

# Appendices to the Landscape Proof of Evidence

March 2024

Land North of Raleigh Drive,  
Claygate

LPA Ref: 2023/0962

Pins Ref: APP/K3605/W/23/3334391

On behalf of:  
Claygate House Investments Ltd  
and MJS Investments Ltd

Report No: CSA/3230/11

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/3230/11	-	22/02/24	CS	BS	First draft
	A	19/03/24	CS	BS	Final issue



## **Appendices**

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets (summer and winter views)

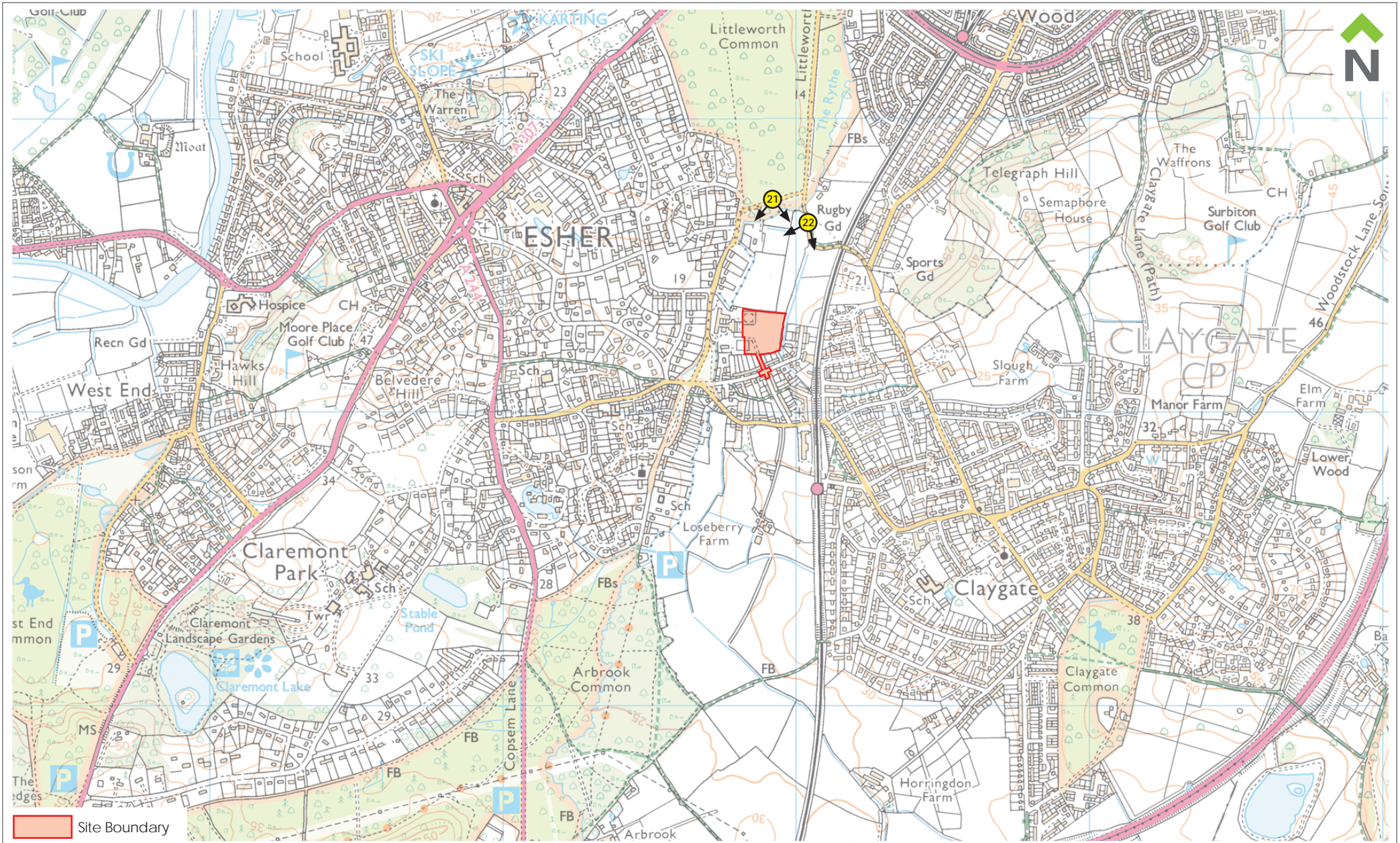
Appendix D: Designations and Local Policy Plan

Appendix E: Proposed Illustrative Masterplan

Appendix F: Summary of Landscape and Visual Effects

Appendix G: Extracts from Elmbridge Green Belt Boundary Review

**Appendix A**  
Site Location Plan



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

<b>Project</b>	Land north of Raleigh Drive, Claygate
<b>Drawing Title</b>	Site Location Plan
<b>Client</b>	Claygate House Investments Ltd and MJS Investments Ltd

<b>Date</b>	October 2022	<b>Drawing No.</b>	CSA/3230/101
<b>Scale @ A4</b>	NTS	<b>Rev</b>	D
<b>Drawn</b>	GD	<b>Checked</b>	BS

**Appendix B**

Aerial Photograph



 Site Boundary



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land north of Raleigh Drive, Claygate	Date	October 2022	Drawing No.	CSA/3230/101
Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	F
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	GD	Checked	BS

## Appendix C

Photosheets – (summer and winter views)



Property on Raleigh Drive

Property on Rythe Road



Photograph 1a View from within the southern most part of the Site looking north (November 2022).

Property on Raleigh Drive

Property on Rythe Road



Photograph 1b View from within the southern most part of the Site looking north (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Esher Park Gardens

Northern Site boundary



Photograph 2a View from within the southern part of the Site looking north (November 2022).

Oaklands Park

Esher Park Gardens

Northern Site boundary

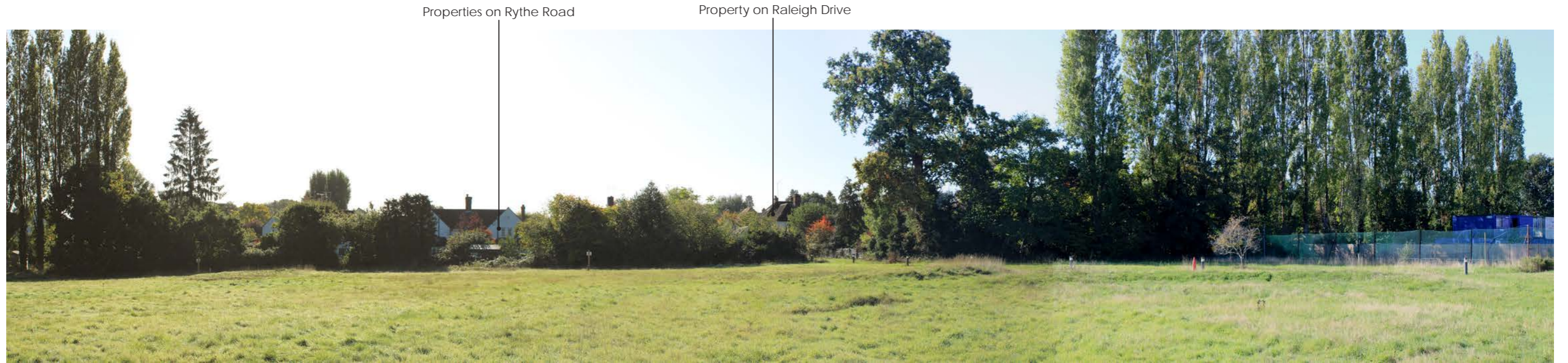


Photograph 2b View from within the southern part of the Site looking north (March 2024).

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land north of Raleigh Drive, Claygate	Drawing No.	CSA/3230/102		
Drawing Title	Photosheets	Date	March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS
					Rev E



**Photograph 3a** View from within the Site looking south towards the residential properties on Raleigh Drive/Rythe Road (November 2022).



**Photograph 3b** View from within the Site looking south towards the residential properties on Raleigh Drive/Rythe Road (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	

Esher Park Gardens



Photograph 4a View from within the Site looking east towards Esher Park Gardens (November 2022).

Oaklands Park

Esher Park Gardens



Photograph 4b View from within the Site looking east towards Esher Park Gardens (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Northern Site boundary



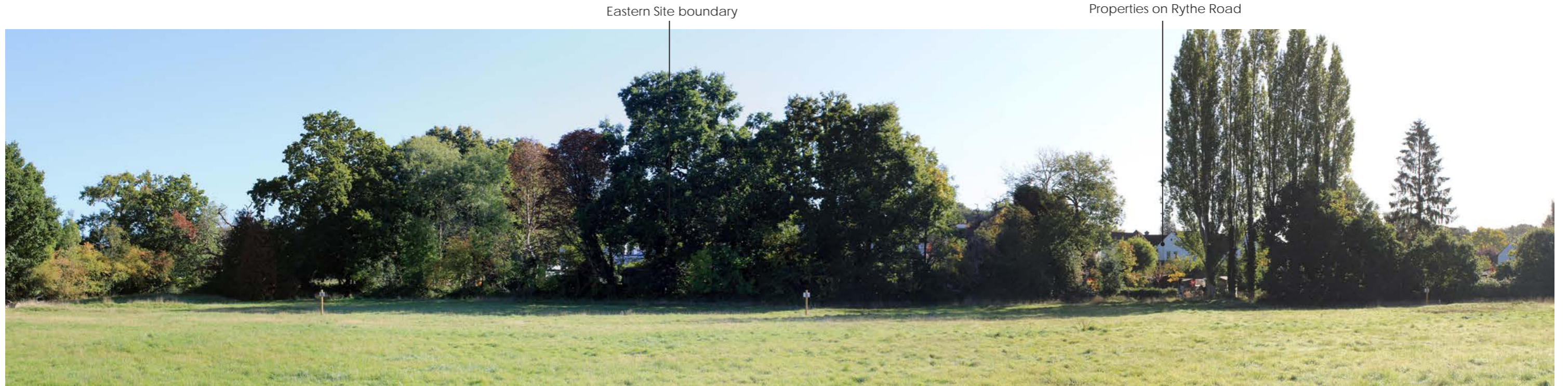
Photograph 5a View from within Site looking north towards northern boundary of Site (November 2022).

Northern Site boundary



Photograph 5b View from within Site looking north towards northern boundary of Site (March 2024).


	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102				
Drawing Title	Photosheets	Date	March 2024				
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS	Rev	E



Photograph 6a View from within Site looking east towards eastern boundary of Site (November 2022).



Photograph 6b View from within Site looking east towards eastern boundary of Site (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102	
Drawing Title Photosheets	Date March 2024			
Client Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E	

Northern Site boundary

Properties on Rythe Road

Esher Park Gardens



Photograph 7a View from north western corner of Site looking south east across Site (November 2022).

Northern Site boundary

Property on Raleigh Drive

Oaklands Park

Esher Park Gardens



Photograph 7b View from north eastern corner of Site looking south west across Site (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



**Photograph 8a** View from north western corner of Site looking south east across Site (November 2022).



**Photograph 8b** View from north eastern corner of Site looking south west across Site (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



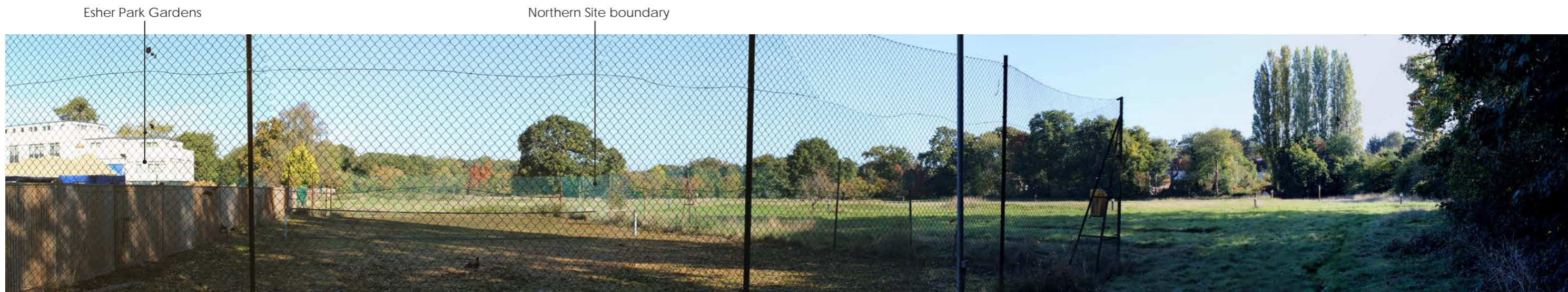


Photograph 9a View from south eastern corner of Site looking north west across Site (November 2022).



Photograph 9b View from south eastern corner of Site looking north west across Site (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2024		
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



**Photograph 10a** View from south western corner of Site looking north east across Site (November 2022).



**Photograph 10b** View from south western corner of Site looking north east across Site (March 2024).

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	

Properties on Raleigh Drive      Approximate extent of the Site      Properties on Loseberry Road



Panorama 11 For context only



**Photograph 11a**  
View from Loseberry Road looking north west towards Site (November 2022).

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
11.10.2022, 10:07  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102	
Drawing Title Photosheets	Date March 2024			
Client Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E	

Approximate extent of the Site  
 Properties on Raleigh Drive      Loseberry Road      Properties on Loseberry Road



Panorama 11 For context only



Photograph 11b

View from Loseberry Road looking north west towards Site (March 2024).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 18.03.2024, 12:18  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102	
Drawing Title Photosheets	Date March 2024			
Client Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E	

Approximate extent of the Site

Rythe Road

Properties on Rythe Road



Photograph 12a View from Rythe Road looking south west (November 2022).

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
11.10.2022, 10:22  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south west

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102				
Drawing Title	Photosheets	Date	March 2024				
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS	Rev	E

Approximate extent of the Site

Rythe Road

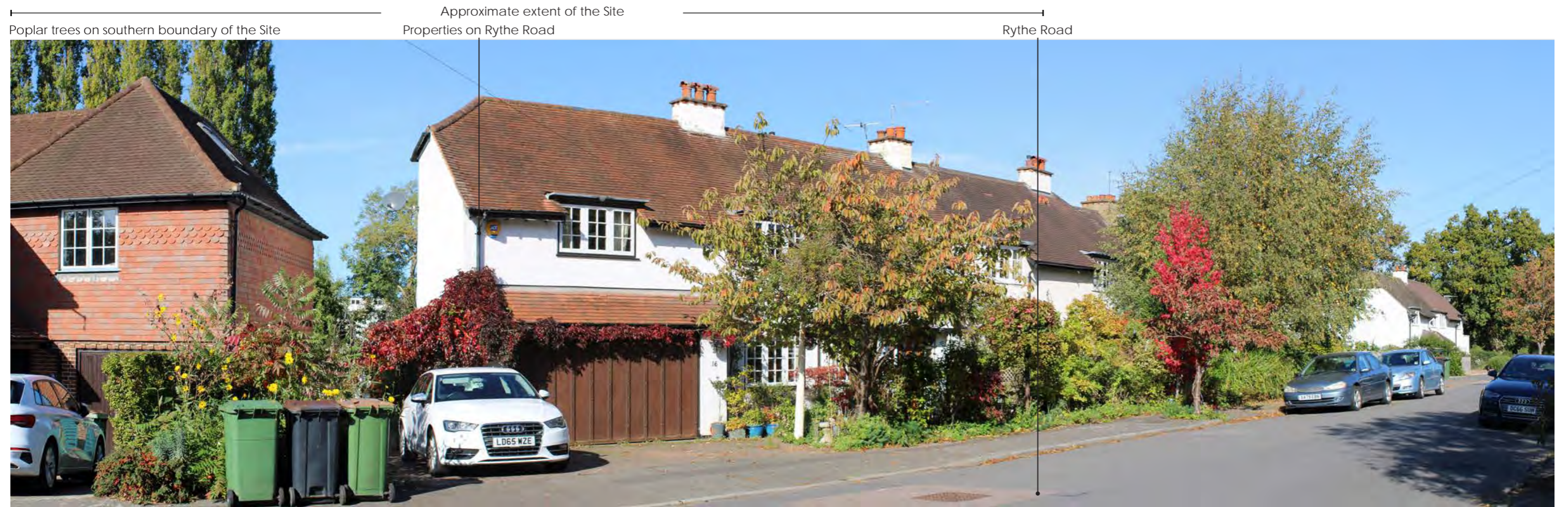
Properties on Rythe Road



Photograph 12b View from Rythe Road looking south west (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 12:14  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E



**Photograph 13a** View from Rythe Road looking north west towards Site (November 2022).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 11.10.2022, 10:24  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



**Photograph 13b** View from Rythe Road looking north west towards Site (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 12:15  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



Trees on the southern Site boundary

Rythe Road

Approximate extent of the Site

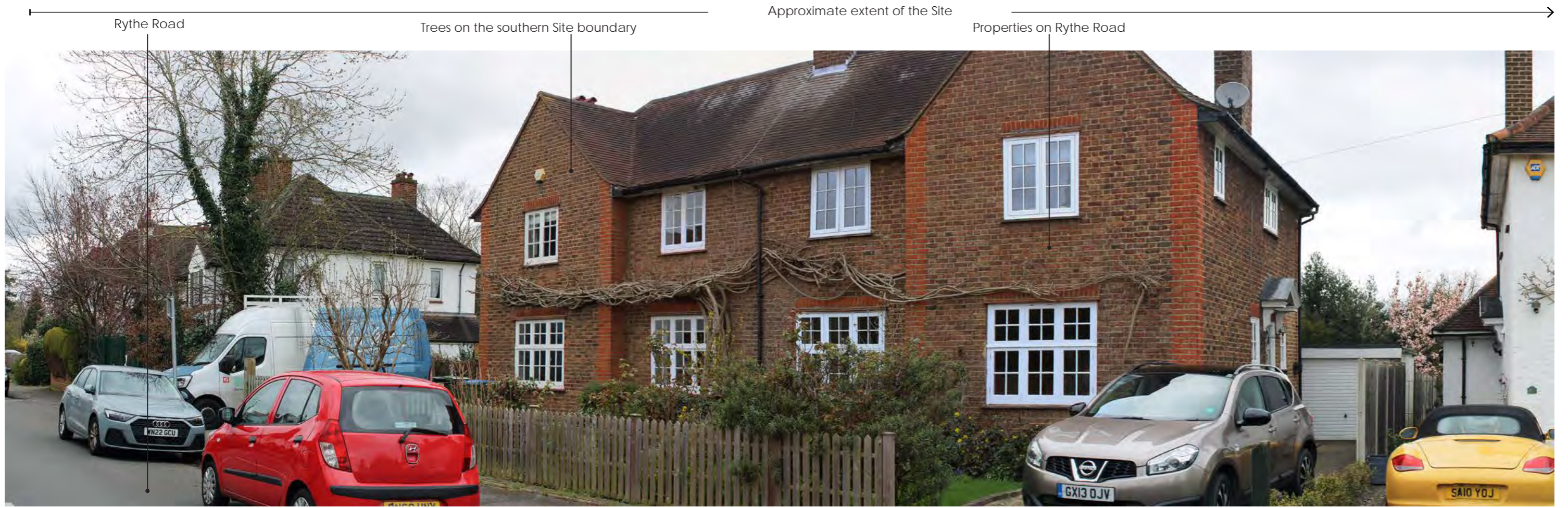
Properties on Rythe Road



Photograph 14a View from Rythe Road looking west (November 2022).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 11.10.2022, 10:27  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 Hfov 90°  
 Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2024		
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



Photograph 14b View from Rythe Road looking west (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 12:17  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Properties on Raleigh Drive

Approximate extent of the Site

Raleigh Drive



Photograph 15a View from Raleigh Drive looking north east (November 2022).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 11.10.2022, 10:28  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E



**Photograph 15b** View from Raleigh Drive looking north east (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 12:54  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102	
Drawing Title Photosheets	Date March 2024			
Client Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E	

Littleworth Road

Poplar trees on the southern Site boundary

Hare Lane Green

Approximate extent of the Site



Panorama 16 For context only



Photograph 16a

View from Littleworth Road looking north east (November 2022).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 11.10.2022, 10:32  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: north east



Dixies Barns, High Street,  
 Ashwell, Hertfordshire SG7 5NT  
 t 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

Project	Land north of Raleigh Drive, Claygate	Drawing No.	CSA/3230/102		
Drawing Title	Photosheets	Date	March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS
					Rev E

Littleworth Road

Oaklands Park

Poplar trees on the southern Site boundary

Approximate extent of the Site

Hare Lane Green



Panorama 16 For context only



Photograph 16b

View from Littleworth Road looking north east (March 2024).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 18.03.2024, 12:57  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: north east



Dixies Barns, High Street,  
 Ashwell, Hertfordshire SG7 5NT  
 t 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

Project	Land north of Raleigh Drive, Claygate	Drawing No.	CSA/3230/102		
Drawing Title	Photosheets	Date	March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS
					Rev E

Littleworth Road

Hare Lane Green

Approximate extent of the Site



Panorama 17 For context only



Photograph 17a

View from Littleworth Road looking north east (November 2022).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 11.10.2022, 10:45  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2024		
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



Panorama 17 For context only



Photograph 17b

View from Littleworth Road looking north east (March 2024).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 18.03.2024, 12:59  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2024		
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



Approximate extent of the Site

Littleworth Road

Esher Park Gardens



Photograph 18a View from Littleworth Road looking north east (November 2022).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 11.10.2022, 10:43  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Approximate extent of the Site

Littleworth Road

Esher Park Gardens

Oaklands Park



Photograph 18b View from Littleworth Road looking north east (March 2024).

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
18.03.2024, 13:00  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: north east

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102				
Drawing Title	Photosheets	Date	March 2024				
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn	CC	Checked	BS	Rev	E

Approximate extent of the Site  
Esher Park Gardens

Littleworth Road



Photograph 19a View from Littleworth Road looking south east (November 2022).

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
11.10.2022, 10:42  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Approximate extent of the Site

Esher Park Gardens

Littleworth Road



Photograph 19b View from Littleworth Road looking south east (March 2024).

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
18.03.2024, 13:04  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Esher Park Gardens car park

Trees on the northern Site boundary

Approximate extent of the Site

Properties on Rythe Road

Esher Park Garden



Photograph 20a View from Esher Park Gardens car park looking south east towards Site (November 2022).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 11.10.2022, 10:37  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets	<b>Date</b> March 2024			
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	

Trees on the northern Site boundary

Esher Park Gardens car park

Properties on Rythe Road



**Photograph 20b** View from Esher Park Gardens car park looking south east towards Site (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 13:03  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Poplar trees on the southern Site boundary



### Photograph 21a

View from Littleworth Road looking south (November 2022).

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
11.10.2022, 11:06  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 40°  
Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Poplar trees on the southern Site boundary  
 Oaklands Park



**Photograph 21b**

View from Littleworth Road looking south (March 2024).

Visualisation Type 1  
 Planar projection  
 75% @ A3, 150% @ A1  
 18.03.2024, 13:13  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 40°  
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land north of Raleigh Drive, Claygate	<b>Drawing No.</b> CSA/3230/102	
<b>Drawing Title</b> Photosheets		<b>Date</b> March 2024		
<b>Client</b> Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b> CC	<b>Checked</b> BS	<b>Rev</b> E	



Approximate extent of the Site

Oaken Lane



Photograph 22a View from Oaken Lane, looking south west (November 2022).

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
11.10.2022, 11:00  
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

Approximate extent of the Site

Oaken Lane



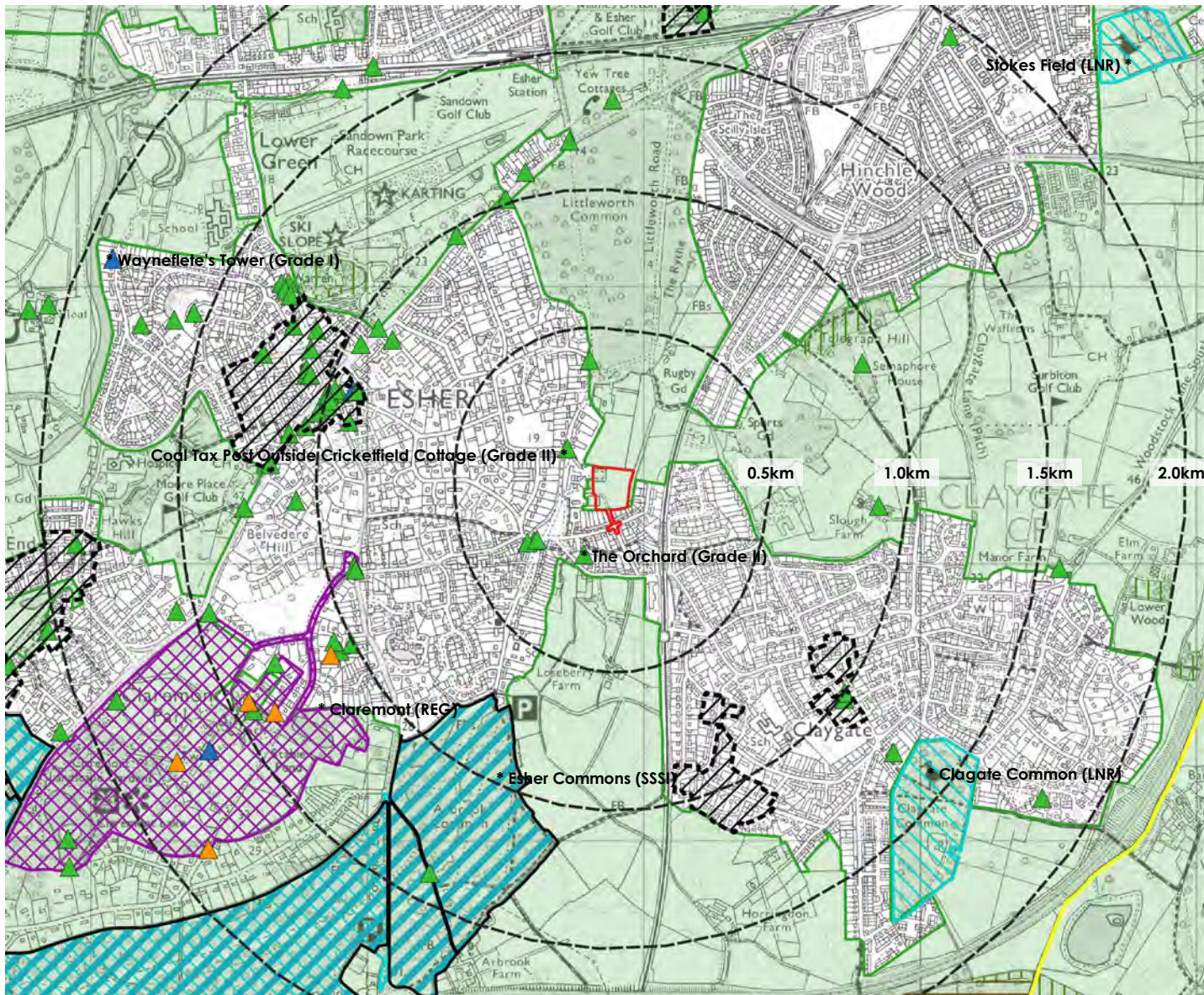
Photograph 22b View from Oaken Lane, looking south west (March 2024).

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 18.03.2024, 13:15  
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land north of Raleigh Drive, Claygate	Drawing No. CSA/3230/102		
Drawing Title	Photosheets	Date March 2024		
Client	Claygate House Investments Ltd and MJS Investments Ltd	Drawn CC	Checked BS	Rev E

**Appendix D**

Designations and Local Policy Plan



### Legend

- Site Boundary
- District Boundary
- Green Belt

### Designations

#### Heritage

- Conservation Areas

#### Listed Buildings

- I
- II\*
- II

- Scheduled Monuments (SM)

- Registered Parks and Gardens (REG)

#### Ecology

- Sites of Special Scientific Interest (SSSI)

#### Ancient Woodland

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Local Nature Reserves (LNR)



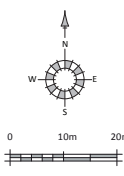
Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

<b>Project</b>	Land north of Raleigh Drive, Claygate	<b>Date</b>	October 2022	<b>Drawing No.</b>	CSA/3230/109
<b>Drawing Title</b>	Designations and Local Policy Extract Plan	<b>Scale</b>	Refer to scale	<b>Rev</b>	-
<b>Client</b>	Claygate House Investments Ltd and MJS Investments Ltd	<b>Drawn</b>	CC	<b>Checked</b>	BS

**Appendix E**

Proposed Illustrative Masterplan



Proposed Illustrative Masterplan  
 Raleigh Drive, Claygate  
**22071 / SK08F**  
 Scale 1:500 @ A1 December 2022

© Copyright exists on the designs and information shown on this drawing. This drawing may be scaled to the scale bar for planning application purposes only. Do not scale for any other purpose, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the architect before work commences. This drawing is to be read in conjunction with all other relevant materials. OS Licence no. 10000737.

OSP Architecture, Broadmeads House, Farnham Business Park, Weydon Lane, Farnham, Surrey, GU14 9JF Tel: 01252 267878 www.osparchitecture.com



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
  - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*



- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

### **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
  - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
  - Partial - a clear view of part of the development only;
  - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
  - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

#### **ASSESSMENT OF EFFECTS**

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## **VISUALISATION TYPE METHODOLOGY**

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
<b>User, Purpose, and Likely Level of Effect</b>	<b>A</b>	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	<b>B</b>	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
<b>C</b>	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
<b>D</b>	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate			Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Description of Landscape/Townscape Quality and Value</p>	<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>			
	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>			
		<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>		
			<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>	

**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Change predicted</b>	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements				
	No loss or alteration of key landscape/ townscape characteristics, features or elements				

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Effect</b>	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> <li>• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li> <li>• are visually intrusive and would disrupt important views;</li> <li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>• will impact a high quality or highly vulnerable landscape;</li> <li>• cannot be adequately mitigated.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• noticeably change the character, scale and pattern of the landscape/townscape;</li> <li>• may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> <li>• are a noticeable element in key views;</li> <li>• not possible to fully mitigate.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li> <li>• will impact on certain views into and across the area;</li> <li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• complement the scale, landform and pattern of the landscape/townscape;</li> <li>• development may occupy only a relatively small part of the Site;</li> <li>• maintain the majority of landscape features;</li> <li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• maintain existing landscape/townscape character;</li> <li>• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;</li> <li>• utilises a highly degraded landscape or brownfield site.</li> </ul>				

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>



Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

## LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Trees</b>	Medium - High	A number of mature and semi mature trees (including oaks and poplars) are located along the boundaries of the Site and are graded in the accompanying tree survey report as being of Category A and B quality. Several of the trees to the eastern, northern and southern Site boundaries are covered by a TPO.	<p>The vast majority of the Site's boundary trees will be retained within the proposals (including all of those covered by a TPO), with development set back from the boundaries of the Site. A Category B tree within the southern strip of land will require removal to facilitate the new access, and a small Category C ornamental tree will require removal in the west of the Site.</p> <p>Substantial new tree planting is proposed throughout the scheme, including street tree planting to the internal roads and native tree planting to the boundaries and eastern area of open space.</p>	Slight	Slight adverse	Slight beneficial
<b>Hedgerows</b>	Medium	A mature native hedgerow lines the northern Site boundary and a semi mature native hedge also lines the eastern edge of the southern strip of land. Both hedgerows are graded as Category B quality within the tree survey report.	<p>The northern boundary hedgerow will be retained within the proposals, however the hedgerow within the southern strip of land will require removal to facilitate the new access road.</p> <p>New hedgerow planting is proposed along both sides of the new access road, where space allows, within the new open space and to plot frontages.</p>	Moderate	Moderate adverse	Slight adverse
<b>The Site (grassland field)</b>	Medium	The Site comprises a single grassland field and a disused tennis court in the south western corner.	The Site will be converted from a grassland field to a residential development with new areas of public open space. The new built form will be focused in the central and western parts of the Site, with the eastern part remaining undeveloped and planted with native trees and wildflower grassland.	Substantial	Moderate adverse	Moderate adverse

Public footpaths	n/a	There is no public access to the Site and no public footpath cross or lie adjacent to the Site.	n/a	n/a	n/a	n/a
<b>Indirect effects on landscape / townscape character</b>	<b>Quality &amp; Sensitivity</b>	<b>Existing Conditions</b>	<b>Impact and Mitigation</b>	<b>Magnitude of Change</b>	<b>Effect Year 1</b>	<b>Effect Year 15</b>
<b>The Site</b>	Medium (quality)  Medium – low (sensitivity)	The Site comprises a single grassland field with mature vegetation to its boundaries, surrounded by residential development on three sides. Its character is fairly ordinary, and it is heavily influenced by the surrounding built form, in particular the Esher Park Gardens apartments to the west.	The character of the Site would clearly undergo change although the new housing would not be out of character in this location. Retention and enhancement of the Site's established landscape framework, together with new landscaping within the new housing area and to the new semi natural open space will enhance the Site's landscape structure and minimise effects on the wider landscape.	Substantial	Moderate – substantial adverse	Moderate adverse
<b>Townscape character of neighbouring area</b>	Medium	The townscape character of the built up area surrounding the Site comprises a mixture of traditional 2 and 2.5 storey semi detached housing to the south and east (including some large arts & crafts style properties) and the modern white 4 storey apartments at Esher Park Gardens to the west.	The proposals have been sensitively designed with the surrounding context in mind with a mixture of 2 and 3 storey traditional houses, and provide a transition between the 4 storey apartments to the west and the semi detached houses to the south and east. New tree planting throughout the scheme will also mature to create a well landscaped scheme.	Slight	Slight adverse	Slight adverse
<b>Landscape character of the wider area</b>	Medium – high	Land to the north of the Site forms part of the Surrey LCA UW6 and the Elmbridge UW6-A Landscape Unit, which comprises common land, enclosed fields, Sandown Racecourse, golf course and sports pitches, forming a stretch of greenspace between the surrounding built up areas.	The new housing at the Site will be very well contained from the wider landscape to the north by the retained and enhanced, densely planted northern Site boundary. This together with new public open space and landscaping throughout the scheme will minimise the effects on the wider landscape.	Negligible	Negligible adverse	Negligible adverse

Other Effects	
<b>Cumulative impacts</b>	<p>There are two consented schemes for residential development within the car park area to the immediate west of the Site and south of the Esher Park Gardens apartments. Both schemes would result in an increase in the built up context to the Site, although in the same way as the proposals at the Site, they would be well contained from the wider landscape to the north.</p> <p>We are not aware of any other significant developments, which are approved or allocated, within the vicinity of the Site which would affect this assessment.</p>
<b>Lighting</b>	<p>The Site comprises an area of grassland and is currently unlit. There is street lighting to the adjoining roads at Rythe Road and Raleigh Drive to the east and south of the Site. There is also background lighting to properties along these streets, and to the four storey apartments at Esher Park gardens to the west.</p> <p>The proposal is for a new residential development with associated street lighting and background lighting to properties. The development is not anticipated to give rise to any abnormal lighting effects and will result in a limited increase in lighting levels which will be seen in the context of the neighbouring street lighting and background lighting to properties.</p>
<b>Construction Phase</b>	<p>There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.</p>

## VISUAL EFFECTS

Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
<b>Raleigh Drive (Photograph 15)</b>	Low	Views from this road to the south west of the Site are largely screened by the intervening properties. Occasional glimpsed views of the trees within the Site are possible, through gaps between the built form. A narrow framed view into the south of the Site is also possible at the junction with Rythe Road and Littleworth Road, through the boundary fence & gate.	The new houses will be screened in views from this road by intervening built form and vegetation. Near distance views of the new access road junction into the Site will however be possible.	Slight	Slight adverse	Slight adverse
<b>Rythe Road (Photograph 12-14)</b>	Low	Views of the Site are largely screened from this road by intervening properties, with only glimpsed views of the Site's vegetation seen where gaps between properties allow. Occasional glimpsed views of the Esher Park Gardens apartments are also possible through these gaps. A narrow framed view into the south of the Site is also possible at the junction with Raleigh Drive.	The new houses will be largely screened by intervening properties, with only occasional glimpsed views of the roofs of new houses possible, through gaps between properties. Near distance views of the new access road junction into the Site will also be possible from the short section of road to the south of the Site.	Slight	Slight adverse	Slight adverse
<b>Loseberry Road (Photograph 11)</b>	Low	A framed view of the southern Site boundary fence & gate is possible in near distance views from this road, becoming increasingly narrowed as the road continues southwards.	Near distance views will look toward the new access road junction into the Site, with a narrow framed view towards the new house also possible.	Slight	Slight adverse	Slight adverse
<b>Littleworth Road (Photographs 18-19)</b>	Medium	Views of the Site from this road to the west are screened by intervening tree cover and the apartment building at Esher Park Gardens.	The new houses will not be visible, with intervening tree cover and the Esher Park Gardens apartments screening views.	Neutral	Neutral	Neutral
<b>Hare Lane Green (Photographs 16-17)</b>	High	Views from this common land look towards the tree cover along the eastern edge of the green, which screens views of the Site.	The new houses will not be visible, with intervening tree cover screening views.	Neutral	Neutral	Neutral
<b>Oaken Lane, adjacent common land and public footpath</b>	High	Views towards the Site from the common land and public footpath are generally well screened by dense intervening vegetation. A heavily filtered, glimpsed view of the poplar trees on the southern boundary of the	The new houses will not be visible, with dense intervening vegetation screening views.	Neutral	Neutral	Neutral

(Photographs 21-22)		Site is possible although the view is not readily discernible.				
<b>Residential Views</b>						
<b>Properties on Raleigh Drive (reciprocal views at Photographs &amp; 8)</b>	High	Views from the majority of properties which back onto the Site are well screened by dense intervening tree cover, with occasional heavily filtered views of the eastern part of the Site possible from a handful of upper floor windows.	Heavily filtered views of the new houses will be possible from a handful of properties, although the retained southern boundary vegetation will restrict the extent of these views.	Slight	Slight adverse	Slight adverse
<b>Properties on Rythe Road (reciprocal views at Photograph 3, 6-8 &amp; 10)</b>	High	A number of properties which back onto the Site to the south and east have filtered first floor views over the Site. Intervening tree cover screens the remainder of views, including those from ground floor windows.	Filtered views across the new open space in the east of the Site toward the new houses will be possible from a number of properties, where retained boundary vegetation allows. New tree planting to reinforce the southern and eastern Site boundaries and within the new open space will further filter views as it matures.	Moderate	Moderate adverse	Moderate – slight adverse
<b>Properties at Esher Park Gardens (reciprocal views at Photographs 2, 4, 7-10 &amp; 20)</b>	High	Open views across the Site are possible from first, second and third floor, east facing apartment windows, with ground floor views and those from the surrounding car park areas, restricted by boundary closeboard fencing.	Open views towards the new housing will be possible from east facing apartments and the adjoining peripheral car park areas. New tree planting along the western edge of the Site will provide some filtering of views as it matures.	Substantial	Substantial adverse	Substantial – moderate adverse
<b>Properties on Littleworth Road</b>	Medium	Views from properties on Littleworth Road to the north west are screened by intervening vegetation including that along the northern Site boundary.	The new houses will not be visible from properties on Littleworth Road, with intervening vegetation preventing views.	Neutral	Neutral	Neutral
<b>Properties on Loseberry Road</b>	Medium	Oblique views towards the southern strip of land at the Site and the boundary fence & gate are possible from a handful of nearby properties. The remainder of the Site is screened in these views by intervening properties, although the Site's boundary trees are partially visible above the built form.	Oblique views of the new access road junction into the Site will be possible from a number of nearby properties. The new houses will not be visible, due to the intervening properties and the oblique nature of views.	Slight	Slight adverse	Slight adverse
<b>Seasonal Variation</b>						
The above assessment is based upon an appraisal of early autumn views when vegetation was largely in leaf, although it also takes into account likely seasonal variation. Views within winter months will be less screened, in particular from adjoining properties on Rythe Road and Raleigh Drive, although views will still be filtered in their nature given the density of the boundary vegetation.						



---

# Shaping Elmbridge A New Local Plan

---



**Green Belt Boundary Review – Minor Boundary  
Amendments**  
June 2019



**Elmbridge**  
Borough Council  
*... bridging the communities ...*





<b>Location</b>	Land rear of Claygate House, Claygate	<b>Tile No(s).</b>	99
-----------------	--	--------------------	----



<b>Assessment and description</b>	<b>Key:</b> <b>Area proposed to be removed from the Green Belt:</b> <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span>	<b>Copyright Notes :</b> <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>
-----------------------------------	---	--

The Green Belt does not follow a logical or recognisable feature along the western boundary (cutting through a car park, part of the building etc.). It is recommended that it is relocated to remove the entirety of the curtilage of Claygate House, with the boundary running along the tree belt at its northern edge.

This amendment would result in a greater area of land having the potential for redevelopment. However, this recommendation is concerned with having the Green Belt follow a logical boundary which it currently does not.

Area size: 2.44ha



Dixies Barns, High Street,  
Ashwell, Hertfordshire  
SG7 5NT

**t** 01462 743647  
**e** [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Office 20, Citibase,  
95 Ditchling Road,  
Brighton BN1 4ST

**t** 01273 573871  
**e** [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

9 Hills Road,  
Cambridge,  
CB2 1GE

**t** 07713 468300  
**e** [cambridge@csaenvironmental.co.uk](mailto:cambridge@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

3 Ripple Court,  
Brockridge Park, Twyning,  
Tewkesbury GL20 6FG

**t** 01386 751100  
**e** [tewkesbury@csaenvironmental.co.uk](mailto:tewkesbury@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Wizu Workspace, 32 Eyre St,  
Sheffield City Centre,  
Sheffield S1 4QZ

**t** 07838 290741  
**e** [sheffield@csaenvironmental.co.uk](mailto:sheffield@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Worting House,  
Church Lane, Basingstoke,  
RG23 8PY

**t** 01256 632340  
**e** [basingstoke@csaenvironmental.co.uk](mailto:basingstoke@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)