with a distinct ridge rising in the north and a valley to the south. The site is fairly level and enclosed by mature trees and dwellings which separates it slightly from the wider rolling landscape.

65 The value of this characteristic is High and its susceptibility is Moderate. The sensitivity of the rolling landscape is considered to be *Medium to High*.

Predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area.

66 Land to the south of Pursers lane tends to be pastoral and land to the north of the site and Pursers lane is mainly arable. There are small areas of woodland to the west of the study area. There is a sense of a diverse landcover throughout the study area. The proposal site itself consists of improved grassland and mixed trees at the periphery.

67 The value of the characteristic is considered to be Moderate and of Moderate susceptibility. The sensitivity of the pastoral and diverse landscape is considered to be *Medium*.

Varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees.

68 There is a varied field pattern throughout the study area with hedgerows and hedgerow trees. This characteristic is considered to be of High value and Moderate susceptibility. The sensitivity of the varied field pattern is considered to be *Medium to High*.

A tributary of the Tillingbourne River runs through the centre of the area from east to west.

69 An incised valley lies to the south west of the proposal site and has a small water body within it which flows to the Tillingbourne. The proposal would not affect this characteristic and further assessment of effects upon it are scoped out of this assessment.

Open views across the central pastures to the unsettled wooded hills to the south and west. Albury Heath and Shere Heath are Open Access Land with areas of open heath and regenerated woodland.

70 There are open views within the study area, however the proposal would not affect these as the site setting is enclosed. Albury Heath and Shere Heath are located outside the study area. Effects upon this characteristic are therefore scoped out of this assessment.

Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area.

71 Burrows Cross / Pursers Lane passes the proposal site. Broadfield Road approaches the site from the south. The value of the network of rural roads and lanes in the study area is considered to be High and their susceptibility is considered to be Moderate. The sensitivity of rural roads and lanes within the study area is considered to be *Medium to High*.

Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.

72 A number of Grade II listed and other dwellings are set in gardens lining roads and lanes within the study area. A short distance to the west is Hazelhatch and Burrows Cross House and Lodge set in their respective grounds. The pattern of settlement and character and quality of dwellings is considered to be of High value and Moderate susceptibility. The sensitivity of this characteristic is therefore considered to be *Medium to High*.

Part of the grade II registered gardens at Albury Park are within the northern part of the character area. Albury Warren, Albury Heath and Kiln Rough are designated as a Site of Nature Conservation Interest with their broadleaved semi-natural woodland, mixed woodland and conifer plantations.

73 There are no registered gardens or Sites of Nature Conservation Interest within the study area. The assessment of effects upon this characteristic is scoped out of this study.

This is a rural landscape with open views to the unsettled wooded hills beyond.

74 The proposal site is enclosed by dwellings and mature trees. The proposal site is not visible as a part of the wider rural landscape. Effects upon this characteristic are therefore scoped out of this assessment.

Development Proposal

- 75 The development proposal (shown in Appendix B) consists of a replacement dwelling in two wings with a connecting section. The building would be constructed primarily from locally sourced timber and stone with a metal standing seam roof.
- 76 The proposed dwelling is located in a similar position to the existing house. The proposed roofline would be slightly lower and the footprint slightly larger. The driveway would follow the same line from Pursers Lane and a new garage would be configured which would be visible from the entrance.
- 77 The proposed dwelling has been arranged to look out over the garden curtilage to the west of the dwelling. The existing hedgerows and line of mature trees on the north boundary would be retained.
- 78 The landscape proposal accompanying the proposal consists of the creation of areas of native wildflower meadow in the existing managed grassland and the repair of the hedgerow.

Effects upon Key Characteristics of Godalming to Sutton Abinger Open Greensand Hills LCA

- 79 The effects of the proposal upon the key characteristics of landscape character area are considered below.
- Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel.*
- 80 There would be no change to underlying geology and landform arising from the proposal.
- Predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area.*
- 81 There would be no change to the pastoral, arable or wooded landscape. The proposal would not affect the diverse landcover.
- Varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees.*
- 82 The proposal would not affect the field pattern. The proposal includes repairs to hedgerows bounding the site. The effect would be Negligible and Beneficial. The effect is considered to be of *Low Significance* and *Beneficial*.
- Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area.*
- 83 The proposal would not affect the network of rural roads and lanes. The access onto the land and site boundary would

remain unchanged.

Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.

- 84 The proposal would enhance the character of the moderate density settlement through the construction of the new dwelling of vernacular material that relates well to its landscape setting. The existing dwelling has been extended several times and has a dormer window serving a second storey. The proposal would be a single storey dwelling, consisting of locally source timber and stone, with a lower ridge height. The effect of the proposal upon this characteristic is considered to be *Minor* and *Beneficial*. The effect would be *Significant* and *Beneficial*.

Effects on the Natural Beauty of the Surrey Hills AONB / AGLV

- 85 The effects of the proposal upon the criteria for natural beauty are considered below.
- Landscape quality, where natural or man-made landscape is good quality*
- 86 The proposal would enhance the quality of the man-made landscape through the creation of areas of native wildflower meadow where there is currently managed grassland, and the repair of the hedgerow enclosing the proposal site. The effect of the proposal upon landscape quality is considered to be of *Minor* magnitude and *Beneficial*. The effect would be *Significant* and *Beneficial*.
- Scenic quality, such as striking coastal landforms*
- 87 There would be a very localised enhancement of the appearance of the dwelling on the proposal site and this would be visible from the site entrance. Hedgerow repair would improve the appearance of the site from the road. The proposal would have a *Negligible* and *Beneficial* effect upon scenic quality. The effect is considered to be of *Low Significance* and *Beneficial*.
- Relative wildness, such as distance from housing or having few roads*
- 88 The proposed development would not have an effect on relative wildness as the proposal is for a replacement dwelling on a site adjacent to other dwellings, which is well enclosed and consists of grassland with mature trees.
- Relative tranquillity, where natural sounds, such as streams or birdsong are predominant*
- 89 The proposed dwelling would be located in a position similar to the existing house. The site has a minor road passing it to the immediate west and south. Grassland within the site would

be enhanced creating semi-natural habitat. Existing hedgerows and mature trees would be retained and hedgerow gaps repaired. There would be a *Negligible* and *Beneficial* effect on relative tranquillity arising from the proposal. The effect would be *Beneficial* and of *Low Significance*.

Natural heritage features, such as distinctive geology or species and habitat

- 90 The proposal would enhance the diversity of species of flora present through the creation of several areas of native wildflower meadow on existing managed grassland. The hedgerow repairs would improve habitat connectivity around the site. The proposal would have a *Negligible* and *Beneficial* effect on this element of natural beauty. The effect is considered to be of *Low Significance* and *Beneficial*.

Cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland

- 91 The proposed dwelling would replace the existing house that has been extended and has a dormer window serving a second storey with a new bespoke dwelling. The proposed dwelling would be single storey and configured to benefit from the generous landscape setting of the site. The proposed dwelling would be constructed from locally sourced timber and stone and is considered to improve the standard of architecture on the site. Proposed hedgerow repair would enhance the setting of nearby listed buildings. The proposal would have a *Minor Beneficial* effect upon cultural heritage. The effect would be *Significant* and *Beneficial*.

Effect of the Proposal upon Green Belt

- 92 The proposal conforms with planning policy which allows for replacement dwellings in the Green Belt. In addition the proposal would not affect any of the five purposes of the Green Belt. The proposal would conserve openness and the setting of the village of Peaslake as evidenced by the assessment of effects upon landscape character, natural beauty and visual amenity.

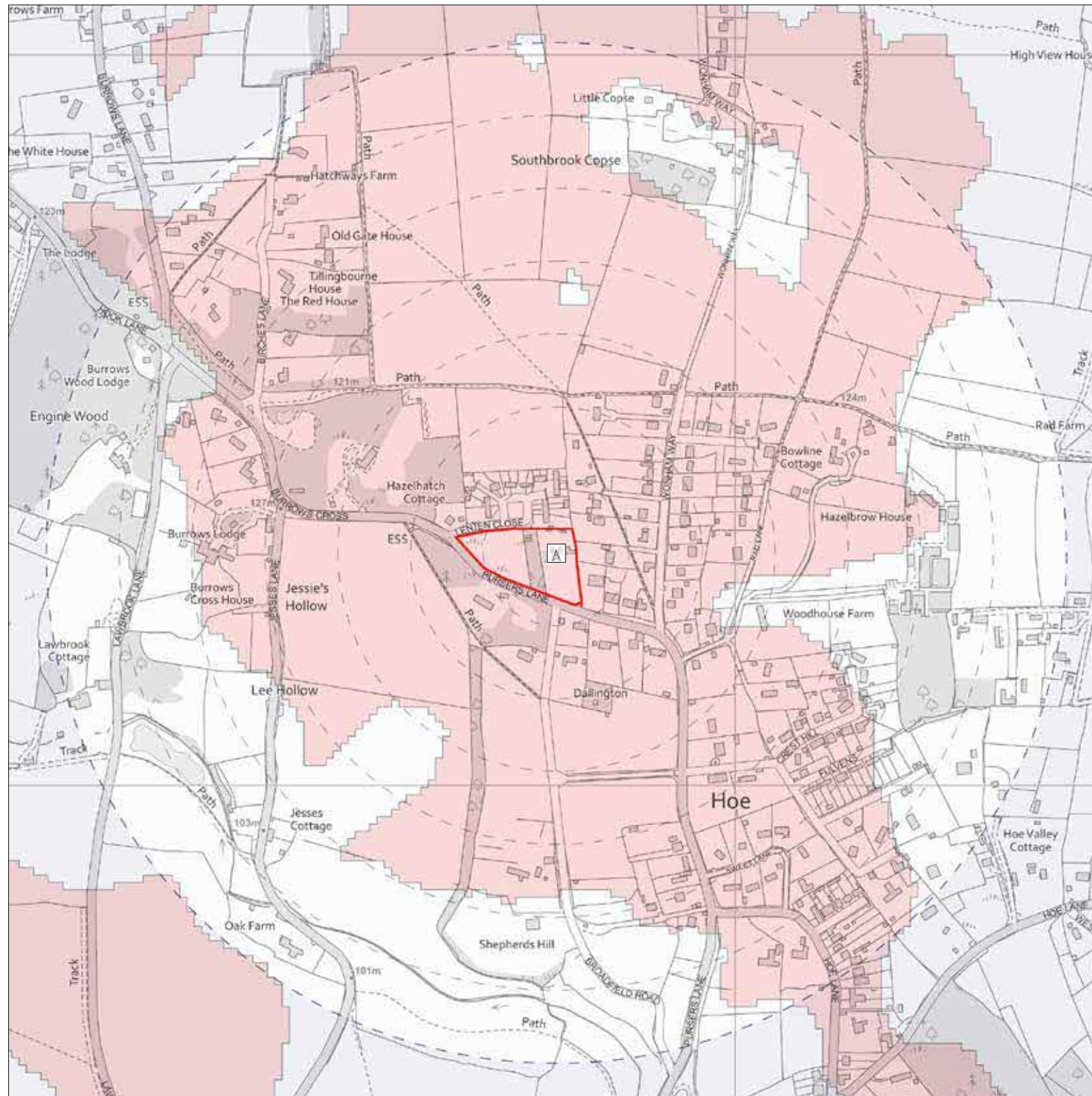
Anticipated Effects upon Godalming to Sutton Abinger Open Greensand Hills LCA

Key Characteristic of Godalming to Sutton Abinger Open Greensand Hills	Sensitivity	Description of Effect	Magnitude	Significance
Rolling landscape underlain by Folkestone, Hythe and Sandgate Formation Sandstones, with drift geology of Alluvial Clay, Silt, Sand and Gravel	Medium to High	There would be no change to underlying geology and landform arising from the proposal.	None	None
Predominantly pastoral landscape diversified by areas of mixed woodland, arable farmland, and remnant heathland, as well as paddocks and caravan parks in the western area	Medium	There would be no change to the pastoral, arable or wooded landscape. The proposal would not affect the diverse landcover.	None	None
Varied field pattern with a mix of semi-regular and medium to large regular fields bounded by hedgerows with some hedgerow trees	Medium to High	The proposal would not affect the field pattern. The proposal includes repairs to hedgerows bounding the site.	Negligible (Beneficial)	Low Significance (Beneficial)
Network of rural roads and lanes cross the area from north to south whilst the railway line cuts across the north western part of area	Medium to High	The proposal would not affect the network of rural roads and lanes. The access onto the land and site boundary would remain unchanged.	None	None
Moderate density settlement with scattered farmsteads plus late 19th and early 20th century houses set in gardens lining roads and lanes at Farley Green, Peaslake and Hoe.	Medium to High	The proposal would enhance the character of the moderate density settlement through the construction of the new dwelling of vernacular material that relates well to its landscape setting. The existing dwelling has been extended several times and has a dormer window serving a second storey. The proposal would be a single storey dwelling, consisting of locally source timber and stone, with a lower ridge height.	Minor (Beneficial)	Significant (Beneficial)

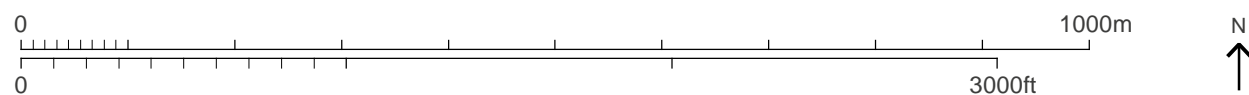
Anticipated Effects upon Natural Beauty of the Surrey Hills AONB

Natural Beauty Criteria	Sensitivity	Description of Effect	Magnitude	Significance
Landscape quality, where natural or man-made landscape is good quality	High	The proposal would enhance the quality of the man-made landscape through the creation of areas of native wildflower meadow where there is currently managed grassland, and the repair of the hedgerow enclosing the proposal site.	Minor (Beneficial)	Significant (Beneficial)
Scenic quality, such as striking coastal landforms	High	There would be a very localised enhancement of the appearance of the dwelling on the proposal site and this would be visible from the site entrance and through a gap in the hedgerow.	Negligible (Beneficial)	Low Significance (Beneficial)
Relative wildness, such as distance from housing or having few roads	Medium	The proposed development would not have an effect on relative wildness as the proposal is for a replacement dwelling on a site adjacent to other dwellings, which is well enclosed and consists of grassland with mature trees.	None	None
Relative tranquillity, where natural sounds, such as streams or birdsong are predominant	High	The proposed dwelling would be located in a position similar to the existing house. The site has a minor road passing it to the immediate west and south. Grassland within the site would be enhanced creating semi-natural habitat. Existing hedgerows and mature trees would be retained and hedgerow gaps repaired.	Negligible (Beneficial)	Low Significance (Beneficial)
Natural heritage features, such as distinctive geology or species and habitat	High	The proposal would enhance the diversity of species of flora present through the creation of several areas of native wildflower meadow on existing managed grassland. The hedgerow repairs would improve habitat connectivity around the site.	Negligible (Beneficial)	Low Significance (Beneficial)
Cultural heritage, which can include the built environment that makes the area unique, such as archaeological remains or historic parkland	High	The proposed dwelling would replace the existing house that has been extended and has a dormer window serving a second storey with a new bespoke dwelling. The proposed dwelling would be single storey and configured to benefit from the generous landscape setting of the site. The proposed dwelling would be constructed from locally sourced timber and stone and is considered to improve the standard of architecture on the site. Proposed hedgerow repair would enhance the setting of nearby listed buildings.	Minor (Beneficial)	Significant (Beneficial)

Zone of Theoretical Visibility






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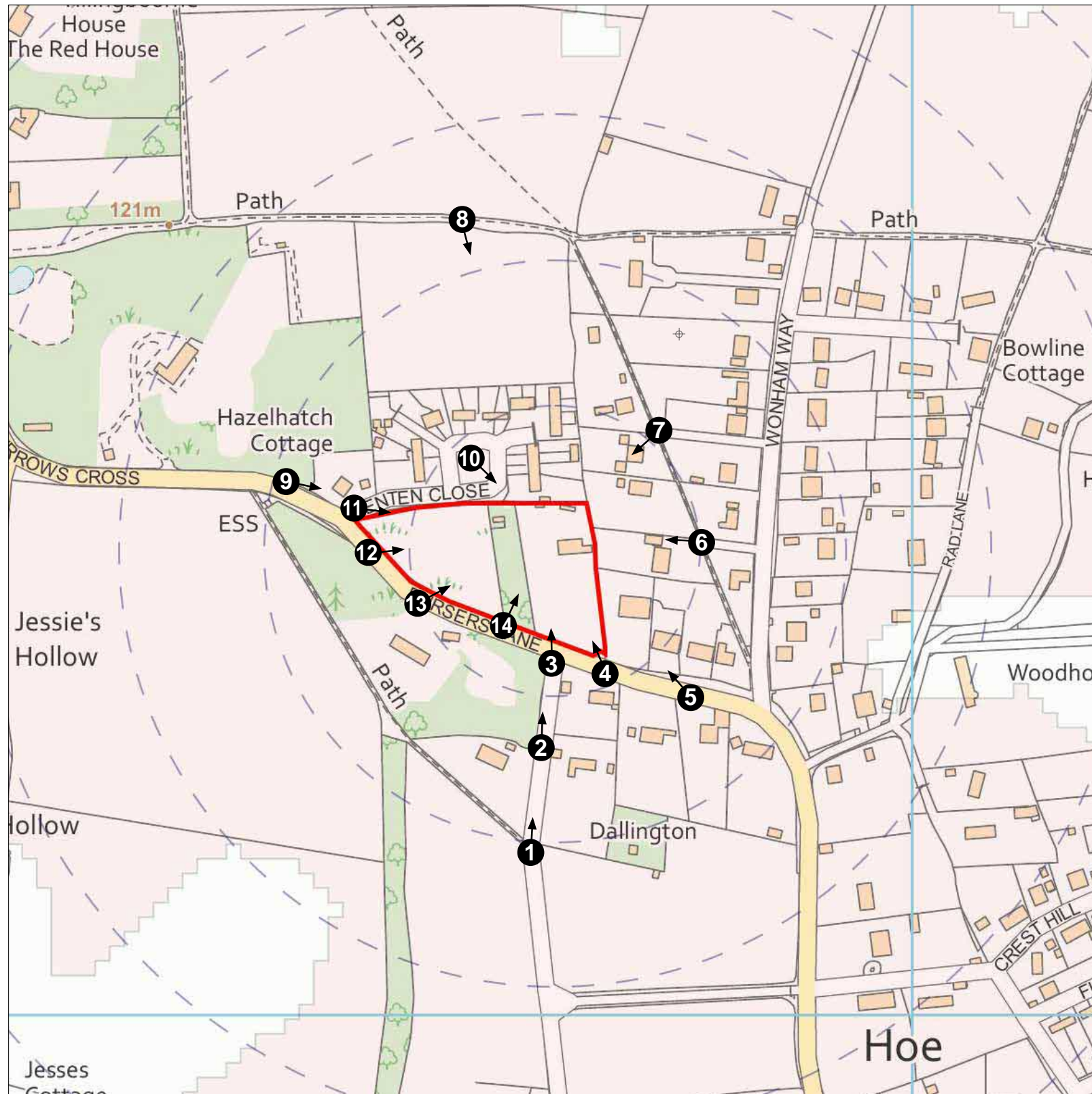
Zone of Theoretical Visibility

- 93 A theoretical analysis of the potential for visibility of the proposal was carried out using OS terrain data and a geographic information system.
- 94 The zone of theoretical visibility (ZTV) is established using topographical data with a theoretical mast of 8 metres, approximating to the height of the proposed dwelling at its proposed location within the site.
- 95 The ZTV shows the maximum anticipated extent of the location of visual receptors. There would be additional barriers to visibility which are not modelled in the study including woodland and trees, hedgerows, and buildings.
- 96 The ZTV provides a guide for field assessment when further examination of potential receptor views is carried out and representative viewpoints are selected.

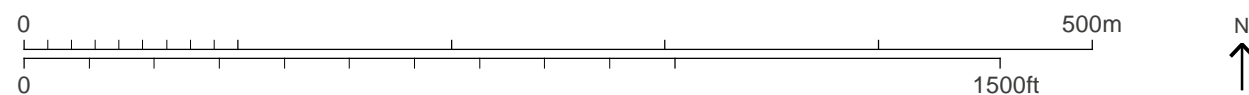
KEY

-  8m mast theoretically visible
-  Mast location
-  Radii at 100m intervals

Receptor Viewpoint Locations



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Receptor Viewpoint Locations

- 97 Viewpoints were selected to represent the experience of visual receptors from potentially susceptible locations within the Zone of Theoretical Visibility.
- 98 Assessment views were captured using a tripod mounted camera from a height of 1.5 metres to represent the approximate eye-height of a person.

Assessment of Views

- 99 The baseline sensitivity of each view is presented with a panoramic image gained from the receptor viewpoint. The susceptibility of the receptor and the value of the view are combined to determine the sensitivity of the view.
- 100 The magnitude of the anticipated effect is assessed and the resulting significance of effect immediately post-development is stated.
- 101 A summary of the sensitivity and effect of each view is listed on the table following the presentation of views.
- 102 The single frame view of the centre of each panorama is shown in Appendix A. The images in Appendix A can be held at arm's length to provide an indication of the actual viewing experience of visual receptors.

KEY

- n** Assessment Viewpoint
- Radii at 100m intervals

VIEW 1 - Broadfield Road



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 11.09.2023
 Time: 10:42
 Bearing: 4°
 Distance to Site Cen: 214m
 Viewpoint Elevation: 127m
 Camera Height: 1.5m
 Grid Reference: TQ 08736 46119

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/250
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

- Receptor Viewpoint
- Site Boundary

Receptor Susceptibility

This view is gained by pedestrians on a public footpath which crosses Broadfield Road at this point. Other receptors would be pedestrians and road users on Broadfield Road. The view would be gained for several moments. The susceptibility of the view is considered to be Moderate.

Features

Broadfield is lined with hedgerows with roofs of dwellings just visible between trees and other vegetation. The hedgerow bounding the site is visible at the end of the road. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

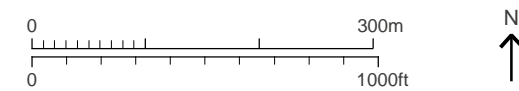
SENSITIVITY OF VIEW

		SENSITIVITY OF VIEW		
		MEDIUM	MEDIUM to HIGH	HIGH
SUSCEPTIBILITY	HIGH			
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

VIEW 1 - Broadfield Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:42
 Bearing: 4°
 Distance to Site Cen: 214m
 Viewpoint Elevation: 127m
 Camera Height: 1.5m
 Grid Reference: TQ 08736 46119

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/250
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

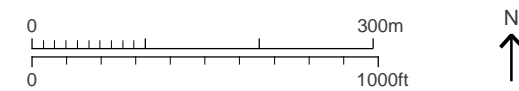
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 2 - Broadfield Road



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:46
 Bearing: 2°
 Distance to Site Cen: 143m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view is gained by pedestrians and road users on Broadfield Road. The view would be gained for a few moments. The susceptibility of the view is considered to be Moderate.

Features

Broadfield is lined with hedgerows and trees. Roofs of dwellings are just visible between trees and other vegetation. The hedgerow bounding the site is visible at the end of the road. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

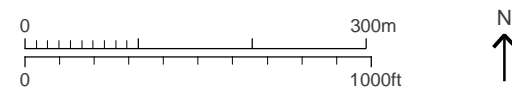
SENSITIVITY OF VIEW

	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
HIGH			
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
	VALUE		

VIEW 2 - Broadfield Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:46
 Bearing: 2°
 Distance to Site Cen: 143m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

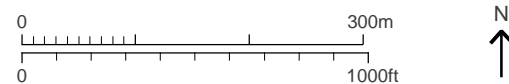
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 3 - Broadfield Road



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:48
 Bearing: 0°
 Distance to Site Cen: 88m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFOV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view would be gained momentarily by pedestrians and road users on Broadfield Road at its junction with Pursers Lane. Similar views would be gained on Purser Lane. The susceptibility of the view is considered to be *Low*.

Features

Pursers Lane is in the foreground. A non-native evergreen hedgerow limits the view. Tall trees are visible beyond the hedgerow. The value of the view is considered to be *Moderate*.

Sensitivity

The sensitivity of the view is assessed as *Low to Medium*.

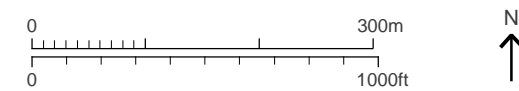
SENSITIVITY OF VIEW

	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
HIGH			
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
	VALUE		

VIEW 3 - Broadfield Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:48
 Bearing: 0°
 Distance to Site Cen: 88m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

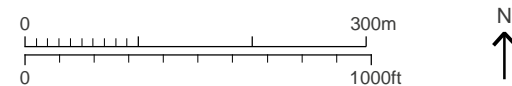
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 4 - Pursers Lane



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:58
 Bearing: 337°
 Distance to Site Cen: 99m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/640
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view would be gained momentarily by pedestrians and road users on Pursers Lane as receptors pass the entrance of the proposal site. The susceptibility of the view is considered to be *Moderate*.

Features

The existing dwelling is visible through the entrance. A non-native evergreen hedgerow lines the land with tall trees visible beyond. The value of the view is considered to be *Moderate*.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

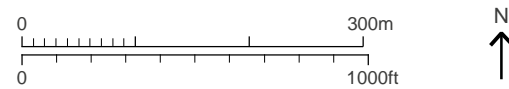
SENSITIVITY OF VIEW

	MEDIUM	MEDIUM to HIGH	HIGH
SUSCEPTIBILITY	MODERATE	LOW to MEDIUM	MEDIUM to HIGH
	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
			VALUE

VIEW 4 - Pursers Lane



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 10:58
 Bearing: 337°
 Distance to Site Cen: 99m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/640
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The existing dwelling would be replaced with a new single storey dwelling constructed from locally sourced timber and stone with a standing seam metal roof.

Magnitude of Effect

The magnitude of change is considered to be Minor and Beneficial as the proposal would enhance the materiality and design of built form on the site.

Significance of Effect

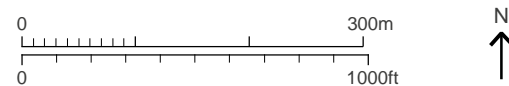
The effect on the view would be of *Low Significance* and *Beneficial*.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE (Beneficial)	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 5 - Pursers Lane



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:02
 Bearing: 318°
 Distance to Site Cen: 144m
 Viewpoint Elevation: 130m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view would be gained by road users on Pursers Lane who would gain the view fairly briefly. The susceptibility of the view is Moderate.

Features

The views consists of the frontages of residential dwellings with evergreen hedgerows and garden trees comprising most of the view from the road. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

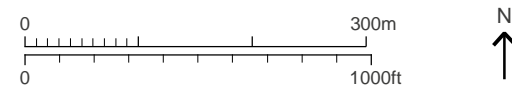
SENSITIVITY OF VIEW

	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
HIGH			
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
	VALUE		

VIEW 5 - Pursers Lane



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:02
 Bearing: 318°
 Distance to Site Cen: 144m
 Viewpoint Elevation: 130m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Evergreen hedgerows and trees obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

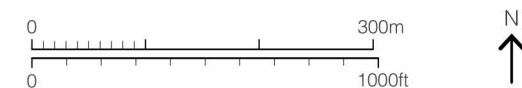
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 6 - Bridleway BW167



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:08
 Bearing: 273°
 Distance to Site Cen: 109m
 Viewpoint Elevation: 130m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

The view would be gained briefly by pedestrians using the public footpath. The susceptibility of the view is Low.

Features

The view consists of dwellings and their garden curtilages in the foreground. Mature trees can be seen beyond. The value of the view is considered to be Moderate.

Sensitivity

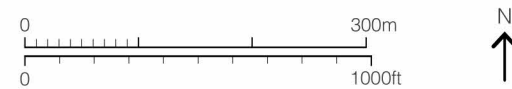
The sensitivity of the view is assessed as *Low to Medium*.

		SENSITIVITY OF VIEW		
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

VIEW 6 - Bridleway BW167



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:08
 Bearing: 273°
 Distance to Site Cen: 109m
 Viewpoint Elevation: 130m
 Camera Height: 1.5m
 Grid Reference: TQ 08745 46190

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and a dwelling obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
		LOW	MEDIUM	HIGH
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 7 - Bridleway BW167



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 11.09.2023
 Time: 11:11
 Bearing: 226°
 Distance to Site Cen: 110m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08830 46409

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

The view would be gained briefly by pedestrians using the public footpath. The susceptibility of the view is Low.

Features

The view consists of dwellings and their garden curtilages in the foreground. The value of the view is considered to be Low.

Sensitivity

The sensitivity of the view is assessed as *Low*.

SENSITIVITY OF VIEW

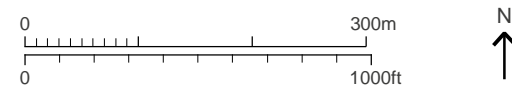
	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
HIGH			
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
	VALUE		

- Receptor Viewpoint
- Site Boundary

VIEW 7 - Bridleway BW167



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:11
 Bearing: 226°
 Distance to Site Cen: 110m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08830 46409

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and a dwelling obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

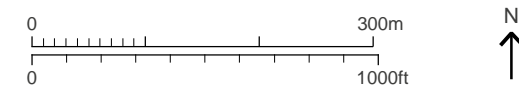
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
		LOW	MEDIUM	HIGH
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 8 - Bridleway BW160



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:20
 Bearing: 165°
 Distance to Site Cen: 221m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08695 46546

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/640
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

The view would be gained by pedestrians using the bridleway though a gap in the hedgerow. The susceptibility of the view is Moderate.

Features

The views consists of an open area of rough grassland with ruderal vegetation at its periphery. Dwellings at Lenten Close can just be seen. Mature trees around the proposal site line the horizon. The value of the view is considered to be High.

Sensitivity

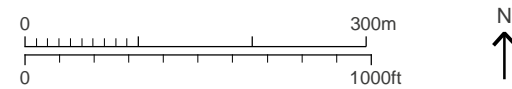
The sensitivity of the view is assessed as *Medium to High*.

		SENSITIVITY OF VIEW		
		MEDIUM	MEDIUM to HIGH	HIGH
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

VIEW 8 - Bridleway BW160



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:20
 Bearing: 165°
 Distance to Site Cen: 221m
 Viewpoint Elevation: 128m
 Camera Height: 1.5m
 Grid Reference: TQ 08695 46546

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/640
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and dwellings obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

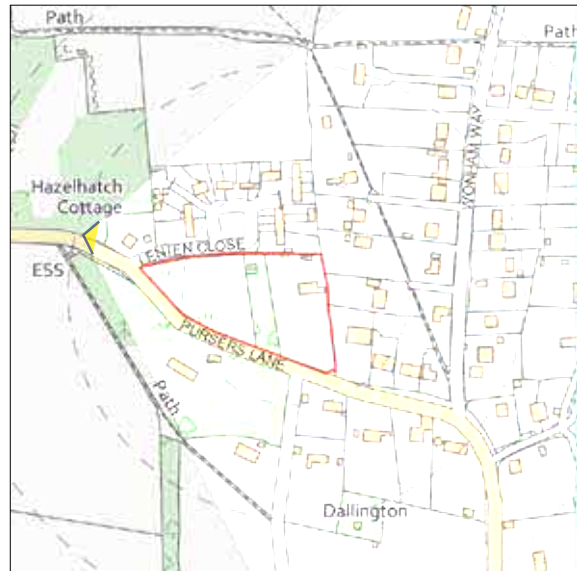
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 9 - Burrows Cross



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 11.09.2023
 Time: 11:46
 Bearing: 104°
 Distance to Site Cen: 185m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08571 46376

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/250
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view is gained from Burrows Cross. Receptors would be road users and pedestrians on the footpath who could gain the views for a few moments. The susceptibility of the view is considered to be Moderate.

Features



The view consists of hedgerows lining the lane with canopies of mature trees overshadowing. Part of a dwelling can just be seen to the left of the view. The view is gained from the setting of Hazelhatch Grade II listed building. The value of the view is considered to be High.

Sensitivity

The sensitivity of the view is assessed as *Medium to High*.

SENSITIVITY OF VIEW

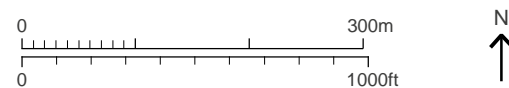
	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
SUSCEPTIBILITY	MODERATE	LOW to MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM
		LOW	MODERATE
	VALUE		

-  Receptor Viewpoint
-  Site Boundary

VIEW 9 - Burrows Cross



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:46
 Bearing: 104°
 Distance to Site Cen: 185m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08571 46376

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/250
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

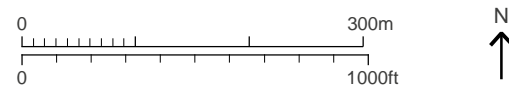
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 10 - Lenten Close



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:50
 Bearing: 137°
 Distance to Site Cen: 79m
 Viewpoint Elevation: 123m
 Camera Height: 1.5m
 Grid Reference: TQ 08697 46390

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

The views is gained from a small square green at Lenten Close. Receptors of the views would be residents of Lenten Close and their visitors. The views is unlikely to be viewed by other receptors as Lenten Close is a cul-de-sac. The susceptibility of the view is considered to be Moderate.

Features

The view is foreshortened by mature trees in the foreground. Hedgerows and garden curtilages are visible to the left of the view. The value of the view is considered to be Low.

Sensitivity

The sensitivity of the view is assessed as *Low to Medium*.

		SENSITIVITY OF VIEW		
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

VIEW 10 - Lenten Close



Panoramic Image: WIREFRAME PROPOSAL SHOWN



Viewpoint Data

Date: 11.09.2023
 Time: 11:50
 Bearing: 137°
 Distance to Site Cen: 79m
 Viewpoint Elevation: 123m
 Camera Height: 1.5m
 Grid Reference: TQ 08697 46390

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/500
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

- Receptor Viewpoint
- Site Boundary

VIEW 11 - Lenten Close



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 11.09.2023
 Time: 11:55
 Bearing: 100°
 Distance to Site Cen: 133m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08619 46354

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/200
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

The view is gained from Lenten Close, near to Burrows Cross. Receptors would be road users who would gain the view briefly. Susceptibility of the view is considered to be Low.

Features

The hedgerow and mature trees bounding the site can be seen in the foreground. Lenten Close can be seen to the left of the view. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Low to Medium*.

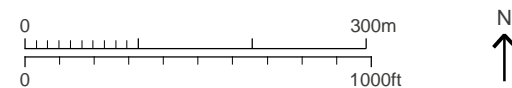
		SENSITIVITY OF VIEW		
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

- Receptor Viewpoint
- Site Boundary

VIEW 11 - Lenten Close



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:55
 Bearing: 100°
 Distance to Site Cen: 133m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08619 46354

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/200
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

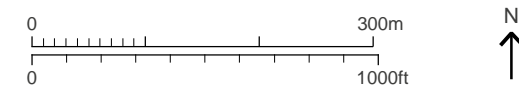
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
		LOW	MEDIUM	HIGH
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 12 - Pursers Lane



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:59
 Bearing: 84°
 Distance to Site Cen: 121m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08630 46319

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/200
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view is gained from Pursers Lane. Receptors would be road users and pedestrians on the footpath who could gain the views for a few moments. The susceptibility of the view is considered to be Moderate.

Features

The view consists of the hedgerow bounding the proposal site in the foreground, and other hedgerows around curtilages to the right of the view. Mature trees are visible beyond the hedgerows. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

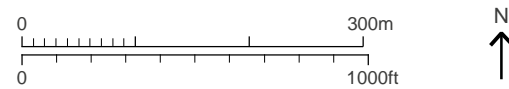
SENSITIVITY OF VIEW

	SENSITIVITY OF VIEW		
	MEDIUM	MEDIUM to HIGH	HIGH
HIGH			
MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
LOW	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
	VALUE		

VIEW 12 - Pursers Lane



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 11:59
 Bearing: 84°
 Distance to Site Cen: 121m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08630 46319

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/200
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. The hedgerow in the foreground obstructs views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

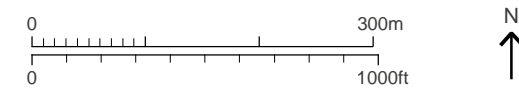
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 13 - Pursers Lane



Panoramic Image: EXISTING VIEW



- ▼ Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 12:01
 Bearing: 63°
 Distance to Site Cen: 98m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08663 46288

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view is gained from Pursers Lane. Receptors would be road users who could gain the views for a few moments. The susceptibility of the view is considered to be Moderate.

Features

The view consists of the hedgerow bounding the proposal site in the foreground and mature trees that are visible beyond. The value of the view is considered to be Moderate.

Sensitivity

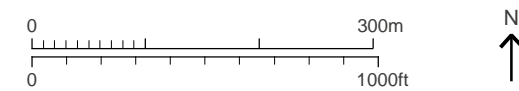
The sensitivity of the view is assessed as *Medium*.

		SENSITIVITY OF VIEW		
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
		VALUE		

VIEW 13 - Pursers Lane



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 12:01
 Bearing: 63°
 Distance to Site Cen: 98m
 Viewpoint Elevation: 125m
 Camera Height: 1.5m
 Grid Reference: TQ 08663 46288

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/400
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The proposed dwelling would not be visible. The hedgerow in the foreground obstructs views of the proposal.

Magnitude of Effect

There would be no effect on the view.

Significance of Effect

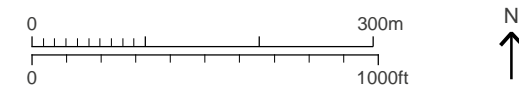
There would be no effect on the view.

		SIGNIFICANCE OF EFFECT		
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

VIEW 14 - Pursers Lane



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 12:04
 Bearing: 27°
 Distance to Site Cen: 70m
 Viewpoint Elevation: 127m
 Camera Height: 1.5m
 Grid Reference: TQ 08719 46269

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Receptor Susceptibility

This view is gained from the footpath on Pursers Lane through a gap in the hedgerow that encloses the proposal site. The view would be gained by pedestrians passing the hedgerow gap. Occupants of vehicles may not meaningfully experience the view. The susceptibility of the view is considered to be Moderate.

Features

The existing dwelling is visible situated in a grass area. A few small trees partially obstruct the view. The canopies of large trees are visible beyond the dwelling and its curtilage. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

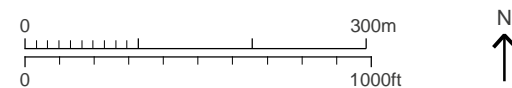
SENSITIVITY OF VIEW

	MEDIUM	MEDIUM to HIGH	HIGH
SUSCEPTIBILITY	MODERATE	LOW to MEDIUM	MEDIUM
	LOW	LOW to MEDIUM	MEDIUM
	LOW	MODERATE	HIGH
			VALUE

VIEW 14 - Pursers Lane



Panoramic Image: WIREFRAME PROPOSAL SHOWN



- Receptor Viewpoint
- Site Boundary

Viewpoint Data

Date: 11.09.2023
 Time: 12:04
 Bearing: 27°
 Distance to Site Cen: 70m
 Viewpoint Elevation: 127m
 Camera Height: 1.5m
 Grid Reference: TQ 08719 46269

Camera Settings

Device: Canon EOS 6D
 Lens: EF50mm f/1.4
 Aperture: f/22
 Exposure Time: 1/320
 Focal Length: 50mm
 ISO Speed: 2000

Image Information

HFoV: 104°
 Projection: Cylindrical

Anticipated Effect upon View

The gap in the hedgerow would be planted with native transplants which would develop to enclose the garden in the short to medium term. The proposed dwelling would be visible in the short term as the hedgerow becomes established.

Magnitude of Effect

The magnitude of change is considered to be Minor and Beneficial as the proposed hedgerow would improve the external appearance of the proposal site and enhance the visual amenity along the lane.

Significance of Effect

The effect on the view would be of *Low Significance* and *Beneficial*.

		SIGNIFICANCE OF EFFECT		
		LOW	MEDIUM	HIGH
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT (Neutral)
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE (Beneficial)	SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
		SENSITIVITY OF RECEPTOR		

Anticipated Effects upon Receptor Views

Reference Number	View Location	Dist. to Site Cen.	Sensitivity	Description of Effect	Magnitude	Significance
1	Broadfield Road	214m	Medium	The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.	None	None
2	Broadfield Road	143m	Medium	The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.	None	None
3	Broadfield Road	88m	Low to Medium	The proposed dwelling would not be visible. A non-native evergreen hedgerow obstructs views of the proposal.	None	None
4	Pursers Lane	99m	Medium	The existing dwelling would be replaced with a new single storey dwelling constructed from locally sourced timber and stone with a standing seam metal roof.	Minor (Beneficial)	Low Significance (Beneficial)
5	Pursers Lane	144m	Medium	The proposed dwelling would not be visible. Mature trees and a dwelling obstruct views of the proposal.	None	None
6	Bridleway BW167	109m	Low to Medium	The proposed dwelling would not be visible. Mature trees and a dwelling obstruct views of the proposal.	None	None
7	Bridleway BW167	110m	Low	The proposed dwelling would not be visible. Mature trees and a dwelling obstruct views of the proposal.	None	None
8	Bridleway BW160	221m	Medium to High	The proposed dwelling would not be visible. Mature trees and dwellings obstruct views of the proposal.	None	None
9	Burrows Cross	185m	Medium to High	The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.	None	None
10	Lenten Close	79m	Low to Medium	The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.	None	None
11	Lenten Close	133m	Medium to High	The proposed dwelling would not be visible. Mature trees and hedgerows obstruct views of the proposal.	None	None
12	Pursers Lane	121m	Medium	The proposed dwelling would not be visible. The hedgerow in the foreground obstructs views of the proposal.	None	None
13	Pursers Lane	98m	Medium	The proposed dwelling would not be visible. The hedgerow in the foreground obstructs views of the proposal.	None	None
14	Pursers Lane	70m	Medium	The gap in the hedgerow would be planted with native transplants which would develop to enclose the garden in the short to medium term. The proposed dwelling would be visible in the short term as the hedgerow becomes established. The proposed hedgerow would improve the external appearance of the proposal site and enhance the visual amenity along the lane.	Minor (Beneficial)	Low Significance (Beneficial)

Effects on Visual Receptors

- 103 The proposed dwelling would be visible from the current driveway entrance on Pursers Lane (View 4). The existing gap in the hedgerow would be repaired enhancing visual amenity along Pursers Lane (View 14). The visual sensitivity of both receptor views is considered to be Medium as receptors would gain views briefly and the value of each view is considered to be Moderate.
- 104 The view gained from the driveway entrance would be enhanced as the existing dwelling would be replaced with a new dwelling of improved design and materiality, and lower ridge height.
- 105 The gap in the hedgerow would be planted with native transplants which would develop to enclose the garden in the short to medium term. The proposed dwelling would be visible in the short term as the hedgerow becomes established. The proposed hedgerow would improve the external appearance of the proposal site and enhance the visual amenity along the lane.
- 106 The magnitude of the changes is considered to be Minor and the effect is considered to be Beneficial. The significance of the effect upon the Medium sensitivity views would be of *Low Significance* and *Beneficial*.
- 107 There would be no effect on the wider site setting, including views from the direction of nearby listed buildings.