



Note:-

The Approximate Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features provide localised screening effects. Further distant views may occur outside the envelope boundary, although the effects of the proposed development upon these views is considered to be negligible as a result of the distance and intervening screening effects.



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Application Site Boundary



Public Footpaths/Bridleway with reference (NTF=Nutfield)



Photo Viewpoint Location (Type 1 Annotated Photograph)



Photo Viewpoint Location (Type 3 Wireline/ Photowire montage)



Approximate Visual Envelope of Proposed Development



Potential Receptor Location

A: PRoW users within north eastern section of site  
B: PRoW users across southern/central sections of site

C: PRoW users within west of site  
D: Users of Nutfield Marsh Green  
E: Residents at Mercers Farm  
F: Users of PRoW Bridleway 182  
G: Users of PRoW Footpath 173

H: Users of Church Hill & Nutfield Marsh Road  
I: Residents along Nutfield Marsh Rd/ Peyton's Cottages and Chilmead Lane  
J: Residents along Church Hill close to Church of St Peter & St Paul

K: Visitors to and users of PRoW Footpath 188 within Church Grounds  
L: Residents of dwellings south-east of site off High St, Hunters Gate and Short Acres

M: Users of Nutfield Memorial Field  
N: Residents of dwellings south of site off Parkwood Rd., Blacklands Meadow, Park Works Rd.

O: Users of PRoWs to west of site and north of Nutfield Cemetery  
P: Users of PRoW to the east of Church Hill  
Q: Visitors to Gatton Park Registered Park & Garden

R: Users of PRoW within Surrey Hills AONB  
S: Users of Nutfield Road

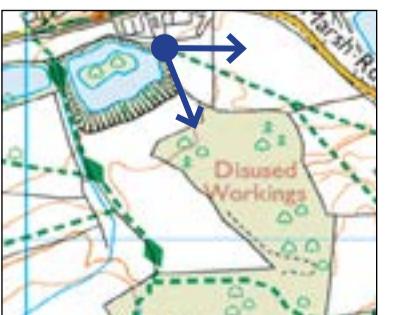




**Photo Viewpoint 1a:** View south-east from Public Right of Way NTF 195



**Photo Viewpoint 1b:** Continuation of above view



**Photo Viewpoint 1**  
Date & time of photo: 26 May 2022, 17:26  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Church of St Peter & St Paul

Housing on Church Hill

Woodland within site's south-eastern section

PRoW NTF 195

PRoW NTF 572

Site's north-eastern grassland parcel

Scrubby parcel of land where break in woodland



Photo Viewpoint 2a: View south/south-east within site from Public Right of Way NTF 195

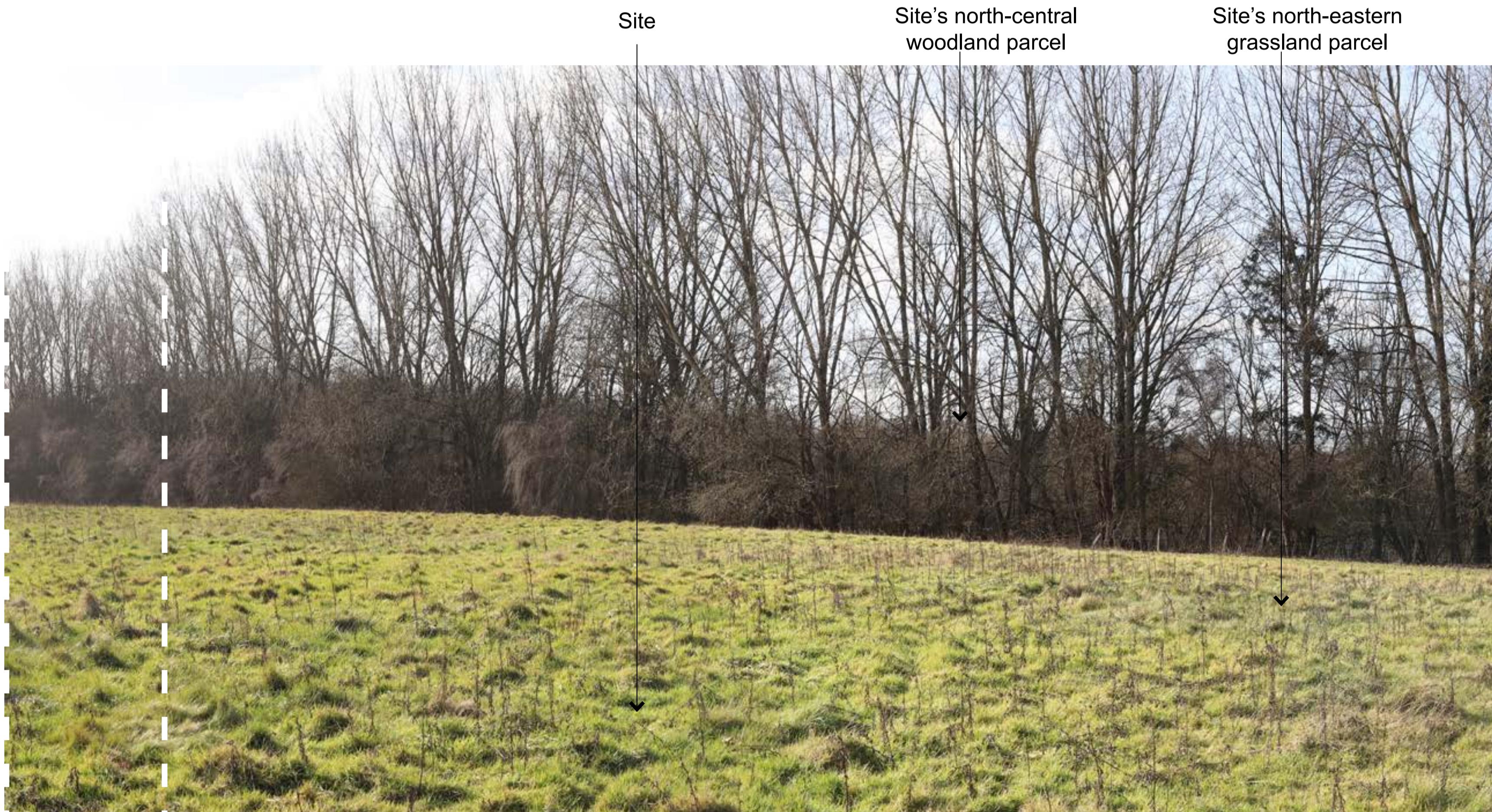
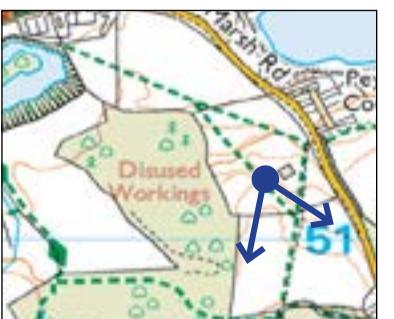


Photo Viewpoint 2b: Continuation of above view



**Photo Viewpoint 2**  
Date & time of photo: 01 Feb 2023 13:13  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 156°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Woodland south of PRoW  
NTF 571 within east of site



Photo Viewpoint 3a: View west within site from Public Right of Way NTF 571

PRoW NTF 571

Site's north-eastern  
grassland

Site's north-central  
woodland



Photo Viewpoint 3b: Continuation of above view



Photo Viewpoint 3  
Date & time of photo: 01 Feb 2023 13:17  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
• Horizontal Field of View: 87°  
Direction of View: 265°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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PRoW NTF 568



**Photo Viewpoint 4a:** View West from intersection of Public Rights of Way NTF 572, NTF 571 and NTF 568

Glimpse views into  
northern parcel of site

PRoW NTF 571



**Photo Viewpoint 4b:** Continuation of above view

**Photo Viewpoint 4**  
Date & time of photo: 01 Feb 2023 13:24  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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client  
Nutfield Park Developments Ltd

project  
Nutfield Green Park  
Surrey

drawing title  
PHOTO VIEWPOINT 4

drawn issue date  
EMA / LP 29 June 2023

drawing / figure number

rev

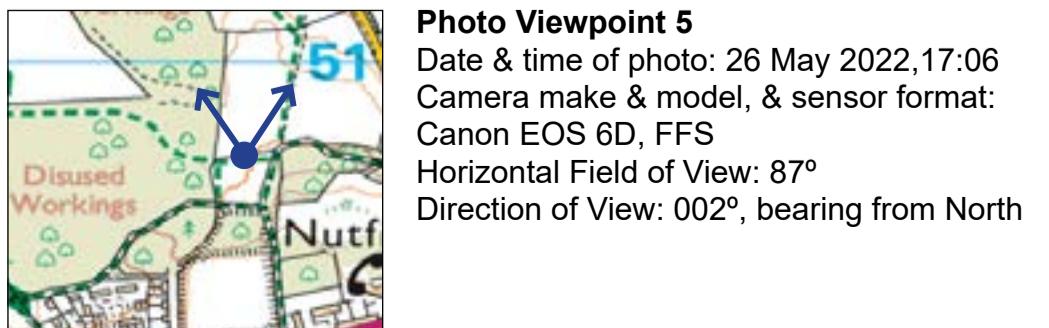


Figure 10



**Photo Viewpoint 5:** View north from Public Right of Way NTF 622

1fpcr-0119Project201905100925LANDSLIPAV10972 Photo viewpoints WORKING.indd



**Photo Viewpoint 5**  
Date & time of photo: 26 May 2022, 17:06  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 002°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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PRoW NTF 571

Woodland within south-central  
parcel



Photo Viewpoint 6a: View north-west within site from Public Right of Way NTF 571

Woodland within south-central  
parcel

PRoW NTF 571



Photo Viewpoint 6b: Continuation of above view

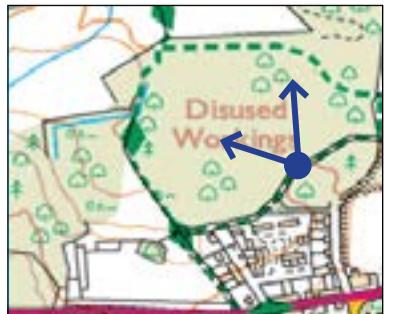


Photo Viewpoint 6  
Date & time of photo: 01 Feb 2023 13:32  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 325°, bearing from North

Printing note: To give the correct viewing distance the sheet  
should be printed at a scale of 1:1 on A1. To be viewed at  
comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

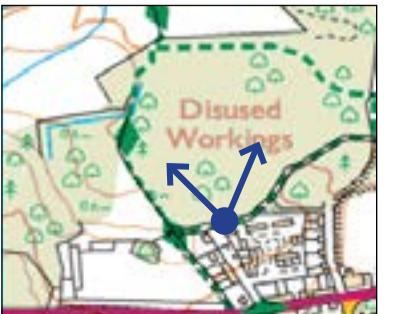
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**Photo Viewpoint 7a:** View north within site from Public Right of Way 571



**Photo Viewpoint 7(b):** Continuation of above view



**Photo Viewpoint 7**  
Date & time of photo: 01 Feb 2023 11:40  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 345°, bearing from North

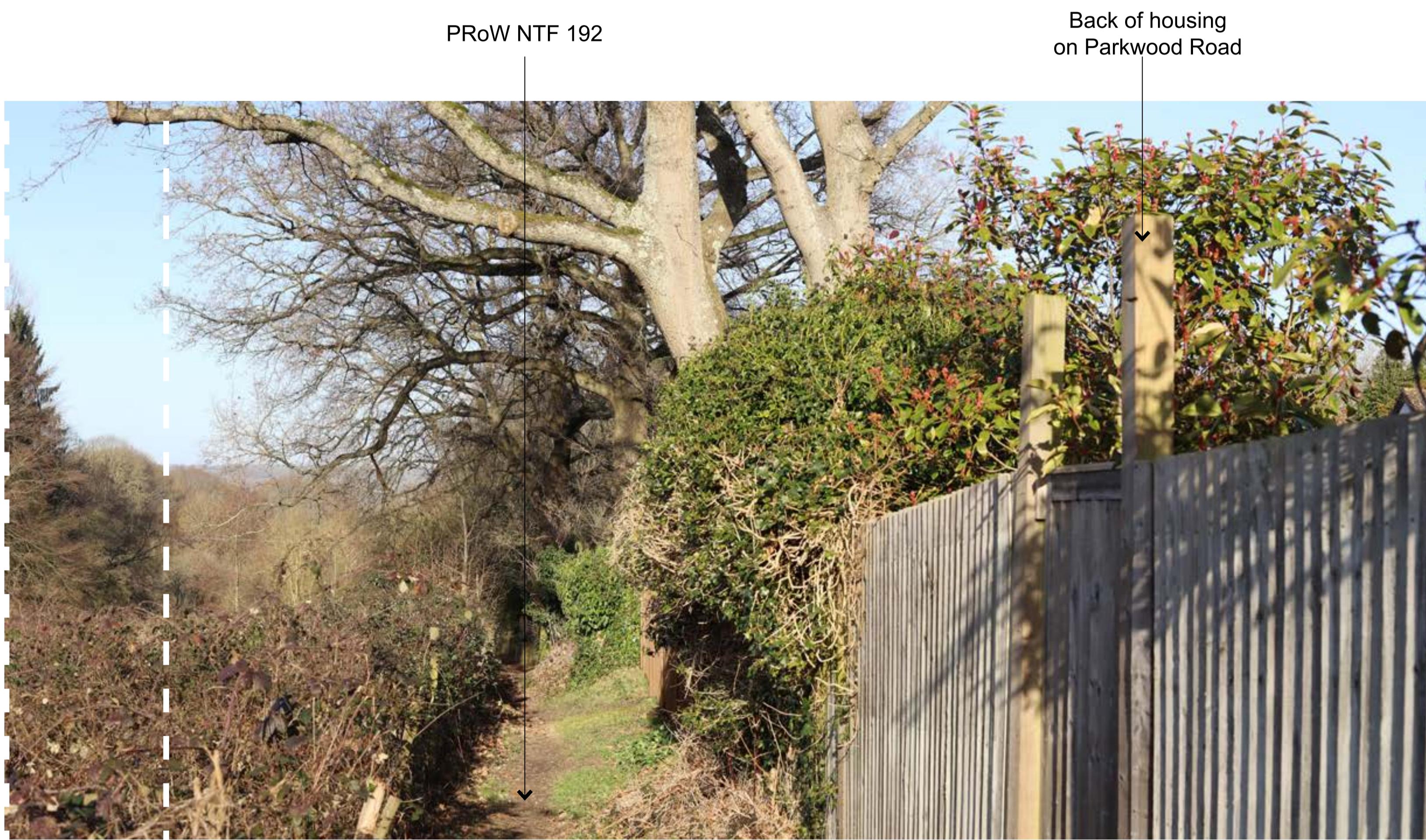
Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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**Photo Viewpoint 8a:** View north-west from Public Right of Way NTF 192



**Photo Viewpoint 8b:** Continuation of above view

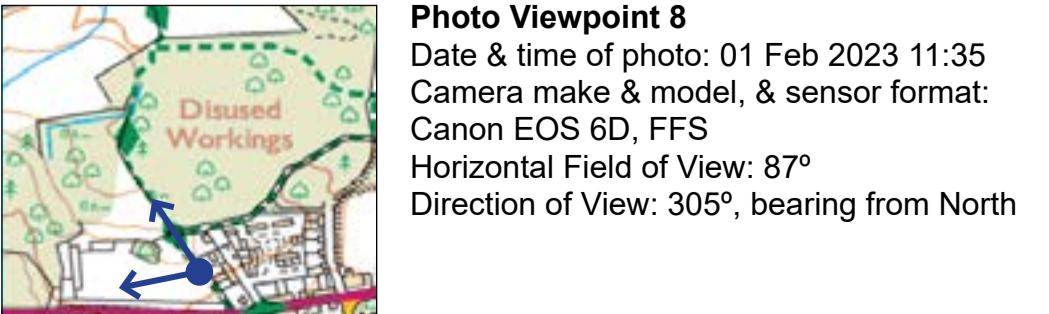


Photo Viewpoint 8	
Date & time of photo:	01 Feb 2023 11:35
Camera make & model, & sensor format:	Canon EOS 6D, FFS
Horizontal Field of View:	87°
Direction of View:	305°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

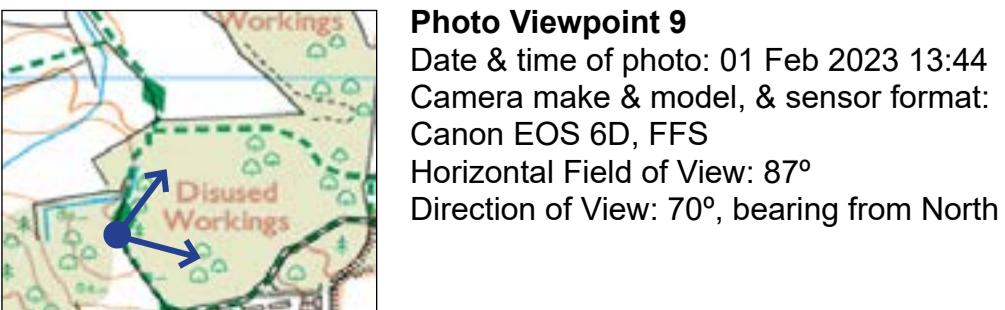
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Photo Viewpoint 9a: View east within site from Public Right of Way NTF 192



Photo Viewpoint 9b: Continuation of above view



**Photo Viewpoint 9**  
 Date & time of photo: 01 Feb 2023 13:44  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 70°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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PRoW NTF 616



**Photo Viewpoint 10a:** View West from Public Right of Way NTF 192

Woodland edge  
forming part of site's  
western boundary

Grassland within  
land west of site

Grassland within  
land west of site

Ridge to north forming  
part of Surrey Hills AONB

Redhill /  
Merstham

Grassland within  
land west of site

PRoW NTF 193

Grassland within  
sites' north-western  
parcel



**Photo Viewpoint 10b:** Continuation of above view



**Photo Viewpoint 10a**  
Date & time of photo: 01 Feb 2023 12:02  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 212°, bearing from North

Printing note: To give the correct viewing distance the sheet  
should be printed at a scale of 1:1 on A1. To be viewed at  
comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Ridge to north forming part of Surrey Hills AONB

Site's north-central woodland

Grassland within sites' north-western parcel



Photo Viewpoint 10c: View south-east from Public Right of Way 192

Site's north-central woodland

Grassland within sites' north-western parcel

Site's south-central woodland

PRoW NTF 192



Photo Viewpoint 10d: Continuation of above view



**Photo Viewpoint 10b**  
 Date & time of photo: 01 Feb 2023 12:02  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 115°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

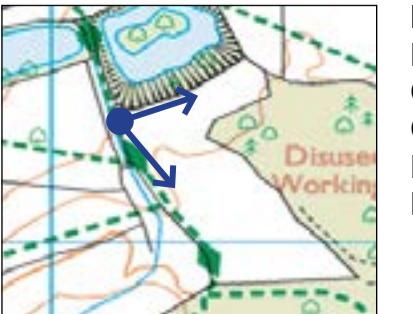
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**Photo Viewpoint 11a:** View west from Public Right of Way NTF 616



**Photo Viewpoint 11b:** Continuation of above view



**Photo Viewpoint 11**  
Date & time of photo: 01 Feb 2023 12:10  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 95°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents



Photo Viewpoint 12a: View south from Public Right of Way NTF 182B

Approximate site extents



Photo Viewpoint 12b: Continuation of above view

**Photo Viewpoint 12**  
 Date & time of photo: 01 Feb 2023 12:15  
 Camera make & model, & sensor format:  
 Canon EOS 6D, FFS  
 Horizontal Field of View: 87°  
 Direction of View: 180°, bearing from North



Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
 Projection: Cylindrical  
 Enlargement factor: 100%

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**Photo Viewpoint 13:** View south from Public Right of Way NTF 182



**Photo Viewpoint 14:** View south from NTF173



**Photo Viewpoint 13**  
Date & time of photo: 01 Feb 2023 12:26  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 185°, bearing from North



**Photo Viewpoint 14**  
Date & time of photo: 01 Feb 2023 12:34  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 195°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Nutfield Marsh  
Road

Approximate site extents

Boundary vegetation along road forming part of site's  
northern boundary

Site's north-eastern grassland parcel partially visible  
beyond boundary trees

Site's north-central woodland parcel  
partially visible beyond boundary trees



Photo Viewpoint 15a: View south-west from Nutfield Marsh Road

Approximate site extents

Site's north-eastern grassland parcel partially visible  
beyond boundary trees



Photo Viewpoint 15b: Continuation of above view



Photo Viewpoint 15

Date & time of photo: 01 Feb 2023 12:41  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet  
should be printed at a scale of 1:1 on A1. To be viewed at  
comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

Nutfield Marsh Road

Site's north-eastern grassland parcel partially visible beyond boundary trees



Photo Viewpoint 16a: View Southwest from Nutfield Marsh Road

Approximate site extents

PRoW NTF 572

Trees and scrub between site and Nutfield Marsh Road

Peyton's Cottages



Photo Viewpoint 16b: Continuation of above view

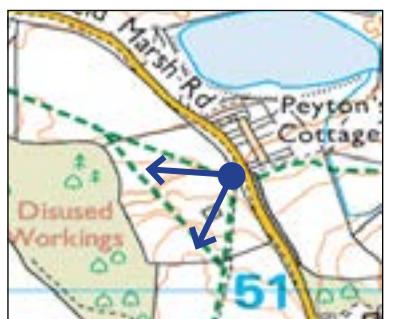


Photo Viewpoint 16  
Date & time of photo: 01 Feb 2023 12:47  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 240°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

Church of St Peter & St Paul

Trees along top of embankment of Nutfield Marsh Road

Pasture grassland south-west of NTF 175



Photo Viewpoint 17a: View west from Public Right of Way NTF 175

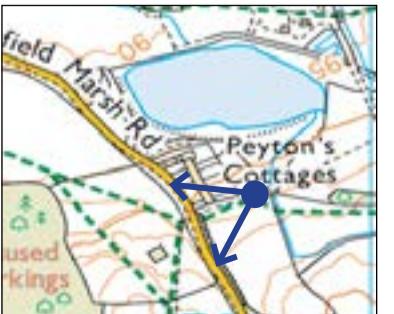
Approximate site extents

Site's north eastern grassland parcel glimpsed beyond Nutfield Road

Peyton's Cottages



Photo Viewpoint 17b: Continuation of above view



**Photo Viewpoint 17**  
Date & time of photo: 01 Feb 2023 12:49  
Camera make & model, & sensor format: Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 250°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

PRoW NTF 188

Site's north eastern grassland parcel  
glimpsed beyond Nutfield Road

Peyton's  
Cottages



**Photo Viewpoint 18:** View west from track leading to quarry area near Glebe Lake off Bletchingley Road and route of PRoW NTF 188d

Approximate site extents

Site's eastern parcel glimpsed beyond  
Nutfield Road and dwelling

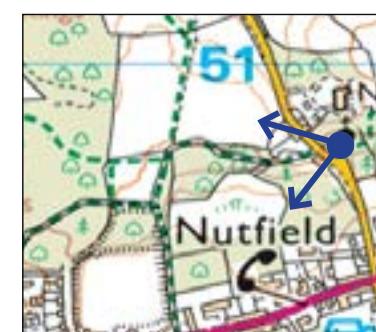
Beechfield Cottages

Church grounds



**Photo Viewpoint 19:** View south-west from church grounds / Public Right of Way NTF 571

**Photo Viewpoint 18**  
Date & time of photo: 01 Feb 2023 12:55  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 270°, bearing from North



**Photo Viewpoint 19**  
Date & time of photo: 01 Feb 2023 13:02  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 245°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents



Photo Viewpoint 20: View south-west from Church Hill

Approximate site extents



Photo Viewpoint 21a: View north from Nutfield Memorial Recreation Ground

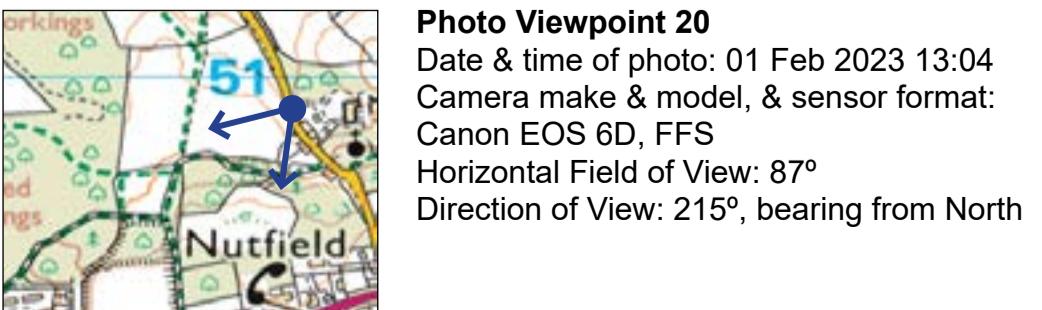


Photo Viewpoint 20  
Date & time of photo: 01 Feb 2023 13:04  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 215°, bearing from North

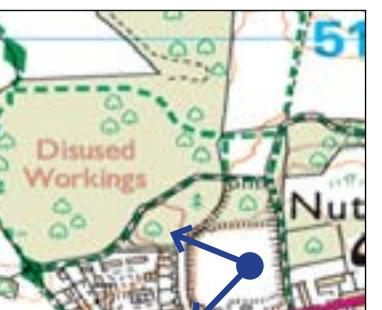


Photo Viewpoint 21  
Date & time of photo: 01 Feb 2023 13:28  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

Woodland edge south of the site

Nutfield Memorial sports field



Photo Viewpoint 21b: View north from Nutfield Memorial Recreation Ground

Approximate site extents

Trees on embankment to east of sports field

Nutfield Memorial sports field

Housing on Shortacres



Photo Viewpoint 21c: Continuation of above view

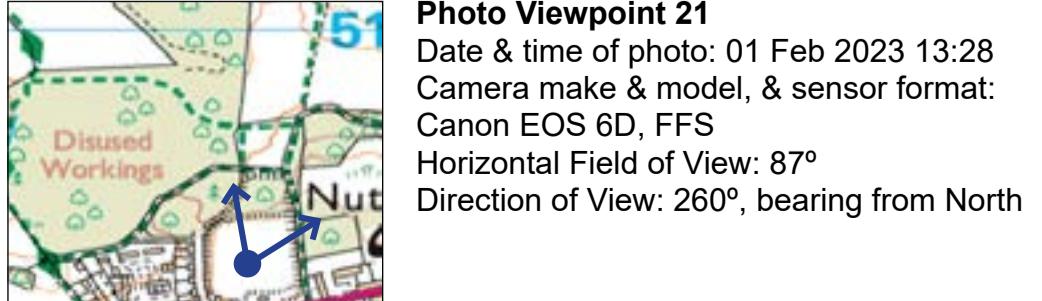


Photo Viewpoint 21

Date & time of photo: 01 Feb 2023 13:28  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

Nutfield Road  
A25

Woodland within western section of site's south western field parcel glimpsed beyond boundary trees

Hedgerow forming site's southern boundary



Photo Viewpoint 22a: View North from Nutfield Road A25

Approximate site extents

Housing backing onto site off Parkwood Road

Hedgerow forming site's southern boundary

Nutfield Road  
A25



Photo Viewpoint 22b: Continuation of above view

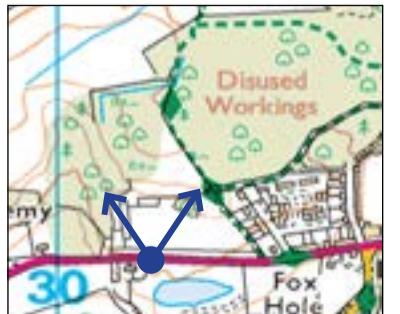


Photo Viewpoint 22  
Date & time of photo: 01 Feb 2023 11:44  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 355°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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Approximate site extents

Nutfield Road  
A25

Hedgerow forming site's southern boundary

Residential property boundaries



Photo Viewpoint 23: View north-east from Nutfield Road A25

Approximate site extents

Ridge to north falling within Surrey Hills AONB

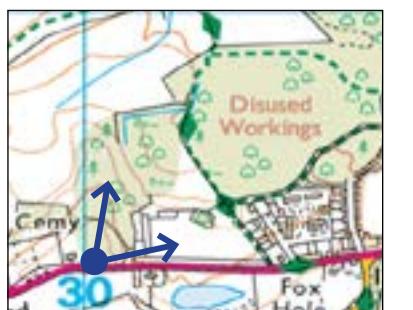
Grassland pasture to west of site

Site's south-western boundary formed by woodland

Nutfield Cemetery



Photo Viewpoint 24: View east from field adjacent to Nutfield Cemetery



**Photo Viewpoint 23**  
Date & time of photo: 01 Feb 2023 11:46  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 50°, bearing from North



**Photo Viewpoint 24**  
Date & time of photo: 01 Feb 2023 11:52  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 80°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

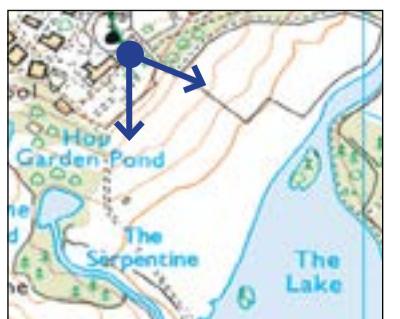
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**Photo Viewpoint 25:** View south-east from Gatton Hall



**Photo Viewpoint 26:** View south-west from Public Right of Way NTF 158



**Photo Viewpoint 25**  
Date & time of photo: 01 Feb 2023 14:57  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 150°, bearing from North



**Photo Viewpoint 26**  
Date & time of photo: 01 Feb 2023 14:13  
Camera make & model, & sensor format:  
Canon EOS 6D, FFS  
Horizontal Field of View: 87°  
Direction of View: 210°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.  
Visualisation Type: Type 1  
Projection: Cylindrical  
Enlargement factor: 100%

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