Figure 3.4.A: ZTV of 30m Building Site 4. Land to the west of Earlswood Sewage Treatment Works, Redhill

Notes
The ZTV is calculated to a height of 30m from a viewing height of 2m above ground level.

The terrain model is derived from OS Terrain 5 height data (obtained from Ordnance Survey in April 2018). Building height data is obtained from EMU Analytic and Forestry height is based on Forestry Commission National Forestry Inventory data, with an assumed height of 15m.

Earth curvature and atmospheric refraction have been taken into account. The ZTV was calculated using ArcMap 10.4.1 software.
Notes

The ZTV is calculated to a height of 80m from a viewing height of 2m above ground level.

The terrain model is derived from OS Terrain 5 height data (obtained from Ordnance Survey in April 2018). Building height data is obtained from EMU Analytic and Forestry height is based on Forestry Commission National Forestry Inventory data, with an assumed height of 15m.

Earth curvature and atmospheric refraction have been taken into account. The ZTV was calculated using ArcMap 10.4.1 software.
Site 5: Land adjacent to Lyne Lane
Sewage Treatment Works, Chertsey

Contains Ordnance Survey data © Crown copyright and database right 2018

Map Scale @ A4: 1:7,500
**Land adjacent to Lyne Lane Sewage Treatment Works, Chertsey**

**Site context**

3.42 The site forms an area of rough grassland and low level scrub lying adjacent to a community recycling centre and an established sewage treatment works. It covers approximately 2.7 hectares and is located to the north west of Chertsey and Addlestone, to the south of Virginia Water and the south of Thorpe. The M3 wraps around the northern boundary whilst a railway line runs along the southern edge. To the west, post and wire fencing marks the site extent whilst Lyne Lane separates the site from the sewage treatment facility in the east.

**Landscape context**

**Landscape character**

<table>
<thead>
<tr>
<th>Landscape Character Assessment</th>
<th>Relevant Areas / Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Character Area</td>
<td>NCA 129: Thames Basin Heaths</td>
</tr>
<tr>
<td>Landscape Character Assessment for Surrey</td>
<td>LCA S3 – Trumps Green to New Haw Settled &amp; Wooded Sandy Farmland</td>
</tr>
</tbody>
</table>

3.43 Key landscape characteristics (SS3 – Trumps Green to New Haw Settled & Wooded Sandy Farmland):

- A gently undulating landscape rising to a number of hills, including St Ann’s Hill which overlooks the river floodplain
- Small to medium scale mixed farmland defined by hedgerows and tree belts with some occasional small scale woodland
- Sparsely settled landscape with farmsteads, paddocks, nurseries, golf courses scattered throughout
- Localised areas of tranquillity, away from the adjacent built up conurbations and the major transport corridors that cross the area
- Extensive views from St Ann’s Hill while views from the lower ground are generally contained or framed by tree cover
- St Ann’s Hill and the Dingle, and St. Ann’s Court are Grade II and Grade II* Registered Park and Gardens
- The remains of St. Ann’s hillfort and 14th Century chapel are registered as a Scheduled Monument.

3.44 Key positive landscape attributes:

- Areas of rural, intimate and peaceful character
- Commons with their heathland vegetation of high biodiversity and recreational interest
- Ponds and streams
- Varied woodlands including 19th century plantations and small belts and copses giving an enclosed secret character to parts of the area
- Areas of pastoral farmland with intact field patterns
- Remnant historic parkland

3.45 Landscape guidelines for built development:

- Conserve the greens and commons that form the rural settings for villages
- Ensure that new development is designed to retain tree cover that is essential to the character of this area and consider opportunities for new woodland planting to enhance existing and new development and integrate within the landscape.
- Ensure sympathetic siting and design of any new tall features.

**Landscape designations**

3.46 The Surrey Hills AONB commences 17.3km to the south of the site and the Surrey AGLV starts some 16.7km to the south.
Land adjacent to Lyne Lane Sewage Treatment Works, Chertsey

Potential visual receptors

3.47 Figure 3.5.A shows the ZTV for a 30m building on the site whilst Figure 3.5.B shows the ZTV for an 80m chimney in the centre of the site.

3.48 Within 5km
- Residential properties within Virginia Water to the north
- Residential properties within Thorpe to the north east
- Users of the public footpath (no. 43 Chertsey) which extends from the eastern edge of the site
- Visitors to St Ann’s Hill Park located 1.5km to the east

3.49 No key receptors over 5km are likely to be noticeably affected by development on the site because of the abundance of tree cover occupying hilltops and within the Bourne valley.

Site photos

Photo taken from Lyne Lane at the eastern boundary looking west across the site.

Photo taken from Lyne Lane looking east at the entrance to the Chertsey Sewage Treatment Works.

Photo taken from Lyne Lane where it crosses the M3 looking south west along the northern site boundary.

Photo taken from Lyne Lane looking north along the eastern site boundary.
Land adjacent to Lyne Lane Sewage Treatment Works, Chertsey

Landscape sensitivity to waste related infrastructure

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Sensitivity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>The site has a gently sloping landform on the edge of The Bourne valley at an elevation of 20m up to 25m AOD. It is situated between the valley and the prominent St. Ann’s Hill which is located 1.5km to the east.</td>
</tr>
<tr>
<td>Land cover pattern and valued features</td>
<td>The site is comprised of simple rough grassland and scrub defined predominantly by major transport infrastructure and demonstrates no valued landscape features.</td>
</tr>
<tr>
<td>Perceptual character</td>
<td>The presence of the M3 motorway, railway and waste facilities along the perimeter has a strong influence over the site despite tree planting providing some visual screening. The site itself is undeveloped but the perceived tranquillity is disturbed by the nearby development and infrastructure.</td>
</tr>
<tr>
<td>Openness / enclosure</td>
<td>Vegetation lining the motorway and railway in the north and south respectively provides a degree of enclosure together with trees and scrub around the perimeter of the adjacent waste facilities in the east. The boundary in the west is defined only by a post and rail fencing which creates a greater sense of openness as the landform falls towards The Bourne.</td>
</tr>
</tbody>
</table>

Sensitivity to waste related infrastructure

<table>
<thead>
<tr>
<th>L</th>
<th>ML</th>
<th>M</th>
<th>MH</th>
<th>H</th>
</tr>
</thead>
</table>

Reasoning

Overall the site has a moderate-low landscape sensitivity to waste related infrastructure due to the simple land cover surrounding urbanising features. The site is undeveloped and situated on sloping landform which opens out to The Bourne Valley but transport corridors and sewage works provide strong containment on three sides.

Visual sensitivity to waste related infrastructure

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Sensitivity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential receptors</td>
<td>The site is free from development although it is located less than 1km from the residential edge of Virginia Water. Intervening tree planting lining the M3 motorway together with woodland in the Bourne valley prevent clear views of the site from residential properties within Virginia Water. Junction 2 of the M3 to the north east of the site is characterised by tree cover and is slightly elevated in the landscape which screens views from the settlement of Staines. Woodland occupying small hilltops and in and around Chobham Common also restricts views from residential properties in the south. Some glimpsed and filtered views of tall buildings and structures on the site are likely to be achieved from the edge of nearby settlements between dense tree cover.</td>
</tr>
</tbody>
</table>
### Recreational receptors

Public rights of way in the local area are limited and often run through areas of woodland or along wooded field margins where they are present. A public footpath connects with Lyne Lane at the north eastern corner of the site where close distance views are obscured by tree belts along the site boundary. Glimpsed views towards the site can be achieved from footpaths around St Ann’s Hill between gaps in tree cover. From here, tanks associated with the Lyne Lane Sewage Treatment Works can be seen above a wooded expanse with the site barely discernible beyond. Tall buildings and structures sitting above the tree level are likely to be visible in longer distance views.

### Key vantage points

The site is not visible from any key vantage points.

### Visual sensitivity

<table>
<thead>
<tr>
<th>waste related infrastructure</th>
<th>L</th>
<th>ML</th>
<th>M</th>
<th>MH</th>
<th>H</th>
</tr>
</thead>
</table>

### Reasoning

Overall the site is considered to have a moderate-low visual sensitivity to waste related infrastructure due to the concentration of woodland and tree planting in and around nearby settlements and lining major infrastructure routes providing screening in short distance views. The tree cover occupying the small hilltops also limit the longer distance views of the site. However, large scale buildings and tall chimneys would likely be visible in the landscape from some properties and footpaths.

### Potential to affect landscape designations

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Sensitivity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special qualities of AONBs</td>
<td>The site is located over 17km from the Surrey Hills AONB with no clear intervisibility and therefore development on this site is not likely to affect its special qualities.</td>
</tr>
<tr>
<td>Qualities of the Area of Great Landscape Value (AGLV)</td>
<td>The site is located over 16km from the Surrey Hills AGLV with no clear intervisibility therefore development on this site is not likely to affect its special qualities.</td>
</tr>
<tr>
<td>Potential for waste related infrastructure to affect a designated landscape</td>
<td>The site has a negligible relationship with important landscape designations due to its situation over 16km away and so development on this site is not likely to affect the special qualities of designated landscapes.</td>
</tr>
</tbody>
</table>
**Ability to accommodate development**

Development on the site is likely to result in the loss of an area of rough grassland and scrub adjacent to Junction 2 of the M3 motorway. The site does not include any important landscape attributes and the concentration of built development and major transport corridors around the site has an urbanising influence, so the addition of waste related facilities is unlikely to have much of an impact on landscape character. The site is located over 16km from landscape designations so waste development is unlikely to have any impact on the special qualities underlying their designation.

Views of buildings on site are likely to be screened by tree-lined roads and intact woodland in and around Virginia Water and within the Bourne valley from nearby residential properties and public rights of way. Views of tall chimneys on the site are also likely to be limited by woodland blocks, including those occupying hilltops, although some glimpses may be achieved from along the M25 and M3 motorways.

The ability to accommodate different development types is summarised below:

<table>
<thead>
<tr>
<th>Development Scenario</th>
<th>Ability to accommodate development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mass burn incinerator</td>
<td>H</td>
</tr>
<tr>
<td>Composting (open windrow)</td>
<td>H</td>
</tr>
<tr>
<td>Composting (in-vessel)</td>
<td>H</td>
</tr>
<tr>
<td>Anaerobic digestion</td>
<td>H</td>
</tr>
<tr>
<td>Processing of recyclables (Materials Recycling Facilities)</td>
<td>H</td>
</tr>
<tr>
<td>Mixed waste processing</td>
<td>H</td>
</tr>
<tr>
<td>Pyrolysis and gasification</td>
<td>H</td>
</tr>
</tbody>
</table>
Cumulative issues

3.50 The Longcross Garden Village is being consulted on through the emerging Runnymede 2030 Local Plan. This is proposed on the former Defence Establishment Research Agency site, together with the Longcross Film Studios, approximately 2km south west of the site. The development is likely to comprise over 1700 residential dwellings, nearly 80,000sqm of office space and ancillary facilities.

3.51 Given that much of the development of the garden village is proposed on a brownfield site with existing woodland already providing considerable screening, it is unlikely to give rise to cumulative effects assuming that the current landscape framework remains largely intact as part of the development proposals. The indicative masterplan also includes for a new SANG east of Kitsmead Lane which would strengthen the landscape character.

Compliance with Policy 14

3.52 All types of waste facilities on the site are likely to be able to be designed to comply with Policy 14 of the Surrey Waste Local Plan (i.e. development is unlikely to result in an unacceptable impact on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness). This is due to the lack of distinctive landscape features in the site and the presence of urbanising influences adjoining the site boundaries. Waste development is also likely to be contained by the concentration of tree cover on the fringes of Virginia Water and lining transport routes which would limit the impact on the wider landscape character. Woodland occupying hilltops is also likely to screen longer distant views of larger buildings and tall chimney stacks associated with a mass burn incinerator or pyrolysis / gasification plant. Nevertheless, there is potential for significant adverse impacts which will require detailed assessment to ensure compliance with policy.