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**LAND WEST OF KNOWLE LANE, CRANLEIGH
LOCAL PLAN PART 2: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT
POLICIES PRE-SUBMISSION DOCUMENT (NOVEMBER 2020)**

D&M Planning Limited has been instructed by Cranleigh Village Health Trust to submit representations to the Waverley Borough Council in connection with the above site (see submitted Location Plan attached as **Appendix 1**) and with regard to Matter 12: Landscapes, trees and open spaces of the Inspector's Matters, Issues and Questions document - specifically 12.(i).7:

Are the boundaries of the Areas of Strategic Visual Importance based on relevant and proportionate evidence, and why would suggested MM1 and MM2 be necessary to ensure soundness in these regards?

Whilst it is noted that, at paragraph 4.23 of the Draft Local Plan Part 2 that the Cranleigh Area of Strategic visual Importance (ASVI) is being reviewed as part of the Cranleigh Neighbourhood Plan, we would add that the Neighbourhood Plan is likely to be re-drafted and go out for further public consultation, thus resulting in further delay to its adoption.

Because of the sustainable location of the submission site, adjoining the built-up area of Cranleigh, the site's owners (Cranleigh Village Health Trust) have long sought to put the site to a use which would benefit the people of Cranleigh and surrounding areas.

The submission site lies to the south of the built-up urban area of Cranleigh, within an area of Countryside beyond the Green Belt, and currently within the Cranleigh ASVI. The site has no special or statutory landscape or conservation designations placed upon it.

In seeking to provide valuable community infrastructure and services for the ever-increasing population of Cranleigh and surrounding settlements; having the submission site located within the ASVI provides an obstacle for enabling much needed services and infrastructure to come forward.

However, and further to this, the actual contribution that site makes in terms of its role to ... *play an important role in preventing the coalescence of settlements or because they are areas of open land that penetrate into the urban area like a green lung* is questioned.

A recent planning application at the site (WA/2020/0965 - for a care home and health workers' accommodation) questioned this and also tested the site with regard to the overall landscape contribution it makes.

The above application was accompanied by a Landscape Visual Impact Assessment (LVIA) which is attached at [Appendix 2](#).

As you will see, the LVIA sets out a very thorough and detailed analysis of the submission site and at paragraph 9.1 of the LVIA, it states:

This LVIA concludes that this area of land does not exhibit any of the characteristics of the ASVI character description, being a remnant field with no public access and contained on all sides by

trees and settlement to the north. The proposal site is not 'man made sports fields or an open green space. This LVIA considers that the proposal site should be removed from the ASVI designation when the Neighbourhood Plan reviews the ASVI boundaries, as the site has an entirely different character and community use to the rest of the area.

Whilst we appreciate that question 12.(i).7 does not seek to anything other than the matter of the suitability of the ASVI and its boundaries, we would add that the attached LVIA sets out that suitably designed and sited development would be well contained by trees, settlement and topography, with minimal visual intrusion beyond the site and no effects to the views from the wider rural landscape which might affect the character and setting of Cranleigh.

Accordingly, reviewing what changes may be necessary the Borough's ASVI, in the instance of the Cranleigh ASVI, it is our contention that the site should be removed from the ASVI as the site has an completely different character and community use to the rest of the area and to do so would remove an unnecessary obstacle for allowing much needed services and infrastructure to take place at the site.

We have nothing further to add at this stage but may wish to add further points / provide clarity at the Examination in Public which due to take place in July.

I trust this is helpful, but should you have any questions, please do not hesitate to contact me.

Yours sincerely

D&M PLANNING LIMITED

JESSE CHAPMAN

Director

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