

Appendix 1 to Louise Hooper Proof of Evidence

PINS Appeal Ref No.: APP/M3645/W/25/3372747

LPA Ref No.: TA/2025/245

Land South of Barrow Green Road, Oxted

Figures

December 2025

Figures

- Figure 1 Proposed SHNL boundary review
- Figure 2 Viewpoint 1 of ES, Bridleway 97 - existing view and visualisation at Year 1
- Figure 3 Viewpoint 1 of ES, Bridleway 97 - existing view and visualisation at Year 15
- Figure 4 Viewpoint 7 of ES, Oxted Burial Ground - existing view and visualisation at Year 1
- Figure 5 Viewpoint 7 of ES, Oxted Burial Ground - existing view and visualisation at Year 15
- Figure 6 Viewpoint 14 of ES, Wheeler Avenue - existing view and visualisation at Year 1
- Figure 7 Viewpoint 14 of ES, Wheeler Avenue - existing view and visualisation at Year 15

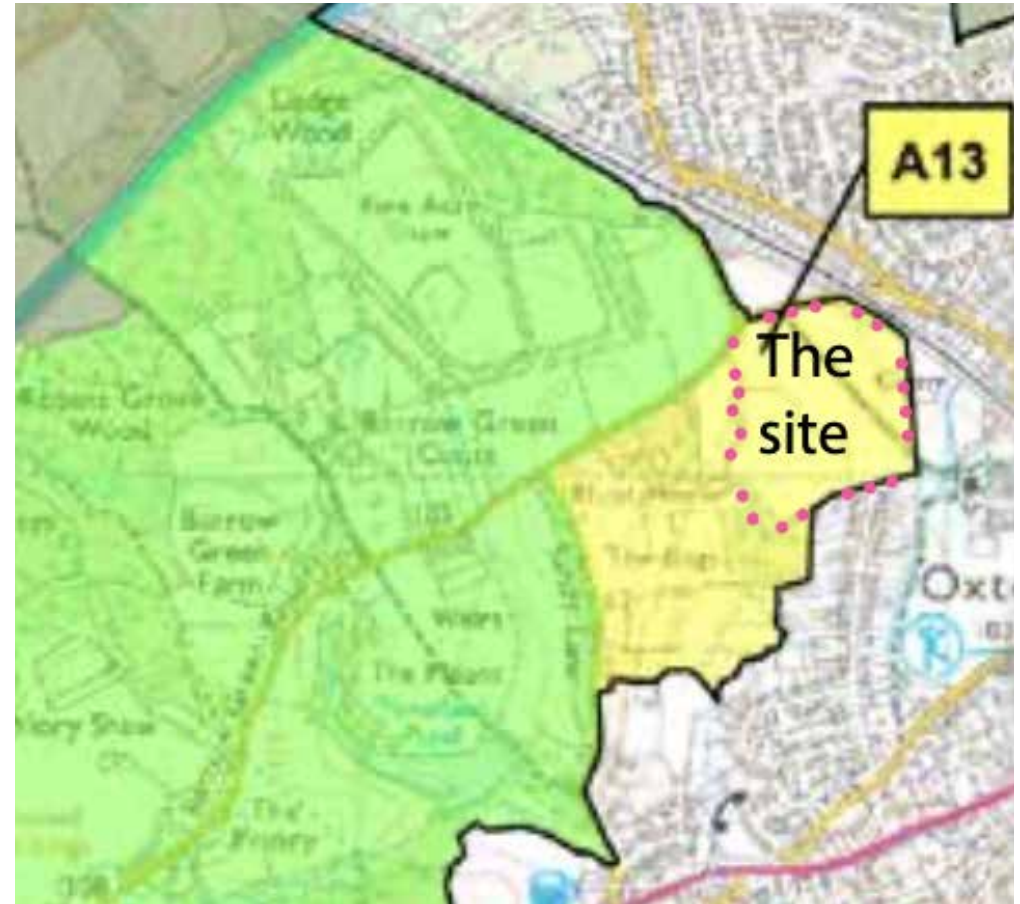


Figure 1 Extract from Fig 24b Godstone Hills of the SHNL Boundary Variation Project Consultation Analysis Changes 2024 showing Proposed Addition A13 as part of the SHNL boundary review.



EXISTING CONTEXT BASELINE VIEW

To be viewed at a comfortable arm's length

DATE: 12/2025



Figure 2 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing and proposed views from Bridleway 97 (Viewpoint 1) crossing the site looking north towards the Surrey Hills. The top image shows the existing view of the wide sweep of the wooded scarp slope. The second image shows the view **one year** after completion of the development; there is a narrow slot of remaining view to the hills; the rural character of the bridlepath is changed to that of an urban path. No street lighting is illustrated. The **visual impact** would be **major adverse**.



Figure 3 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing view from Bridleway 97 (Viewpoint 1) crossing the site looking north towards the Surrey Hills. The top image shows the existing view of the wide sweep of the wooded scarp slope. The lower image shows the view **fifteen years** after completion of the development; there is no longer any view to the hills; the rural character of the bridlepath is changed to that of an urban path. No street lighting is illustrated. The **visual impact** would be **major adverse**.



Figure 4 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing and proposed views from the Oxted Parish Council Burial Ground (VP7) looking northwest towards the Surrey Hills. The top image shows the existing view of the boundary fence and trees with views beyond to the wooded scarp slope of the SHNL. The lower image shows the same view **one year** after completion of the development; the attractive rural outlook and view of the hills is replaced by a continuous 'wall' of housing and care home; there is no longer any view to the hills. The **visual impact** would be **major adverse**.



Figure 5 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing and proposed views from the Oxted Parish Council Burial Ground (VP7) looking northwest towards the Surrey Hills. The top image shows the existing view of the boundary fence and trees with views beyond to the wooded scarp slope of the SHNL. The lower image shows the same view **fifteen years** after completion of the development; the attractive rural outlook and view of the hills is replaced by a continuous 'wall' of housing and care home; there is no longer any view to the hills or rural outlook; the continuous 'wall' of houses and care home is partially mitigated by boundary tree planting. The **visual impact** would be **moderate adverse**.



Figure 6 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing and proposed views from Wheeler Avenue (VP14) looking north towards the Surrey Hills. The top image shows the existing view of the boundary hedge and filtered views beyond it to the wooded scarp slope. The lower image shows the view **one year** after completion of the development; the hedge is replaced by a continuous 'wall' of housing with a narrow slot of remaining view to the hills just visible to the left of the image. The **visual impact** would be **major adverse**.



Figure 7 These images are taken from Section H3 of the ES submitted by the Appellant. They show the existing and proposed views from Wheeler Avenue (VP14) looking north towards the Surrey Hills. The top image shows the existing view of the boundary hedge and filtered views beyond it to the wooded scarp slope. The lower image shows the view **fifteen years** after completion of the development; the hedge is replaced by a continuous 'wall' of housing; there is no longer any view to the hills. The **visual impact** would be **major adverse**.

