

Elmbridge Borough Council
Elmbridge Borough Strategic Views Study:
Final Report | January 2019

Elmbridge Borough Strategic Views Study

Final Report





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Job number 263905-00



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1.0

Executive Summary

Purpose of the Elmbridge Strategic Views Study

The Strategic Views Study examines the rationale and appropriateness for selection of the 7 strategic views presented in the Elmbridge Local Plan and identifies potential approaches to view management and protection through bench-marking with examples in the other Surrey local authorities and further afield. It arrives at a series of concise recommendations in relation to the identified Strategic Views.

The Strategic Views Study will be used to inform planning policy decisions and articulate policies in the new Local Plan.

Key findings

The Strategic Views Study benchmarks alternative approaches to view management and protection across the other local planning authorities in Surrey as well as giving appropriate consideration to other UK examples. The study considers approaches as widely as possible and goes beyond heritage asset-based view protection or in approaches established in relation to visual elements of special qualities of designated landscapes, such as for the Surrey Hills Area of Outstanding Natural Beauty (AONB). The findings from this review are presented in **Appendix 1** of the main report.

In parallel, field survey was undertaken by landscape architects and planners to document, photograph and assess the existing Strategic Views (**Map 1**). The objectives of the field survey were to capture evidence in relation to a number of key attributes, drawing from professional judgement and Arup's landscape architects' knowledge and experience of undertaking similar studies. These attributes were:

- Level of public accessibility
- The nature and extent of the view
- Key characteristics of the view
- Any existing aspects of significance, designation or protection

- Detracting elements

These attributes formed the basis of the individual view analysis and recommendations/strategies for each of the Strategic Views (drawing also from the policy review and scoping/benchmarking studies in **Appendix 1** of the main report). A summary of this analysis and individual recommendations for each Strategic View is included in **Table 1**.

| Strategic View | View Summary (from the EBC Development Management Document, Appendix 3) | Arup recommendation |
|--|--|--|
| Strategic View 1 <i>The River Thames Meadowlands from St Mary's Church, Hampton</i> | Vista lines, also identified in the Thames Landscape Strategy, emanate from St Mary's Church (Key Landmark 1) and Garrick's Temple dedicated to Shakespeare (Key Landmark 2), within the London Borough of Richmond upon Thames, and continue south-east to the spire of St Paul's Church, East Molesey (Key Landmark 3). The view includes mature trees along Hurst Road, Molesey extends across open riverside lands including areas of vegetation within Hurst Meadows District Park, Garrick's Ait and the River Thames. | It is recommended that this viewpoint be re-written so that it effectively considers the Arcadian landscape of the Thames from Hurst Park. This is due to the fact that a more intact prospect to parts of the Borough's landscape setting (notably Garrick's Temple and the Hampton Riverfront) can be enjoyed by a wide audience from within Hurst Park. |
| Strategic View 2 <i>The Surrey Hills from Hampton Court</i> | This vista line, identified in the Thames Landscape Strategy, emanates from Hampton Court Palace (Key Landmark 5) and the Privy Garden, a Grade I listed building and a Scheduled Ancient Monument of international significance within the London Borough of Richmond upon Thames, and continues due south across the River Thames to the semi natural, riverside banks of Albany Reach and sports facilities at Ditton Field. The view is interrupted by a line of Lombardy poplars with glimpses beyond of the distant Surrey Hills on the skyline. | The vista is already extensively protected through other means notably the statutory listings of the buildings and the park and garden. Whilst there are long distance views to the Surrey Hills AONB forming the Borough's hinterland, there are otherwise no long-distance views into Elmbridge. By virtue of the statutory listings the visual setting is already protected and therefore a material planning consideration. The vista is also recognised in the Thames Landscape Strategy and in a suite of partnership projects within that document. It is recommended that this view is not taken forward. |
| Strategic View 3 <i>Talman Vista from Hampton Court towards the former Surbiton Water Treatment Works</i> | This vista line, also identified in the Thames Landscape Strategy, emanates from Hampton Court Palace (Key Landmark 5), within the London Borough of Richmond upon Thames, and continues south-east following an avenue of lime trees within the Royal Park grounds over the River Thames and its settling basins terminating at the Seething Wells Pumping Station, a Grade II listed building (Key Landmark 6). | The vista is already protected through other means (e.g. statutory listing and associated setting), is not publicly accessible and contains no long-distance views into Elmbridge. It is also cited in the Thames Landscape Strategy. It is recommended that this is not taken forward as a Strategic View given its more tangential relationship to the Borough and as it is protected through other mechanisms. |
| Strategic View 4 <i>Broadwater Farm and Thames floodplain from the terrace at Oatlands Park Hotel</i> | A mostly rural, panoramic view to the north-west from the terrace of the Oatlands Park Hotel (Key Landmark 9) of open farmland within the Thames floodplain. The view includes trees on the slope of the river terrace within the hotel grounds, and parkland trees around the Broad Water Lake in the foreground. Beyond are farm buildings in the middle distance, and far views of high rise buildings at Sunbury Cross and the Grandstand at Kempton Park which are within the Borough of Spelthorne. | The view is already partly narrowed by the parkland trees and foreshortened by the Broad Water Lake vegetation. The parkland and its setting are already protected through inclusion on the Register of Historic Park and Gardens, although it is recognised that the effective protection of these is limited. Given the visual characteristics described above, it is recommended that this is not taken forward as a Strategic View. |
| Strategic View 5 <i>The Valley of the River Mole from The Ledges at Esher</i> | There is a wide panoramic view from the public footpaths along the Ledges, Esher. In the foreground there are glimpsed views of open arable land with associated farm buildings from the steep, wooded slopes of the river terrace and in the background there are further wooded slopes. Even though pylons traverse the area, it is considered that the views merits protection. Glimpsed views can be seen of Whiteley Village (Key Landmark 17) and the American Community School due west; Hersham Parish Church (Key Landmark 13) and the residential properties of Hersham due north-west; and Hersham Air Products, the Hersham Centre and Paul Vanson Court, Hersham due north. | The view is already narrowed by the woodland trees and the pylon corridor is a dominant feature in the view. Whilst an attractive rural view, it is a result of creating the wayleave for the pylon line and it does not have a clear visual focus or any visual assets with a particularly strategic dimension. Therefore, it is recommended that this is not taken forward as a Strategic View. |
| Strategic View 6 <i>Winey Hill from Telegraph Hill, Hinchley Wood</i> | There is a wide panoramic view to the south-east, although restricted by tree growth, from the public footpaths at Telegraph Hill, Hinchley Wood. In the foreground there are glimpsed views of open arable land and Claygate Village and in the background views of Ruxley Towers (Key Landmark 16), and the vegetation at Winey Hill, which is within the Royal Borough of Kingston upon Thames. | The view is already narrowed by the woodland trees and is not publicly accessible. It is therefore recommended that this is not taken forward as a Strategic View. |
| Strategic View 7 <i>Dorking Gap from Oxshott Heath</i> | Panoramic view due south and south-east of the North Downs, bisected by the Dorking Gap and including the spire of Ranmore Church within the District of Mole Valley approximately 10 miles distant. The view in the foreground is of the open heathland and woodland of Oxshott Heath with limited visibility of the residential properties of Oxshott. | The view provides elevated vistas of Oxshott Heath and a long-distance vantage point over the Surrey Hills AONB, showing part of the designated landscape setting to Elmbridge. Whilst not directly intervisible with any designated viewpoints out of the Surrey Hills as identified in the AONB Management Plan, it provides a picturesque and clearly identifiable and accessible prospect for public enjoyment. It can also be considered part of the AONB's setting due to the physical and visual relationship to the AONB. Setting of AONBs is material to their protection and the view should be considered in this context as part of the duty to conserve and enhance the AONB and its scenic beauty, as stated in the AONB Management Plan. It is therefore recommended that this remains as a Strategic View. |

Table 1: Summary of findings and recommendations

2.0

Context and Methodology

Introduction

Arup was appointed by Elmbridge Borough Council (EBC) to undertake a Landscape Sensitivity Assessment to form part of the evidence base for the emerging Local Plan. As part of this piece of work, the approach to strategic views across the Borough has also been reviewed.

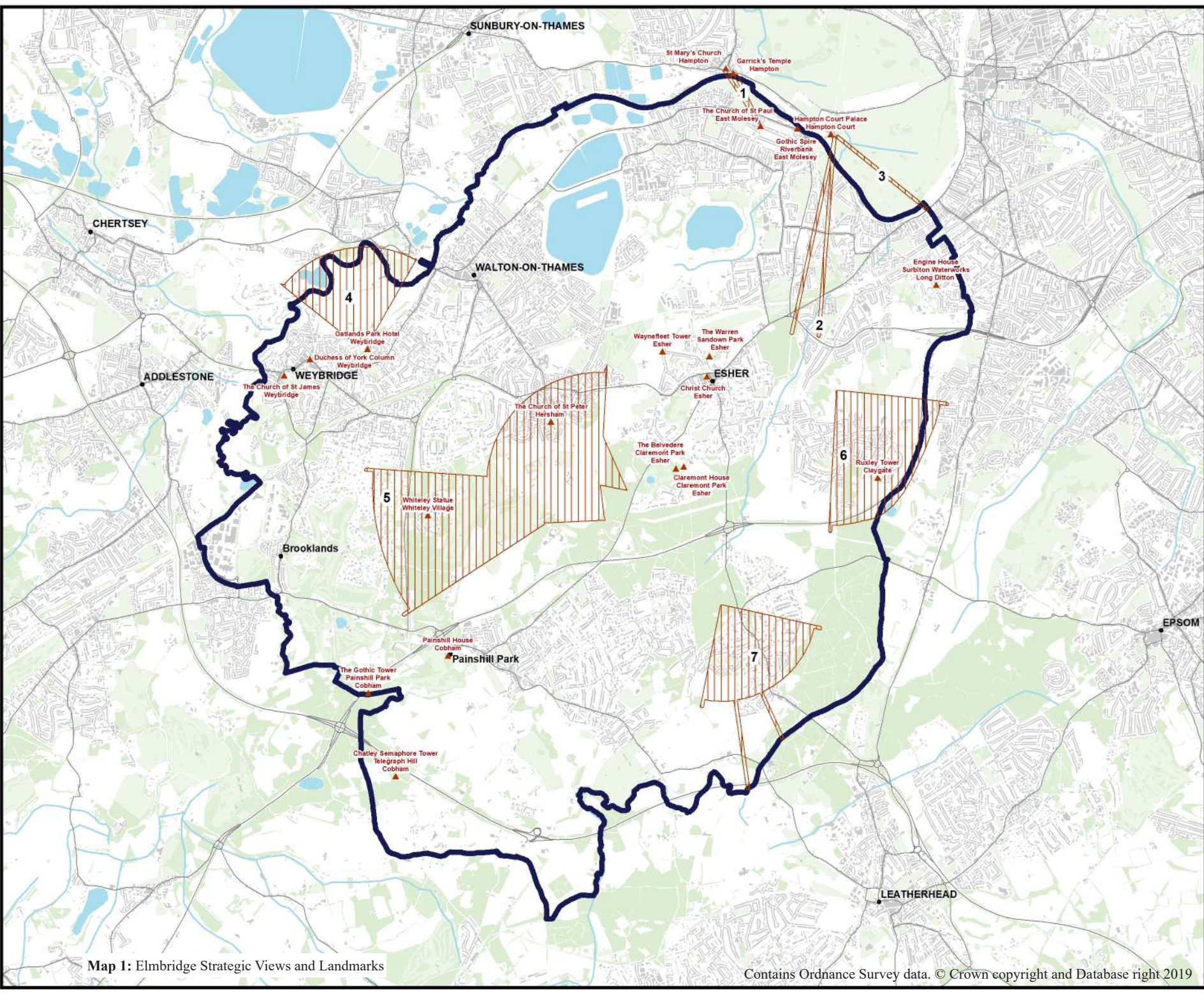
As a Borough of high ecological and heritage value, views plays an important role in showcasing the variety of built and natural elements that contribute to the wider landscape character. Key views to landmarks and wider panoramas, along with local views, contribute to variety and interest in the landscape. The Landscape Sensitivity Assessment, along with the work undertaken on strategic views will inform the Council in assessing the suitability of proposed development. This will enable the council to meet their growth agenda in a way which sensitively integrates new development into the existing urban and rural landscape.

The existing Strategic Views and Key Landmarks are shown on **Map 1**.

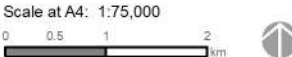
Essentially the existing strategic views are represented only by points on a map and accompanying view cones indicating the notional extent of the view. Beyond the

information set out in Appendix 3 to the Borough's Development Management Plan, they are not supported by any textual information setting out their rationale for selection, their defining characteristics, what is important or distinctive, or why they should be protected. In some instances, assets within the view are protected by other means e.g. listed buildings and their curtilages and settings, or the views are from within the Borough looking out to assets beyond the Borough boundary (and therefore protected under other local government jurisdictions as well as through statutory listing e.g. Hampton Court Palace and its setting).

Elmbridge Borough Council required a review of the strategic views to determine if they are appropriate and whether a robust rationale and suite of recommendations could be derived to justify their retention in the emerging Local Plan. The approach to this task is set out at page 5 of this report.



- Strategic Views**
- ▲ Landmarks
 - ▨ Strategic Views, Viewshed
 - ▬ Elmbridge Borough Boundary



Map 1: Elmbridge Strategic Views and Landmarks

What is a Strategic View?

With reference to the policy scoping exercise at **Appendix 1** and the work to define strategic views in London (as the geographically closest example of such a policy approach), a strategic view will include significant or landmark buildings, landscapes, townscapes or riverscapes and will contribute to defining sense of place at a strategic level.

One of the key aspects of view management is perception and the need to understand the effect of a potential change on peoples' experience of that view. We have therefore also included consideration of public accessibility and the level of benefit views afford to the communities who enjoy them. These two strands have formed key parts of our approach to assessing the existing strategic views.

Methodology

The primary task was to benchmark and scope other approaches to view management and protection across the other local planning authorities in Surrey and to give appropriate consideration to other UK examples. The objective behind this task was to consider approaches as widely as possible. It went beyond heritage asset-based view protection which is a characteristic of well-known examples such as for Oxford's 'Dreaming Spires' or the Bath World Heritage Site, or in approaches established in relation to visual

elements of special qualities of designated landscapes, such as for the Surrey Hills Area of Outstanding Natural Beauty (AONB). Therefore, consideration was also given to a wider range of examples of view identification, management and protection, to provide examples more comparable to the baseline in Elmbridge. The findings from this review are presented in **Appendix 1**.

The following steps were taken as part of the benchmarking process:

- Policy review of national, regional and local policy to set the context for strategic views and the wider policy agenda;
- Reviewing the Local Plan, Supporting Planning Guidance and evidence base documents of all authorities within Surrey;
- Review of relevant authorities in London, due to the Borough's close proximity to the south-western edge of the Greater London Built Up Area;
- Drawing upon the information collected as part of the policy review and benchmarking exercise to identify a number of potential options for the Council in managing strategic views across the Borough; and
- An internal workshop to compare differing approaches, appraise options, outlining the merits and disadvantages of each, and to identify a series of recommendations for the Council.

Stage two of the approach included visiting the seven strategic viewpoints, as set out on the Council's Policies map. For each site, a proforma was completed and site photographs taken, providing a sense check against the existing descriptions set out in Appendix 3: Views and Landmarks in the Council's Development Management Plan.

The objectives of the field survey were to capture evidence in relation to a number of key attributes, drawing from professional judgement and Arup's landscape architects' knowledge and experience of undertaking similar studies. These attributes were:

- Level of public accessibility
- The nature and extent of the view
- Key characteristics of the view
- Any existing aspects of significance, designation or protection
- Detracting elements

These attributes formed the basis of the individual view analyses and recommendations/strategies for each of the Strategic Views in **section 3**. Within that section of the report each view is also recorded photographically and mapped (with mapping cross referenced to the Landscape Units in the Landscape Sensitivity Study for context).

Policy context

This section sets out the policy context for strategic views. It provides an overview of relevant policy considerations at the national and regional level surrounding the management and protection of strategic views.

The National Planning Policy Framework (2018)

The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for achieving sustainable development, within which locally-prepared plans for housing and other development can be produced. Although it does not provide specific policies on managing strategic views, it sets out the context for high quality design, and conserving and enhancing the natural environment.

Section 12 of the NPPF (2018) focuses on Achieving Well-Designed Places, and states that good design is a key aspect of sustainable development. Plans should provide clarity in design vision, so that applicants understand the level to which a proposal is likely to be acceptable. Furthermore, local plan policies should be developed with local communities, in order to reflect local aspirations, and the area's defining characteristics. To provide clarity about design expectations early on, plans and supplementary planning documents should use visual tools to provide a framework for creating distinctive places, such as design guides and codes.

Section 15 of the NPPF (2018) focuses on conserving and enhancing the natural environment, and states that planning policies and decisions should contribute to and enhance the natural and local environment through a range of different methods. These include protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Planning Practice Guidance (PPG) on Design (2014)

The Planning Practice Guidance (PPG) on Design states that good quality design is an integral part of sustainable development, which aims to enhance quality buildings and spaces, by considering amongst other things, form and function; efficiency and effectiveness and their impact on wellbeing. The PPG states that Local Planning Authorities should secure good design quality through the policies adopted in their local plans, which will help in developing a vision for the area, while assisting in selecting sites and assessing their capacity for development.

The PPG is clear in the need for careful consideration of a proposed site, with regards to its natural features and local heritage, which should include views into and out of larger sites in order to sustain local distinctiveness. Furthermore, the PPG states that a high-quality landscape makes an important contribution to the quality of an area.

In order to achieve good design, the PPG gives a number of planning processes and tools, including

a good local plan, consultation and community participation, good masterplans, effective use of pre-application discussions, urban design and access statements etc.

Draft New London Plan (2018)

The Draft London Plan (2018) sets out the strategic growth ambitions of the Mayor over the next 20-25-year period. It includes a number of policies relevant to strategic views, and preserving the landscape, as detailed below.

Policy HC3: Strategic and Local Views identifies that significant views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.

Policy HC4: London View Management Framework states that proposals should not harm, and should seek to make a positive contribution to the characteristics and composition of Strategic Views and their landmark elements.

London View Management Framework, SPD (2012)

The London View Management Framework states that the Mayor of London has designated a list of strategic views to be kept under review. These are all seen from places which are publicly accessible and well used,

including significant buildings or urban landscapes that help to define London at a strategic level.

These strategic views are categorised into:

- Panoramas across substantial parts of London
- Views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object)
- Broad prospects along the river Thames

Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view. If a development proposal will have a significant impact on a Designated View or if it will be contrary to management principles in the SPG or policies of the London Plan, the boroughs affected by the proposal, the relevant Government agencies and expert bodies such as English Heritage (*Historic England*) should be consulted.

London View Management Framework Part I [River Prospects] and Part 2 [London Panoramas, Linear and Townscape Views]

The LVMF Review (2017) was commissioned as part of the current review of the London Plan. It provides a photographic record of the views from each of the 61 Assessment Points identified by the LVMF.

Thames Landscape Strategy Review (2012)

The Thames Landscape Strategy (TLS) sets out

guidance on the strategic approach for planning, protecting and managing the landscapes that make up the River Thames. The strategy provides a sub-regional framework to link local and national ambitions, understand the complexities of the landscape and provide a comprehensive landscape assessment, as a basis for any decisions which affect the environment. The TLS, and its associated partnerships inform strategic planning, and is a tool to inform decisions made by local planning authorities.

The Strategy includes 12 Local Landscape Character Reaches, which divides the Thames into a number of smaller sections for closer analysis. Notably, the Thames Landscape Strategy for Bushy Park and Hurst Park give a few examples of strategic views and landmarks, including:

- Views along the riverside setting to the building and gardens of Garrick's Temple to Shakespeare;
- Views from Platt's Eyot bridge, looking past the boatsheds in the foreground down to Garrick's Temple to Shakespeare and Bushy Park beyond; and
- Vista to Platt's Eyot from Hurst Park towpath and the footpath from Hampton to Platt's Eyot footbridge.
- The Thames Landscape Strategy for Hampton Court sets out major landmarks and the strategic views across this area. A number of key vistas and sight lines are referenced, including:
- View to the spire of St Mary's Church and Garrick's

Temple which form a series of strategic views and landmarks;

- View along the river landscape; and
- Long views of the Surrey Hills from Hampton Court

Surrey Landscape Character Assessment (2015)

The Surrey Landscape Character Assessment (LCA) provides a comprehensive assessment of the landscape character of the county. The LCA forms a key part of the evidence base for each authority, and provides guidance on landscape strategy, land management and built development.

The Surrey LCA review comprises a report and character areas map for every Surrey District and Borough, looking at the local landscapes and their unique qualities in a detailed way. It identifies the components of the landscape including physical, cultural and perceptual aspects to develop a classification and mapping of the landscape via landscape types and landscape character areas, which seek to describe the patterns and key features of each of the landscapes. This includes consideration of visual characteristics.

Each authority report provides a high-level qualitative assessment of key views broadly within each character area (long, open views, panoramic, dramatic views). These views are not displayed diagrammatically, with no reference to specific location or direction.

Benchmarking

A benchmarking exercise was undertaken to inform the Council's future approach to strategic views, the findings from this exercise are shown in **Appendix 1**.

A number of spatial scales have been considered as part of the review:

- Surrey - all 11 borough or district councils (including Elmbridge Borough).
- London - and relevant authorities adjoining the Surrey border.
- Local authority precedents further afield.



3.0 Strategic Views Assessment

Strategic View 1: The River Thames Meadowlands from St Mary's Church, Hampton

(Connecting Landmarks 1 - St Mary's Church, Hampton, 2 - Garrick's Temple, Hampton and 3 - The Church of St Paul, East Molesey)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: Vista lines, also identified in the Thames Landscape Strategy², emanate from St Mary's Church (Key Landmark 1) and Garrick's Temple dedicated to Shakespeare (Key Landmark 2), within the London Borough of Richmond upon Thames, and continue south-east to the spire of St Paul's Church, East Molesey (Key Landmark 3). The view includes mature trees along Hurst Road, Molesey extends across open riverside lands including areas of vegetation within Hurst Meadows District Park, Garrick's Ait and the River Thames.

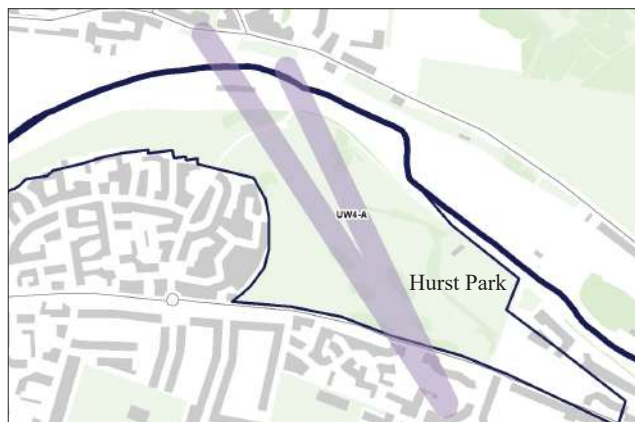


Figure 1: Strategic View 1, Location Plan

Contains Ordnance Survey data. © Crown copyright and Database right 2019

Description; Key characteristics of the view

The views identified in the Thames Landscape Strategy for this location consider points from both sides of the riverbank, in Elmbridge and London Borough of Richmond. This viewpoint is a panoramic view which is characterised by open vistas to the south/south-west across the River Thames including residential properties at Garrick's Ait and to Hurst Meadows District Park. To the south of the river, mature vegetation along Hurst Road and the River Thames screens views to the south-east of the landmarks of Garrick's Temple to Shakespeare (dating from circa 1765 and Grade I Listed for its architectural merit and cultural association, designed views do not form part of its listing, although 'setting' is clearly material to the listing), the Church of St Paul (19th century, Grade II listed for architectural merit) and views along the River Thames.

The foreground of the view comprises St Mary's Churchyard (19th century St Mary's Church listed at Grade II for its architectural merit), Hurst Road which is lined by mature trees and Hampton Canoe Club with associated buildings. The midground contains the River Thames Garrick's Ait with residential properties and moorings, Hampton Sailing Club and Hurst Meadows District Park. Only the southern/south-western part of the view contains long distance visibility – views to the settlement of Hurst Park with apartment towers breaking the horizon and views along the River Thames.

Mature vegetation along Hurst Road and the River Thames foreshortens two thirds of the view and screens views along the Thames and to the south-east

of Garrick's Temple and the Church of St Paul. The viewpoint is also located on private Church land and there is no clear viewpoint location.

Recommendations

Some of the landmarks and their settings are protected by other means e.g. statutory listing and to some extent through their identification as part of key vistas in Landscape Character Reach 1 within the Thames Landscape Strategy. The viewpoint is also identified by the London Borough of Richmond Upon Thames in their Local Plan – proposals map and Policy LP5 of the Local Plan states that LB Richmond will 'protect the quality of the views and vistas as identified on the Proposals Map'. Policy LP5 also notes that LB Richmond will 'work in partnership with neighbouring boroughs where there are cross boundary views and settings so these are positively managed'.

Key landmarks are no longer the foci of the view as currently defined. The Thames Landscape Strategy sets out recommendations in respect of vegetation management – the riverside trees in particular. St Mary's Church and Garrick's Temple also falls outside of the Borough.

It is recommended that this viewpoint be re-written so that it effectively considers the Arcadian landscape of the Thames from Hurst Park. This is due to the fact that a more intact prospect to parts of the Borough's landscape setting (notably Garrick's Temple and the Hampton Riverfront) can be enjoyed by a wide audience from within Hurst Park.

Strategic View 2: The Surrey Hills from Hampton Court

(Landmark 5 - Hampton Court Palace)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: This vista line, identified in the Thames Landscape Strategy, emanates from Hampton Court Palace (Key Landmark 5) and the Privy Garden, a Grade I listed building and a Scheduled Ancient Monument of international significance within the London Borough of Richmond upon Thames, and continues due south across the River Thames to the semi natural, riverside banks of Albany Reach and sports facilities at Ditton Field. The view is interrupted by a line of Lombardy poplars with glimpses beyond of the distant Surrey Hills on the skyline.

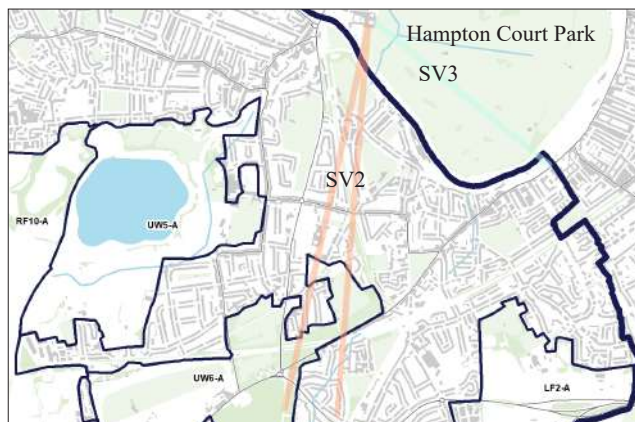


Figure 2: Strategic View 2, Location Plan

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Description; Key characteristics of the view

This axial/linear view is characterised by the restored formal Privy Garden of Hampton Court Palace, mature vegetation on the banks of the River Thames and mature vegetation bounding Ditton Field which screens long distance views.

The foreground of the view comprises the Privy Garden, a restoration of King William III's baroque Privy Garden of 1702, the immediate setting to the Grade I listed and scheduled Hampton Court Palace. The formal design and layout create a linear corridor extending to the wrought iron screens, designed and built by Jean Tijou, that create a focal point and boundary between Hampton Court Palace and the River Thames. The view was famously documented in Leonard Knyff's painting 'A View of Hampton Court' c.1702-1714. This work shows Hampton Court Palace and grounds in its original rural setting and hints at long views across the Thames to the rolling rural landscapes beyond (and which are now within Elmbridge Borough).

The midground of the view contains the mature vegetation along the banks of the River Thames that partially screens views of Ditton Field and the mature vegetation on the boundary of the playing fields which screens long distance views.

Whilst it contains assets which are clearly strategic in their importance, the viewpoint is located inside Hampton Court Palace and is clearly defined; however, the view is not publicly accessible unless the entrance fee is paid.

Recommendations

The mature vegetation along the River Thames and surrounding Ditton Field create foreshortening of the view by visually screening any long-distance views. Management of the vegetation along the river is a careful balance of the management prescriptions in the Thames Landscape Strategy and seeking to conserve the setting of the palace and park without opening up further views of development. Therefore, further opening of the view to the Surrey Hills would need to be considered with care to avoid any adverse impacts on setting.

The vista is already extensively protected through other means, notably the statutory listings of the buildings and the park and garden. Whilst there are long distance views to the Surrey Hills AONB forming the Borough's hinterland, there are otherwise no long-distance views into Elmbridge. By virtue of the statutory listings the visual setting is already protected and therefore a material planning consideration. The vista is also recognised in the Thames Landscape Strategy and in a suite of partnership projects within that document. It is recommended that this view is not taken forward as a Strategic View.

Strategic View 3: Talman vista from Hampton Court towards the former Surbiton Water Treatment Works

(Connecting landmarks 5 - Hampton Court Palace, Hampton Court and 6 - Engine House, Surbiton Waterworks, Long Ditton)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: This vista line, also identified in the Thames Landscape Strategy, emanates from Hampton Court Palace (Key Landmark 5), within the London Borough of Richmond upon Thames, and continues south-east following an avenue of lime trees within the Royal Park grounds over the River Thames and its settling basins terminating at the Seething Wells Pumping Station, a Grade II listed building (Key Landmark 6).

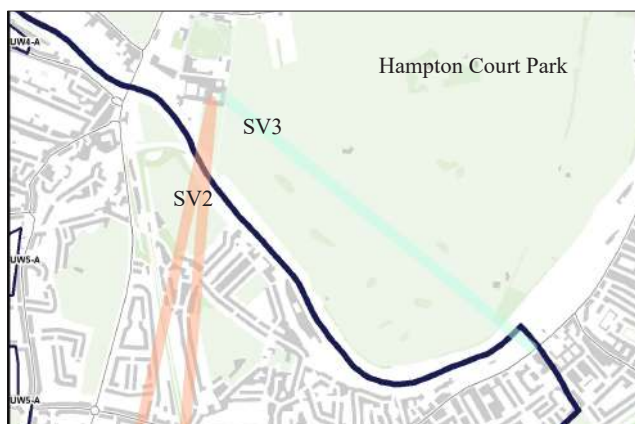


Figure 3: Strategic View 3, Location Plan

Contains Ordnance Survey data. © Crown copyright and Database right 2019

Description; Key characteristics of the view

This linear view is defined by the boulevard of Yew trees in The Great Fountain Garden of Hampton Court Palace, the tree-lined avenue in the Home Park and mature vegetation on the banks of the River Thames.

The foreground of the view is formed by one of the radiating avenues forming the ‘goose’s foot’ of Yew trees in The Great Fountain Garden, designed by Daniel Marot, which is bounded by the Grade I listed gate, railings and canal. The midground of the view continues to be defined by the mature trees of Ditton Avenue in the Home Park until reaching a wooded area (Horse Paddocks) parallel to Barge Walk and mature vegetation along the banks of the River Thames. This mature vegetation block screens any long-distance views.

As with Strategic View 2, this vista also featured in Knyff’s painting, showing the Great Fountain Garden in its original form, as designed for King William III and Queen Mary II. The garden designed for William and Mary was an intricate parterre, later simplified at the request of Queen Anne, and which incorporated thirteen fountains, two of which fell within what is now the Talman Vista, although these are now lost. Knyff’s painting also shows that the radiating vistas were not necessarily designed around an end focal point.

The viewpoint is located inside Hampton Court Palace and is clearly defined; however, the view is not publicly accessible unless the entrance fee is paid. The mature vegetation along the River Thames and the woodland block in the Home Park create foreshortening of the

view by visually screening the River Thames and the Seething Wells Pumping Station.

Recommendations

Original elements of the view - the fountain and sculpture - have long since been lost. Management of the vegetation to gain long distance views of the Seething Wells Pumping Station would impact on the parkland and river setting, as well as qualifying features underpinning the designation of the Registered Park and Garden.

The vista is already protected through other means (e.g. statutory listing and associated setting), is not publicly accessible and contains no long-distance views into Elmbridge. It is also cited in the Thames Landscape Strategy. It is recommended that this is not taken forward as a Strategic View given its more tangential relationship to the Borough and as it is protected through other mechanisms.

Strategic View 4: Broadwater Farm and Thames floodplain from the terrace at Oatlands Park Hotel

(From Landmark 9 - Oatlands Park Hotel, Weybridge)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: A mostly rural, panoramic, view to the north-west from the terrace of the Oatlands Park Hotel (Key Landmark 9) of open farmland within the Thames floodplain. The view includes trees on the slope of the river terrace within the hotel grounds, and parkland trees around the Broad Water Lake in the foreground. Beyond are farm buildings in the middle distance, and far views of high rise buildings at Sunbury Cross and the Grandstand at Kempton Park which are within the Borough of Spelthorne.



Figure 4: Strategic View 4, Location Plan

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Description; Key characteristics of the view

This panoramic view is characterised by the grounds of Oatlands Park Hotel (Grade II listed) which are part of Oatlands Park, a Registered Park and Garden (Grade II Listed) containing the Broad Water Lake.

The foreground of the view consists of the terrace immediately north of the Oatlands Park Hotel with mature parkland trees, sloping down to the Broad Water Lake with semi mature trees lining the embankments. Both the terrace and Broad Water Lake are two of the remaining features from the 18th Century landscape laid out by the Earl of Lincoln, with the house having been sited to take advantage of the prospect across the Broad Water from relatively elevated land within the park. Midground views comprise Broad Water Lake and the mature vegetation on the northern side. This vegetation screens any long-distance views of the surrounding floodplain and the River Thames.

The viewpoint location is defined by a bench on the hotel terrace and is publicly accessible. The mature vegetation along the edge of the Broad Water Lake creates fore-shortening of the view by visually screening the River Thames and farm buildings on the floodplain. The mature parkland trees in the foreground narrow the field of view and screen views of the high-rise buildings at Sunbury Cross.

Recommendations

Any management of the parkland trees and vegetation on the banks of Broad Water Lake to restore long distance views of the of the Thames Valley (and therefore to understand the original visual relationship of the Broad Water to the Thames) would need to be extended to thinning of vegetation on the Engine River and other areas of dense vegetation in the flood plain. This would have an impact on the hotel and lake setting, as well as the qualifying features of the heritage designations. As such any restoration of the view should be focused on the vegetation to the lake shore, to reinstate the designed visual relationship between house and water.

The view is already partly narrowed by the parkland trees and foreshortened by the Broad Water Lake vegetation. The parkland and its setting are already protected through inclusion on the Register of Historic Park and Gardens, although it is recognised that the effective protection of these is limited. Given the visual characteristics described above, it is recommended that this is not taken forward as a Strategic View.

Strategic View 5: The Valley of the River Mole from The Ledges at Esher

(Covering Landmarks 13 - The Church of St Peter, Hersham and 17 - Whiteley Statue, Whiteley Village)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: There is a wide panoramic view from the public footpaths along the Ledges, Esher. In the foreground there are glimpsed views of open arable land with associated farm buildings from the steep, wooded slopes of the river terrace and in the background there are further wooded slopes. Even though pylons traverse the area, it is considered that the views merits protection. Glimpsed views can be seen of Whiteley Village (Key Landmark 17) and the American Community School due west; Hersham Parish Church (Key Landmark 13) and the residential properties of Hersham due north-west; and Hersham Air Products, the Hersham Centre and Paul Vanson Court, Hersham due north.

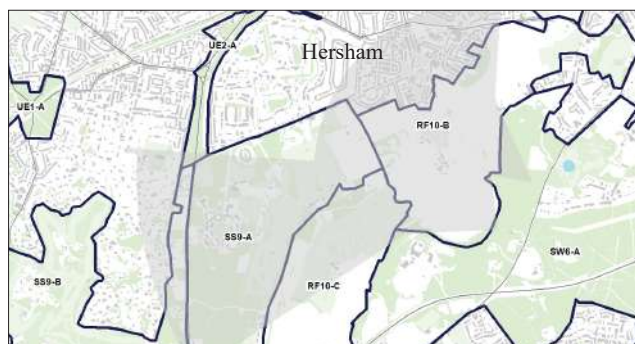


Figure 5: Strategic View 5, Location Plan

Contains Ordnance Survey data. © Crown copyright and Database right 2019

Description; Key characteristics of the view

This view has been reduced to a view corridor by vegetation growth within Winterdown Wood. The view is primarily associated with the pylon corridor and associated way-leave going into the flood plain.

The foreground consists of views from a public footpath along The Ledges of Winterdown Wood. Mature woodland vegetation frames either side of the view, with the vegetation in the centre of the view managed to protect the pylon way-leave and therefore also providing views to the mid-ground of the view. In the mid-ground are views of the farmland on the river terrace with lakes, field boundaries and farm buildings. Long distance views of the vegetation of Winterdown Wood, New Burnhill Golf Course and Burnhill Park characterise the wooded horizon.

The viewpoint location is defined by a bench and a public footpath and it is designated as a viewing point on the Winterdown Wood entrance plan. The mature vegetation in Winterdown Wood in the foreground narrows the field of view and screens views of Whiteley Village (Key Landmark 17), Hersham Parish Church (Key Landmark 13) and Hersham.

Recommendations

Management of the woodland trees would widen views to the surrounding area. However, this would have the potential to adversely impact on the woodland setting.

The view is already narrowed by the woodland trees and the pylon corridor is a dominant feature in the view. Whilst an attractive rural view it is a result of creating the wayleave for the pylon line and it does not have a clear visual focus or any visual assets with a particularly strategic dimension. Therefore, it is recommended that this is not taken forward as a Strategic View.

Strategic View 6: Winey Hill from Telegraph Hill, Hinchley Wood

(Covering Landmark 16 - Ruxley Tower, Claygate)



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: There is a wide panoramic view to the south-east, although restricted by tree growth, from the public footpaths at Telegraph Hill, Hinchley Wood. In the foreground there are glimpsed views of open arable land and Claygate Village and in the background views of Ruxley Towers (Key Landmark 16), and the vegetation at Winey Hill, which is within the Royal Borough of Kingston upon Thames.

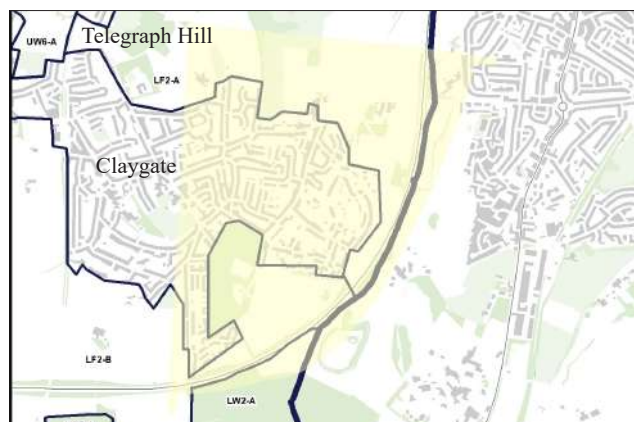


Figure 6: Strategic View 6, Location Plan

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Description; Key characteristics of the view

This view is characterised by pasture fields with hedgerow boundaries, views of Claygate and long-distance views of Great Oaks.

The foreground consists of open, rolling pasture with hedgerow boundaries and single specimen mature trees. The woodland vegetation of Hinchley Wood frames either side of the view. The midground of the view contains pasture fields with hedgerow boundaries, Slough Farm Livery with associated vegetation along the edge of Claygate settlement and glimpsed views of residential properties within Claygate on the rising ground.

Long distance views are of a vegetated horizon, where Ruxley Towers (Key Landmark 16) is visible breaking the horizon, and views of Great Oaks.

The viewpoint is not publicly accessible and is on private land. Part of a barbed wire fence has been removed to gain access. In the scoping and fieldwork to test this view, several locations were visited. These included from a bench located on Telegraph Hill parallel to Semaphore House, as a potential publicly accessible viewpoint representing the view from Semaphore House. This concluded that there was no long-distance view from here due to the density of tree vegetation and this would also be the case from Semaphore House and grounds.

Recommendations

The mature vegetation of Hinchley Wood in the foreground narrows the field of view, however, management of the woodland trees would widen views to the surrounding area, but would impact on the Telegraph Hill setting.

The view is already narrowed by the woodland trees and is not publicly accessible. It is therefore recommended that this is not taken forward as a Strategic View.

Strategic View 7: Dorking Gap from Oxshott Heath



Summary

The Elmbridge Local Plan – Development Management Plan, April 2015 states the following: Panoramic view due south and south-east of the North Downs, bisected by the Dorking Gap and including the spire of Ranmore Church within the District of Mole Valley approximately 10 miles distant. The view in the foreground is of the open heathland and woodland of Oxshott Heath with limited visibility of the residential properties of Oxshott.

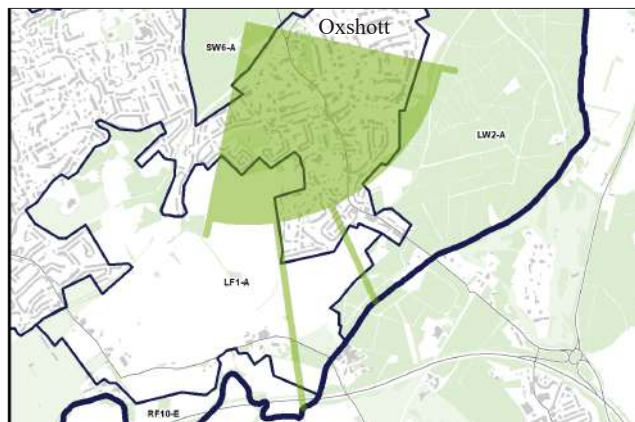


Figure 7: Strategic View 7, Location Plan

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Description; Key characteristics of the view

This panoramic view is characterised by open heathland and woodland of Oxshott Heath, and long-distance views of the Surrey Hills Area of Outstanding Natural Beauty (AONB).

The foreground consists of a public footpath, war memorial and views of the open heath with semi-mature tree planting and the mature woodland trees of Oxshott Heath. The mid-ground of the view consists of mature woodland on the south of Oxshott Heath, which screens views of Oxshott and partially screens views of mobile telephone masts. There are long distance views of the Surrey Hills in the south-west of the view, creating a vegetated horizon.

The viewpoint location is defined by a bench, a war memorial and open views. There are also various footpaths that converge in this location creating a sense of arrival and a clearly identifiable viewing point.

Recommendations

The mature vegetation of Oxshott Heath partially narrows the field of view, however, management of the woodland trees would impact on the natural landscape setting and would not improve the quality of the view.

The view provides elevated vistas of Oxshott Heath and a long-distance vantage point over the Surrey Hills AONB, showing part of the designated landscape setting to Elmbridge. Whilst not directly intervisible with any designated viewpoints out of the Surrey Hills as identified in the AONB Management Plan³, it provides a picturesque and clearly identifiable and accessible prospect for public enjoyment. It can also be considered part of the AONB's setting due to the physical and visual relationship to the AONB. Setting of AONBs is material to their protection and the view should be considered in this context as part of the duty to conserve and enhance the AONB and its scenic beauty, as stated in the AONB Management Plan.

It is therefore recommended that this remains as a Strategic View. The part of the AONB to which this view relates falls within Mole Valley District, therefore consideration should also be given to Mole Valley's Core Strategy Policies in relation to landscape character in the context of the AONB and its setting, specifically Policy CS13, which notes the importance of intervisibility and ridgelines/skylines (see **Appendix 1**).



4.0

Appendix 1

The purpose of **Appendix 1** is to explore and benchmark the approach to strategic views undertaken by surrounding authorities across Surrey, and in turn consider the mechanisms that would be most appropriate for their protection. This has informed the recommendations in **section 3.0** of this report.

Elmbridge Borough Council

The Local Plan for Elmbridge is comprised of two documents; the Core Strategy (2011) and the Development Management Plan (2015). The Core Strategy is the principal planning document for Elmbridge, setting out the vision, spatial strategy and core policies for development in the Borough up to 2026.

Policy CS14 sets out how the Council will protect, enhance and manage a diverse network of green infrastructure. The network is made up of a range of spaces and features, and provides a setting for key strategic views and landmarks. Part (2) of the policy seeks to ensure that new development protects and enhances local landscape character, strategic views and key landmarks as shown on the proposals map, and takes account of their setting, intrinsic character and amenity value.

Policy CS14 also sets out the Strategic Views within the Borough, listed as:

- The River Thames meadowlands from St Mary's Church, Hampton (Strategic View 1);
- The Surrey Hills from Hampton Court (Strategic View 2);
- Talman vista from Hampton Court towards the former Surbiton Water Treatment Works (Strategic View 3);

- Broadwater Farm and Thames floodplain from the terrace at Oatlands Park Hotel (Strategic View 4);
- The Valley of the River Mole from The Ledges at Esher (Strategic View 5);
- Winey Hill from Telegraph Hill Hinchley Wood (Strategic View 6); and
- Dorking Gap from Oxshott Heath (Strategic View 7).

Both the Key Landmarks and Strategic Views in the Borough are shown visually on the interactive policies map, with written descriptions provided in Appendix 3 Views and Landmarks in the Council's Development Management Plan.

Epsom and Ewell Borough Council

The Local Plan for Epsom and Ewell is comprised of the Core Strategy (2007) and the Development Management Policies Document (2015). The Council is in the process of preparing a revised Local Plan for the next 15 years, which is expected to be adopted in 2020.

The Core Strategy does not provide any policies specifically, or in reference to, views or vistas within the Borough.

The Council's Development Management Policies Document does make high level reference to views. Policy DM 13 Building Heights states that development proposals must respect the impact on the streetscene and views. There is no further detail or visual illustration provided of what these views comprise.

Environmental Character Study (2008)

The purpose of this study is to identify, enhance and protect local distinctiveness and environmental character, to inform future planning policies and tools for the borough. As part of the character area appraisals, a high-level description is provided of views and sense of enclosure. These views however are not specifically defined or represented diagrammatically.

Reigate and Banstead Borough Council

The Local Plan for Reigate and Banstead is comprised of the Core Strategy (2014) and the emerging Development Management Plan 2018-27 which has been submitted for examination. The Development Management Plan explains in more detail how the development principles and targets set out in the Council's adopted Core Strategy will be delivered.

The Core Strategy takes an area-based approach, formed around three clear geographical areas, which have been used to structure the over-arching spatial strategy. The strategy for each area has been informed by that area's physical characteristics and historical development, along with sensitivities and opportunities for development.

The Core Strategy incorporates views into wider policies surrounding enhancing the green fabric of the borough.

- Policy CS2 Valued landscapes and the natural environment - The Surrey Hills Area of Outstanding Natural Beauty (AONB) is a landscape of national importance and therefore will be provided with the highest level of protection. The same principles will be applied to protect the AGLV as an important buffer to the AONB and to protect views from and into the AONB, until such time as there has been a review of the AONB boundary.

The Development Management Plan does reference views as part of the wider policy framework on landscape protection.

- Policy NHE1 Landscape Protection (Part 3b) – Throughout the borough, development proposals must have particular regard for potential impacts on ridgelines, public views and tranquillity, and the effects of light pollution.
- Policy NHE9 Heritage Assets (Part 6) - Proposals which retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features in a manner consistent with its conservation, will be supported.
- Consideration of inward and outward facing views are also included as part of individual site allocations.

Surrey Hills AGLV Review (2007)

The Study provides a review of the Surrey Areas of Great Landscape Value (AGLV).

As part of this study, a recommendation was made that key viewpoints in the Surrey Hills AONB should be mapped and policies developed which protect the existing high quality visual character of these views from damage by inappropriate development. The rationale for this recommendation was that whilst most of the key viewpoints are located within the Surrey Hills AONB, their zones of visual influence often lie within the AGLV or open countryside. Any development proposals which might damage this impression and adversely affect the quality of the view should be given careful consideration.

Guildford Borough Council

The adopted Local Plan for Guildford was published in 2003. The Council is in the process of preparing a new Local Plan, which is expected to be adopted in 2020. A number of policies within the Core Strategy relate to the protection of strategic views, cutting across design, landscape, open space and heritage:

- Policy G5 (1) Context for Design – New development respects established street patterns, plot sizes, building lines, topography, established views, landmark buildings, roof treatment, aspect and relationship with other buildings.

- Policy G5 (6) Important Public Views and Roofscape - Important public views are protected and opportunities to create attractive new views and vistas are provided and encouraged. The supporting policy text states that important public views must be protected and opportunities to enhance these views together with the approaches into the Town and the villages should be considered, including planting to mask existing unsightly developments from viewpoints.
- Policy G5 (10) Open spaces of Value - Open spaces, whether public or private, which contribute to the character of an area, in terms of the views they create or the feeling of openness they allow, are protected. The supporting policy text states that such space needs to be protected because of its visual characteristics, which may be quite different to its conservation or recreational potential. More detailed policies regarding open space are contained within the Recreation Chapter. Where necessary the Council will prepare development briefs for environmentally sensitive and major sites.
- Policy G11 (Part 4) The Corridor of the River Wey and the Guildford and Godalming Navigations - Development within the corridor will be permitted provided that views both within and from the corridor which contribute to this special character are protected or improved.

- Policy RE5 Area of Outstanding Natural Beauty (AONB) – states that important views to and from the Area of Outstanding Natural Beauty should be retained.
- Policy HE10 Development which affects the setting of a Conservation Area - The Borough Council will not grant permission for development which would harm the setting of a conservation area, or views into or out of that area.

Although important views are referenced throughout the Core Strategy, the policies map does not illustrate these views visually.

Guildford Landscape Character Assessment and Guidance (2007)

This document is divided across three different scales, including the rural-urban fringe, townscape assessment and rural landscape assessment. The study provides a tool for decision making in the development process, and to guide landscape management decisions across the Borough.

The rural assessment provides an appraisal of character areas, including a description of key characteristics, landscape and built character, along with noting key views. For each character area, the assessment provides information of notable views/ vistas, however these are not displayed diagrammatically.

Guildford Borough Council are in the process of developing a Heights and Views Study, which will further contribute to the evidence base.

Mole Valley District Council

The adopted Core Strategy was published in 2009, and sets out the vision, spatial strategy and over-arching planning policies that guide development in the District. The council are in the process of developing the Future Mole Valley Local Plan 2018-33, which is expected to be adopted in 2019.

The Core Strategy has several policies relating the protection and management of strategic views:

- Policy CS13 Landscape Character (2) – The Surrey Hills Area of Outstanding Natural Beauty (AONB) is of national significance, and as such, the conservation of the natural beauty of the landscape will be a priority in this area. The AONB will be protected in accordance with the objectives in Planning Policy Statement 7 (Sustainable Development in Rural Areas) and the Surrey Hills Management Plan, with particular focus on the impact of development on ridgelines, significant views, peace, tranquillity and levels of artificial light.
- Policy CS13 Landscape Character (3) - The AGLV (Area of Great Landscape Value) will be retained until such time as there has been a review of the AONB boundary. Development in the AGLV area will be required to be supported by evidence to demonstrate that it would not result in harm to the AONB, particularly views from and into the AONB and the key features identified above.

Surrey Hills AONB Management Plan (2014-2019)

The Surrey Hills Area of Outstanding Natural Beauty (AONB) Management Plan has been adopted by Mole Valley District Council. It sets out the policy framework for the Surrey Hills, and the local authorities have a statutory duty to adopt the plan.

Significant parts of the Surrey countryside adjacent to the AONB are designated as Areas of Great Landscape Value (AGLV), which aim to conserve the landscape setting, particularly with regard to the views to and from the AONB. There are a number of notable policies from this Plan:

- Woodland Management Policy W4 – to promote the removal of inappropriate trees and secondary woodland for the reinstatement of views.
- Recreation and Tourism Management Plan Policy RT3 – significant viewpoints will be identified, conserved and enhanced. The planning authorities will seek to protect and safeguard access to significant views.
- Land Use Planning Management Policy LU2 – Development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views, tranquillity and light pollution. The proposed use and colour of external building materials will be strictly controlled to avoid buildings being conspicuous in the landscape.

- Land Use Planning Management Policy LU5 – development that would spoil the setting of the AONB, by harming public views into or from the AONB will be resisted.

Mole Valley Local Plan - Landscape SPD (2013)

The Mole Valley Local Plan has adopted the Landscape SPD to identify key characteristics of the landscape of the district, which will inform development decisions. It provides general guidance on landscape issues and how they should be addressed by developers and those responding to planning applications.

The SPD states that in some cases, the Council will require developers to undertake a site-specific Landscape Character Assessment to support planning applications, for sites within the AONB or in locations where significant views into or out of the AONB will be at risk.

The SPD outlines a number of questions which may be relevant to the appraisal of landscape issues, some of which relate specifically to views:

- What are the places outside the site from where the development will be visible, and what will be the distance of these viewpoints from the development?
- From key viewpoints, what proportion of the field of view will be occupied by the development (generally a higher proportion from closer viewpoints)?

- Are there opportunities to create pleasant views from the site, for example by clearing scrub or creating defined viewpoints for the use of occupiers?
- Are there any important views that need to be safeguarded?
- Is the site part of a significant view into or out of the Area of Outstanding Natural Beauty? If so, what impact will it have on that view?
- Does the view include historic landscape features or structures whose setting needs to be safeguarded?

Runnymede Borough Council

Local Plan, 2001 (adopted)

The current Local Plan was adopted in 2001. A number of the heritage and landscape policies within the Local Plan relate to views, including:

- Policy BE8 Historic Parks and Gardens - Historic Parks and Gardens can be harmed by insensitive development affecting views within their boundaries and wider views beyond their boundaries.
- Policy BE10 Development affecting the setting of listed buildings - The Council will not grant planning permission for development which adversely affects the setting of a listed building by virtue of its design, scale, proximity or impact on significant views or aspects.

- Policy R9 Basingstoke Canal and Wey Navigation – views from the Canal/Navigation should be protected and enhanced by landscaping.

Runnymede 2030 Submission Local Plan (in examination)

The Council are in the process of updating their Local Plan. The Runnymede 2030 Submission Local Plan provides the framework to guide the future development in the Borough. The emerging Plan has been submitted for examination. A number of policies within the emerging Plan relate to views, including:

- Policy EE4 Listed buildings – Proposals should not adversely affect the listed building or its setting by virtue of design, scale, materials or proximity or impact on views or other relevant aspects of the historic building fabric.
- Policy EE5 Conservation Areas – Development within or affecting the setting of a Conservation Area, including views in or out, should protect, conserve and wherever possible enhance, the special interest, character and appearance of the Conservation Area.
- Policy EE17 Infilling or Redevelopment on previously developed land in the Green Belt – the relationship with existing landscape features and integration with surroundings including space within and around the development particularly close to boundaries and views from within and outside the site.

Spelthorne Borough Council

Spelthorne Council's Development Plan Documents are formed of the Core Strategy and Policies Development Plan Document, and an Allocations DPD, all adopted in 2009. The Council is currently in the process of preparing a new Local Plan for the Borough to cover the period 2020-2035. The New Local Plan for Spelthorne has been submitted for Issues and Options consultation, and is expected to be adopted in 2021.

The Core Strategy and Policies DPD sets out a number of policies that relate to the protection and management of views and vistas across the Borough, including:

- Policy EN6 (b) Conservation Areas, Historic Landscapes, Parks and Gardens - The council will seek to preserve and enhance the character of conservation areas by requiring the retention of buildings, trees and other features, including open spaces, views and vistas, which are important to the character of the area.
- Policy EN9 (b) River Thames and its Tributaries - The Council will seek to maintain and look for opportunities to enhance the setting of the River Thames and its tributaries. In considering development proposals it will seek to protect and enhance existing views of the rivers.

Surrey Heath Borough Council

The current Local Plan for Surrey Heath is comprised of the Core Strategy and Development Management Policies Development Plan Document 2012. The Council is in the process of preparing a new Local Plan, to guide development in the Borough up to 2032. The Surrey Heath Draft Local Plan Issues Options/ Preferred Options 2018 has been published for consultation, and is expected to be adopted in 2020.

The current Local Plan does not include any policies relating to protecting and enhancing important views.

Yorktown Landscape Strategy SPD

The Yorktown Landscape Strategy Supplementary Planning Document (SPD) forms part of the Local Plan for Surrey Heath. It provides a landscape framework to guide development in the Yorktown area of Camberley.

The SPD provides guidance for the landscape setting for the Yorktown area, and facilitates the improvement of landscape quality in the residential area to the west of Frimley Road. A visual analysis of the strategy area was undertaken to examine the current landscaping and design features, and identifies opportunities to improve the environmental quality of these areas.

Although this document provides site-specific guidance, it does not set out over-arching guidance for views across the Borough.

Tandridge District Council

Tandridge Council's Local Plan is comprised of the Core Strategy, which was adopted in 2009, and the Local Plan Part 2: Detailed Policies 2012-2019, which was adopted in 2014. One policy within the Core Strategy relate to the protection and enhancement of viewpoints:

- Policy CSP 20 (b) Areas of Outstanding Natural Beauty – The principles to be followed in the area are to conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB.

The policy also states that the same principles will be applied in the associated Area of Great Landscape Value which will be retained for its own sake; as a buffer to the Surrey Hills AONB and to protect views from and into the AONB. The AGLV will be retained until such time as there has been a review of the AONB boundary.

Within the Local Plan Part 2: Detailed Policies 2012-2019, one policy contained reference to the protection and enhancement of viewpoints:

- Policy DP20 (C2) Heritage Assets - In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.

Our Local Plan 2033 (2018)

The Council is currently in the process of preparing a new development strategy for the district up to 2033. Our Local Plan: 2033 (2018) has been published for Regulation 19 consultation, and is expected to be adopted in 2019. A number of policies within the draft Local Plan relate to the protection and enhancement of viewpoints, including:

- Policy TLP32 (III) Landscape Character – Proposals will be required to incorporate and implement the landscape guidance set out in the SLCA, 2015, and to protect and where possible, enhance key public views and vistas.
- Policy TLP33 (III) Surrey Hills and High Weald Areas of Outstanding Natural Beauty - Any planning applications relevant to the AONB and its setting will need to demonstrate that it would safeguard public views out of and into the AONB and not adversely impact skylines and slopes.

Tandridge District Landscape and Visual Assessment: Concept areas for new and extended settlements (2016)

This report forms part of the wider evidence base to inform the emerging Local Plan. The study identifies seven sites to be explored for their potential for development, through considering the existing visibility of the study area, in order to inform the location and extent of any potential development. Opportunities

and constraints for development have also been set out within the report, which specify areas which could be suitable for development, and characteristics which would act as constraints to development, including listed buildings, ancient woodland and the lack of suitable transport methods.

A detailed analysis of views has been undertaken for each area to identify locations where substantial new development may be accommodated within well-defined landscape boundaries, without significant landscape and visual impacts.

Waverley Borough Council

Adopted Local Plan (2002)

The Council's Local Plan was adopted in 2002, and is currently in the process of being replaced by Waverley's new Local Plan.

- Policy HE8 Conservation Areas (d) - the Council will seek to preserve or enhance the character of conservation areas by protecting open spaces and views important to the character and setting of the area;
- Policy LT11 Walking, Cycling and Horseriding-when consulted on proposals to divert public rights of way, the Council will seek to ensure that the proposed route is equivalent or preferable to the definitive route having particular regard to the safety and convenience of walkers, horse riders and

cyclists; the protection of public views; increases in length and connections with other rights of way.

- Consideration of views are also included as part of individual site allocations. Sites which have significant views, such as the spire of St Peter and St Paul's Parish Church which can be seen across the Lammas Lands are referenced as part of the site allocation.

Emerging Local Plan

The Local Plan Part 1: Strategic Policies and Sites (LPP1) was adopted in February 2018, and sets out the Council's spatial framework for delivering the development up to 2032. The Council is also in the process of developing the Local Plan Part 2: Site Allocations and Development Management Policies.

Local Plan Part 1: Strategic policies and sites, 2018

Part 1 of the Local Plan includes a number of policies relating to the protection and enhancement of strategic views.

- Policy RE3 Landscape Character sets out the criteria for new development, with regards to respecting and enhancing the distinctive character of the landscape in which it is located.
- Part I Surrey Hills Area of Outstanding Natural Beauty – the setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.

- Part II The Area of Great Landscape Value – the same principles for protecting the AONB will apply for AGLV, which will be retained for its own sake and as a buffer to the AONB.
- Part IV The Area of Strategic Visual Importance - these areas will be retained, and the appearance of the ASVI will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective.
- Part VII South Downs National Park – where development affects the setting of the South Downs National Park, great weight will be given to conserving the landscape and scenic beauty.

Waverley Borough Council Landscape Study (2014)

This landscape sensitivity and capacity study was undertaken to inform the Council's emerging Local Plan.

An area summary evaluation is provided for nine towns and villages, whereby landscape qualities, the contribution to settlement setting, visual character and landscape sensitivity were assessed. A detailed description of relevant views for each area is provided for each as part of the assessment.

Woking Borough Council

Woking Development Plan

The Woking Development Plan is comprised of the Core Strategy (2012) and the Development Management Policies Development Plan Document (2016). A number of policies across the Development Plan Documents refers to the protection and management of views:

- Policy CS24 Woking's landscape and townscape - to protect local landscape and townscape character, development will be expected to conserve, and where possible, enhance townscape character, including structure and land form, landscape features, views and landmarks, and appropriate building styles and materials.
- Policy DM4 Development in the vicinity of Basingstoke Canal - Development proposals which would conserve and enhance the landscape, heritage, architectural or ecological character, setting or enjoyment of the Basingstoke Canal and would not result in the loss of important views in the vicinity of the Canal will be permitted, if all other relevant Development Plan policies are met.

Landscape assessment and Green Belt review, 2016

This report aims to advise the council on characteristics of the landscape, and visibility of land parcels, to understand the potential for development, without damage to the landscape character and setting of the area.

Additional precedents

A number of authorities outside of Surrey have been reviewed, to explore a full range of approaches to protecting and enhancing views. These examples are set out below.

Kingston Emerging Local Plan

Kingston Views Study Report, 2018:

The Kingston Views Study Report was undertaken to form part of the evidence base for the emerging Local Plan, and will inform the development of policies to assess the suitability of proposed development as part of the planning process.

Within the Kingston Views Study Report, a number of Very Highly Important Views (VHIV) were identified. These are characterised by being the most important and defining character areas and assets of Kingston, and have the highest level of ranking to be adopted as part of the emerging Local Plan. These sites all fulfil the London View Management Framework criteria. Relevant VHIVs include:

- VHIV 1 – Hampton Court Palace 1st Floor Privy Chamber, All Saints Church Vista. The view is given VHIV status due to its unique vista to All Saints Church.
- VHIV 2 – Hampton Court Palace 1st Floor Drawing Room, Long Water Vista. The view is given VHIV status owing to its unique vista along Long Water.

- VHIV 3 – Hampton Court Palace 1st Floor Drawing Room, Talman Vista. The view is given VHIV status due to its unique Talman Vista.
- VHIV 6 – West side of Heron Pond in Bushy Park and looks east.

The topography and historical importance combine to give the site its unique character, and the view looks across to Kingston Old Town Conservation Area and the Church of St Johns (Grade II Listed), and the backdrop of Kingston Town's skyline.

At present, it is unclear how this evidence base will support the emerging Local Plan, and the policy status these views will be given.

Cambridge City Council, Draft Local Plan, 2018

The Draft Local Plan (2018) for Cambridge City Council has a number of policies relevant to strategic views. These include:

- Policy 7: The River Cam – which states that proposals along the River Cam corridor should include an assessment of views of the river, and show that design of the development has taken account of this assessment to enhance the views to and from the river.
- Policy 17: Cambridge Biomedical Campus Area of Major Change – states that proposals should respect

key views, especially of and from the chalk hills, create new vistas and create an attractive landscape.

- Policy 61: Conservation and enhancement of Cambridge's historic environment – states that in order to ensure the conservation and enhancement of Cambridge's historic environment, proposals should preserve or enhance the significant heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas.

These policies make it clear how the views into and out of, different landscapes significant to the character of Cambridge, such as the River Cam, and other historic and heritage assets, should be conserved and where possible, enhanced. Alongside conservation and landscape protection, Cambridge City Council take an area-based approach, considering key views as part of area-based development proposals.

Summary

Table 2 provides a summary of the policy approach taken by the authorities within Surrey relating to the protection and enhancement of strategic views.

| Local authority | Specific Policy relating to strategic views in the Local Plan? | Forms part of a wider policy framework relating to landscape or heritage. | Reference to views within an area-based policy? | SPD | Specific evidence base strategy? | Wrapped up with Landscape evidence base? | Overall approach to strategic views: |
|-----------------|--|--|--|-----|--|--|---------------------------------------|
| Runnymede | No (Within the Runnymede 2030 Submission Local Plan, currently undergoing Examination at the time of writing. This document does however reference views across a number of policies, notably: Policy EE4 Listed buildings Policy EE5 Conservation Areas Policy EE17 Infilling or Redevelopment on previously developed land in the Green Belt) | Yes, reference to views within the landscapes and environmental designations. | Yes, reference as part of the Basingstoke Canal and Wey Navigation. The adopted Local Plan contains a number of policies which make reference to views. notably: Policy BE8 Historic Parks and Gardens Policy BE10 Development affecting the setting of listed buildings Policy R9 Basingstoke Canal and Wey Navigation. | No | No | Yes, high level reference as part of the Surrey Landscape Strategy. | Covered by Policy |
| Epsom and Ewell | No | No, very brief reference to views as part of the policy on tall buildings. | No | No | No | Yes, high level reference as part of the Surrey Landscape Strategy. Additional Environmental Character Study (2008). | No statutory designation/ protection. |
| Guildford | Yes – Policy G5(6) Important Public Views and Roofscape. | Yes, reference to views within the landscapes and environmental designations (AONB), heritage, design and open space policies. | Yes, reference as part of the Corridor of the River Wey and the Guildford and Godalming Navigations. | No | A Heights and Views Study is currently in preparation, which will further contribute to the evidence base for the emerging Local Plan. | Yes, detailed description in the Landscape Character Assessment, and Surrey Hills AONB Management Plan. | Covered by Policy |
| Woking | No | Yes, reference to views within the landscape policy. | Yes, part of an area-based approach relating to the Basingstoke Canal. | No | No | Yes, high level reference as part of the Surrey Landscape Strategy | Covered by Policy |
| Waverley | No | Yes, reference to views within the landscapes and environmental designations (AONB and South Downs National Park). | No | No | No | Yes, high level reference as part of the Surrey Landscape Strategy, an additional Landscape assessment, and Surrey Hills AONB Management Plan. | Covered by Policy |

Table 2: Summary of benchmarking exercise

| Local authority | Specific Policy relating to strategic views in the Local Plan? | Forms part of a wider policy framework relating to landscape or heritage. | Reference to views within an area-based policy? | SPD | Specific evidence base strategy? | Wrapped up with Landscape evidence base? | Overall approach to strategic views: |
|----------------------|--|---|--|--|---|--|---------------------------------------|
| Surrey Heath | No | No | No | Yes, high level reference to views within the Yorktown Landscape Strategy SPD. However, this is site specific. | No | Yes, high level reference as part of the Surrey Landscape Strategy. | No statutory designation/ protection. |
| Tandridge | No | Yes, reference to views within the landscapes and environmental designations (AONB), and heritage policies. | No | No | Yes, Landscape and Visual Assessment for new and extended settlements (2016). | Yes, high level reference as part of the Surrey Landscape Strategy, and Surrey Hills AONB Management Plan. | Covered by Policy |
| Spelthorne | No | Yes, reference to views as part of the policy on Conservation Areas. | Yes, part of an area-based approach relating to the River Thames. | No | No | Yes, high level reference as part of the Surrey Landscape Strategy. | Covered by Policy |
| Mole Valley | No | Yes, reference to views within the landscapes and environmental designations (AONB). | Yes, part of an area-based approach relating to Corridor of the River Wey and the Guildford and Godalming Navigations. | Yes, Landscape SPD which ties the protection of strategic views to its status as an AONB. | No | Yes, high level reference as part of the Surrey Landscape Strategy, and Surrey Hills AONB Management Plan. | Covered by Policy |
| Reigate and Banstead | No | Yes, reference to views within the landscapes/ environmental designations, and heritage policies. | Yes, consideration of views as part of site allocations. | No | No | Yes, high level reference as part of the Landscape/ Townscape Character, and Surrey Hills AGLV Review (2007), and Surrey Hills AONB Management Plan. | Covered by Policy |

