

APPENDICES

relating to

OPENNESS, LANDSCAPE/TOWNSCAPE AND VISUAL EFFECTS

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on behalf of

ELMBRIDGE BOROUGH COUNCIL

in connection with

PROPOSED DEVELOPMENT ON LAND AT SANDOWN PARK RACECOURSE

at

PORTSMOUTH ROAD, Esher, Surrey, KT10 9AJ

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Volume II

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APPENDIX 1

LANDSCAPE / TOWNSCAPE & VISUAL APPRAISAL METHODOLOGY (NON EIA)

A 1 METHODOLOGY

- A 1.1 The methodology used for this accompanying appraisal of landscape and visual effects evidence is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. Other documents which are used to inform the assessment are set out within the body of the assessment report and include An Approach to Landscape Character Assessment by Natural England (2014) and various Technical Guidance Notes produced by the Landscape Institute.
- A 1.2 GLVIA3 sets out some differences between works carried out as part of an EIA and non EIA work, although the approach to both is essentially the same. Assessment work carried out for non EIA projects is often referred to as a Landscape and Visual Appraisal (LVA).
- A 1.3 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention (ELC) 2002 i.e., “an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”. The ELC is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes “landscapes that might be considered outstanding as well as everyday or degraded landscapes”. Its main thrust is landscape protection.
- A 1.4 This LVIA considers and references ‘landscape’ on the same all encompassing basis as the ELC. The terms ‘landscape’ and ‘townscape’ are therefore both used within the assessment, townscape being defined as the landscape of an urban or built-up area.
- A 1.5 Set out below are tables containing the criteria used within the appraisal:

Table 1	Landscape Condition
Table 2	Landscape Receptor Value
Table 3	Landscape Susceptibility
Table 4	Magnitude of Landscape Effects - Thresholds
Table 5	Visual Value
Table 6	Magnitude of Visual Effects – Thresholds
Table 7	Hierarchy of Landscape and Visual Sensitivity
Table 8	Importance of Effects Thresholds - Landscape or Visual Effects

- A 1.6 Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely

as a mechanism to be applied in their own right. GLVIA3 stresses the need to avoid a formulaic approach to appraisal, noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority's decision. Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.

A 1.7 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced having regard to the context of the view, or where the beneficial elements are considered to be balanced by the adverse elements.

A 1.8 The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:

Establishing the landscape and visual baseline:

- Field surveys of the site and surrounding area and inspection of publicly accessible views;
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work;
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work; and
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development or and development allocations not yet implemented.

Appraisal of landscape effects:

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects;
- Analysis of the development proposals and consideration of the potential landscape and

visual effects of the proposed development on landscape receptors;

- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to the receptor);
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects;
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility; and
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

Appraisal of visual effects:

- Identification of the likely visual effects of the development on visual receptors;
- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development (combining judgements about the susceptibility of the receptor to the type of change arising and the value attached to views);
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects;
- Appraisal of the magnitude of effect, made up of judgements about the size and scale of the effect, the geographical extent of the area that will be affected; and the duration of the effect and its reversibility; and
- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

A 1.9 In the accompanying appraisal, adverse effects ranked as **Moderate** or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.

Assumptions / Limitations

A 1.10 Key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the report.

TABLE 1 - Landscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	RANK
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↓
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	Good ↓ Ordinary ↓
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	Low ↓ Poor ↓ Very Poor

TABLE 2 - Landscape Receptor Value

TYPICAL LANDSCAPE / TOWNSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1)	RANK
EG: important components or particularly distinctive positive character and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional* ↓ High Value ↓
EG: an area of moderately positive characteristics and possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. May have significant literary or other cultural associations and good recreational value.	Medium (Good) Value ↓
EG: A relatively unimportant area, weak landscape structure or character, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Unlikely to have significant literary or cultural associations. Some recreational value.	Low (Ordinary) Value ↓
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Unlikely to have literary or cultural associations. Little or no recreational value.	Poor Value
* In this instance the site does not lie in an area of exceptional value, thus this value ranking is not referenced in subsequent Tables.	

TABLE 3 - Landscape Susceptibility

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTIBILITY	RANK
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character. Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High ↓
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character. Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	Medium ↓
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character. If required, effective, in character, mitigation would be readily achievable and could enhance.	Low

TABLE 4 - Magnitude of Landscape Effects - Thresholds

MAGNITUDE OF LANDSCAPE EFFECTS (Day 1 - excluding proposed "soft" mitigation)	RANK
EG: Total loss or major alteration to key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse ↓
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	Medium Adverse ↓
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	Low Adverse ↓
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.	Minimal / No change ↓
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.	Low Beneficial ↓
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.	Medium Beneficial ↓
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape.	High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	RANK
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High ↓
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium ↓
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 - Magnitude of Visual Effect - Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT (Day 1 - excluding proposed "soft" mitigation)
High ↓	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium ↓	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low ↓	EG: few viewers affected / minor change(s) in view or very small changes in wide scale /panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No/ Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 7 - Hierarchy of Landscape and Visual Sensitivity

LANDSCAPE SENSITIVITY OR VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low

Refer to text for rankings of visual susceptibility of receptors adopted in this case

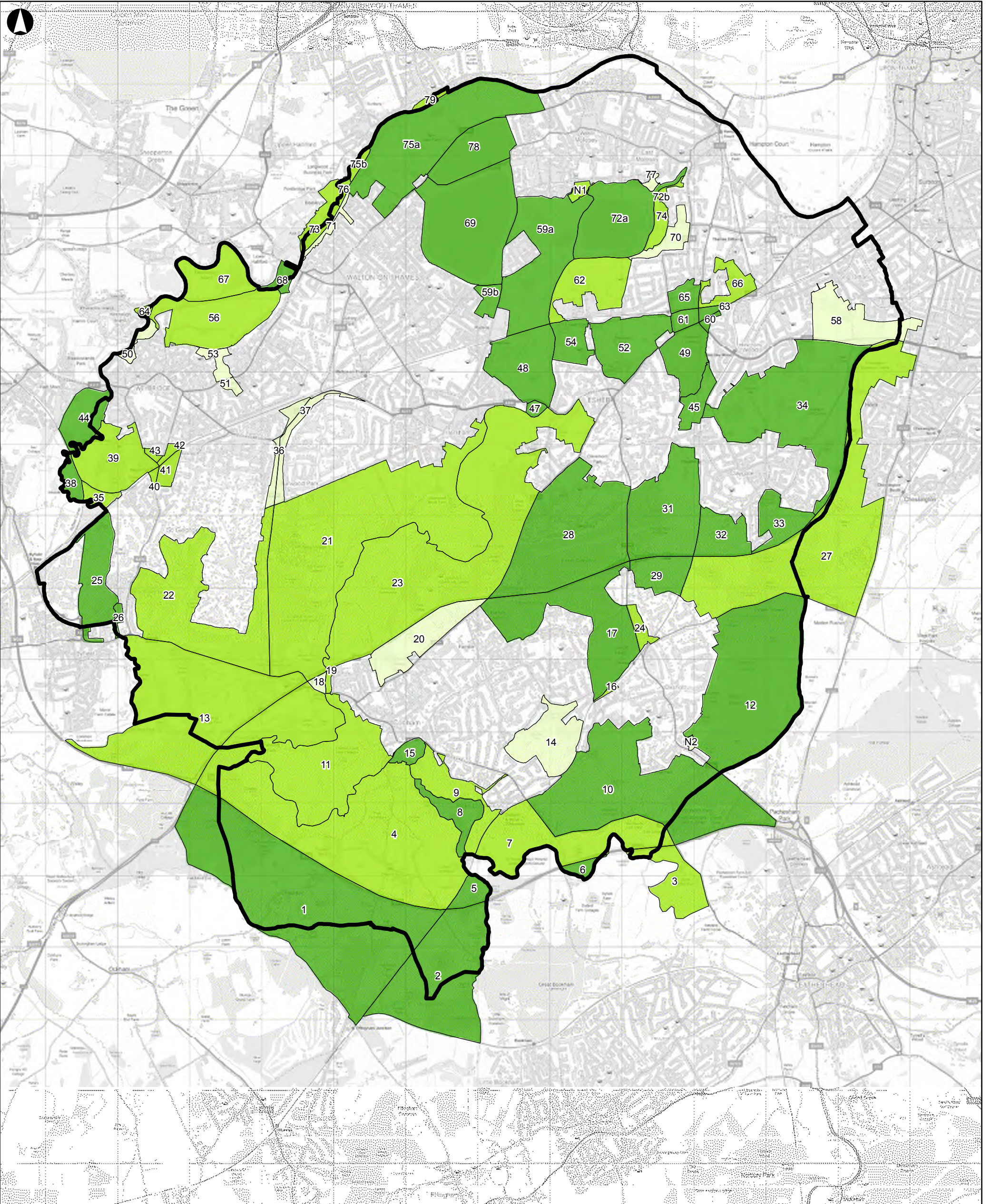
TABLE 8 - Importance of Effects Thresholds – Landscape or Visual effects

MAGNITUDE OF EFFECT (Day 1 - excluding proposed "soft" mitigation).	LANDSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect

- **Substantial adverse or beneficial effect** - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue in its own right.
- **Moderate adverse or beneficial effect** - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue, especially where combined with other similar rankings.
- **Slight adverse or beneficial effect** - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect.
- **Minimal adverse or beneficial effect** - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. Can be regarded as "de minimis" or "not material" and may thus be regarded as neutral.

APPENDIX 2

GBBR 2016 OVERALL CATEGORISATION MAP



Legend

- Elmbridge Boundary
- Local Areas
- Weak
- Moderate
- Strong

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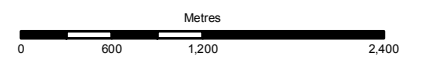
P1	23-10-15	JD	ML	AB
Issue	Date	By	Chkd	Appd

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Client
Elmbridge Borough Council

Job Title
Elmbridge Green Belt Boundary Review



**Map 5.4 Overall
Categorisation Following
Purposes Assessment**

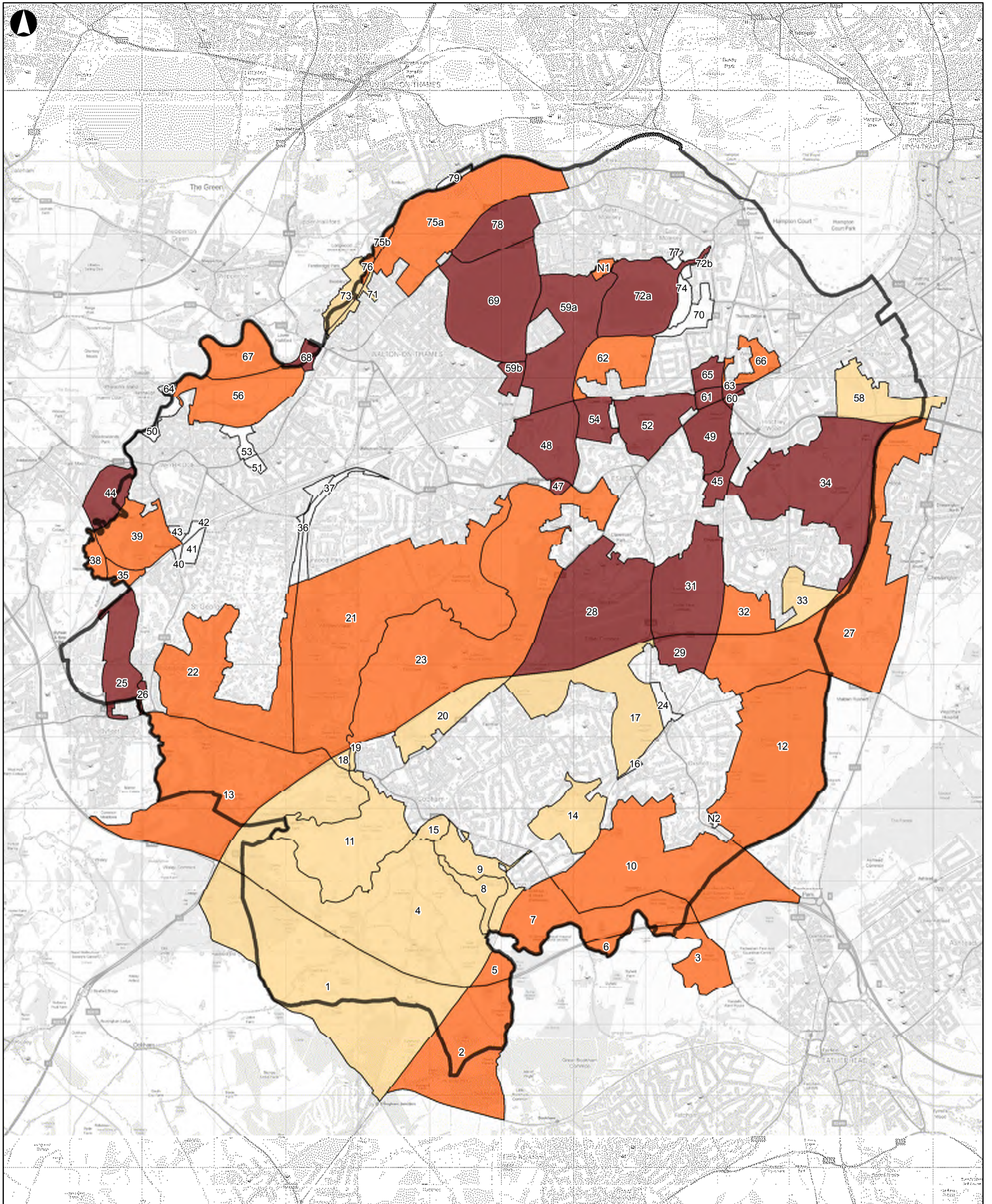
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Job No 243074-00	Drawing Status Issue
Drawing No 5.4	Issue P1

APPENDIX 3

GBBR 2016 PURPOSE 2 PERFORMANCE MAP



Legend

P2 Scores

- 0
- 1
- 3
- 5

Elbridge Boundary

Local Areas

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P1	14-12-15	CG	ML	AB
Issue	Date	By	Chkd	Appd

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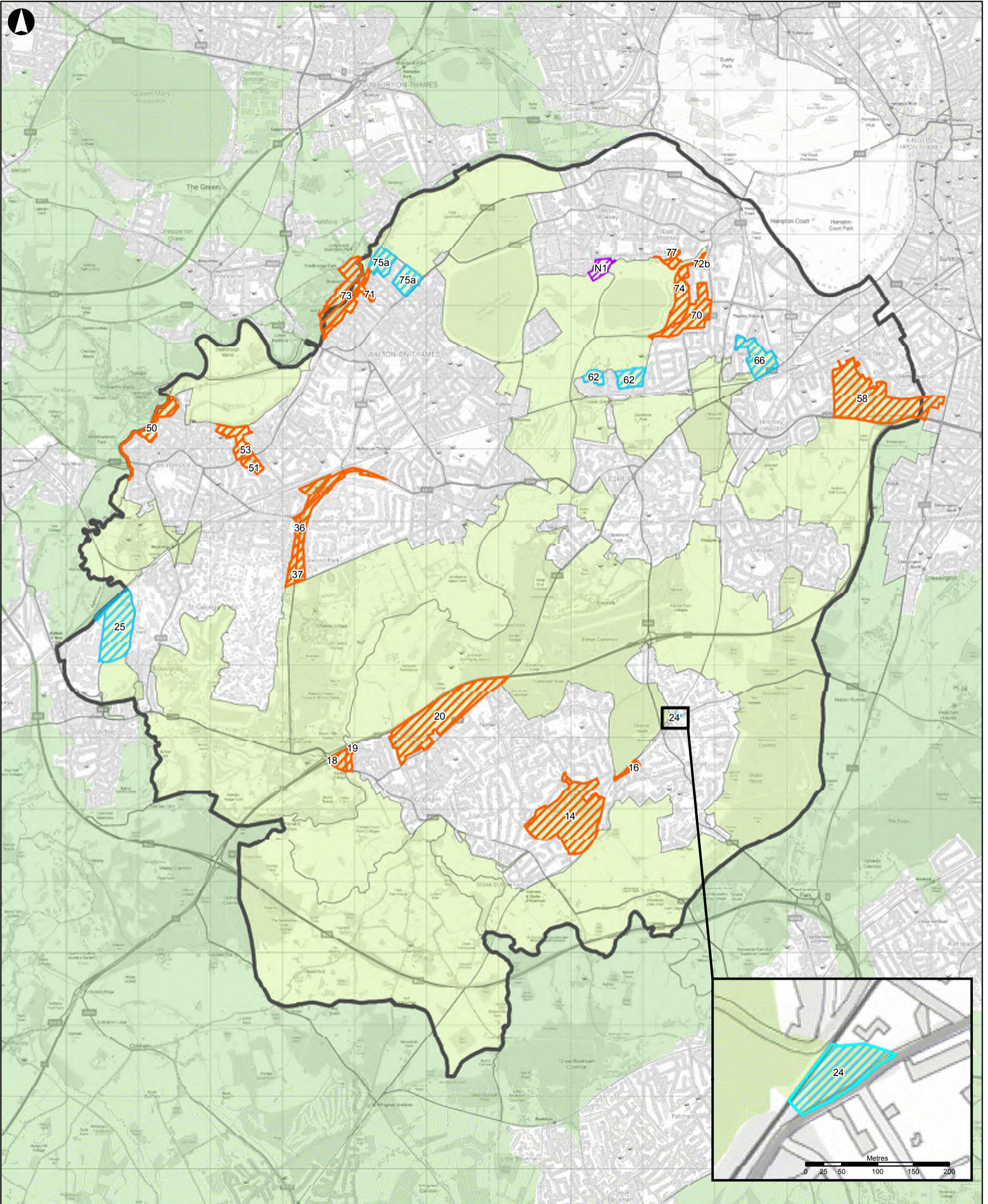
Metres
 0 600 1,200 2,400

Map 5.2 Purpose 2 Assessment Scores

Scale at A3
1:50,000

Job No 243074-00	Drawing Status Issue
Drawing No 5.2	Issue P1

APPENDIX 4
GBBR 2016 RECOMMENDATIONS MAP



Legend

- Elmbridge Boundary
- Local Areas
- Elmbridge Green Belt
- Neighbouring Green Belt

Recommendations

- 1. Weakly Performing Local Areas
- 2. Local Areas for Potential Sub-division
- 3. Non-Green Belt Areas

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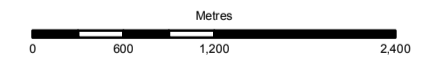
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Issue	Date	By	Chkd	Appd

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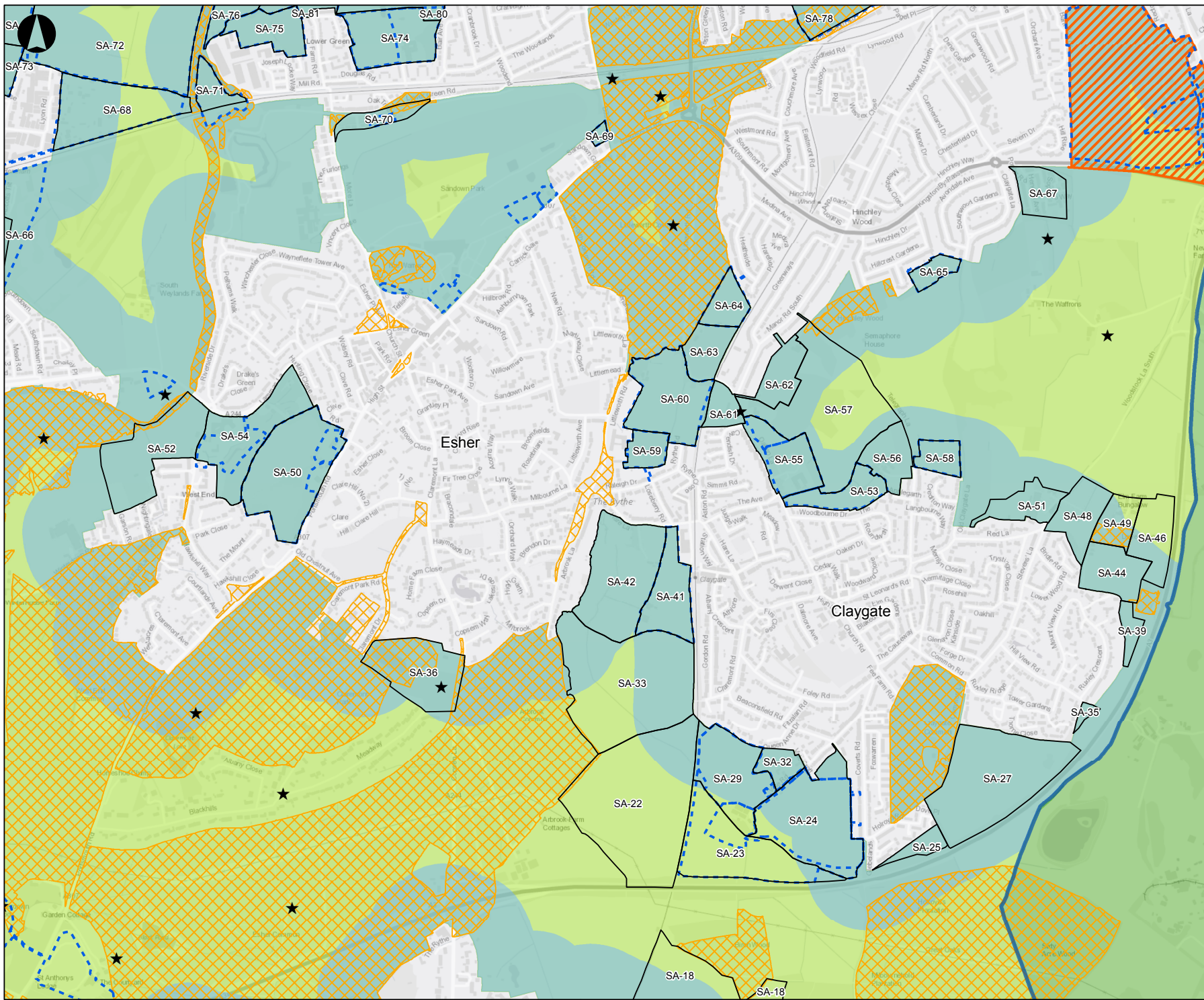
Map 6.1 Recommendations

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Job No 243074-00	Drawing Status Issue
Drawing No 6.1	Issue P1

APPENDIX 5

GBBR 2018 PROMOTED SITES MAP



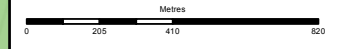
Legend

- Promoted Sites for Consideration
- ★ Suggested Broad Locations for Potential Sites
- Sub-Areas
- Elbridge Boundary
- Weakly Performing Local Areas (GBBR, 2016)
- Absolute Constraints
- Settlement Buffer
- Elbridge Green Belt
- Neighbouring Green Belt

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P1	28-03-18	CG	ML	AB
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Issue	Date	By	Chkd	Appd



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Esher & Claygate

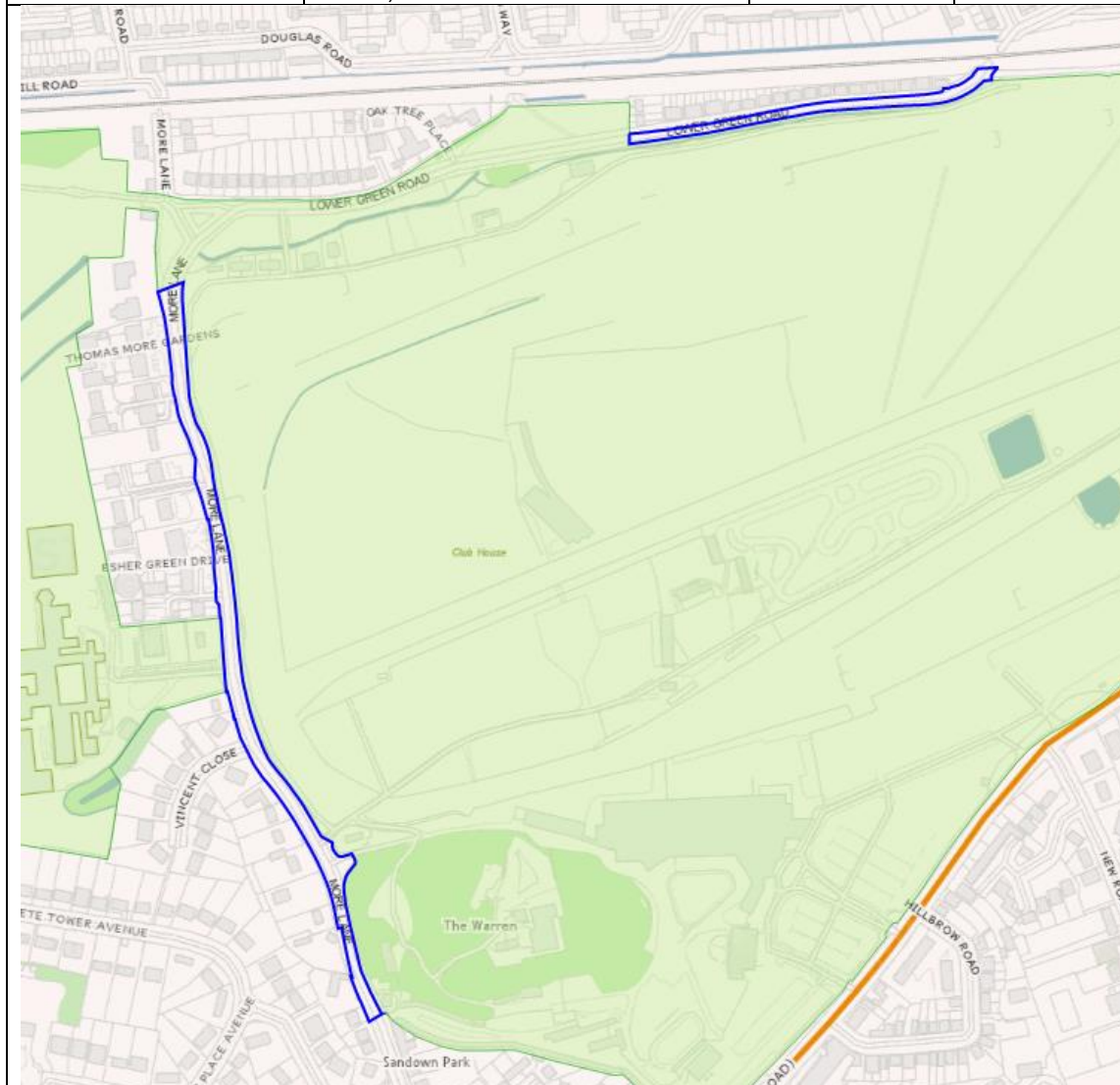
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Job No 258097-00	Drawing Status Draft
Drawing No 005	Issue P1

APPENDIX 6

GBBR 2019 MINOR AMENDMENTS EXTRACT

Location	More Lane and Lower Green Road, Esher	Tile No(s).	53, 54, 68 & 84
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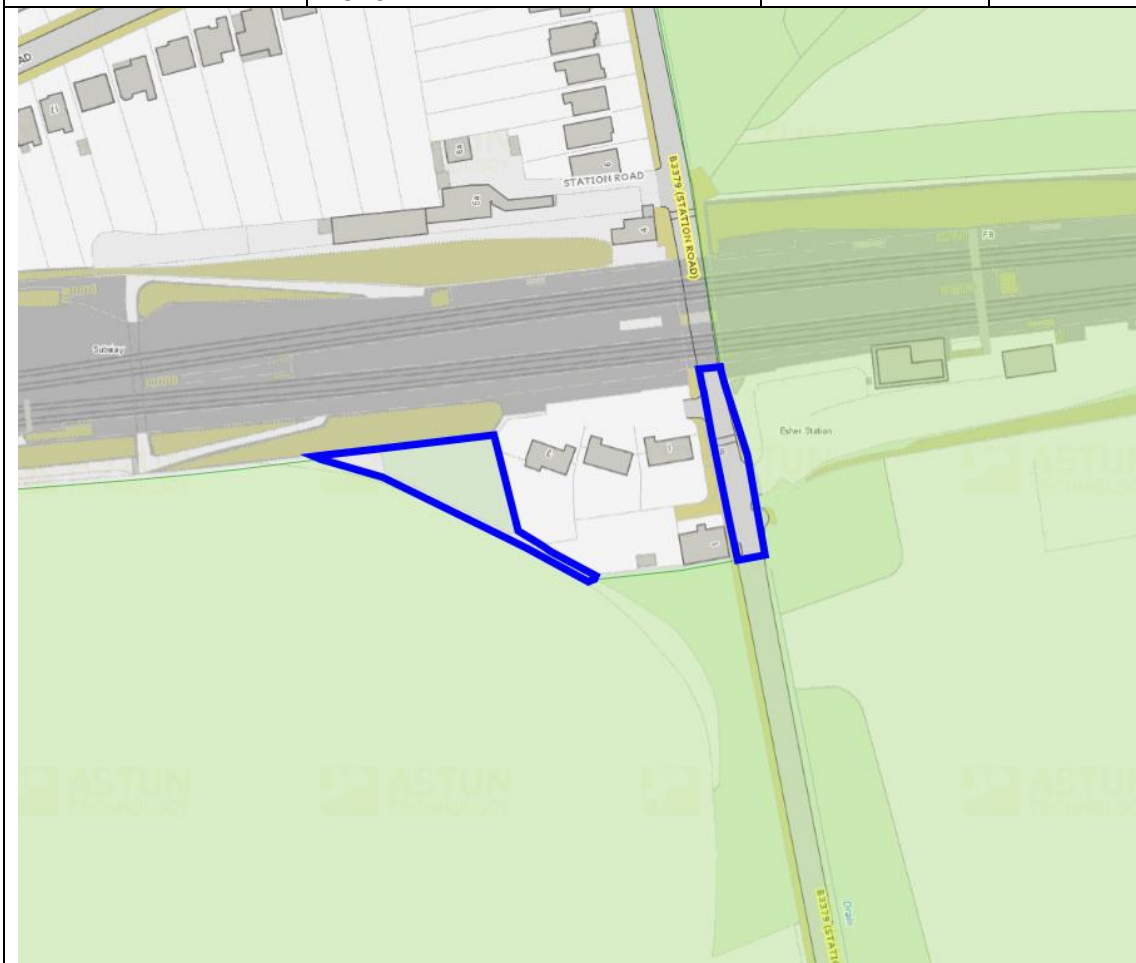
Assessment and description	Key: Area proposed to be added into the Green Belt: 	Copyright Notes : <small>Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)</small>
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The current boundary runs along the southern side of parts of Lower Green Road and the eastern edge of sections of More Lane, but this is inconsistent with other areas which are in the Green Belt. The Green Belt should cover Lower Green Road to its northern side and More Lane to its western side where it runs along the edge of Sandown Park. The road is currently excluded from the Green Belt between 58 and 136 Lower Green Road and 53 More Lane until it reaches the northern Boundary of 54 Esher Green. These areas should be included within it.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: 0.97ha and 0.28ha

Location	Land to the rear of 1-3 Orleans Close and 1 Station House, Esher	Tile No(s).	55
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Assessment and description	Key: Area proposed to be added into the Green Belt: 	Copyright Notes : Crown Copyright. All Rights Reserved Elmbridge Borough Council LA 100024882 2015 © Aerial Photography - Cartographic Engineering 2015 Historic Mapping © and database right Crown Copyright and Landmark Information Group Limited (all rights reserved) 2015 Digital Map Data © Bartholomew (2015)
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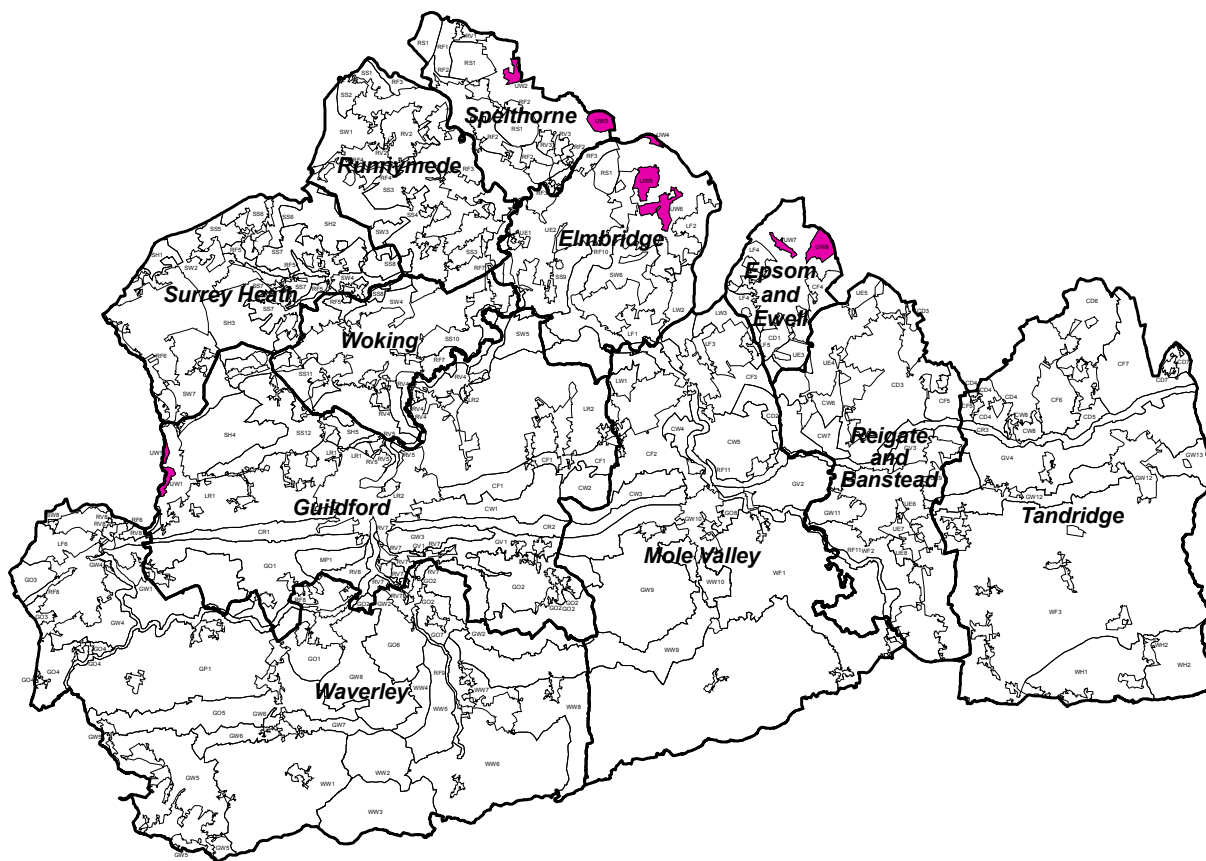
The current boundary follows the curve of the race course and not the edge of Sandown Park. It should therefore be moved to the western and southern boundaries of these properties to provide a logical and durable edge to the Green Belt. In addition, the majority of Station Road to the south of the railway line is covered by the Green Belt. The area that is currently excluded from it should be included within in it for consistency.

This proposed amendment would result in more land being covered by the Green Belt and would not result in any development potential.

Area sizes: 0.07ha and 0.04ha

APPENDIX 7

EXTRACT SURREY LANDSCAPE CHARACTER ASSESSMENT 2015



LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

Landscape Character Areas

UW1	North Camp to North Town Lakes*
UW2	Princes Lakes*
UW3	Kempton Park*
UW4	Hurst Park
UW5	Island Barn Reservoir and River Ember
UW6	Lower Green to Weston Green and Littleworth Common
UW7	Ewell Hogsmill*
UW8	Nonsuch Park*

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

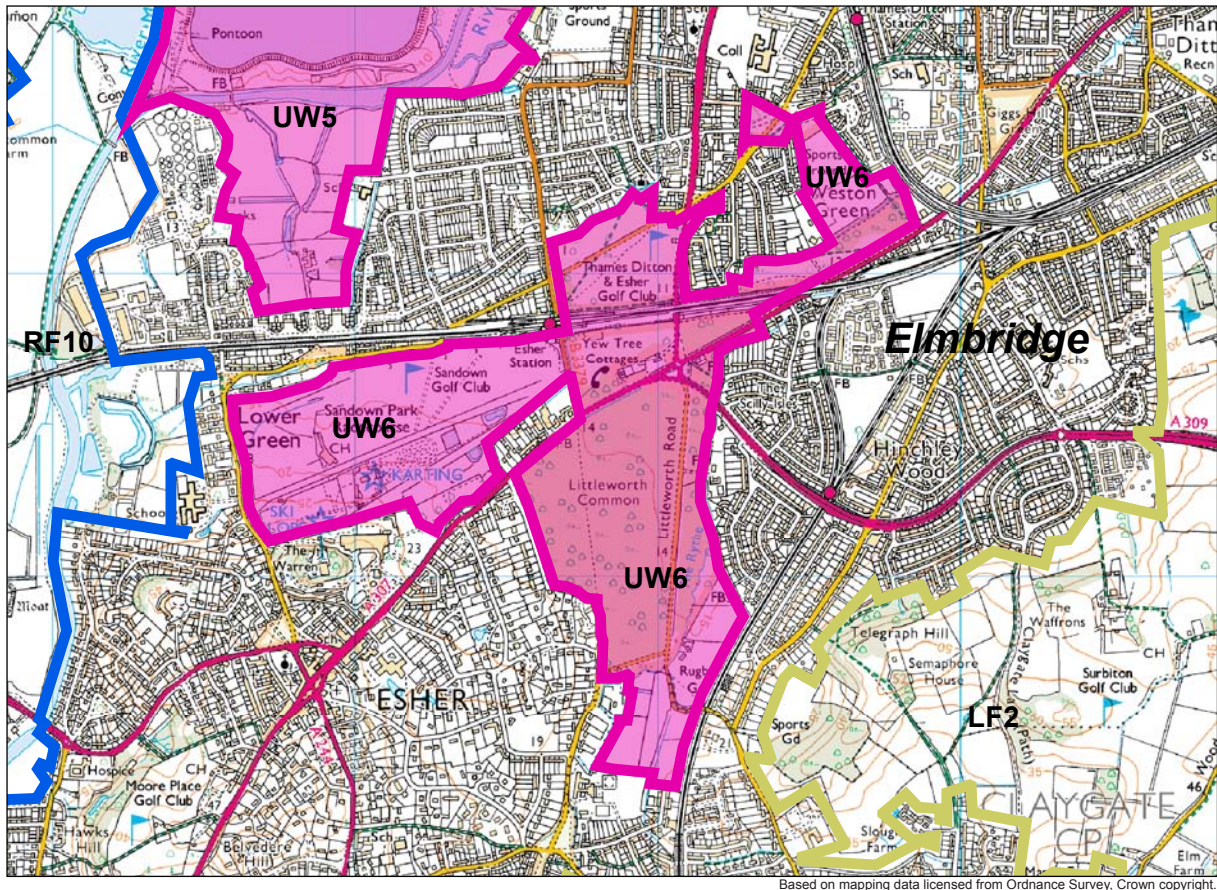
LANDSCAPE TYPE UW: SIGNIFICANT GREENSPACES WITHIN URBAN AREAS

Location and Boundaries

A group of individual areas within the Built Up Areas of towns across the County.

Key Characteristics

- Individual areas, with a variety of characteristic and uses, within the Built Up Area.
- Entirely enclosed by urban areas, the majority of these areas have significant human intervention, and provide outdoor amenity for the surrounding population.
- These areas are of high biodiversity value and potential within the Built Up Area.
- Provide visual and physical break of rural or natural open character within the Built Up Area.



UW6: LOWER GREEN TO WESTON GREEN AND LITTLEWORTH COMMON

Location and Boundaries

Located to the north-east of Esher, within the urban area at the northern edge of the county.

Key Characteristics

- Underlain by Claygate Member Sand, Silt and Clay, and London Clay Formation Clay and Silt solid geology.
- A collection of areas which include Sandown Park Racecourse, areas of golf course, the wooded Littleworth Common, and other areas of common, plus sports pitches.
- There are busy roads and railway, converging toward the centre of the area.
- Sandown Park Racecourse and adjacent golf course are relatively private areas, but the majority of the remaining part of the area is a valuable recreational resource, with Open Access Land and public rights of way links. Esher railway station is adjacent to the area and connects to public rights of ways.
- Significant areas are registered as Common Land, including Littleworth and Ditton Commons, and the edge of Weston Green Conservation Area is to the north. The commons are designated as Sites of Nature Conservation Importance.
- Parts of Littleworth Common have a sense of remoteness due to dense woodland which screens the surrounding urban areas. However, roads and other urban influences limit tranquillity elsewhere, despite that, the area provides both open and enclosed green space as a contrast and relief to the surrounding Built Up Areas.

APPENDIX 8

EXTRACT LANDSCAPE SENSITIVITY STUDY 2019

Landscape Unit UW6-A

The Landscape Unit falls within the Lower Green to Weston Green and Littleworth Common Landscape Character Area and covers 192ha of wooded common, recreational land uses and the Sandown Park Race Course, within the urban area to the north-east of Esher. The South Western Main Line and A307 pass east-west and the A309 north-south through the Landscape Unit. The boundary of the Landscape Unit closely aligns with the GBBR Local Areas 45, 49, 52, 60, 61, 63, 65, and 66 and encompasses Recommended Sub Areas 29 and 36.

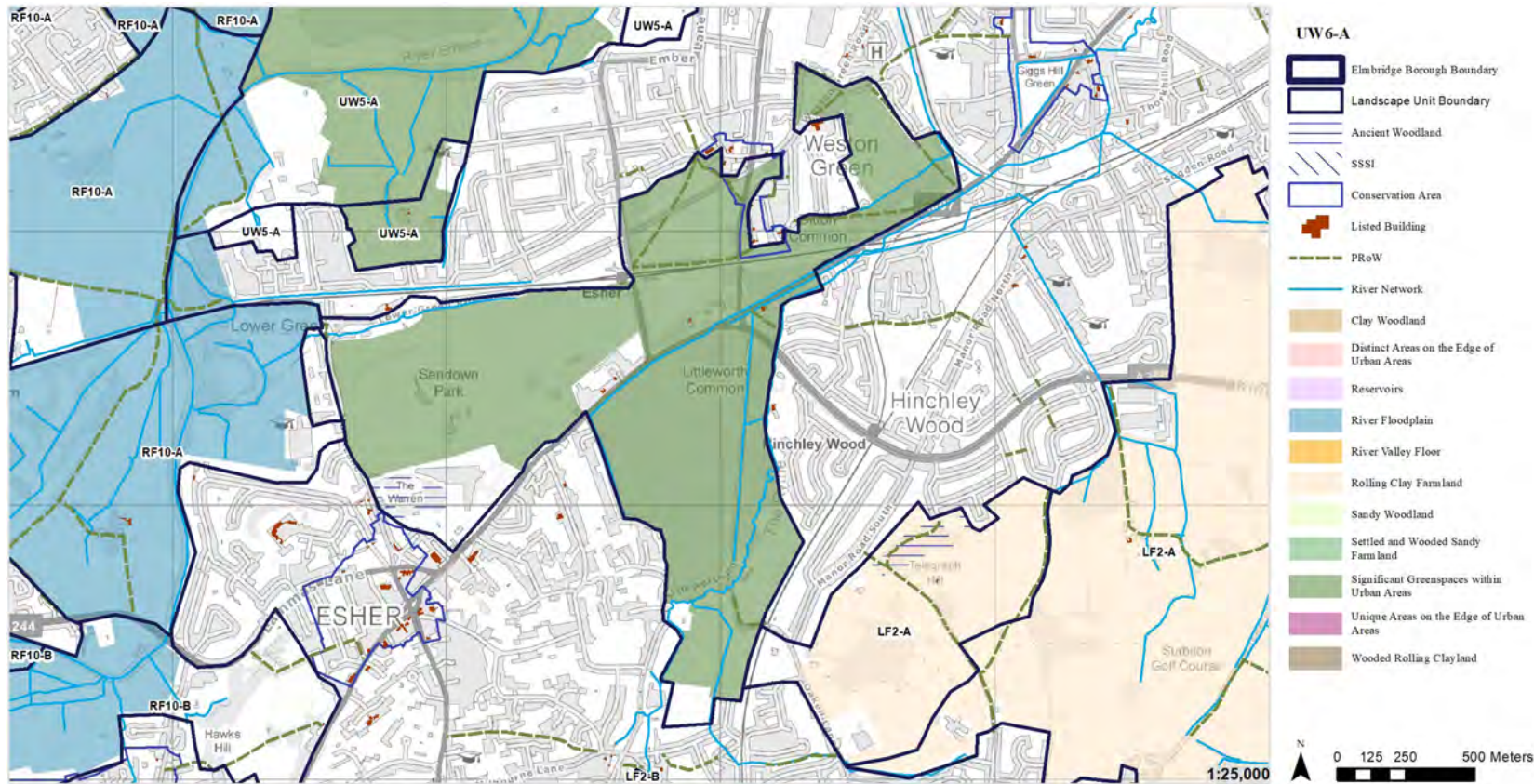


Figure 52: Location plan for Landscape Unit UW6-A

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Key Characteristics of UW6-A

The key characteristics outlined below are based on those identified in the Surrey Landscape Character Assessment for the Lower Green to Weston Green and Littleworth Common character area, of which UW6-A is a broadly typical representation.

- A collection of areas which include Sandown Park Racecourse, areas of golf course to the north and south, sports pitches, the wooded Littleworth Common, and other areas of common land to the north-east.
- A number of busy roads converge at a roundabout towards the centre of the Landscape Unit, including the Portsmouth Road (A307) and the Kingston Bypass (A309). The Waterloo to Guildford railway line crosses the northern part of the Landscape Unit.
- Sandown Park Racecourse and adjacent golf course are relatively private, but much of the rest of the area forms a valuable recreational resource, with Open Access Land and public rights of way links in the northern part of the Landscape Unit. Esher railway station is adjacent to the area and connects to public rights of way.
- The Landscape Unit is largely surrounded by the built-up area. This, combined with extensive road infrastructure to the north, and dense woodland to the south, contributes to a strong sense of enclosure, and limits longer views and connection with the wider countryside.
- Significant areas of the Landscape Unit are registered as Common Land, including Littleworth and Ditton Commons, which are also designated as Sites of Nature Conservation Importance. The north-eastern part of the Landscape Unit also includes a small part of the Weston Green Conservation Area, and adjoins

Esher Conservation Area to the south-west. A small patch of ancient woodland is located in the south-eastern corner of the Landscape Unit.

- Parts of Littleworth Common have a sense of remoteness due to dense woodland which screens the surrounding urban areas. However, roads and other urban influences limit tranquillity elsewhere. Overall, the area provides both rural and semi-urban green space as a contrast and relief to the surrounding Built Up Areas.

Landscape Value Indicators

The following are assets and qualities relating to the Landscape Unit that indicate landscape value, as defined in GLVIA3:

- The Landscape Unit displays many of the 'key positive landscape attributes' identified within the 2015 Surrey Landscape Character Assessment. These include:
 - Almost entirely enclosed by urban areas, areas of open landscape provide significant outdoor amenity for the surrounding population.
 - Areas of high biodiversity value and potential, such as the commons.
 - Provide visual and physical break of rural or natural open character within the Built-Up Area.
- Littleworth and Ditton Commons are valued for their ecological interest, due to heathland, acid grassland and secondary woodland habitats, reflected in their designation as Sites of Nature Conservation Importance. These areas of common land are also valued as a recreational resource by local communities.
- The rural character and sense of tranquillity in some

parts of the Landscape Unit, resulting from the generally intact condition of woodland, mature tree field boundaries and the hedgerow network.

- Recreational value of the Public Rights of Way network, which provide access from settlements to local open spaces including woodlands, sports and recreation opportunities and areas of ecological and historic value. Informal footpaths within the woodlands contribute to this recreational offer.

Assessment of Landscape Susceptibility

Table 32 describes the assessment of landscape susceptibility for UW6-A.

Low Susceptibility	Low-Medium Susceptibility	Medium Susceptibility	Medium-High Susceptibility	High Susceptibility
Physical and Natural Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its physical and natural character by virtue of the following: The Landscape Unit displays little intricacy in regard to landform. However, the landscape consists of a varied collection of areas which include Sandown Park Racecourse, wood pasture and parkland associated with Thames Ditton and Esher Golf Course (photo 1), the wooded Littleworth Common, and other areas of common land and sports pitches to the north-east. The golf course and Littleworth Common are designated sites of nature conservation importance which and would be vulnerable to change. The landscape is generally intact, however some areas to the north-east are less so, locally reducing susceptibility in this regard.				
			Medium-High Susceptibility	
Settlement Character and Edge Conditions - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its settlement character and edge conditions due to the following: Littleworth Common and the mature landscape associated with Thames Ditton and Esher Golf Course strongly contribute to the setting of the settlement edges of Esher and Thames Ditton respectively and are important areas of accessible open land in proximity to urban areas. These landscapes also contribute to the perceived sense of separation from neighbouring settlements and busy road and rail infrastructure passing through the Landscape Unit. Sandown Park in the west is relatively private and enclosed by fencing, and therefore contributes little to the scenic qualities of adjacent settlement edges, however its large scale contributes to the perceived gap between settlements, and acts as a buffer between Esher and the South Western Main Line. Weston Green in the north-east is heavily influenced by adjacent residential properties and while it is an important recreational resource, would be less susceptible to development by virtue of its eroded condition that diminishes its contribution to the setting of settlement in this area.				
			Medium-High Susceptibility	
Cultural and Historic Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of its cultural and historic character in light of the following: There are a number of historic assets within the landscape, notably The White Lady Milestone Scheduled Ancient Monument in the centre of the Landscape Unit and a key landmark in the form of The Warren in Sandown Park. Some areas are identified as having High Archaeological Potential within Sandown Park, a number of listed buildings including the Grade II listed gates and railings along Portsmouth Road and the Weston Green Conservation Area (noted that its special character lies within the setting of the village on to the common) that partially falls within the northern extents of the Landscape Unit (photo 2). The cultural and historical associations attached to Sandown Park Race Course, which opened in 1875, further increases susceptibility in this regard.				
			Medium-High Susceptibility	
Perceptual Character and Landscape Experience - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of perceptual character and landscape experience by virtue of the following: Parts of Littleworth Common have a sense of remoteness due to dense woodland which screens the surrounding urban areas. Roads and other urban influences limit tranquillity elsewhere, however the area provides both open and enclosed green space as a contrast and relief to the surrounding Built Up Areas.				
		Medium Susceptibility		
Visual Character - The Landscape Unit is assessed as having a Medium Susceptibility to change in terms of visual character by virtue of the following: The heavily enclosed landscape of Littleworth Common affords minimal intervisibility with the wider landscape by virtue of its densely wooded character (photo 3). Thames Ditton and Esher Golf Club in the north have a higher degree of intervisibility with views across the golf course and areas of wood-pasture and parkland habitat. However, belts of mature woodland generally screen surrounding development. Sandown Park in the west affords an even greater degree of intervisibility due to its large, open scale and gently sloping landform. Belts of trees along busy roads and the South Western Main Line prevent views between adjacent parts of the Landscape Unit. Strategic view 2 'Surrey Hills from Hampton Court', also identified in the Thames Landscape Strategy, falls within the eastern part of the Landscape Unit, increasing susceptibility in this regard.				
		Medium Susceptibility		
Skyline Character - The Landscape Unit is assessed as having a Medium-High Susceptibility to change in terms of skyline character by virtue of the following: Skylines in the north and south of the Landscape Unit are more susceptible to change in light of their prevailing natural character, formed by either dense woodland canopies overhead or mature belts of woodland in the backdrop of views. Skylines in the west have a lower susceptibility to change due to the presence of development associated with Sandown Park Racecourse which is prominent in skylines in this location (photo 4).				
			Medium-High Susceptibility	

Table 32: Assessment of landscape susceptibility to change from residential and mixed-use development

Photo 1



“wood-pasture and remnant parkland associated with Thames Ditton and Esher Golf Course”

Photo 2



“Weston Green Conservation Area (noted that its special character lies within the setting of the village on to the common) that partially falls within the northern extents of the Landscape Unit”

Photo 3



“The heavily enclosed landscape of Littleworth Common affords minimal intervisibility with the wider landscape by virtue of its densely wooded character”

Photo 4



“Skylines in the west have a lower susceptibility to change by virtue of the presence of development associated with Sandown Park Racecourse which forms a prominent element of the skyline in this location”

Evaluation of Landscape Value

The Landscape Unit is assessed as having **Borough** landscape value due to the following:

- The generally intact condition of the landscape.
- The rural qualities of parts of the Landscape Unit resulting from the maturity of landscape features (Littleworth Common), contributing to a sense of wildness, and providing relief from surrounding Built-Up Areas.
- The Landscape Unit's representativeness of wider landscape character as described in the key characteristics in the Surrey LCA (with the exception of the race-course at Sandown Park).
- The presence of conservation designations including extensive areas of Common Land designated as Sites of Nature Conservation Importance, a small part of the Weston Green Conservation Area and proximity to areas of historic value in adjacent Landscape Units.
- The recreational value attached to the Landscape Unit, supporting a range of sports and recreational uses, serving the wider communities in Elmbridge. The connected Public Right of Way network provides access to valued and historic areas of Common Land.

Evaluation of Landscape Susceptibility

Taking account of the assessment of landscape susceptibility in **Table 32** above, the Landscape Unit is assessed as having an overall landscape susceptibility rating of **Medium-High** to change arising from residential and mixed-use development.

This judgement has been reached due to the historic associations attached to the landscape along with the large extents of woodland and historic common land which would be vulnerable to change. The Landscape Unit also performs an important function in buffering nearby settlements from busy infrastructure. Localised areas in the north-east of the Landscape Unit are less susceptible to change due to the influence modern development already has in the landscape.

Overall Landscape Sensitivity

Taking account of the assessment of landscape value and susceptibility above, the Landscape Unit is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development, by virtue of the historic value attached to areas of the Landscape Unit, the recreational value attached to large areas of common land and open access land and its associated natural character. A high degree of care would be needed in considering the location, design and siting of even small amounts of change within the landscape.

A variation in landscape sensitivity is apparent in the fields to the north-east of the Landscape Unit where the landscape is assessed as having a **Moderate-Low** sensitivity to change arising from residential and mixed-use development, due to the lower value attached to the landscape and existing influence of modern development in this area.



Figure 53: Landscape sensitivity rating for UW6-A

Contains Ordnance Survey data.

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APPENDIX 9
ASSESSMENT OF LANDSCAPE / TOWNSCAPE VALUE

A 9 ASSESSMENT OF LANDSCAPE / TOWNSCAPE VALUE

A 9.1 The following outlines the baseline assessment of the disputed sites with regard to landscape / townscape value.

Site B

A 9.2 The site is notable for its relative lack of landscape features, being vacant and largely hardstanding. However, the fall across the site is noticeable with the eastern parts of the site being approximately 3m lower than the western part. The proximity of the main Grandstand to the west was also evident. Despite its well maintained appearance, the landscape condition is assessed as **Low**.

A 9.3 Whilst the site offers little in terms of scenic quality, rarity, representativeness, or conservation interest, it does provide some recreational value as an overflow car park at the Racecourse and is historically an integral part of Sandown Park.

A 9.4 Perceptually, the site plays a more important role given its central location, where its vacant nature serves to maintain the openness of the Racecourse. Views into the heart of the Racecourse are possible from the Portsmouth Road, where clear views of the Grandstand are available through the historic gates and railings (Grade II Listed). Any changes to the site would therefore have the potential to harm the way people perceive and experience the site.

A 9.5 On the basis of the above, the overall landscape value is considered to be **Low** (Ordinary) ranking.

Site D

A 9.6 This site is also centrally located within the more open Racecourse area and therefore within Landscape Unit UW6-A. The site topography is heavily influenced by the natural amphitheatre that contains the Racecourse, such that there is a fall of approximately 12m from the south-west corner to the north-east part of the site containing the tarmacked golf course car parking. The rest of the site is well maintained turf, and the landscape condition is considered to be **Low** and representative of the central Racecourse area.

A 9.7 As with **Site B**, there are other factors to help in the identification of landscape value, which largely relate to open central location, which allows views from the higher ground near The Warren across the wider Appeal Site and views across south-west London from the Grandstand.

A 9.8 On balance, the landscape value is judged to be **Low** (Ordinary) ranking.

Site 1

A 9.9 The site is located on a thin strip of land immediately on the south-west edge of Sandown Park, where it adjoins ancient woodland and an area of high archaeological importance within an elevated area known as The Warren. Indeed, this topography manifests itself through rising levels from the entrance onto More Lane, and a 1.5m embanked change of

level within the central yard area. The site access lies adjacent to the Esher Conservation Area, which adjoins the southern site boundary. The site is characterised by the presence of single-storey stables along the southern and northern boundaries that have an important ancillary relationship with the Racecourse and represent the historic 'back of house' organisation of Sandown Park. There is no onsite vegetation, but the canopy of the ancient woodland overhangs the stables along the northern site boundary and there are two 12m trees on the southern site boundary that may be impacted by the development proposals. The overall townscape condition is considered to be **Good** given the generally well maintained appearance of the stables and yard, and their relationship with the adjoining Warren.

A 9.10 On balance, the landscape value is assessed as **Medium (Good)** value.

Site 2

A 9.11 The southern corner of the site lies approximately 2.5m above the Portsmouth Road, with a dense screen of *Leylandii* creating the site boundary with Portsmouth Road. The site is largely hard standing to accommodate external car parking, but the eastern part of the site contains some single storey stables of a similar design to those in **Site 1**. The site is considered to be PDL. The overall landscape condition is considered to be **Low**.

A 9.12 Overall, the landscape value is assessed as **Low** (Ordinary).

Site 3

A 9.13 The site is located in the north-western part of Landscape Unit UW6-A, in an area known locally as Lower Green. The mature woodland and scrub within this site provides the dense green backdrop that forms the northern site boundary. The site is considered to be partially PDL on account of existing ancillary buildings and the access road that follows the perimeter of the Racecourse. Large areas of greenfield remain along the southern part of the site that adjoins the Racecourse, which features a noticeable terracing in the site levels down and away from the Racecourse. The site topography falls towards a drainage channel that feeds a water body that adjoins the site's eastern boundary. There is a small allotment in the eastern part of the site. The overall landscape condition is considered to be **Good**.

A 9.14 Overall, the landscape value is assessed as **Medium (Good)** value.

Site 4

A 9.15 The site is entirely greenfield with a number of semi-mature trees along the northern boundary with the Racecourse, and several slightly smaller trees on the remainder of the site perimeter. The site is overlooked from the west by three-storey commercial properties, and a two-storey restaurant is located to the south. The overall landscape condition is considered to be **Good**.

A 9.16 Overall, the landscape value is assessed as **Medium (Good)** value.

Site 5

A 9.17 The site contains an overflow car parking area within the western part of the site, and a children's nursery to the east of the site. The eastern part of the site is currently well vegetated with trees and shrubs, forming a garden area to the nursery, and offers a reasonably well-treed boundary to the Portsmouth Road. Views into the site are possible through gaps in the vegetation and below the canopies. The western part of the site is faro more open, allowing clear views from Portsmouth Road into the central parts of the Racecourse. The site adjoins the Grade II listed gate and railings. The overall landscape condition is considered to be **Good**.

A 9.18 Overall, the landscape value is assessed as **Medium (Good)** value.

APPENDIX 10

ASSESSMENT OF LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

A 10 ASSESSMENT OF LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

A 10.1 The landscape / townscape susceptibility of each site to the specific proposed development is detailed below.

Site B

A 10.2 This site would be engulfed by the proposed development, and the existing landscape replaced by built form. The site would be unable to accommodate the specific proposed development without undue negative consequences, including being out of scale and out of character. Any onsite mitigation would be difficult to achieve given the scale of development and would be very unlikely to enhance. Overall, the site is judged to have a **High** susceptibility to change.

Site D

A 10.3 The site will retain existing areas of tarmac relating to the car parking for the golf course, with a new area of hard standing introduced in the eastern part of the site. Elsewhere, a further 12,900m² of greenfield land will be converted to a reinforced grass system with surface drainage, for the purpose of overflow car parking. The existing topography and access arrangements will remain largely intact. No landscape mitigation is proposed. Overall, the site is judged to have a **Medium** susceptibility to change on the basis of its existing greenfield character.

Site 1

A 10.4 The existing stables blocks and yard that form this site would be completely replaced by the proposed development, and the existing site topography lowered to accommodate the built form. On this basis, the majority of the existing landscape/townscape features and visual attributes will be removed to be replaced with a centrally located apartment block, together with the external car parking and access arrangements required of this scale of building. The landscape mitigation is formed from a narrow fringe around the building perimeter, with a small number of trees that have been located in very close proximity to the building frontage. It is considered that successful mitigation on this basis will be difficult to achieve on the basis of restricted rooting volumes and likely future conflict between the tree canopies and the building façade. The Indicative Section shows unrealistically large trees, located within the access road. Overall, the site is judged to have a **High** susceptibility to change.

Site 2

A 10.5 The existing site will be almost completely replaced by built form, with the existing stables to the east demolished and the dense tree screen along the frontage with Portsmouth Road removed. The site topography will be considerably altered, with the levels towards the north of the site reduce by almost 3m. Much of the northern part of the site will feature a podium deck over undercroft car parking. Given that the outline nature of the application, it is not

clear in the Indicative Section that sufficient allowance has been made for soil depths on this podium to offer any meaningful landscape mitigation. The landscape features that are offered for mitigation look to be poorly conceived and very unlikely to offer any realistic contribution. For example, the boundary screening along the eastern boundary, squeezed between the proposed and existing buildings. The boundary screening on the northern boundary is shown in the Indicative Sections as semi-mature trees, where in reality there is car parking within **Site A**. Overall, the site is judged to have a **Medium** susceptibility to change.

Site 3

A 10.6 The existing site is partially PDL and partially greenfield, with a dense woodland and native shrub boundary along the northern boundary with Lower Green Road. Given the potential for flooding the proposed building footprints of the nine 3-storey residential 'villas' will be elevated above the remainder of the site. The Indicative Landscape Strategy Plan for the site indicates that much of the existing woodland and shrub boundary to the site will be removed and replaced with hard standing for car parking and general site access, which is expected to dramatically increase intervisibility between the proposed development and Lower Green Road. It is considered unlikely that the site can accommodate the specific proposed development without undue negative consequences, with the proposals appearing out of scale and character with the existing site and the neighbouring Lower Green Road. The proposed landscape mitigation will be unlikely to be effective for many years, given the size of the proposed trees (3.5 – 4.25m) and the shrub planting (80-100cm whip planting on 1m grid). There is no obvious mitigation offered to the southern boundary, which will present itself in views from the Racecourse and higher ground at The Warren and on More Lane. Overall, the site is judged to have a **High** susceptibility to change.

Site 4

A 10.7 The site is entirely greenfield with well treed boundaries to the north and east and more scrubby boundaries to the south and west. The Indicative Layout and Parameter Plans indicate that the proposals could include a residential building varying between 4 and 6-storeys in a crescent form facing the racecourse. Hardstanding for car parking and site access would dominate the southern half of the site adjacent to the neighbouring commercial premises, including 2-storey Café Rouge. The Indicative Layout shows 'boundary improvements' to the various boundaries with and a large number of new trees in the parking area. However, many of these trees are located in areas between car parking spaces that are unrealistic given the spatial arrangement of the car park spaces. The boundary improvements to the eastern boundary with Station Road appear to remove the existing trees and introduce new tree planting, which will take many years to mature and compensate for the loss of the existing trees. Overall, the site is judged to have a **High** susceptibility to change.

Site 5

A 10.8 The existing site is formed from two halves, with the eastern half containing the existing day nursery and locally listed Toll House, with associated gardens containing a large number of mature trees. The western part of the site is largely a gravel base to allow overflow car parking, but with a substantial vegetated south-eastern boundary with Portsmouth Road that includes a number of mature trees. The development proposals will introduce four 4-storey residential villas, a new nursery to the west and retain the Toll House. Much of the remainder of the site will be used for car parking and site access, although the vegetated boundary with Portsmouth Road will be retained. Given the scale of development required much of the internal space within the site will be lost to built form, ancillary structures, and hard surfacing, where long runs of car parking are evident. It is considered unlikely that the site would be able to accommodate the specific proposed development without undue negative consequences, given that the built form appears out of scale and character with the existing site features. For example, the existing trees on the boundary with Portsmouth Road are 10 – 12m in height and the proposed residential villas will be approximately 15 – 16m in height. The landscape mitigation makes much of the retention of the boundary with Portsmouth Road, but in reality the majority of the existing trees are located in the eastern part of the site and look likely to be lost to allow the site access, whilst the trees in the western part of the site tend to be smaller and more spaced out. The introduction of 3.5 – 4.25m height trees will take many years to provide a useful screen to the proposed development. Overall, the site is judged to have a **High** susceptibility to change.

Landscape/Townscape Sensitivity

A 10.9 Landscape sensitivity is defined in **GLVIA3** as “...combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor”. For ease of reference and comparison, the landscape sensitivities for each of the disputed sites is summarised below as a function of their landscape value and their susceptibility to the specific proposed development. The methodology for this approach can be found in **HBA Appendix 1**.

APPENDIX 11

PREDICTED VISUAL EFFECTS – REPRESENTATIVE VIEWPOINTS

A 11 PREDICTED VISUAL EFFECTS – REPRESENTATIVE VIEWPOINTS

A 11.1 It is disappointing that the LTVA (CD5.52) does not contain a full summary of the predicted magnitudes of change and overall effects for each of the representative Photoviewpoints. Indeed, the sections relating to 'Operational Effects' only gives a partial understanding of the predicted effects in each of the Photoviewpoints.

A 11.2 Taking each in turn and with the benefit of the observations above, where construction magnitude of change is considered to be **High** and Adverse, and spread over several years of phased construction. Given the absence of an approved landscape treatment there should be little or no reduction in effect noted at Year 15. On this basis, I have focussed my assessment on the Day 1 or likely 'worst case' effect.

Photoviewpoint EDP 1

A 11.3 View taken from the Green at the confluence of More Lane and Lower Green Road, looking south-east towards **Site 3**, with the Grandstand visible in the background.

A 11.4 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.5 On this basis, the short-term visual effects are assessed to be:

- Residents: **Substantial**, Adverse & Permanent
- Pedestrians: **Moderate Substantial**, Adverse & Permanent
- Cyclist & motorists: **Moderate**, Adverse & Permanent

A 11.6 There would visibly be a deterioration in the visual amenity of this part of the Racecourse as a result of the proposed development at **Site 3**.

Photoviewpoint EDP 2

A 11.7 View taken from More Lane, looking north-east towards **Site 3**, with the existing ancillary buildings visible in the background.

A 11.8 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.9 On this basis, the short-term visual effects are assessed to be:

- Residents: **Substantial**, Adverse & Permanent
- Pedestrians: **Moderate Substantial**, Adverse & Permanent
- Cyclist & motorists: **Moderate**, Adverse & Permanent

A 11.10 There would visibly be a deterioration in the visual amenity of this part of the Racecourse as a result of the proposed development at **Site 3**.

Photoviewpoint EDP 3

A 11.11 View taken from the More Lane access road on higher ground near The Warren, looking north towards **Site 3**, with the Racecourse visible in the foreground. Racecourse visitors are considered to have a **Low** sensitivity.

A 11.12 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.13 On this basis, the short-term visual effects are assessed to be:

- Racecourse Visitors: **Moderate**, Adverse & Permanent

A 11.14 There would visibly be a deterioration in the visual amenity of this part of the Racecourse as a result of the proposed development at **Site 3** and the increased car parking at **Site 4** on race days.

Photoviewpoint EDP 4

A 11.15 View taken from the Grandstand, looking north-west towards **Site 3**, with **Site 4** in the middle ground (including existing golf course car parking and greenfield areas). Racecourse visitors are considered to have a **Low** sensitivity.

A 11.16 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.17 On this basis, the short-term visual effects are assessed to be:

- Racecourse Visitors: **Moderate**, Adverse & Permanent

A 11.18 There would visibly be a deterioration in the visual amenity of this part of the Racecourse as a result of the proposed development at **Site 3** and the increased car parking at **Site 4** on race days.

Photoviewpoint EDP 5

A 11.19 View taken from Esher Green, looking north-east towards **Site 1**, over the Wheatsheaf with the ancient woodland of The Warren visible in the background. Pedestrians within the Esher Conservation Area are assumed to have a **High** sensitivity.

A 11.20 Day 1: On completion, there would be a **Medium Adverse** and permanent magnitude of change. On this basis, the short-term visual effects are assessed to be:

- Pedestrians: **Moderate Substantial**, Adverse & Permanent

A 11.21 As noted above, the receptor sensitivities are increased to reflect the proximity and heightened visual interest of the Conservation Area designation.

Photoviewpoint EDP 6

A 11.22 View taken from central Esher, looking north towards **Site 2**, with Sandown Lodge in the centre background.

A 11.23 Day 1: On completion, there would be a **Medium Adverse** and permanent magnitude of change.

A 11.24 On this basis, the short-term visual effects are assessed to be:

- Residents: **Moderate Substantial**, Adverse & Permanent
- Pedestrians: **Moderate**, Adverse & Permanent
- Cyclist & motorists: **Slight**, Adverse & Permanent

A 11.25 This gateway into central Esher would change considerably, with built form replacing the current open space that is visible below the street tree canopies and through the vegetated edge to the site. The proposals would introduce ribbon-like development further along Portsmouth Road towards the Sandown Park main entrance.

Photoviewpoint EDP 7

A 11.26 View taken from Portsmouth Road, opposite the main entrance to the Racecourse, looking north towards **Site B**.

A 11.27 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.28 On this basis, the short-term visual effects are assessed to be:

- Residents: **Substantial**, Adverse & Permanent
- Pedestrians: **Moderate Substantial**, Adverse & Permanent
- Cyclist & motorists: **Moderate**, Adverse & Permanent

A 11.29 The introduction of significant built form will obstruct views across the open Racecourse, where the proposed development would introduce a substantial and identifiable new feature to the Racecourse landscape that would be visible from various locations. It would clearly alter the landscape context.

Photoviewpoint EDP 8

A 11.30 View taken from Portsmouth Road, passing the locally listed Toll House, looking west towards **Site 5**.

A 11.31 Day 1: On completion, there would be a **Medium High Adverse** and permanent magnitude of change.

A 11.32 On this basis, the short-term visual effects are assessed to be:

- Pedestrians: **Moderate**, Adverse & Permanent
- Cyclist & motorists: **Slight Moderate**, Adverse & Permanent

A 11.33 The proposed development would be visible from Portsmouth Road, through the proposed entrance and below the canopies of the existing trees. The built form would also be visible from many locations within the Racecourse.

Photoviewpoint EDP 9

A 11.34 View taken from Littleworth Common, looking north towards **Site 4**, with Café Rouge in centre ground.

A 11.35 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.36 On this basis, the short-term visual effects are assessed to be:

- Pedestrians: **Moderate Substantial**, Adverse & Permanent

A 11.37 The introduction of this large building would visibly result in a deterioration in the townscape character at this 'Key Gateway' location.

Photoviewpoint EDP 10

A 11.38 View taken from the railway bridge at Esher station, looking south-west towards the Racecourse.

A 11.39 Day 1: On completion, there would be a **Medium Adverse** and permanent magnitude of change.

A 11.40 The overall effects would be at least **Slight Adverse** for train users, where proposed development within the central part of the Racecourse would be visible and screened views of **Site B** will be available.

Photoviewpoint EDP 11

A 11.41 View taken from Portsmouth Road, looking north-west towards **Site B**.

A 11.42 Day 1: On completion, there would be a **High Adverse** and permanent magnitude of change.

A 11.43 On this basis, the short-term visual effects are assessed to be:

- Residents: **Substantial**, Adverse & Permanent
- Pedestrians: **Moderate Substantial**, Adverse & Permanent
- Cyclist & motorists: **Slight Moderate**, Adverse & Permanent

A 11.44 The proposed development would introduce a substantial and identifiable new feature to the Racecourse landscape that would be visible from various locations. It would clearly alter the landscape context and visual amenity of this central part of the Racecourse, interrupting some of the more expansive views currently possible from Portsmouth Road, across the Racecourse towards Lower Green.

APPENDIX 12

ADDITIONAL VIEWPOINTS

