

# A view from both sides: How a new town could affect view



*Dunsfold Park's image shows how it believes the site of a new town at the aerodrome would look from Hascombe Hill.*

By Georgina Townshend

THESE two images represent what a developer and a campaign group claim a new town of 1,800 homes at Dunsfold Aerodrome would look like from the hillside to the north.

Campaign group Protect Our Waverley, formed in response to the Dunsfold application, has circulated an image of what it believes will be the view from Hascombe Hill if the scheme gets the go-ahead.

Dunsfold Park Ltd, the applicant, denies that the image is to scale or accurate.

Campaigners who put the image together said dimensions were used from the application and a Boeing 747 in the original photo as reference points for the image.

A spokesman for the group said: "The developer's wonderfully seductive plan of the proposed new town will, in reality, result in a huge blot on the landscape. The plans and illustrations cleverly disguise the large blocks of three and four-storey houses."

Concerns about the views, from Hascombe Hill, in particular, are nothing new.

In 2009, it was one of the reasons given for refusal by Waverley Borough Council of a 2,600-home eco-village at the site.

During the appeal, the council's case was that: "The

*Campaign group Protect Our Waverley says its own image of the same view, right, shows that the proposed new town would be out of place in the surrounding countryside.*

appeal scheme would bring a change to the largely undeveloped central and eastern sector in the form of a major new settlement, which would be clearly visible from Hascombe Hill.

"Hascombe Hill is one of the Greensand Hills, views from which have been described as 'among the best and most diverse in England'"

The inspector disagreed on this matter in his decision during September 2009 and said: "Particular concern has been expressed about the

impact the development would have on views from the Surrey Hills Area of Outstanding Natural Beauty.

"The viewpoints in question are a considerable distance away.

"The nearest, Hascombe Hill, is 2.5km distant?"

"From these vantage points, very little can be seen of the existing buildings and the most prominent feature is a Boeing 747 permanently parked on the runway.

"The village would feature in these views but it does not follow that it would be

obtrusive.

"For practical reasons, airfields are usually sited in the countryside but they and their associated activities and structures are hardly traditional features of the rural scene.

"In contrast, the sight of a distant village is something to be expected in a panoramic view of the English countryside.

He added: "I do not accept that the site, in its present state, makes a positive contribution to the appearance of the landscape around it."

