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Weybridge Business Park

Appendices to Townscape and Visual Impact Assessment
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Appendix 1 Glossary

Cumulative effects. The additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.

Illustrative Viewpoint. A viewpoint chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

Landscape Character Areas These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Type. These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, and historical land use, and settlement pattern, and perceptual and aesthetic attributes.

Landscape effects. Effects on the landscape as a resource in its own right.

Landscape character. A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape quality (or condition). A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors. Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape value. The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect). A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term, in duration.

Mitigation. Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy identified effects).

Representative Viewpoint. A viewpoint selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ.

Sensitivity. A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Specific Viewpoint. A viewpoint because it is key and sometimes a promoted viewpoint within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations.

Susceptibility. The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Visual amenity. The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area.

Visual effect. Effects on specific views and on the general visual amenity experienced by people.

Visual receptor. Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Zone of Theoretical Visibility (ZTV). A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

Definitions from *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013

Appendix 2 References

1) The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013.
2) An Approach to Landscape Character Assessment, Natural England, 2014.
3) Special Report – The State of Environmental Impact Assessment Practice in the UK, Institute of Environmental Management and Assessment, 2011.
4) Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals.
5) Landscape Institute Technical Note 06/17 – Townscape Character Assessment.
6) Landscape Institute Technical Guidance Note 02/2019 Residential Visual amenity assessment.
7) Landscape Institute's Technical Guidance Notes 02-21: Assessing landscape value outside national designations.
8) European Landscape Convention, 2000.
9) Adopted Runnymede Borough Council 2030 Local Plan, 2020.
10) Runnymede Design Guide SPD (2021).
11) Natural England National Landscape Character Area Profiles, 2014.
12) Surrey Landscape Character Assessment (2015).
13) Draft Green and Blue Infrastructure (GBI) SPD (2021).
14) Trees, Woodland and Hedgerows SPD (2003).
15) Runnymede Borough Council Green Belt review (2014); and
16) Wey Navigation Conservation Area Designation Statement (2002).

Appendix 3 Methodology

Introduction

This appendix contains additional detail regarding the assessment methodology, supplementing the information provided within the TVIA text. This appendix sets out a standard approach – specific matters in terms of the scope of assessment, study area and modifications to the standard approach for this assessment are set out within the TVIA.

The methodology has the following key stages, which are described in more detail in subsequent sections, as follows:

- Baseline – includes the gathering of documented information; agreement of the scope of the assessment with the EIA co-ordinator and local planning authority; site visits and initial reports to the EIAA co-ordinator of issues that may need to be addressed within the design.
- Design – input into the design / review of initial design / layout / options and mitigation options.
- Assessment – includes an assessment of the landscape and visual effects of the scheme, requiring site based work and the completion of a full report and supporting graphics.
- Cumulative Assessment – assesses the effects of the proposal in combination with other developments, where required.

Baseline

The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:

- A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the site and surrounding areas.
- Agreement of the main study area radius with the local planning authority.
- A desk study of nationally and locally designated landscapes for the site and surrounding areas.
- A desk study of existing landscape character assessments and capacity and sensitivity studies for the site and surrounding areas.
- A desk study of historic landscape character assessments (where available) and other information sources required to gain an understanding of the contribution of heritage assets to the present day landscape.
- Collation and evaluation of other indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, references in art and literature.
- The identification of valued character types, landscape elements and features which may be affected by the proposal, including rare landscape types.

- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.
- Draft Zone of Theoretical Visibility (ZTV) studies to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected. The methodology used in the preparation of ZTV studies is described within Appendix 12.4.
- The identification of and agreement upon, through consultation, the scope of assessment for cumulative effects.
- The identification of and agreement upon, through consultation, the number and location of representative and specific viewpoints within the study area.
- The identification of the range of other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Site visits to become familiar with the site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.
- Input to the design process.

The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects (ref. GLVIA 3rd edition, 2013, para 3.19).

Design

The design and assessment stages are necessarily iterative, with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects are set out within the TVIA.

Assessment

The assessment of effects includes further desk and site based work, covering the following key activities:

- The preparation of a ZTV based on the finalised design for the development.
- An assessment, based on both desk study and site visits, of the sensitivity of receptors to the proposed development.
- An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the proposed development.
- An informed professional judgements as to whether each identified effect is positive, neutral or adverse.
- A clear description of the effects identified, with supporting information setting out the rationale for judgements.

- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA
- The production of photomontages from a selection of the agreed viewpoints showing the anticipated view following construction of the proposed development.

Site

The effect of physical changes to the site are assessed in terms of the effects on the landscape fabric.

Landscape and Townscape Character Considerations

The European Landscape Convention (2000) provides the following definition:

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

And notes also in Article 2 that landscape includes *"natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas".*

An Approach to Landscape Character Assessment (Natural England, 2014) defines landscape character as:

"a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse."

The susceptibility of landscape character areas is judged based on both the attributes of the receiving environment and the characteristics of the proposed development as discussed under 'susceptibility' within the methodology section of the LVIA. Thus, the key characteristics of the landscape character types/areas are considered, along with scale, openness, topography; the absence of, or presence, nature and patterns of development, settlement, landcover, the contribution of heritage assets and historic landscape elements and patterns, and land uses in forming the character. The condition of the receiving landscape, i.e. the intactness of the existing character will also be relevant in determining susceptibility. The likelihood of material effects on the landscape character areas can be judged based on the scale and layout of the proposal and how this relates to the characteristics of the receiving landscape.

The introduction of any development into a landscape adds a new feature which can affect the 'sense of place' in its near vicinity, but with distance, the existing characteristics reassert themselves.

The baseline is informed by desk study of published landscape character assessments and field survey. It is specifically noted within An Approach to Landscape Character Assessment (Natural England, 2014) that:

"Our landscapes have evolved over time and they will continue to evolve – change is a constant but outcomes vary. The management of change is essential to ensure that we achieve sustainable outcomes – social, environmental and economic. Decision makers need to understand the baseline and the implications of their decisions for that baseline."

At page 51 it describes the function of Key Characteristics in landscape assessment, as follows:

"*Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character*."

It follows from the above that in order to assess whether landscape character is significantly affected by a development, it should be determined how each of the key characteristics would be affected. The judgement of magnitude therefore reflects the degree to which the key characteristics and elements which form those characteristics will be altered by the proposals.

Landscape value - considerations

Paragraph 5.19 of GLVIA states that "*A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape- such as trees, buildings or hedgerows -may also have value. All need to be considered where relevant*."

Paragraph 5.20 of GLVIA indicates information which might indicate landscape value, including:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents for local landscape designations;
- Information on features such as Conservation Areas, listed buildings, historic or cultural sites;
- Art and literature, identifying value attached to particular areas or views; and
- Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

An assessment of landscape value is made based on the following factors outlined in Table 1 of the Landscape Institute's 'Technical Guidance Notes 02-21: Assessing landscape value outside national designations': natural heritage; cultural heritage; landscape condition; associations; distinctiveness; recreational; perceptual (scenic); perceptual (wildness and tranquillity); and functional.

In addition to the above list, consideration is given to any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than Community value.

Viewpoints and Visual Receptors - considerations

A wide variety of visual receptors can reasonably be anticipated to be affected by the proposed development. Within the baseline assessment, the ZTV study and site visits are used to determine which visual receptors are likely to be significantly affected and therefore merit detailed assessment. In line with guidance (GLVIA, 3rd Edition, 2013); both representative and specific viewpoints may be identified to inform the assessment. In general, the majority of viewpoints will be representative – representing the visual receptors at the distance and direction in which they are located and of the type(s) that would be present at that location. The representative viewpoints have generally been selected in locations where significant effects would be anticipated; though some may be selected outside of that zone – either to demonstrate the reduction of effects with distance; or to specifically ensure the representation of a particularly sensitive receptor.

- The types of visual receptors likely to be included with the assessment are:
- Users of walking routes or accessible landscapes including Public Rights of Way, National and Regional Trails and other long distance routes, Common Land, Open Access Land, permissive paths, land held in trust (e.g. Woodland Trust, National Trust) offering free public access, and other regularly used, permitted walking routes;
- Visitors to and residents of settlements;
- Visitors to specific valued viewpoints;
- Visitors to attractions or heritage assets for which landscape and views contribute to the experience; and
- Users of roads or identified scenic routes.

Visual receptors are grouped for assessment into areas which include all of the routes, public spaces and homes within that area. Groups are selected as follows:

- Based around settlements in order to describe effects on that that community – e.g. a settlement and routes radiating from that settlement; or
- An area of open countryside encompassing a number of routes, accessible spaces and individual dwellings; or
- An area of accessible landscape and the routes within and around it e.g. a country park; and
- such that effects within a single visual receptor group are similar enough to be readily described and assessed.

With the exception of specific viewpoints, each route, settlement or location will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore, effects are described in such a way as to identify where views towards the development are likely to arise and what the scale, duration and extent of those views are likely to be. In some cases, this will be further informed by a nearby viewpoint and in others it will be informed with reference to the ZTV, aerial photography and site visits. Each of these individual effects are then considered together in

order to reach a judgement of the effects on the visual receptors along that route, or in that place.

The representative viewpoints are used as 'samples' on which to base judgements of the scale of effects on visual receptors. The viewpoints represent multiple visual receptors, and duration and extent are judged when assessing impacts on the visual receptors.

For specific viewpoints (key and sometimes promoted viewpoints within the landscape), duration and extent are assessed, with extent reflecting the extent to which the development affects the valued qualities of the view from the specific viewpoint.

Visual Receptor Sensitivity – typical examples

	High	Medium	Low
National/International	1	4	8
Local/District	2	5	8
Community	3	6	9
Limited		7	10

1) Visitors to valued viewpoints or routes which people might visit purely to experience the view, e.g. promoted or well-known viewpoints, routes from which views that form part of the special qualities of a designated landscape can be well appreciated; key designed views; panoramic viewpoints marked on maps.
2) People in locations where they are likely to pause to appreciate the view, such as from local waypoints such as benches; or at key views to/from local landmarks. Visitors to local attractions, heritage assets or public parks where views are an important contributor to the experience, or key views into/out of Conservation Areas.
3) People in the streets around their home, or using public rights of way, navigable waterways or accessible open space (public parks, open access land).
4) Users of promoted scenic rail routes.
5) Users of promoted scenic local road routes.
6) Users of cycle routes, local roads and railways.
7) Outdoor workers.
8) Users of A-roads which are nationally or locally promoted scenic routes.
9) Users of sports facilities such as cricket grounds and golf courses.
10) Users of Motorways and A-roads; shoppers at retail parks, people at their (indoor) places of work.

Preparation and use of Visuals

The ZTVs are used to inform the field study assessment work, providing additional detail and accuracy to observations made on site. Photomontages may also be produced in order to assist readers of the assessment in visualising the proposals, but are not used in reaching judgements of effect. The preparation of the ZTVs (and photomontages where applicable) is informed by the Landscape Institute's Technical Guidance Note 06/19 'Visual Representation of development proposals' and SNH 'Visual Representation of Wind Farms Best Practice Guidance' (both the 2007 and 2017 editions).

The following points should be borne in mind in respect of the ZTV study:

- Areas shown as having potential visibility may have visibility of the development obscured by local features such as trees, hedgerows, embankments or buildings.

A detailed description of the methods by which ZTVs and visualisations are prepared is included in **Appendix 4**.

In addition to the main visualisations, illustrative views are used as appropriate to illustrate particular points made within the assessment. These are not prepared to the same standard as they simply depict existing views, character or features rather than forming the basis for visualisations.

Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development. A search area from the proposal site (typically of a similar scale to the study area) is agreed with the planning authority. For each of the identified cumulative schemes agreement is reached with the Planning Authority as to whether and how they should be included in the assessment.

Developments that are subject to a valid planning application are included where specific circumstances indicate there is potential for cumulative effects to occur, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

The cumulative assessment examines the same groups of landscape and visual receptors as the assessment for the main scheme, though different viewpoints may be used in order to better represent the likely range of effects arising from the combination of schemes. The assessment is informed by cumulative ZTVs as necessary, showing the extent of visual effects of the schemes in different colours to illustrate where visibility of more than one development is likely to arise. Cumulative wirelines or photomontages may also be prepared.

In addition, the effects on users of routes through the area, from which developments may be sequentially visible as one passes through the landscape are also considered, if appropriate. This assessment is based on the desk study of ZTVs and aerial photography, and site visits to travel along the routes being assessed.

In relation to landscape and visual cumulative assessment, it is important to note the following:

- For each assessed receptor, combined cumulative effects may be the same as for the application scheme, or greater (where the influence of multiple schemes would increase effects, or where schemes in planning other than the application scheme would have the predominant effects).
- For each assessed receptor, incremental cumulative effects may be the same as for the application scheme, or reduced (where the influence of other schemes in planning would be such that were they consented and considered to be part of the baseline, the

incremental change arising from the addition of the application scheme would be less).

- Subject to the distance and degree of intervening landform, vegetation and structures there may be no cumulative effects.

The way in which the assessment is described and presented is varied depending on the number and nature of scenarios which may arise. This variation is needed in order to convey to the reader the key points of each assessment. For example, the three different cumulative combinations that may arise for an assessment in which there are two existing undetermined applications each can be assessed individually. A situation in which there are 10 applications cannot reasonably be assessed in this way and the developments may need to be grouped for analysis.

Residential Amenity

Paragraph 6.17 of GLVIA, 3rd edition notes that:

"*In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties…. Effects of development in private property are frequently dealt with mainly through 'residential amenity assessments'. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment"*

The guidance also notes that:

"In respect of private views and visual amenity, it is widely known that, no one has 'a right to a view.' This includes situations where a residential property's outlook / visual amenity is judged to be 'significantly' affected by a proposed development, a matter which has been confirmed in a number of appeal / public inquiry decisions."

It is important to note:

"Judgements formed in respect of Residential Visual Amenity should not be confused with the judgement regarding Residential Amenity because the latter is a planning matter. Nor should the judgment therefore be seen as a 'test' with a simple 'pass' or 'fail'.

… The final judgement regarding effect on Residential Amenity … requires weighing all factors and likely effects (positive as well as negative) in the 'planning balance'."

The guidance notes that many appeal decisions in which residential visual amenity is considered relate to wind farms. Wind farms are unusually tall developments with a greater chance that they could have such an effect. Most forms of development are unlikely to cause effects of such a high magnitude to render a property an unattractive place in which to live unless in very close to the property and occupying a large proportion of views.

Residential properties closest to the site are viewed on site and from aerial photography to consider whether a residential amenity assessment is required. Where such an assessment

is required, it is provided as an appendix to the LVIA and in accordance with the guidance provided in LI TGN 02/2019.

Appendix 4 Visualisations and ZTV Studies

ZTV Studies

ZTV studies are prepared using the ESRI ArcGIS Viewshed routine. This creates a raster image that indicates the visibility (or not) of the points modelled. LDA Design undertake a ZTV study that is designed to include visual barriers from settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data). If significant deviations from these assumed heights are noted during site visits, for example young or felled areas of woodland, or recent changes to built form, the features concerned will be adjusted within the model or the adoption of a digital surface model will be used to obtain actual heights for these barriers. In this instance 2m resolution LiDAR data has been used to include buildings and vegetation in the ZTV model.

The model is also designed to take into account both the curvature of the earth and light refraction, informed by the SNH guidance. LDA Design undertake all ZTV studies with observer heights of 2m.

The ZTV analysis begins at 1m from the observation feature and will work outwards in a grid of the set resolution until it reaches the end of the terrain map for the project.

For all plan production LDA Design will produce a ZTV that has a base and overlay of the 1:50,000 Ordnance Survey Raster mapping or better. The ZTV will be reproduced at a suitable scale on an A3 template to encompass the study area.

Ground model accuracy

Depending on the project and level of detail required, different height datasets may be used. Below is listed the different data products and their specifications:

Product	Distance Between Points	Vertical RMSE Error
LiDAR	50cm – 2m	up to +/- 5cm
Photogrammetrically Derived Heights	2m – 5m	up to +/- 1.5m
Ordnance Survey OS terrain 5	5 m	up to +/- 2.5m
NextMap25 DTM	25 m	+/- 2.06m
Ordnance Survey OS terrain 50	50 m	+/- 4m

Site-specific topographical survey data may also be used where available.

Photomontages and Photowires

Verified / verifiable photomontages are produced in seven stages. Photowires are produced using the same overall approach, but only require some of the steps outlined below.

1) Photography is undertaken using a full frame digital SLR camera and 50mm lens. A tripod is used to take overlapping photographs which are joined together using an industry standard application to create a single panoramic image for each viewpoint.

These are then saved at a fixed height and resolution to enable correct sizing when reproduced in the final images. The photographer also notes the GPS location of the viewpoint and takes bearings to visible landmarks whilst at the viewpoint.

2) Creation of a ground model and 3D mesh to illustrate that model. This is created using NextMap25 DTM point data (or occasionally other terrain datasets where required, such as site-specific topographical data or Photogrammetrically Derived Heights) and ground modelling software.

3) The addition of the proposed development to the 3D model. The main components of the proposed development are accurately modelled in CAD and are then inserted into the 3D model at the proposed locations and elevations.

4) Wireline generation – The viewpoints are added within the 3D CAD model with each observer point being inserted at 1.5m above the modelled ground plane. The location of the landmarks identified by the photographer may also be included in the model. The view from the viewpoint is then is then replicated using virtual cameras to create a series of single frame images, which also include bearing markers. As with the photographs, these single frame images are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to ensure that they are the same size as the photographs.

5) Wireline matching – The photographs are matched to the wirelines using a combination of the visible topography, bearing markers and the landmarks that have been included in the 3D model.

6) For the photomontage, an industry standard 3D rendering application is used to produce a rendered 3D view of the proposed development from the viewpoint. The rendering uses materials to match the intended surface finishes of the development and lighting conditions according to the date and time of the viewpoint photograph.

7) The rendered development is then added to the photograph in the position identified by the wireline (using an image processing application) to ensure accuracy. The images are then layered to ensure that the development appears in front of and behind the correct elements visible within the photograph. Where vegetation is proposed as part of the development, this is then added to the final photomontage.

In accordance with the guidance provided in Landscape Institute Technical Guidance Note 06/19, visualisations prepared to the technical methodology set out in below. The photowires and photomontages prepared in support of the TVIA will adhere to the Type 3 visualisation specification as surveyed locational accuracy is not generally necessary but image enlargement, to illustrate perceived scale, would be appropriate.

Technical Methodology

Information	Technical Response
Photography	
Method used to establish the camera location	Aerial photography in ESRI ArcGIS along with GPS reading taken on site
Likely level of accuracy of location	Better than 1m
If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
Written description of procedures for image capture and processing	See above
Make and type of Panoramic head and equipment used to level head	Manfrotto Levelling Head 338 and Manfrotto Panoramic Head MH057A5
If working outside the UK, geographic co-ordinate system (GCS) used	N/A
3D Model/Visualisation	
Source of topographic height data and its resolution	TBC
How have the model and the camera locations been placed in the software?	Georeferenced model supplied by architects Camera locations taken from photography viewpoint locations
Elements in the view used as target points to check the horizontal alignment	Existing buildings, infrastructure/road alignments, telegraph poles/street lighting/signage, field boundaries, LiDAR DSM
Elements in the view used as target points to check the vertical alignment	Topography, existing buildings
3D Modelling / Rendering Software	Civil 3D / AutoCAD / 3DS Max / Rhino / V-Ray

Appendix 5 National Planning Policy

The National Planning Policy Framework (NPPF, July 2021) makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12), and effects on the natural environment (Section 15) are important components of this.

Paragraph 11 sets out that in determining applications for development this means that developments which accord with an up-to-date development plan should be approved. Where the development plan is not fit for the purpose of determining the application, paragraph 11 directs that the permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"* or "*the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan*". The areas or assets of particular importance in respect of landscape and visual matters referred to within the relevant footnote 7 are:

- Area of Outstanding Natural Beauty (AONB);
- National Parks including the Norfolk Broads;
- Heritage Coast.

The list also includes important habitats sites, irreplaceable habitats and / or designated as Sites of Special Scientific Interest; land designated as Green Belt or Local Green Space; designated heritage assets or heritage assets of archaeological interest; and areas at risk of flooding or coastal change.

Section 11 sets out considerations in 'Making Effective Use of Land' and notes in paragraph 124 that in respect of development density the considerations should include whether a place is well-designed and *"the desirability of maintaining an area's prevailing character and setting … or of promoting regeneration and change"*.

Section 12 sets out consideration in 'Achieving well-designed places' and indicates in paragraph 127 (Section 12) that decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) …

Section 15 of the NPPF covers both ecological and landscape matters. Paragraph 170 requires that decisions should contribute by:

"a) protecting and enhancing valued landscapes, … (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; …"

In respect of valued landscapes, paragraph 175 notes that planning policy should *"distinguish between the hierarchy of international, national and locally designated sites".* Paragraphs 176 – 178 require that:

"176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development[60] other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character."

Footnote 60 notes that *"whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined".*

Paragraph 85 requires decisions to ensure that *"…new development is appropriate for its location…"* including by limiting the impact of light pollution on local amenity and *"intrinsically dark landscapes".*

Planning Practice Guidance for Natural Environment, July 2019

This document is intended to explain the key issues in implementing policy to protect biodiversity, enhance green infrastructure and also contains a section on landscape. This section reiterates the policy set out in the NPPF, highlights the importance of identifying the special characteristics of locally valued landscapes and recommends the use of landscape character assessments.

With regards to National Parks, the Broads and AONBs, the guidance states that:

"Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that 'in exercising or performing any functions in relation to, or so as to affect, land' in National Parks and Areas of Outstanding Natural Beauty, relevant authorities 'shall have regard' to their purposes for which these areas are designated" (para 039). The same paragraph also requires consideration of the effects of development on the setting of AONBs.

The guidance also highlights that Natural England has published advice on Heritage Coasts. This guidance indicates that heritage coasts are *"managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors"* (para 043).

This document also provides guidance on green infrastructure, highlighting types of green infrastructure (para 004) and the benefits which they provide (005), including achieving well-designed places as "green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty" (para 006).

Planning Practice Guidance for Design: process and tools, October 2019

The guidance should be read alongside the National Design Guide and sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guidance indicates that good design relates to 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

In respect of the determining applications and the relationship between a proposal and the surrounding context, the guidance notes that:

"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions …"

National Design Guide, January 2021

The guidance sets out characteristics of '*beautiful, enduring and successful places'* that reflect the *'Government's priorities and a common overarching framework'* and provides cross references to the National Planning Policy Framework.

The guidance indicates that *'context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments'*.

In respect of context, the guidance indicates a positive sense of place and further notes that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design
- integrated into their surroundings so they relate well to them
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The guidance indicates that identity *'or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together… Local character makes places distinctive.'*

In respect of identity, the guidance further notes that well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with…;
- have a character that suits the context, its history…;
- are visually attractive…

The guidance indicates that nature *'contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places.'* Natural features include *'natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water'*.

In respect of nature, the guidance further notes that well-designed places:

- integrate existing and incorporate new natural features into a multifunctional network that supports quality of place
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity
- provide attractive open spaces in locations that are easy to access
-

Appendix 6 Extracts from Key Local Guidance Documents and Landscape Character Assessments

Landscape Architecture
Masterplanning
Ecology

hda

Surrey Landscape Character Assessment:

Runnymede Borough



April 2015

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ACKNOWLEDGMENTS

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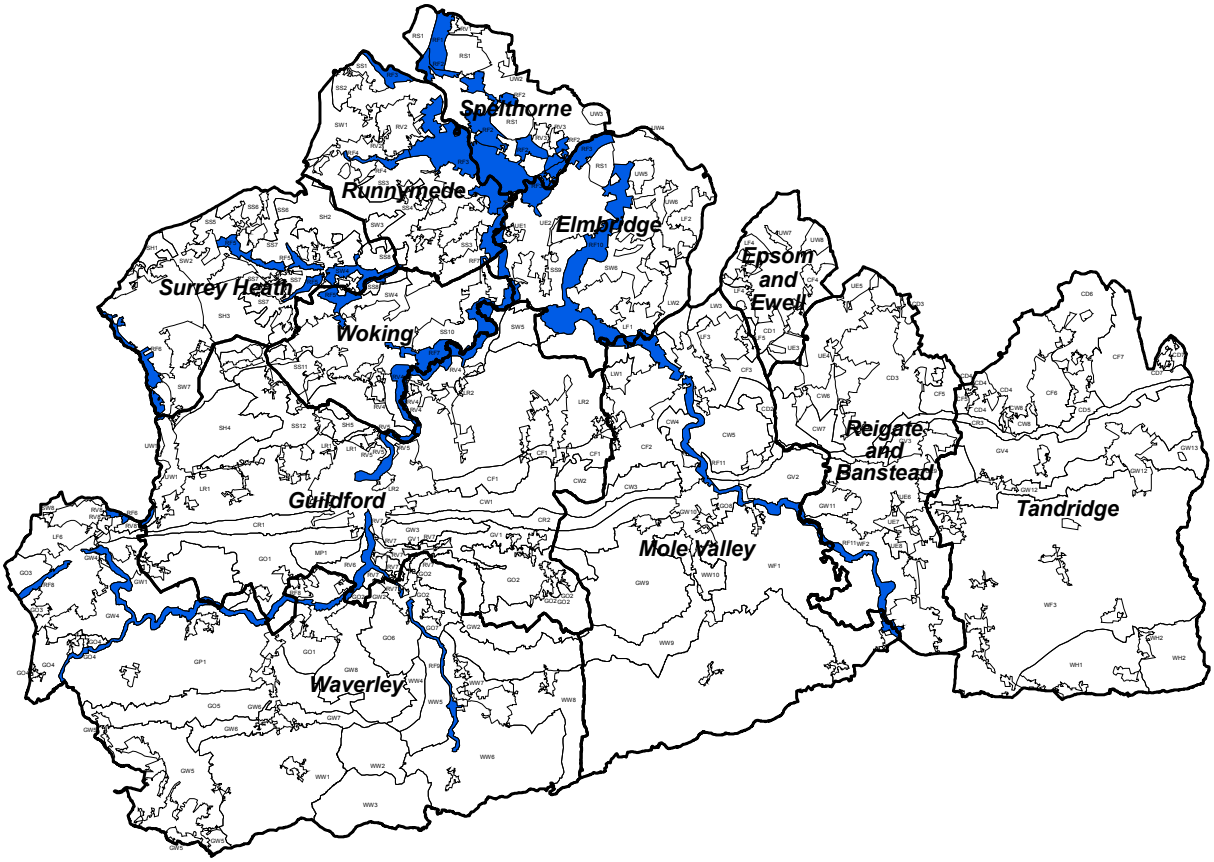
The study was jointly funded and supported by Natural England (NE), the Surrey Hills Area of Outstanding Natural Beauty (AONB) Board, and local Surrey planning authorities.

The work has been guided by Charmaine Smith of Surrey County Council, assisted by John Edwards of Surrey County Council, Simon Elson of Surrey County Council, and with the support of Officers from the Surrey planning authorities; Rod Shaw: Mole Valley District Council, Paul Newdick: Tandridge District Council, Sophie Benazon, Catherine Rose and Elizabeth Walker: Reigate and Banstead Borough Council, Matthew Ellis: Waverley Borough Council, Kay Richardson: Guildford Borough Council, Geoff Dawes: Spelthorne Borough Council, Richard Ford & Georgina Pacey: Runnymede Borough Council, Ernest Amoako: Woking Borough Council, Karol Jakubczyk: Epsom & Ewell Borough Council, and Clare Smith: Elmbridge Borough Council.

The Surrey Landscape Character Assessment 2015 incorporates parts of the Guildford Landscape Character Assessment prepared in January 2007 by Guildford Borough Council and Land Use Consultants, modified as appropriate.



LANDSCAPE TYPE RF: RIVER FLOODPLAIN

Landscape Character Areas

RF1	Colne River Floodplain*
RF2	Ash River Floodplain*
RF3	Thames River Floodplain
RF4	Northern Bourne River Floodplain
RF5	Windlebrook and Southern Bourne River Floodplain*
RF6	Blackwater River Floodplain*
RF7	Lower Wey River Floodplain
RF8	Upper Wey River Floodplain*
RF9	Wey and Arun Canal River Floodplain*
RF10	Lower Mole River Floodplain*
RF11	Upper Mole River Floodplain*

* These Character Areas are outside Runnymede Borough and therefore are not described in this document. See the Surrey Countywide document for these areas.

LANDSCAPE TYPE RF: RIVER FLOODPLAIN

Location and Boundaries

The River Flood Plain Landscape Type consists of low lying river terraces and valley bottoms following the courses of the rivers throughout the county. To the north, these include the wide floodplain of the Thames, along with associated tributaries including the Colne and Ash. The Wey and Mole have narrower floodplains snaking south towards the southern corners of the county. Boundaries are generally determined by the edge of the floodplain, as defined by the Environment Agency's Flood Zone 2, which equates to land having between 1 in 100 and 1 in 1000 annual probability of river flooding. The boundaries are generally taken to the nearest recognisable identifiable feature such as field boundaries and roads, however in some limited instances, such as where there are no nearby recognisable features on the ground, the boundaries follow a contour.

Key Characteristics

- Low lying level areas of flood plain situated on alluvial deposits.
- Presence of water in the form of rivers, with channels, open water bodies and drainage ditches.
- Pastoral land use often with meadows grazed by cattle.
- In character areas to the north, in particular the Thames River Floodplain (Area RF3), there are significant internal and surrounding urban influences including Built Up Areas, roads and utilities.
- character areas to the south of the Thames, have few buildings apart from those associated with the river, such as mills and lock keepers cottages, plus some encroachment by large industrial units in urban areas. There is a rich ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows.
- Historical defence lines with associated World War II structures.
- Historic importance of the Wey Navigation built in the 17th century and central to the development of Guildford, now owned by the National Trust and designated as a Conservation Area.

- River floodplain character areas are also important for preserved underlying archaeology. Evidence for early settlement has been found on the terrace gravels of the valleys of the Thames, Colne, Blackwater and Wey.
- The River Mole forms the dramatic 'Mole Gap' which cuts through the North Downs of the Surrey Hills AONB and is bounded by Box Hill to the east and Norbury Park to the West.
- The Wey and Mole have a peaceful semi-enclosed landscape with a largely secluded, rural ambience enlivened in some instances by the movement and colour of boats navigating the waterways.

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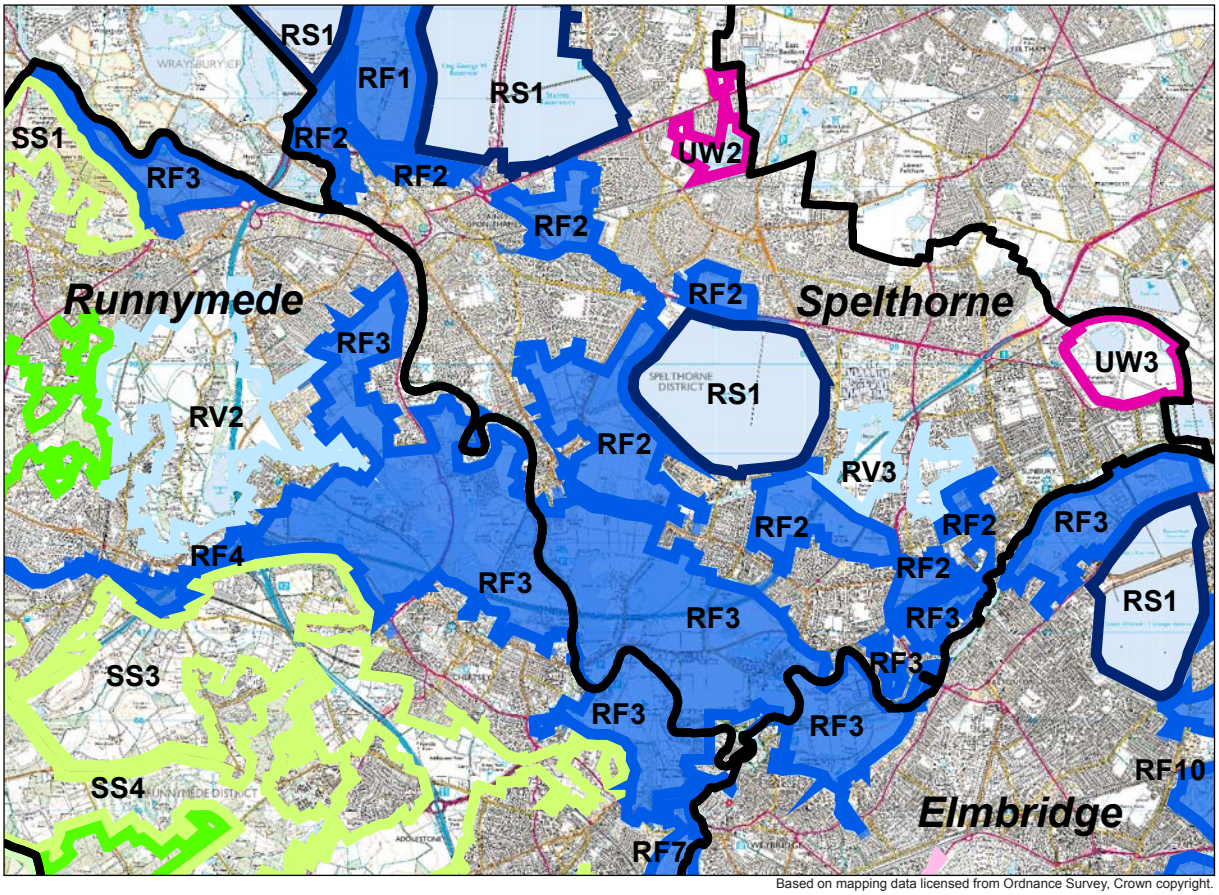

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RF3: THAMES RIVER FLOODPLAIN

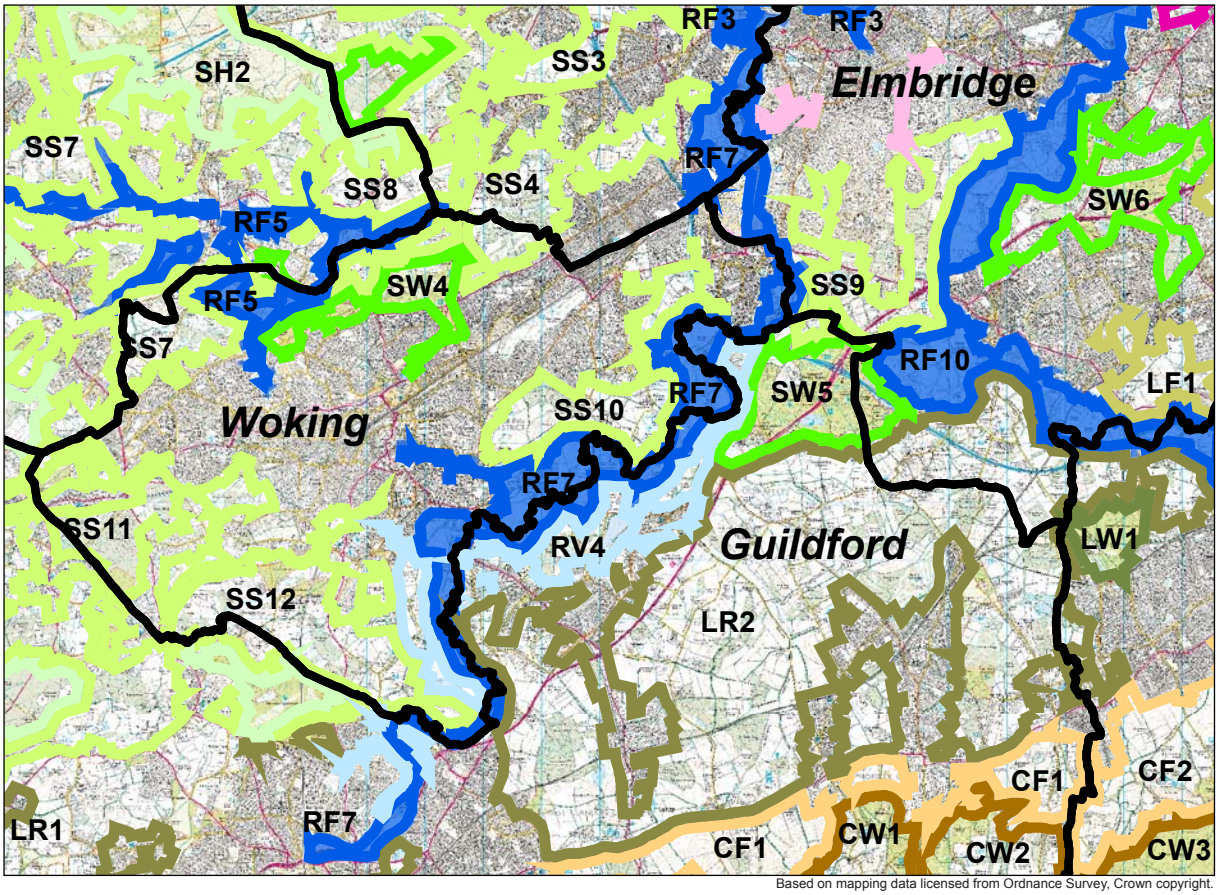
Location and Boundaries

The Thames River Floodplain is a relatively broad character area stretching across the northern part of the county from north of Egham to West Molesey. The character area is made up of four areas, with the eastern and western ends of the character area separated by settlement. The boundary of the character area broadly follows the edge of the flood zone, and where possible is taken to nearby easily recognisable features such as roads or field boundaries. The character area extends to settlement boundaries beyond the floodplain in places, to form a logical boundary.

Key Characteristics

- Underlain by London Clay Formation Clay, Silt and Sand, Claygate Member Sand, Silt and Clay, and Bagshot Formation Sand solid geology, with alluvium, silt, and gravel superficial deposits.
- Flat, low lying, wide floodplain of the Thames valley, surrounded by Built Up Areas. Adjoins a number of other floodplain character areas associated with Thames tributaries, including the River Ash, River Wey and River Mole.
- Significant parts of the character area are dominated by large lakes formed from gravel workings. Remaining land includes an irregular pattern of pasture, horse paddocks, occasional arable fields and horticulture, as well as light industry, and recreational uses such as golf. There are occasional riverside meadows, including a significant area of common land at Runnymede in the western end of the character area. The River Thames itself forms a small part of the character area. Small tree groups line the Thames in places, but tree cover across the character area in general is very limited.
- Relatively open, with some long distance views, particularly across large water bodies towards surrounding settlement.

- Major roads, elevated above the floodplain cross through the character area, including a significant stretch of the M3 motorway. A network of other roads criss-cross the character area linking settlements beyond.
- The Thames Path National Trail runs along or near the River Thames, and connects with a number of other public rights of way across the character area, although there are some areas with limited formal public access.
- There are scattered villages and hamlets, some quite significant in size, across the character area, such as at Dockett Eddy , and an area of park homes at Penton Park, along with other urban influences such as light industrial works and utilities buildings, mobile homes and marinas, recreation buildings and the Thorpe Park theme park complex.
- The western end of the character area, associated with historically significant Runnymede, is registered as Common Land. The character area contains Shepperton Conservation Area, and small parts of Laleham, Chertsey, and Thorpe Conservation Areas. It is adjacent to Lower Halliford Conservation Area. There are scheduled monuments west of Runnymede Bridge, at Chertsey Abbey and at Laleham Burway. Part of the Laleham Burway meadow was a famous venue in the 18th century.
- Oatland Park, a Grade II registered park is sited on the escarpment between Walton and Weybrige and overlooking the Thames floodplain. The historic park includes the 18th century lake, the Broad Water which was designed to look as if it was part of the River Thames.
- There are numerous ecological designations across the character area, in particular Sites of Nature Conservation Importance covering the lakes, designated for their wildfowl habitat and wet meadow. St. Ann's Lake, to the south-east of Thorpe is designated as a Ramsar, Special Protection Area and Site of Special Scientific Interest. Important for a number of alluvial grassland SSSIs. Dumsey Meadow and Chertsey Meads area remnants of the original Thameside grazing meadows
- The Wey Navigation Conservation Area and associated locks links with the Thames character just adjacent to this character area.
- There are a few areas isolated by lakes and waterways where there is a degree of remoteness, but most of the character area has limited tranquillity due to internal and surrounding urban influence including Built Up Areas and roads. The River Thames does however exert a strong influence on the character of the area, adding colour and interest to its immediate environs, for instance, the pastoral meadows at Runnymede, attractive river islands and moorings.



RF7: LOWER WEY RIVER FLOODPLAIN

Location and Boundaries

The Lower Wey River Floodplain extends northwards from Guildford until it reaches the Thames. The boundary of the character area broadly follows the edge of the flood zone, although it is taken to nearby easily recognisable features in places. This stretch of the Wey is outside the Surrey Hills AONB.

Key Characteristics

- Flat, low lying flood plain of the River Wey, underlain by Bagshot Formation Sand, and London Clay Formation, Silt and Sand solid geology, with superficial Alluvium deposits.
- Presence of the River Wey in multiple channels, streams and open water bodies and the River Wey Navigation with its locks and towpath.
- A largely pastoral landscape, including meadows grazed by cattle. Includes other uses along its length, such as golf courses, sewage works, former quarry workings and the disused airfield at Brooklands.
- Irregular small to medium fields enclosed by ditches with ditch lined trees or by rural fences. There are blocks and belts of alder woods along the river plus willows and pollards lining the ditches. Occasional small areas of ancient woodland.
- Views at the southern and northern-most ends of the character area are enclosed by the adjoining Built Up Areas, but within the central part of the character area there are more distant views over the pastoral flood plain, except where the river is enclosed by riparian woodland.
- Very sparse settlement of a few farmsteads, buildings associated with the river and Wey Navigation, and occasional industrial buildings.
- The A3 road passes through the southern end of the character area. Elsewhere, rural lanes cross the river on small stone bridges but there is little road access overall.

- A triangle of railway lines cross the northern part of the character area. Byfleet and New Haw station on the Waterloo to Woking line is within the character area and Weybridge railway station, on the same line, is within walking distance of the character area. The elevated section of the M25 skirts the character area just to the west of the station.
- The character area is well served by public rights of way, including the Wey Navigation Long Distance Path, which are part of the varied leisure use of the character area including walking, boating and cycling.
- The ruins of Newark Priory form an important landmark in the level landscape of the flood plain, and there are several scheduled monuments associated with the river, such as Woking Palace moated site, fish ponds and ruins at Oldhall Copse. The character area contains a number of Conservation Areas including Brooklands, Ockham Mill, Wey and Godalming Navigations and Sutton Park. Significant lengths along the character area are designated as Sites of Nature Conservation Importance, including Roundbridge Farm with its drains, hedges and river banks, and acid grassland at Brooklands.
- This is a generally peaceful, pastoral landscape with a secluded, rural ambiance with views across water meadows to historic buildings such as chapels, churches and the Newark Priory. Human influences and glimpses of surrounding Built Up Areas temper the sense of remoteness.

LANDSCAPE TYPE RF: RIVER FLOODPLAIN EVALUATION AND GUIDANCE

EVALUATION

Key positive landscape attributes

The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Peaceful, often secluded, pastoral landscapes, along meandering watercourses of the Mole, Wey and canals, contrast with the suburban and urban character of The Thames and its tributaries.
- Wide river valleys associated with their meandering watercourses.
- Dramatic landscape along the River Mole where it cuts through the downs.
- Riparian vegetation and land use, such as waterside meadows, wet woodland (eg Alder), varied grassland and occasional marsh of biodiversity interest.
- River Wey, River Wey Navigation, restored sections of the Wey and Arun Canal, River Mole, and multiple channels and waterbodies.
- Areas of intact pattern of ditches with ditchline willows.
- Often grazed by cattle, particularly the Upper Wey River Floodplain (Area RF8).
- Largely unsettled, undisturbed ambiance with woodland belts screening development on the edges of the area particularly directly to the south of Guildford.
- Historic pattern of development and infrastructure linked to the waterways, particularly infrastructure of the Wey Navigation and restored parts of the Wey and Arun Canal (locks and connected buildings).
- Rural roads with narrow stone bridges.
- Attractive islands, moorings and riverside settlement within the Thames River Floodplain area
- Setting to the historically significant Runnymede.
- Provides amenity space for urban areas within the northern part of the County and major settlements of Dorking and Guildford though which they flow.
- Provides recreation opportunities for rural access through the river valleys.

Forces for change/sensitivities/pressures

Past change

- Decline in active management of meadows and pasture on the floodplain and conversion to improved grassland.
- Fragmentation and decline of agricultural holdings.
- Extensive gravel extraction with restoration to open water.
- Encroachment by scrub into meadows.
- Lack of pollarding and loss of boundary willows.
- Introduction of horse grazing.
- Abandonment and infilling of the Wey and Arun Canal.
- Impact of development in adjacent areas.
- Encroachment of development on to valley floor.
- Development of transport corridor along River Mole through gap in the North Downs.
- Urbanisation and fragmentation within more urban areas to the north of the County.

Future potential forces for change

- Decline in active or traditional management of meadows and pastures.
- Decline in active or traditional management of meadows and pastures.
- Further fragmentation of agricultural land.
- Loss of over-mature willows and field trees.
- Pressure for intensification of horse grazing with further horse paddocks and consequent subdivision of fields and installation of shelters.
- Pressures for tourism/leisure infrastructure, including that generated from continuing restoration of the Wey and Arun Canal, which would affect the peacefulness of the character area.

- Pressures for development at the margins of the area, particularly near Guildford, Godalming, Farnham, Bramley, Cranleigh, Leatherhead and Dorking, where views of development would affect the rural, secluded character of the flood plain and from adjacent high level topography.
- Pressure for further development within the Thames and Blackwater floodplains.
- Potential for intensification of transport related activity along the River Mole where it forms a corridor through the downs.
- Pressure to upgrade rural roads and replace narrow stone bridges due to increase in traffic.
- Activities around sand and stone extraction in the Thames and Ash floodplains, and restoration of landscape.
- Abstraction, or reduced rainfall patterns creating more frequent water shortages throughout river catchment area.
- Increasing pressure for urbanisation of areas to the north of the County and along river valley sides.
- Intense rainfall patterns causing rivers to rise suddenly.
- Schemes to alleviate flood risk.

GUIDANCE

Landscape Strategy

The strategy for River Floodplain is to conserve the rural, secluded areas of landscape with its river channels, pastures, wetlands and woodland, along with historic infrastructure and buildings associated with the Wey Navigation and the Wey and Arun Canal, and resist further development within the Thames and Blackwater floodplains. Elements to be enhanced are the management of the pastures, woodlands and ditchline willows associated with the river corridors, and continued restoration of the Wey and Arun Canal.

Landscape Guidelines

Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques, to conserve and enhance key landscape features such as relatively small-scale irregular field pattern, hedgerows and hedgerow trees, ditches and ditchline willows, meadows and wetlands.
- Conserve and enhance the waterside meadows and pastures with cattle grazing management, and resist the improvement of grasslands and drainage schemes which could disturb the characteristic landcover, vegetation or adversely affect ecological value.
- Protect the course of the Wey and Arun Canal to allow full restoration.
- Restoration and enhancement of worked out gravel pits. This character area type coincides with the Surrey's Rivers and Thames Valley biodiversity opportunity areas.
- Enhance A24 landscape through the Mole Gap. This area coincides with the Surrey's Rivers and North Downs biodiversity opportunity areas with potential to enhance or link together areas of high biodiversity in these areas.
- Promote strategies for the Thames and Blackwater floodplains avoiding inappropriate increase in development.
- Conserve and enhance the natural corridor and the rural setting of the Rivers Wey, Mole and Blackwater, particularly where they extend through urban areas. Ensure physical and biodiversity links to river valley character areas (Type RV) are maintained.
- Seek to ensure infrastructure associated with horses is sympathetic to the landscape character, e.g. sensitively designed fencing, and resist intensification of paddocks within the area.
- Conserve, enhance and restore riparian woodland, the stock of individual field and riverbank trees, and the blocks and bands of woodland at the edge of the area that screen development.
- Promote traditional woodland management techniques with local landowners and the farming community.
- Encourage sustainable and multi-purpose woodlands and the use of locally appropriate species such as willows, alder and oak trees.

- Seek to conserve and enhance the distinctive low key, rural character of leisure facilities such as the North Downs/Pilgrims Way, the Downs Link, the Wey Navigation towpath, Mole Gap Trail and other public footpath/bridleways or cyclepaths which cross the area, through the encouragement of appropriate surfacing, materials and signage.
- Seek appropriate siting of facilities and new access links for leisure and tourism through visitor management to support appropriate levels of circulation and movement patterns of different user groups.
- Encourage conservation of historic landscape pattern of meadows and waterways, and understanding of underlying archaeology.

Built Development

- Ensure any new development is sensitively sited and designed with, scale, form and detailing, including materials, which conserve the historic character and settlement pattern of the area. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB) where rivers flow through the greensand hills and chalk downs.
- Retain the largely undisturbed, rural character of the Wey and Mole valleys.
- Avoid any development on the course of the Wey and Arun Canal which would hamper full restoration.
- Avoid intensification of transport related development along the River Mole where it forms a corridor through the downs.
- Avoid inappropriate increase in development within the Thames and Blackwater floodplains.
- Avoid the location of any new large mass or bulky structures where overly visually intrusive on this character area. Subject any development to rigorous landscape and visual impact assessment, site carefully, and design to minimise impact and integrate with the rural context.
- Encourage the continuing provision of suitable native boundary tree belts to existing adjacent large scale development to reduce adverse impact on this sensitive character area and reduce glare and mass from long-distance viewpoints.
- Resist potential mineral workings on the plateau adjoining the Upper Wey River Floodplain (Area A2) which could adversely affect the landscape character
- Promote appropriate scale and form of boundary treatment to avoid negative visual impact of inappropriate boundaries on the rural character of the flood plain.
- Encourage the retention of woodland planting that screens settlement and roads adjacent to the area and consider additional planting to screen existing or new development that intrudes in rural views.
- Conserve the rural roads and small bridges minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Resist urbanisation of roads through encouraging appropriate surfacing of existing pavements, enhancing the immediate landscape setting and ensuring minimum clutter.
- Ensure that lighting schemes are assessed for visual impact and encourage conservation of the existing ‘dark skies’ in the largely unsettled floodplain.
- Promote the use of traditional or rural signage features with particular regard to local style and materials.

north

0 0.5 1 1.5 2 2.5 3 km

KEY

Surrey District/Borough boundaries

Character Areas (as labelled e.g. 'RF1')

Landscape Types:

- CD: Chalk Down with Woodland
- CF: Open Chalk Farmland
- CR: Chalk Ridge
- CW: Wooded North Down
- GO: Open Greensand Hills
- GP: Wooded Greensand Plateau
- GV: Greensand Valley
- GW: Wooded Greensand Hills
- LF: Rolling Clay Farmland
- LR: Wooded Rolling Clayland
- LW: Clay Woodland
- MP: Mudstone Plateau
- RF: River Floodplain
- RS: Reservoirs
- RV: River Valley Floor
- SH: Sandy Heath and Common
- SS: Settled and Wooded Sandy Farmland
- SW: Sandy Woodland
- WF: Low Weald Farmland
- WH: Wooded High Weald
- WW: Wooded Low Weald
- UE: Distinct Areas on the Edge of Urban Areas
- UW: Significant Greenspaces Within Urban Areas

Runnymede

Spelthorne

Surrey Heath

Woking

Elmbridge

CLIENT:
Surrey County Council & Surrey Hills AONB Board

PROJECT:
Surrey Landscape Character Assessment

TITLE:
Runnymede Character Areas

SCALE:
1:45,000 at A3

DATE:
April 2015

595.1 / 517 A

Figure 17

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BOROUGH COUNCIL

APPENDIX 2: CHARACTER TYPES AND GUIDANCE

The borough's built up areas share many common patterns of growth and development. Broadly and consistently defining the key features of the built up areas, the guide defines five different character types within the built up areas of Runnymede, and identifies the typical characteristics of each one (see Part A2.2 and Standard 1).

1a. Urban Centre

The urban centres in the main towns include the recognised commercial and retail town centres and extend beyond this along the main roads that lead to them.

Character

- historic core in main centres;
- buildings are adjoining, defining the streets;
- linear high street reflecting historic development of through routes;
- compact, fine grain, well defined streets and spaces, particularly designed for large numbers;
- varied roof forms;
- generally 2-4 storeys, but mixed heights;
- mix of building styles, including evidence of origins and historic growth;
- burgage plots; deeper than they are wide, and
- parking to the rear of the high streets.

Whilst the character of these places can be defined through these attributes, the urban centres also have common functions that define them:

- identifiable cluster of retail, commercial and civic services serving a settlement;
- civic activity and enhanced maintenance and management (e.g. display boards, floral displays, street furniture);
- landmark buildings likely to be present; and
- focus for transport services including on and off-street parking.

1b. Chertsey Revitalisation Area

The area between the historic centre and the railway station is a distinct part of Chertsey's town centre.

Character

- presence of large commercial offices fronting main roads, geometric footprints with surface parking.
- roads and cars dominate; subordinate routes overwhelmed by through traffic; noisy, and
- strong connections to older residential areas to east and south, but traffic infrastructure remains dominant (Bell Bridge Road).

Addlestone urban centre

Egham urban centre

Chertsey urban centre

Figure ground: Egham Town Centre showing how the high street character is reinforced by continuous building frontages.

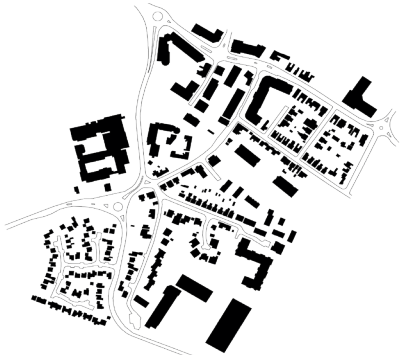


Figure ground: Chertsey Revitalisation Area showing larger office buildings and small scale residential defining clear street edges.

2. Formal suburban

Much of Runnymede's housing was built in the early-mid 20th Century. Typically, it has a homogeneous feel, with house types and architecture being of a single era and consistent style. There are subtle variations within this depending on the exact period - so Woodham differs from the housing surrounding Egham - but the character is similar.

There are also differences depending on the geographic location within the borough or the actual settlement, such that it is possible to identify contextual influences on the formal suburban housing. Therefore, there are three sub-categories of the category:

- town - within the settlement as part of a wide area of residential development;
- landscape - within a residential area, but influenced by the landscape encroaching into it. Typically on the edge of settlements where the topography is more varied or water is more prominent, e.g. along the Bourne;
- river - residential areas shaped by the proximity to water, either directly adjacent to it, or because of its location on transport networks that are shaped by it. The proximity to water may be perceived to elevate the status of the residential area.

2a. Formal suburban (town)

Housing areas within Runnymede's main settlements tend to have a homogeneous character even though it was built over a time frame from the late Victorian to early post war period. The largest grouping of residential areas are characterised by their location within these settlements.

Character

- generally built before 1970;
- residential dwellings facing the street in parallel in terraces or semi-detached formations, but close together on small or average size plots;
- commonly regular streets with a geometric or ordered pattern;
- streets end in streets; connected;
- enclosed front gardens, sometimes including parking and driveways;
- high levels of homogeneity in type of dwelling (age, form, height, mass);
- often two storeys, usually with front gardens and boundary walls or fences;
- rear elevations face one another;
- domestic / residential scale;
- highways with pavements, and
- traditional materials (brick, stone, render, pebble dash).

2b. Formal suburban (landscape)

The edges of settlements often have typical residential areas that are evidently influenced by the surrounding landscape context. This is the case on the southern edge of Ottershaw, the northern edge of Englefield Green and in Virginia Water.

Character

- generally built after 1960;
- residential dwellings facing the street in semi-detached or detached formations, but loosely grouped on larger than average plots;
- streets less well defined by buildings; more open; buildings set back but visible;
- greater evidence of trees and greenery influenced by a more distinctive setting (e,g, rising land, settlement edge); sense of space and width;
- commonly regular streets with a geometric or ordered pattern, or gentle curves, but with secluded cul-de-sacs;
- enclosed or open front gardens, including off-street parking and driveways;
- generally two storeys;
- grander residential scale, and
- traditional materials (brick, stone, render, pebble dash)

2c. Formal suburban (riverside)

The desire to live close to water is demonstrated within Runnymede, particularly stretched along the Thames, especially around Egham and Hamm Court.

Character

- generally built between 1920 and 1970;
- main streets run parallel to the river, influenced by its course; short streets or cul-de-sacs elsewhere;
- plot sizes and orientation are influenced by proximity to river (e.g. riverside buildings face the river, backs face the main road);
- clusters of buildings defined by association with river / river based uses;
- homogeneous suburban feel to buildings not river fronting;
- two storeys (sometimes one), usually with front gardens and boundary walls or fences;
- enclosed front gardens, sometimes including parking and driveways;
- moderate levels of homogeneity in type of dwelling (age, form, height, mass);
- domestic / residential scale, lower than average density, and
- traditional materials (brick, stone, render, pebble dash).

Figure: The Crescent, Egham showing how consistent building frontages can create irregular shaped perimeter blocks.

Figure: In Englefield Green the buildings relate more informally to the street creating a more villagey character.

Mayfield Gardens, Staines

21st Century development

Runnymede has had little development in the late 20th Century, but recent development pressure has resulted in several schemes that challenge the typical 'formal suburban' type by introducing denser and higher development.

Character

- non-traditional materials and colours, including modular;
- mix of traditional and non-traditional streets:
  - Bridge Wharf, Chertsey;
  - Hanworth Lane, Chertsey;
  - Strawberry Fields, Row Town;
  - Addlestone One;
  - Aviator Park, Addlestone;
  - Pine Court, Addlestone;
  - Victory Court Road / Pyle Close, Addlestone;
  - Queenswood Crescent, Englefield Green, and
  - St Ann's Park / Upper Way, Virginia Water.

Local Centres and notable shopping parades

Within the formal suburban areas are several small local centres that are broadly characteristic of the wider residential types, and designed to serve them. They are:

Englefield Green

- linear, terraced shopping parade echoing the character of surrounding residential areas; historic, late C19.

Virginia Water

- linear, terraced shopping parade in two parts linking to station, and
- western side echoes utopian English ideals of 1920s/1930s town and country living; post-war eastern side with recent development up to 6 storeys.

New Haw

- low rise, compact, terraced local centre reflecting 'garden city' type nature of surrounding residential areas, and
- low rise, compact terraced shopping street enclosing the wide street well.

Pooley Green, Ottershaw and Row Town

- functional terraces of local shops and services characteristic of the wider residential area .

Bridge Wharf, Chertsey

Row Town

Pooley Green

Englefield Green

3. Dispersed

The western side of the borough is less developed than the east. The wilder heath land to the south, the central wooded slopes and Windsor Great Park to the north has provided a rich environment for exclusive residential living, established early in the 20th Century on the Wentworth Estate.

Character

- low density housing in dispersed arrangements of detached dwellings in large plots off adopted or estate roads;
- plots not necessarily adjacent, but interspersed with more open areas;
- privately landscaped, managed environments distinct from more naturalistic country roads;
- varied age, type and style of housing but rooted in early 20th Century villas / utopian country living; precedents for contemporary replacement of individual buildings;
- individual detached dwellings and groups of dwellings set in large private grounds, and
- roadside boundary treatments vary, but are infrequently natural and often landscaped.

Wentworth Estate

Wentworth Estate lies to the east of the A30 London Road in Virginia Water. It is an exclusive development of villas set on private roads around the Wentworth golf courses. Formerly a small country estate, the lands around it were accumulated during the 19th Century, and the estate was built out in the early 20th Century to a consistent style, though there was variety within the housing.

Part of the Estate is located in the Urban Area and part is within the Green Belt. The nature of the development and setting – very low density housing set in woodland -means that visually there is very little connection between either side of Wellington Drive which is one of the main routes running through the estate.

The Wentworth Estate Roads Committee (WERC) was set up to serve the interests of the residents by, 'maintaining this historic development's physical environment and unique charm'. The Committee has an independent planning process running parallel to Runnymede's planning process.

The WERC's expectations in respect of development are set out on their website.

- www.wentworthestate.org.uk

Englefield Green

Figure ground (dispersed): Parts of Englefield Green are much lower density with more dispersed buildings set in the landscape.

4. Commercial

Beyond the urban centres, pure commercial / industrial areas within Runnymede are fairly limited. The Causeway is the main area of large footprint commercial activity. There is no mix of uses here.

Away from here, there are small industrial and trading estates in Chertsey and Thorpe Industrial Estate between Thorpe village and Pooley Green / Thorpe Lea. Weybridge Business Park is off the main Weybridge Road between Addlestone and Weybridge.

- areas with a significant commercial or industrial element;
- includes business parks and industrial estates within or on the edge of, settlements;
- may include elements of residential and retail:
  - Fairfields, Chertsey;
  - Fordwater, Chertsey;
  - Weybridge Business Park, Addlestone;
  - The Causeway, Egham;
  - Thorpe Industrial Estate, and
  - Animal and Plant Health Agency HQ, Woodham

5. Institutions within the Green Belt

Runnymede has many establishments that exist either on the edge of settlements or within more open areas, all of them within the green belt. Development at these places will generally be restricted by the green belt designation.

Character

- campus style institutions;
- buildings generally clustered in wider landscaped grounds;
- often have a main building, possibly with a historic origin;
- large single user on a site beyond recognised settlements;
- site may include a single large building or multiple buildings within a landscaped, large single site;
- site may form one of many non-residential functions (e.g. educational, business), and
- public access largely limited or controlled.

Within the green belt (edge of settlement)

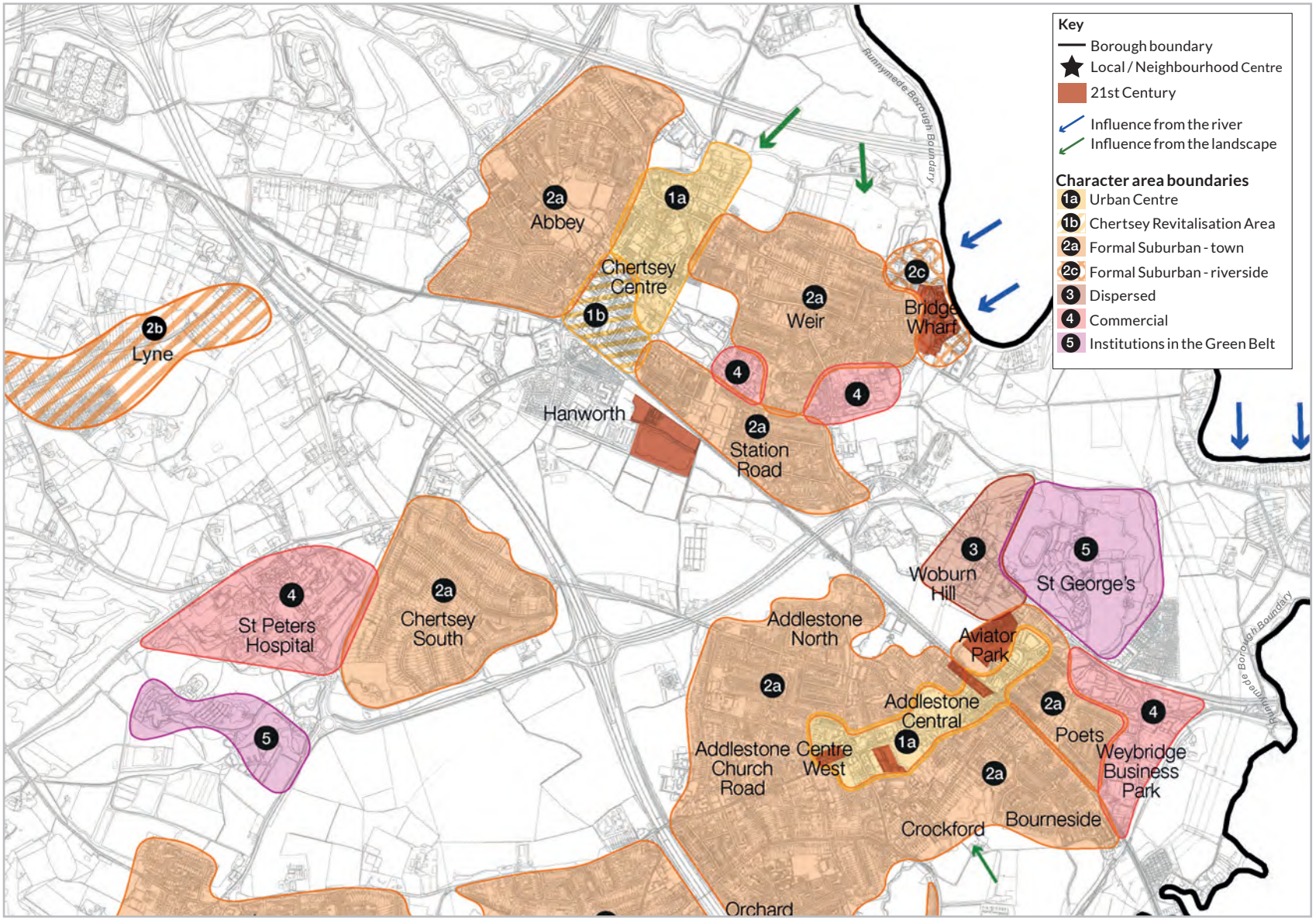
- RHUL, Englefield Green (two sites);
- Rusham Park, Englefield Green;
- CABI, Englefield Green;
- St. Peter's Hospital, Chertsey South;
- Hillswood Business Park, Chertsey South;
- St. George's College, Addlestone;

Within the green belt (wider countryside)

- ACS School, Englefield Green;
- Longcross House (and estate);
- Ottershaw Park Estate;
- Thorpe Park and Lakes;
- Great Fosters, Stroude;
- Utilities: Sewage Treatment Works (Thorpe), Water Works (Chertsey);
- golf courses: Foxhills, Queenswood.

Figure ground (commercial): The Causeway, Egham comprises large footprint commercial buildings that sit together as a loosely arranged group.

TILE 2 - CHERTSEY , CHERTSEY SOUTH AND LYNE



Appendix 7 Study Area and Viewpoint Agreement

From: Christine Ellera <[redacted]>
Sent: 31 March 2022 11:21
To: Joseph Daniels <[redacted]>
Cc: Nick Green <[redacted]>
Subject: RE: Weybridge Business Park - View point locations

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Morning Joseph,

Thanks for sending this across. Some initial comments:

The proposed views are positioned on quite a "granular" map and so if the below comments are based on misinterpretation of their actual position then apologies (I'm not able to cross reference X and Y coordinates on our mapping system). I think we first need to understand the angles of these views and what they will be looking to capture, as effectively we have two sites here. The focus of our discussions has always been on the large "100" building given its prominence but there is also a need to consider the "200" buildings across the road. Currently the building located on the northern side of Addlestone Road is of quite a discreet form, hidden behind some fairly dense woodland. There is nothing in the submission to indicate that the proposed approach for the 200 buildings would be to have a greater "presence" within the estate and we would expect the TVIA to demonstrate this.

In that context it would be useful if, following the below comments, the agreed views document is updated to be on a clearer map or a higher resolution aerial view, with view angles identified.

Overall, the views are well considered. Given the form and scale, officers anticipate that any potential impact will likely be focused on understanding any short and mid distance views. Whilst the document looks to cover the latter quite well, especially if geared towards building 100, short distance views need to be refined:

<u>Overall</u>

- I'm not sure if view 7 is in the right location, it would depend on what it is trying to capture in turns of the *potential* views of building 100 or that of the 200 buildings behind the woodland belt, this needs to be clarified - this possibly could be done as a wireline
- It is also difficult to tell if View 8 is in the right location or if the view needs to be "closer" to understand the visual impact for pedestrians and limited vehicles approaching from the east- I would suggest it needs to be opposite/ by the houses referred to as Star Bourne/White House and it maybe two different angle views will be necessary in this

location to capture potential views of both 100 and 200. – this would need to be a verified/AVR

Building 100- all verified/AVR

- A further view near No. 6 is needed, when approaching from Link Road, this is the key and main view of building 100 when approaching off the main road network, (view 6 is useful as it shows it in the wider context but will not be a view which many will experience due to the one way system entering and exiting the estate).
- A view from the south along Hamm Moor Road should be provided as it will assist in assessing the visual impact for pedestrians approaching the site via crossing the railways bridge/ cutting across from the Wey navigation, it will also assist in understanding the building in the context of the wider more industrial area and assessing the visual prominence of any acoustic fence.

Building 200

- The views need to be considered to capture potential visual impact from the main road, some form of wire line along Weybridge Road when approaching from the east (closer than view 10) is needed.
- A view from where the redline of the "site" cross the road is also necessary, verified/AVR.

Views 1, 2 and 3 can be scoped as part of any TVIA, view 4 potentially could be a wireline and views 5 and 9 should be AVRS.

I'm about to log off work for the week, but any issues/ queries happy for your landscape team to call to me direct to discuss next week,

Kind Regards

Christine Ellera MRTPI | Assistant Development Manager | Runnymede Borough Council

[redacted] **| [preferred contact** [redacted] **]**

Appendix 8 Figures