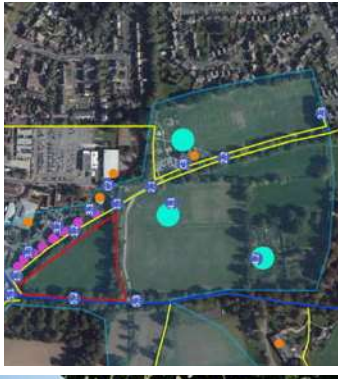


V4-1 NEAR TO MID DISTANCE View towards the proposal site facing north. Proposal site is located beyond trees along the northern edge of Snoxhall Fields



V4-2 MID DISTANCE View towards the proposal site facing north. Proposal site is located beyond trees along the northern edge of Snoxhall Fields



Extract of Visual Receptor Location Plan

<b>Representative Viewpoint</b>	<b>V4 (4-1, 4-2)</b>
Visual Receptor	Users of the Snoxhall Field recreation facilities and Beryl harvey Allotments
Location	OS X (Eastings) 505781 OS Y (Northings) 138664
Receptor description	People playing and watching sports, recreational walking and visiting allotments play facilities
View and orientation	Views are open across the sports pitches, but otherwise contained by tall trees and settlement on the boundaries of the sports fields. Some longer distance views to the hills beyond.
View elevation	53M
Proximity to proposals	100-400M
Value and Quality of View	Ordinary quality
Extent of Visibility	The proposal site is heavily screened by trees and hedgerow, although there will most likely be some winter permeability of views.

NOTE: See Appendix for Computer Generated Image (CGI) photo-montage overlay of this viewpoint

Description of View	The view consists entirely of sports, park and play facilities framed by trees and the edge of settlement, with some large community buildings present. There are many urbanising features, and views whilst open across the sports pitches, are contained on the fringe by tall trees to all sides. There are some longer distance views to the hills but only from select locations.
Change to View	The proposed development will not be readily discernible in the summer months, but there will most likely be filtered views in winter when the trees are without leaf, and the change is assessed as Low.

Susceptibility of receptor	Low - urban context
Sensitivity of receptor	Medium
Magnitude of Change	Low
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Slight: initially adverse during the construction phase, reducing to Neutral as the development is assimilated into the urban context.</b>	
<b>Mitigation</b>	
	Strengthening of the trees and hedgerows on the southern boundary of the site with additional native trees and evergreen plants will reduce the low winter views.



<b>Visual Receptor 4 - Community Receptor Group</b>	Snoxhall Fields sports pitch users and Beryl Harvey Allotments
<b>Project:</b>	Knowle Lane, Cranleigh
<b>Client:</b>	HC One



Approximate extent of proposed buildings located beyond trees



V5-1 NEAR DISTANCE View towards the proposal site facing south at entrance to Marks and Spencer car park. Proposal site is located beyond trees on the left of the photograph. Proposed site entrance is opposite Berkeley Homes entrance off Knowle Lane



V5-2 NEAR DISTANCE View towards the proposal site located beyond trees east of Knowle Lane



V5-2 NEAR DISTANCE View towards the south western boundary of the proposal site facing north on Knowle Lane



Visual Receptor Group Location Plan

Representative Viewpoint	V5 (5-1 to 5-3)
Visual Receptor	Users of Knowle Lane - vehicles, pedestrians, cyclists, horse-riders. No dedicated footpath so minimal pedestrian use.
Location	OS X (Eastings) 505681 OS Y (Northings) 138935
Receptor description	Road (country lane) from south of Cranleigh. Not principal route.
View and orientation	Contained views due to trees and hedgerows either side of lane.
View elevation	53M
Proximity to proposals	10M
Value and Quality of View	poor to ordinary quality
Extent of Visibility	The proposal site is located behind trees at a tangent to the lane. Potential for filtered views through the vegetation, but for the most part the site is well screened

Description of View	Change to View
A tree lined country lane creates a corridor effect on the approach to Cranleigh. Views are contained and filtered views to the adjacent land on either side are heavily restricted. The access to the adjacent Berkeley homes site has been constructed and is only visible for a small part of the route.	The proposed development will create a low change with the potential for filtered views of the buildings through the boundary trees and vegetation.

Susceptibility of receptor	Low - urban context
Sensitivity of receptor	Low - mainly vehicular
Magnitude of Change	Low
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Slight:</b>	The development may be partially visible in filtered views through the trees and hedgerows, but there is good scope for mitigation planting to reduce the effects.
<b>Mitigation</b>	Additional native tree and shrub planting to strengthen the site boundaries

<b>Visual Receptor 5 - Road User Receptor Group</b>	Users of Knowle Lane - Vehicle, Cyclist, Pedestrian, Horse-rider
<b>Project:</b>	Knowle Lane, Cranleigh
<b>Client:</b>	HC One





Approximate extent of proposed buildings located beyond trees



V6-1 NEAR TO MID DISTANCE View towards the proposal site facing east. Proposal site is located beyond layers of trees to the left of the photograph



Wider context of the view

NOTE: See Appendix for Computer Generated Image (CGI) photo-montage overlay of this viewpoint

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<b>Visual Receptor 6 - Footpath Receptor</b> Public Footpath within open countryside west of Knowle Lane
Project: Knowle Lane, Cranleigh
Client: HC One

<b>Representative Viewpoint</b>	<b>V6</b>	Public footpath in open countryside	
Visual Receptor		OS X (Eastings) 505431	
Location		OS Y (Northings) 138794	
Receptor description		Public right of way through countryside north of Knowle Park Care Home, to the south-west of proposal site, and west of Knowle Lane.	
View and orientation		Open views across countryside	
View elevation		53M	
Proximity to proposals		200-500M	
Value and Quality of View		moderate quality	
Extent of Visibility		proposals will not be readily discernible in the view due to layers of screening trees and vegetation along Knowle Lane	
Description of View	The view is of open countryside, with fields with woodland edge, small copses and individual field trees and hedgerows. Few detracting elements and a sense of tranquility.		
Change to View	The proposed development will not be visible for people using this footpath due to the layers of trees in the countryside and lining Knowle Lane.		
Susceptibility of receptor	High - countryside context		
Sensitivity of receptor	High - rural footpath		
Magnitude of Change	Negligible		
Hierarchy of receptor	Local		
<b>Summary - Visual Effects</b>			
<b>Negligible</b> The development will not be visible to this receptor			
<b>Mitigation</b>			
None required for this receptor			





C-1 NEAR DISTANCE View towards site from Marks and Spencer car park



C-3 MID DISTANCE Rear of Snoxhall Fields community building



C-5 NEAR DISTANCE Car Park at the junction with Knowle Lane



C-2 NEAR DISTANCE Rear of Cranleigh bandroom



C-4 MID DISTANCE Rear of Knowle Park Care Home located on the small hill



Extract of Visual Receptor Location Plan

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**Other Considered Receptors**

Project: Knowle Lane, Cranleigh

Client: HC One





CGI (Computer Generated Image) wireframe model photomontage overlay of proposed development with regard to potential visibility from public footpath View 6-1. The image demonstrates that the proposed development will be entirely screened behind tall trees and vegetation which both surround the proposal site and further trees and vegetation in the surrounding landscape. The layers of trees and vegetation are so thick that it is not anticipated that there will be any potential views on either summer or winter.

The computer generated models used to provide a photomontage overlay in the views have been prepared by Property in 3D visualisation consultants based on the photographic viewpoints and locations provided by TPM landscape and are considered to be an accurate representation of the scale and proportion of the proposed development with regard to the identified viewpoints.



CGI (Computer Generated Image) wireframe model photomontage overlay of proposed development with regard to potential visibility from Snoxhall Fields public recreation area (View 4-1). The image demonstrates that the proposed development will be entirely screened behind tall trees and vegetation which surround the proposal site and there will be no views in summer months. There may be some limited filtered views through the trees in winter when the trees are without leaf however the proposed development will not be a notable feature of the view.

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<b>Computer Generated Model Views</b>
Project: Knowle Lane, Cranleigh
Client: HC One