sightline LANDSCAPE

Landscape Proof of Evidence

PART 3: Appendices

Christopher McDermott BSc, BLD
on behalf of the appellant

Pins ref: APP/R3650/W/23/3327643

LPA ref: WA/2022/01887

Date:
December 2023

Hybrid application consisting of an Outline application (all matters reserved except access) for up to 110 residential dwellings accessed from the proposed access road (linking to Midhurst Road), associated landscaping, restricted access for emergency access, community growing space and associated infrastructure, including green infrastructure. Full application for the erection of 1 dwelling and associated works; a junction alteration from Midhurst Road, associated access road to serve the development (including the diversion of a public footpath), car park, associated landscaping and drainage; the erection of a scout facility/nursery (use class F) and an education facility (use class F); a Suitable Alternative Natural Greenspace (SANG).

Appendix 1

Landscape and Visual Assessment Methodology

Predicting effects on landscape character

1. The assessment of the likely effects is considered to be a judgement made by a qualified assessor. Landscape and visual issues can, however, be subjective and so to provide a clearer understanding of the reasoning the Landscape Institute recommends the use of standard tabular methodology which feeds into a matrix to determine whether effects are Large, Moderate, Slight or Negligible or no change.

2. To assess the impact on the character of a landscape, the sensitivity of a landscape is determined by identifying its quality (condition) and its ability to either absorb, or not, the type of development proposed without significant harm (its susceptibility). Quality and susceptibility are combined to determine landscape sensitivity (Table 10.4). The magnitude of change to the character of the landscape resulting from the Application Proposal is also assessed (Table 10.5).

3. Magnitude and sensitivity are combined in the matrix (Table 10.5) to determine the degree of significance of an effect (whether beneficial or adverse) ranging from Large to Negligible.

Criterial for determining Landscape effects

4. First the quality of a landscape is assessed using the criteria set out in Table 10.2. The criteria are for guidance, for example AONB landscapes are largely of High quality but there can be pockets of lesser quality within an AONB because for practical reasons designations cover whole blocks and while some urban areas surrounded by AONB are excluded, pockets of countryside of lesser quality are not. Quality is determined by many interacting attributes such as attractiveness, distinctiveness, tranquillity and how well it is managed.

Table 1 : Criteria for determining Landscape Quality (Condition)

Landscape Quality	Criteria
High	Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people. Landscape character highly distinctive with very few features perceived as either detracting or intrusive. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity. Often attracting visitors for the enjoyment of the landscape. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area. High importance and rarity, national scale, and limited potential for substitution.
Medium	Undesignated landscape of Medium quality. Typical of many rural landscapes across the UK. Only occasional detracting or intrusive features. Countryside considered to be a distinctive component of the regional or local landscape character. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity. Some rare or distinctive landscape elements and features that contribute to the character of the area. Medium importance and rarity, regional scale, limited potential for substitution.
Low	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character and containing detracting elements. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area. Low or medium importance and rarity, local scale.
Negligible	Poor quality, degraded landscape with many detracting or intrusive elements and few positive attributes. Would benefit from comprehensive restoration. Very low importance and rarity, local scale.

5. Susceptibility looks at how well suited the landscape is to absorb the type of development proposed without the likelihood of significant harm. Typically, urban areas have a Low susceptibility to absorbing more urban development, but open wilderness has potentially a High susceptibility. Some areas may be less susceptible due to high levels of enclosure from topography, woodland or the proximity to urban areas. The criteria for determining susceptibility are set out in Table 10.3.

Table 2: Criteria for determining Landscape Susceptibility

Landscape Susceptibility Value	Definition
High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. e.g. wide open countryside. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.
Negligible	The proposed development is entirely in keeping with the character of the existing landscape and the elements within it.

6. Landscape quality is then combined with susceptibility to ascertain the degree of sensitivity the landscape has to the type of development proposed (Table 3).

Table 3: Assessment of Sensitivity by combining Landscape Value and its Susceptibility to change

Susceptibility to change	Landscape Quality			
	High	**Medium**	**Low**	**Negligible**
High	High Sensitivity	Medium - High Sensitivity	Medium Sensitivity	Low Sensitivity
Medium	Medium - High Sensitivity	Medium Sensitivity	Low Sensitivity	Negligible Sensitivity
Low	Medium Sensitivity	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity
Negligible	Low Sensitivity	Negligible Sensitivity	Negligible Sensitivity	Negligible Sensitivity

7. The magnitude of change to landscape character as a result of the Application Proposal is assessed using the criteria set out in Table 4.

Table 4: Magnitude of impact in relation to the Change to a Landscape

Magnitude of landscape change	Definition
High	Introduction of major new elements into the landscape not currently present or some major change to the scale, landform, landcover or pattern of the landscape. Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements (Adverse). Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).
Medium	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (Adverse). Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).
Low	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (Adverse). Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (Beneficial).
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements (Adverse). Very minor benefit to or positive addition of one or more characteristics, features or elements (Beneficial).

Magnitude of landscape change	Definition
No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

8. Finally, landscape sensitivity is combined with the magnitude of change to determine the likely effect of the Application Proposal on landscape character (Table 5). The level of effect considered in EIA terms is set out in Table 6.

Table 5: Combining Landscape Sensitivity with Magnitude of Change to a Landscape to determine the effect on Landscape character.

Sensitivity	Magnitude of impact (degree of change) Impact					
		No Change	**Negligible**	**Low**	**Medium**	**High**
	High	No effect	Slight	Slight to Moderate	Moderate to Large	Large to Very Large
	Medium	No effect	Negligible to Slight	Slight	Moderate	Moderate to Large
	Low	No effect	Negligible to Slight	Negligible to Slight	Slight	Slight to Moderate
	Negligible	No effect	Negligible	Negligible to Slight	Negligible to Slight	Slight

Criteria for determining Visual Impact

9. The level of visual impact is assessed by combining the sensitivity of the person looking at the view with the magnitude in the change of the view. For this a series of assessment tables are used to ascribe a value to the combination of magnitude and sensitivity and these are presented in Tables 6 and 7 . People's sensitivity to a change in a view can vary, for example workers within an industrial area are less sensitive than those people who choose to use the PRoW network for the enjoyment of the countryside and the views. Viewers within an unattractive landscape are less sensitive than those in an acknowledged scenic landscape, such as an AONB or National Park.

Table 6: Definitions of Visual Sensitivity

Visual Sensitivity Value	Definition
High	Receptors (tourists / visitors) within, or looking towards, internationally- or nationally- designated landscapes, areas and features such as World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Registered Historic Parks and Gardens, Scheduled Ancient Monuments, Grade I and II* listed buildings and other places where the landscape / feature is the main reason for the visit. People using national trails and other designated routes where the view is likely to be the focus of attention. People living in residential properties. Communities where views contribute to the landscape setting enjoyed by residents in the area. People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity. People walking on national long distant trails or promoted walks, well used rural routes close to urban areas, motorists on designated scenic routes, people walking in nationally designated landscapes. High importance and rarity, national scale, and limited potential for substitution.
Medium	Receptors within, or looking towards, undesignated landscapes, areas and features of local importance, and in places where the landscape / feature is not necessarily part of the reason for the visit. People engaged in outdoor recreation (such as walking local rural footpaths) whose attention is likely to be focused on the landscape and / or particular views, not on national trails or within designated landscapes. People staying in hotels and healthcare institutions who are likely to appreciate and / or benefit from views of their surroundings. Travellers on roads which have an attractive setting or scenic quality (rural or urban). People working in premises where the views are likely to make an important contribution to the setting, and / or to the quality of working life. High or medium importance and rarity, regional scale, limited potential for substitution.
Low	Receptors in commercial and industrial premises, schools, playing fields etc. where the view is not central to the use. People using main roads, infrequently used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view. Low or medium importance and rarity, local scale.
Negligible	People moving past the view often at high speed (e.g., main roads, motorways and main line railways) and with little or no focus on or interest

Visual Sensitivity Value	Definition
	in the landscape through which they are travelling and significant roadside highway infrastructure (barriers, signs etc.). Very low importance.

Table 7: Definitions of magnitude in relation to Visual Changes

Visual Magnitude of change Value	Definition
High	Substantial, obvious, loss or addition of features in the view. Major change in the composition of the view A major proportion of the view may be either blocked or occupied by the proposed development. The development introduces colours or forms which draw the eye and are not commonplace in the view. Views may be short-distance and direct. Prominent position within the landscape, such as on the skyline or open hillside or open floodplain or plateau. Changes in the view may be visible over a large proportion of the view. The proposed development is permanent and irreversible. Typically, this would be where a development would be obvious to the casual viewer, seen in close proximity with a large proportion of the view affected with little or no filtering or backgrounding and there would be a great scale of change from the present situation for the long or medium-term.
Medium	Readily noticeable loss or addition of features in the view. Partial alteration to the existing view and/or the introduction of readily noticeable elements in the view. There is some screening or backgrounding by landform, woodland, and or built form The colours and forms are largely in keeping with the colours and forms within the surrounding landscape Views may be middle-distance, direct or oblique. Views may be filtered by vegetation. Partial loss of, or change to, sites visual function / contribution The duration of effect would be considered long-term / permanent but is potentially reversible
	Typically, this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected. There may be some screening or backgrounding which minimise the scale of change from the present situation.
Low	The change in the view would not be readily noticeable. Development would form a minor constituent of the view, being partially-visible, or at a sufficient distance to be a limited component of a view The duration of effect may be considered long-term / permanent but is easily reversible; or, the duration may be medium-term A significant part of the development is screened It does not lie within a particularly prominent location within the landscape Introduction of features which may already be present in views. Typically, this would be where a moderate or low proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering, screening or backgrounding or where there is a low scale of change from the existing view.
Negligible	A slight change in the view but barely noticeable to the casual observer/passer-by. The change can only be perceived using equipment to enhance vision, such as binoculars or zoom lenses
No Change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

10. The predicted level of effect is determined by combining the magnitude of impact and sensitivity of the resource/receptor combined with a professional judgement of how significant this effect is. The matrix combining sensitivity with magnitude to determine the level of effect is set out in Table 8 and the significance of the level in terms of the decision-making process for landscape and visual effects is set out in Table 9.

Table 8: Matrix for determining the level of effect on Visual Amenity

Sensitivity of the visual receptor	Magnitude of impact (degree of change) Effect					
		No Change	**Negligible**	**Low**	**Medium**	**High**
	High	No effect	Slight	Slight to Moderate	Moderate to Large	Large to Very Large
	Medium	No effect	Negligible to Slight	Slight	Moderate	Moderate to Large
	Low	No effect	Negligible to Slight	Negligible to Slight	Slight	Slight to Moderate
	Negligible	No effect	Negligible	Negligible to Slight	Negligible to Slight	Slight

Determining the level of significance of landscape and visual effects

11. The significance of landscape and visual effects and the anticipated implication for the decision-making process is set out in Table 9 below.

Table 9: Level of Significance for Landscape and Visual effects

Effect	Description
Large, Very Large, Moderate to Large beneficial/adverse	These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the decision-making process. They are Significant effects.
Moderate beneficial/adverse	These beneficial or adverse effects may be raised as local factors. They are unlikely to be critical in the decision-making process but are important in enhancing the subsequent design of the project. The identification of multiple Moderate effects may be a material consideration in the decision-making process and therefore potentially a cumulative Significant effect.
Slight beneficial/adverse	Slight benefits or adverse effects are not considered to be important considerations and even multiple effects are not considered to be cumulatively material in the decision-making process.
Negligible	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Appendix 2

Summary of Landscape and Visual Effects arising from the Appeal Proposal

Table 10.15 Summary of effects

Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Construction effects					
Micro-topography within the Site	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland on the new landform.	Slight adverse	Not significant
Macro-topography of the Site	High	Direct, regional, permanent.	Not required.	Negligible – Slight	Not significant
Trees, hedges and other landscape features	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland within the Site.	Slight adverse (Assessed in relation to the small percentage loss of tree cover within the Site)	Not significant
Landscape character of the Site	High	Direct, local and temporary.	Not possible.	Large adverse	Significant
Character of the surrounding Greensand Hills LCAs	High	Indirect, regional, temporary.	Not possible.	Moderate adverse (Temporary)	Not significant
Visual impact	High	Direct, local, temporary.	Possible screening to residents on the south side of Scotlands Close.	Large adverse to residents of Scotlands Close, Lowther Mill and travellers on the Midhurst Road and adjacent PRoW.	Significant
Nightscape	High	Direct, regional, temporary.	Implementation of the construction period lighting strategy.	Negligible other than to residents of properties on the edge of Haslemere which afford views of the main residential construction area	Not significant

Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
				where it will be Moderate adverse.	
Operational effects					
Topography	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland on the new landform.	Negligible to Low	Not significant
Trees, hedges and other landscape features	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland within the Site.	Moderate beneficial (after 15 – 20 years)	Not significant
Landscape character of the northern fields	High	Direct, local, temporary.	Not applicable	Moderate to Large adverse	**Significant**
Landscape character of the parkland and Red Court Wood	High	Direct, permanent and local.	Not required, enhancement proposed	Moderate beneficial	Not significant
Landscape character of the west field and Midhurst Road	High	Direct, permanent and local.	Establishment of hedgebanks, trees and shrubs along the boundary with the road and creation of an estate parkland entrance landscape.	Slight adverse	Not significant
Landscape character of the southern fields	High	Direct, permanent and local.	Not required, enhancement proposed.	Moderate beneficial	Not significant
Character of the surrounding Greensand Hills LCAs	High	Indirect, regional, permanent.	Not required.	Neutral	Not significant
Landscape as a resource	High	Direct, regional, permanent.	Not required.	Large beneficial	Significant
Visual impact Residents of twelve properties on the south side of Scotlands Close	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting, hedges and close boarded fences to parking courts.	Moderate adverse in winter, Slight adverse summer	Not significant
A few dwellings on Hedgehog Lane.	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting.	Moderate adverse in winter, Slight adverse summer	Not significant
Properties at Meadowlands Close	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting.	Negligible in summer, Slight adverse in winter.	Not significant

Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Travellers along the Midhurst Road and users of the adjacent PRoW	High	Direct, local, permanent.	Advanced planting and post construction landscaping.	Slight adverse once mitigation planting established.	Not significant
Residents of Lowder Mill	High	Direct, local, permanent.	Landscaping to the southern fields	Slight beneficial	Not significant
Residents and visitors to the few residential properties on the distant ridge to the north that afford views back to the Site.	High	Direct, local, permanent.	Succession tree planting within the parkland	Negligible	Not Significant
Nightscape	High	Direct, regional, permanent.	Implementation of the lighting strategy.	Negligible	Not significant
Effect on the AONB	High	Direct, regional, permanent.	Establishment of hedgebanks, trees and shrubs, wetland and other habitats, creation of an estate parkland entrance landscape.	Neutral	Not significant
Effect on the SDNP	High	Direct, regional, permanent.	Establishment of hedgebanks, trees and shrubs along the boundary with the road and creation of an estate parkland entrance landscape.	Slight beneficial	Not significant
Cumulative effects	High	Direct, local and permanent.	Landscaping throughout the Site	Negligible	Not significant
Effect on climate change	High	Direct, national and permanent.	Not required, the proposed landscaping will contribute to carbon capture and will make the landscape of the Site more resilient to climate change.	Slight beneficial	Not significant

10.12 Mitigation Commitments Summary

Table 10.16 Summary for Securing Mitigation

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
Construction				
Travellers along the Midhurst Road	Advanced planting of semi-mature tree stock along the new line of the Midhurst Road, together with hedge planting and further post construction planting.	Planning condition relating to the approval of detailed planting plans.	Sightline Landscape, detailed plans submitted as part of the application.	
Residents on the southside of Scotlands Close	Screen the construction works from residents through the erection of either temporary or permanent screen fencing and or planting.	Planning condition associated with a detailed consent for the main urban area).	The entity submitting the detailed application following outline consent.	
Operational				
Residents on the southside of Scotlands Close	Close boarded fencing and/or evergreen hedge planting around the parking courts to minimise disturbance from headlights.	Planning condition relating to the approval of detailed planting plans.	The entity submitting the detailed application following outline consent.	
Residents of Red Court and the setting of Red Court as a historic house.	Additional tree and shrub planting along the eastern boundary of the Site.	Planning condition relating to the approval of detailed planting plans.	The entity submitting the detailed application following outline consent.	
Residents and visitors at night-time	Implementation of the lighting strategy	Planning condition and approval of a detailed lighting scheme.	The entity submitting the detailed application following outline consent.	

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
Residents and visitors within the Bell Vale Lane valley.	Undergrounding sections of the pole mounted electricity line with the southern fields to enhance the view (subject to detailed engineering assessment and in relation to any detailed application associated with the outline area).	Planning condition associated with a detailed consent for the main urban area).	The entity submitting the detailed application following outline consent.	

Appendix 3

Tree Loss and Retention Plans

KEY

TREES RETAINNED

TREES LOST DUE TO DEVELOPMENT

CONIFER PLANTATION FELLED IN STAGES AND REPLANTED

TREES WHICH CAN BE RETAINNED FOR WILDLIFE (SUCH AS U CAT TREES OR THROUGH MINOR DESIGN CHANGE)

Note:
Plan coloured for clarity for the inquiry

NOTES:

1. Shading Arcs not shown on this plan
2. Some Root Protection Areas have been adjusted to account for existing site features and constraints - see note.
3. Trees marked with * and group and woodland outlines are indicatively plotted.

TREE NUMBERS - Trees 1-5 and Groups 1 and 2: April 2018 Trees 101-221, Groups 101- 134, Woodland 101: January / February 2019 Walkover site assessment of the whole site and Trees 189A, 189B, 206A, 222-329, Groups 135-147, Woodland 102-104, H101-103: April 2022 PREVIOUSLY REMOVED - The following trees have been removed since the original survey: Trees 195, 196, 197, 200, 210, 217 G110.3, G110.4, G130.1, G130.02, W101.46

ROOT PROTECTION AREA (RPA) NOTES:

TREES ALONG THE ROAD MAY HAVE MODIFIED ROOT GROWING CONDITIONS; SOME OF THE THEORETICAL ROOT PROTECTION AREAS HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THESE EXISTING SITE CONSTRAINTS. WITHOUT ONSITE INVESTIGATION WORKS THIS IS AN EXPERIENCED BASED, THEORETICAL ADJUSTMENT RATHER THAN AN ACCURATE REPRESENTATION OF WHERE THE ROOTS LIE.

ROOT PROTECTION AREAS OF THE FOLLOWING TREES HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THE EXISTING ROAD: TREES 102, 105, 106, 108, 109 & 110 G101.1 TO G101.7, G101.54 TO G101.57

ROOT PROTECTION AREAS OF THE FOLLOWING TREES HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THE EXISTING ROAD AND BANK: G101.12, G101.16, G101.17, G101.19, G101.23, G101.25, G101.30, G101.31, G101.32*, G101.36 TO G101.40, G101.43 TO G101.46, G101.48 TO G101.52

KEY
- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- TREE NUMBER
- CATEGORY

JOB TITLE
Scotland Park

DRAWING TITLE
Tree Retention and Removal Plan Sheet 1 of 2

CBA DRAWING No.
CBA10881.02B TRRP

BASE PLAN DRAWING No.
6046 / PL 03A

SCALE 1-500@A0

DRAWN SD & AM

DATE Feb 2023

CBA Trees
Chest Houes, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 988229

KEY
- TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH BS5837:2012
- U GRADE TREES TO BE MADE SAFE & RETAINED FOR ECOLOGICAL HABITAT OR OFFSITE U GRADE TREES UNDER 3RD PARTY OWNERSHIP
- TREE TO BE REMOVED TO FACILITATE DEVELOPMENT AS PART OF AN APPROVED PLANNING APPLICATION
- TREES TO BE REMOVED FOR SOUND ARBORICULTURAL MANAGEMENT

Drawing Sheets: 01 02

0m 10m 20m 30m 40m 50m

KEY

TREES RETAINNED

TREES LOST DUE TO DEVELOPMENT

TREES WHICH CAN BE RETAINNED FOR WILDLIFE (SUCH AS U CAT TREES OR THROUGH MINOR DESIGN CHANGE)

Note:
Plan coloured for clarity for the inquiry

Parkland

W101 A

W103 A

W102 B

H101 C

H102 C

BELL VALE LANE

Village Pond

SuDS Pond

Wetland Sustainable Drainage System

Middle Meadow

Eastern Meadow

Community Orchard

Permissive Footpath

SANGs Pathway

Footpath / Cycleway

Gatehouse

Self-Build Bungalow Plots

Shared surface lane

Forest School Parking

Lowder Mill

Footbridge

Sluices

Pond

142.6m

140.7m

NOTES:

1. Shading Arcs not shown on this plan
2. Some Root Protection Areas have been adjusted to account for existing site features and constraints - see note.
3. Trees marked with * and group and woodland outlines are indicatively plotted.

TREE NUMBERS - Trees 1-5 and Groups 1 and 2: April 2018 Trees 101-221, Groups 101- 134, Woodland 101: January / February 2019 Walkover site assessment of the whole site and Trees 189A, 189B, 206A, 222-329, Groups 135-147, Woodland 102-104, H101-103: April 2022 PREVIOUSLY REMOVED - The following trees have been removed since the original survey: Trees 195, 196, 197, 200, 210, 217 G110.3, G110.4, G130.1, G130.02, W101.46

ROOT PROTECTION AREA (RPA) NOTES:

TREES ALONG THE ROAD MAY HAVE MODIFIED ROOT GROWING CONDITIONS; SOME OF THE THEORETICAL ROOT PROTECTION AREAS HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THESE EXISTING SITE CONSTRAINTS. WITHOUT ONSITE INVESTIGATION WORKS THIS IS AN EXPERIENCED BASED, THEORETICAL ADJUSTMENT RATHER THAN AN ACCURATE REPRESENTATION OF WHERE THE ROOTS LIE.

ROOT PROTECTION AREAS OF THE FOLLOWING TREES HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THE EXISTING ROAD: TREES 102, 105, 106, 108, 109 & 110 G101.1 TO G101.7, G101.54 TO G101.57

ROOT PROTECTION AREAS OF THE FOLLOWING TREES HAVE BEEN ADJUSTED TO TAKE INTO ACCOUNT THE EXISTING ROAD AND BANK: G101.12, G101.16, G101.17, G101.19, G101.23, G101.25, G101.30, G101.31, G101.32*, G101.36 TO G101.40, G101.43 TO G101.46, G101.48 TO G101.52

KEY

ROOT PROTECTION AREA (RPA)
CROWN SPREAD
TREE NUMBER
CATEGORY

KEY

TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH BS5837:2012

U GRADE TREES TO BE MADE SAFE & RETAINED FOR ECOLOGICAL HABITAT OR OFFSITE U GRADE TREES UNDER 3RD PARTY OWNERSHIP

TREE TO BE REMOVED TO FACILITATE DEVELOPMENT AS PART OF AN APPROVED PLANNING APPLICATION

TREES TO BE REMOVED FOR SOUND ARBORICULTURAL MANAGEMENT

Drawing Sheets: 01 02

5m 10m 20m 30m 40m 50m

JOB TITLE
Scotland Park

DRAWING TITLE
Tree Retention and Removal Plan Sheet 2 of 2

CBA DRAWING No.
CBA10881.02B TRRP

BASE PLAN DRAWING No.
6046 / PL 03A

SCALE 1-500@A0

DRAWN SD & AM

DATE Feb 2023

CBA Trees
Chesil House, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 988229

Appendix 4

Accurate Visual Representations

Scotland Park, Phase 2, Haslemere
Accurate Visual Representations

Document prepared by Preconstruct Ltd on behalf of Redwood (South West) Ltd, to accompany a planning application for the proposed sustainable neighbourhood (Phase 2) at Scotland Park, Haslemere, Waverley Borough.

20th October 2022
www.preconstruct.com

View 1 Midhurst Road, looking south

Existing and View Data

VP	Description	Visualisation Type	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
01 (M1)	Midhurst Road, looking south	AVR3 - Type4	489649.5	132162.3	151.8	05/04/2022 / 14:05	1.65m	Canon EOS R (35mm)	Sigma 50mm F1.4 Art	50mm	Lowered	Cylindrical	90°

View 1 — Existing

Cylindrical Pano | HFoV 90° | 96% @ A1 Width (2 X A3 Landscape Spread)


90°
60°
40°
20°
20°
40°
60°
90°

View 2 Midhurst Road, looking north-east

Existing and View Data

VP	Description	Visualisation Type	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
02 (M2)	Midhurst Road, looking north-east	AVR3 - Type4	489559.8	132028.6	148.1	05/04/2022 / 13:46	1.65m	Canon EOS R (35mm)	Sigma 50mm F1.4 Art	50mm	Lowered	Cylindrical	90°

View 2 — Existing

Cylindrical Pano I HFoV 90° I 96% @ A1 Width (2 X A3 Landscape Spread)


90°
60°
40°
20°
20°
40°
60°
90°

View 3 Western Meadow, looking north-east

Existing and View Data

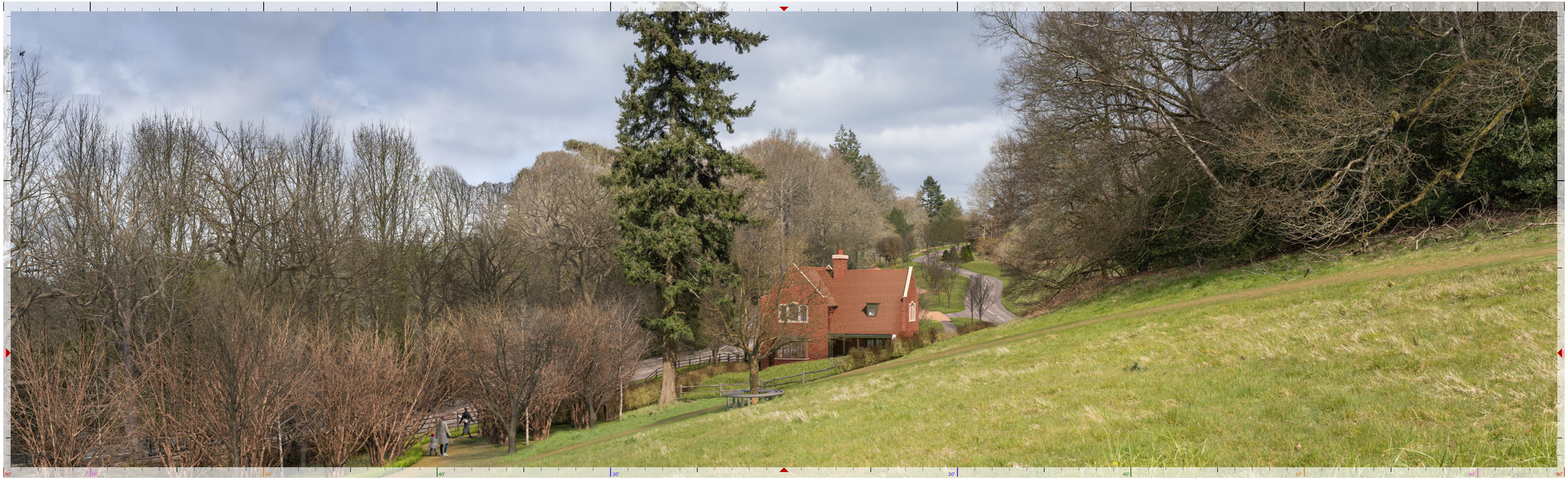
VP	Description	Visualisation Type	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
03 (M3)	Western Meadow, looking north-east	AVR3 - Type4	489583.5	131984	155.2	05/04/2022 / 13:03	1.65m	Canon EOS R (35mm)	Sigma 50mm F1.4 Art	50mm	Lowered	Cylindrical	90°

View 3 — Existing

Cylindrical Pano I HFoV 90° I 96% @ A1 Width (2 X A3 Landscape Spread)

View 3 — Proposed Revised Scheme (estimated 10-year growth for proposed vegetation

Cylindrical Pano I HFoV 90° I 96% @ A1 Width (2 X A3 Landscape Spread)



PRECONSTRUCT®

Intelligent communications
for the built environment.

Marketing CGI
Planning Views and AVR
Animations and Fly-throughs
Virtual Reality
Apps & Interactive Media

Bristol.
Old Police Station, Bedminster Parade, Bristol, BS1 4AQ, UK.
+44 (0) 117 930 4546

London.
24 Greville Street, London, EC1 8SS, UK.
+44 (0) 207 060 4540

info@preconstruct.com
www.preconstruct.com