
GLEESON LAND

**PROPOSED DEVELOPMENT OF
LAND AT KNOWLE LANE,
CRANLEIGH
SURREY GU6 8JN**

**REPORT ON LANDSCAPE
AND VISUAL MATTERS**

JANUARY 2023



David Williams
Landscape
Consultancy

GLEESON LAND LTD

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Ref: DWLC/0350/A4/L1A/DHW.

Date: 6th January 2023.

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EXECUTIVE SUMMARY

David Williams Landscape Consultancy (DWLC) was appointed by Gleeson Land Ltd in July 2018 to undertake a preliminary landscape and visual appraisal of land to the east of Knowle Lane, around Coldharbour Farm, Cranleigh Surrey GU6 8JN and to provide advice on the likely landscape issues affecting the development of the land for residential uses and associated infrastructure for the promotion of the Site through the Waverley Local Plan Review exercise being carried out at that time. Subsequently, DWLC were asked in July 2021 to provide advice on the emerging Cranleigh Neighbourhood Plan and also prepare a report which considers the landscape and visual impacts of developing the Application Site (referred to hereafter as the Site) for up to 162No. residential dwellings, access and road infrastructure, drainage and attenuation, open space, and associated earthworks and landscaping.

The aim of the landscape and visual appraisal was twofold; firstly, to assess the landscape and visual characteristics of the Site and the surrounding area, and to consider the suitability of the Site for development, including identifying appropriate landscape mitigation measures to minimize the landscape and visual effects on the surrounding area. The second aim of the appraisal was to assess the potential landscape and visual impacts of the proposed development including likely effects on the local and wider surrounding countryside, including views from the Downs Link Path (DLp), a long distance recreational route (LCR1 / Sustran Route 223 / Public Bridleway 566) from Guildford to Shoreham.

The Application Site forms an irregular parcel of land immediately to the west of DLp, south of Snoxhall Fields / Cranleigh Leisure Centre and east of Knowle Lane with parts of the Site to the north and south of Coldharbour Farm and West Barn and the remaining parts to the east and south of an enclave of development including Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold. The Site lies outside the settlement boundary of Cranleigh and is therefore located within the open countryside. The Site is not located within a designated landscape, such as AONB / AGLV etc, nor does it adjoin any important wildlife / heritage sites or areas of ancient woodland. The Site lies within the administration area of Waverley Borough Council and Cranleigh Parish Council.

The assessment of the Site and its immediate surroundings showed that the Site forms an irregular parcel of farmland lying within the '*Wooded Low Weald*' (WLW) landscape type with the land to the west and south of Cranleigh including the Site lying within the '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) as defined by the Surrey Landscape Character Assessment – Waverley Borough, dated April 2015. However, the Surrey Landscape Character assessment shows an enclave of development around Coldharbour Farm extending across the Site to Knowle Lane as 'urban development' extending westwards from Cranleigh and not rural countryside or land within the local character area. Therefore, according to the Surrey LCA, the Site has a developed context extending through the Site as well as urban areas on 2 sides, to the east and to the north.

In terms of the visibility of the Site within the surrounding area, this assessment indicated that the Zone of Theoretical Visibility of the Site would be very limited due the extent of tree cover and local low lying gently undulating topography and therefore the potential impacts of the proposed development would be confined to the immediate vicinity of the Site to the east and west whilst the south and north the potential impacts of the development would extend a short distance from the Site although the effects of the development would diminish with distance. The visual assessment of the Site also concluded that there are a limited number of open views towards the

Site and elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation. Consequentially, there are no other near-distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south. The visual assessment also demonstrated that in the majority of views, only parts of the Site are perceived and that the open northern parts of Site are readily perceived and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snoxhall Fields) whilst the majority of the central and southern parts of the Site contribute in a limited way to the local landscape character and visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site.

The development proposals for the Site are shown on the Illustrative Masterplan, Drawing No. 1321.02 prepared by Richards Urban Design Consultancy. The landscape proposals are shown on Drawing No.0350 / L4, contained at the rear of the report, primarily relate to the provision of a substantial area of open space including landscape 'buffers' (or transition zones) along the western and eastern edges of the Site and within the northern area of the Site, an area of open space and tree planting within the central parts of the Site (separating housing areas from West Barn and The Brew), and area of open space along the southern boundary of the Site.

The assessment of the landscape and visual effects of the development proposals has been undertaken using a methodology that accords with the "3rd Edition of the Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013. The assessment of landscape and visual impacts arising from the proposed development showed:

- That the proposals will have limited impact upon the existing hedgerows or trees or any other important features within or surrounding the Site although there will be some changes to the landform of the Site to accommodate building platforms for the new buildings, road infrastructure, earth bunds and landscaped areas proposed;
- That initially there would be some adverse landscape impacts as the proposed development would result in the loss of an open undulating fields to accommodate a new access road from Knowle Lane, housing development within the central and southern parts of the Site and open space and planting primarily within the northern and central parts of the Site and along the western, eastern and southern boundaries of the Site but the layout and design (scale, height and massing) of the development would reflect, and be keeping with, the pattern of housing development within the locality, and the proposals include proposals to mitigate adverse effects which also enhance the character (and visual appearance) of the area;
- That the proposed development, would not result in significant landscape impacts or effects but would result in some significant visual impacts or effects initially during construction and on completion (Day 1) when looking towards the Site from a short section of Public Footpath No. 379 within the Site and short sections of the Downs Link Path, Public Footpath No. 378 to the east and limited impacts from a very short section of Knowle Lane to the west but the proposed mitigation measures would significantly reduce the landscape and visual effects, in approximately 15 years' time, and therefore the impacts on views will be temporary;
- That the proposals would and significantly increase the tree cover / soft landscaping within the Site and in the locality and landscape biodiversity and habitats on the Site, which would be beneficial to local wildlife, which would be in keeping with other development in the

locality and local landscape within which the Site is situated whilst also mitigating against any landscape and visual impacts; and

- Lastly, that the proposed development will have some temporary, very localised visual impacts, effects on a short sections of Public Footpath No. 379 through the Site, but the effects of the development on character and visual appearance of the wider countryside and longer distance views will not be significant in the long-term as the proposed development would not erode or harm the special qualities or key landscape characteristics of the area

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Appendices

- Appendix A Landscape and Visual Impact Assessment Methodology.
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- Appendix E A copy of the CPRE Dark Skies Mapping for the Cranleigh Area taken from the CPRE website.

1.0 INTRODUCTION

- 1.1 David Williams Landscape Consultancy (DWLC) was appointed by Gleeson Land Ltd (referred to hereafter as the client) in July 2018 to undertake a preliminary landscape and visual appraisal of land to the east of Knowle Lane, around Coldharbour Farm, Cranleigh Surrey GU6 8JN and to provide advice on the likely landscape issues affecting the development of the land for residential uses and associated infrastructure for the promotion of the Site through the Waverley Local Plan Review exercise being carried out at that time.
- 1.2 Subsequently, DWLC were asked in July 2021 to provide advice on the emerging Cranleigh Neighbourhood Plan and also prepare a report which considers the landscape and visual impacts of developing the Application Site (referred to hereafter as the Site) for up to 162No. residential dwellings, access and road infrastructure, drainage and water attenuation, open space, and associated earthworks and landscaping.
- 1.3 The aim of the landscape and visual appraisal was twofold; firstly, to assess the landscape and visual characteristics of the Site and the surrounding area, and to consider the suitability of the Site for development, including identifying appropriate landscape mitigation measures to minimize the landscape and visual effects on the surrounding area. The second aim of the appraisal was to assess the potential landscape and visual impacts of the proposed development including the likely effects on the local landscape (area within 500 metres of the Site) and wider (area beyond 500 metres of the Site) surrounding countryside including views from the Downs Link Path (DLp), a long distance recreational route (LCR1 / Sustran Route 223 / Public Bridleway 566) from Guildford to Shoreham.
- 1.4 More specifically, the brief was as follows:
- To review background documentation including landscape planning designations affecting the Site;
 - To carry out a landscape and visual appraisal of the Site, to assess its visibility and its relationship with the surrounding area;
 - To summarise the key issues regarding the potential development of the Site;
 - To provide advice on landscape mitigation measures to the client;
 - To assess the likely potential landscape and visual impacts of the proposed development on the area; and
 - To form conclusions on the acceptability of the development on the Site and on the surrounding landscape and open countryside.
- 1.5 The Application Site is an irregular shaped parcel of land of some 11.7 hectares (28.9 acres) comprising open land to the east of Knowle Lane and immediately to the west of Downs

Link path (DLp) and south of Snoxhall Fields / Cranleigh Leisure Centre with parts of the Site to the north and south of Coldharbour Farm and West Barn and the remaining parts to the east and south of an enclave of development including Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold. The Site lies approximately 300 metres to the south of the centre of Cranleigh and shopping areas adjoining the High Street / B2128. The location of the Site is shown on Drawing No.0350 / L1 – Site Context Plan which is included at the rear of this report. The Site lies within the administration area of Waverley Borough Council and Cranleigh Parish Council.

- 1.6 A site visit to carry out a landscape appraisal and survey of the Site and its immediate surrounding area was undertaken on 25th July 2018 and then again on 23rd November 2021, (when vegetation was not in leaf) to assess the landscape context of the Site and surrounding area and a number of photographs were taken as a record of the Site's visibility and the Site's landscape and visual characteristics. During the 2021 site visit, the weather was sunny and dry with reasonably good visibility.
- 1.7 This appraisal provides an appropriate level of assessment of the landscape and visual impacts of the proposed development and provides advice on any necessary mitigation and/or enhancement. The methodology used to undertake the appraisal, and the assessment of landscape and visual impacts of the development, is one which accords with the "*Guideline for Landscape and Visual Impact Assessment – Third Edition*" (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment (April 2013), "*An Approach to Landscape Character Assessment*" published by Natural England in October 2014, "*An approach to landscape sensitivity assessment – to inform spatial planning and land management*" by Natural England (June 2019), and TGN 02/21 – "*Assessing landscape value outside national designations*" (February 2021) published by the Landscape Institute, where relevant. A copy of the methodology is included as Appendix A to this report.
- 1.8 Paragraph 6.2 of GLVIA3 advises that "*The study area should be agreed with the competent authority at the outset and should consider the area from which the proposed development will potentially be visible*" whilst paragraph 6.18 of GLVIA3, it advises that "*The viewpoints to be used in an assessment of visual affects should be selected initially through discussions with the competent authority and other interested parties at scoping stage. But selection should be informed by the ZTV analysis, by fieldwork, and by desk research on access and recreation, including footpaths, bridleways, and public access land, tourism including popular vantage points, and distribution of population*".
- 1.9 As part of the Pre-Application package of information sent to Waverley Borough Council, a number of viewpoints (18) were identified and the Council asked to agree these in

accordance with the above guidance, although at the time of finalising this report no response was received from the Council. Therefore the reasoning for the selection of each viewpoint is set out in Section 3.0 (Table 1.0) of this report.

1.10 The report represents the results of the landscape and visual assessment of the Site and its surroundings and should be read in conjunction with the full planning application submission.

1.11 This report is set out under the following headings:

- Landscape Planning Context;
- Landscape Context, Site Description and Visual Appraisal;
- Consideration of Development Proposals; and
- Conclusions.

1.12 The report is supported by a number of plans, photographs and appendices included at the rear of this document.

2.0 LANDSCAPE PLANNING CONTEXT

2.1 In terms of the planning context for the Site and surrounding area, the relevant Planning Policy Documents and Statutory Plans are as follows:

- National Planning Policy Framework (NPPF) July 2021;
- National Planning Practice Guidance (NPPG) March 2014 (as updated);
- Waverley Borough Council Local Plan: Part 1 adopted February 2018;
- Waverley Borough Council Local Plan: Part 2 – Site Allocations and Development Management Policies - Pre-Submission Addendum – November 2020 and
- the Draft Cranleigh Neighbourhood Plan Regulation 14 – August 2021.

2.2 The Site is currently located outside the built-up area boundary or development limits of Cranleigh. The Site is therefore located within the open countryside, with a small part of the northern corner of the Site is identified as lying within an *“Area of Strategic Visual Importance”* (ASVI). A number of the policies in the adopted Local Plan seek to protect the open countryside and ASVI from development and these are set out below.

National Planning Policy Framework July 2021

2.3 The National Planning Policy Framework (NPPF) was revised on 20th July 2021 and includes planning policies and guidance requiring developers to respond to the natural environment, landscape character and integrating the development into its local surroundings.

2.4 Section 12 of the Framework addresses the issue of good design and recommends that planning decisions should aim to ensure that developments respond to the local character and history. Specifically, at paragraph 130 it is stated that development should *“add to the overall quality of the area...”, “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”, and “be sympathetic to local character and history, including the surrounding built environment and landscape setting...”*. Whilst paragraph 131 emphasises the importance of trees *“in contributing to the character and quality of urban environments and can also help mitigate and adapt to climate change”* and goes on to state: *“that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees and that existing trees are retained wherever possible”*.

2.5 Section 15 of the Framework addresses the natural environment. For landscape, this means *“protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan)”*, *“recognising the intrinsic*

beauty of the countryside" and balancing any '*harm*' to the landscape resource with the benefits of the scheme in other respects.

- 2.6 The Framework establishes a hierarchy of landscapes with differing values in the planning balance. Paragraph 174 (b) indicates that all landscapes have some '*intrinsic*' value that should be '*recognised*' in decision-taking whilst paragraph 174 (a) suggests that greater weight should be given to '*Valued Landscapes*' and these should be protected and enhanced. '*Valued Landscapes*' are not defined in the Framework but recent Landscape Institute guidance (TGN 02/21) and also recent case law provides some clarification in that '*Valued Landscapes*' are not the same as designated landscapes. The Framework then advises that greater weight again should be given to nationally designated landscapes, such as National Parks / Area of Outstanding Natural Beauty, though paragraph 176 of the NPPF. Paragraph 176 and 177 of the Framework are not relevant to the Site as it is not located within a nationally designated landscape e.g. National Park or AONB.
- 2.7 The status of landscapes, with reference to this hierarchy, affects the weight to be given in the planning balance to land use change; i.e. there is a presumption against permission for major development in nationally designated landscapes except in exceptional circumstances and the 'tilted' balance (Paragraph 11 (d) (footnote 7) of the NPPF) is not engaged if a 5 year housing land supply can be demonstrated. However, change to undesignated landscapes or landscapes with limited demonstrable value should be given lesser weight in the planning balance and where the 'tilted' balance (i.e. presumption is favour of sustainable development) is engaged if a 5 year housing land supply cannot be demonstrated. The status or value of the landscape will also inform the consideration of the 'sensitivity' of the landscape to change, which is consider in Section 3.0 of this report.
- 2.8 It should be noted that as the Site does not lie within a nationally or locally designated landscape, such as Area of Outstanding Natural Beauty, or Special Landscape Area (SLA) or Area of Great Landscape Value (AGLV) it cannot be considered forming a 'designated valued' landscape of national / regional / district importance under paragraph 174 (a) of the NPPF July 2021.
- 2.9 As set out later in this report, the 'value' of the landscapes has been considered and this concludes that the Site should not have an elevated status beyond that of '*intrinsic to all open countryside*' consistent with paragraph 174 (b) of the NPPF (i.e. that it should be '*recognised*') and that the intrinsic landscape value of the Site does not prohibit development, nor affect the presumption in favour of sustainable development.

National Planning Policy Guidance

2.10 National Planning Policy Guidance (NPPG) provides further context to the National Planning Policy Framework and it is intended that both documents should be read together. In relation to landscape matters, the NPPG – Natural Environment explains the key issues in implementing policy to protect biodiversity and natural environment and provides advice on how the character of landscapes can be used to inform planning decisions, what green infrastructure is and why it is important to delivering sustainable developments. The NPPG also explains how green infrastructure can help to deliver wider planning policy including:

- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Meeting the challenge of climate change, flooding and coastal change; and
- Conserving and enhancing the natural environment.

Waverley Borough Local Plan: Part 1 – February 2018

2.11 Waverley Borough Council (WBC) adopted the first Part of the Waverley Borough Local Plan in February 2018 and is the Council's primary planning document. Part 1 of the Local Plan sets out the strategic policies relating to the development and use of land in the Borough and also sets out the development proposals for strategic sites identified within it. The Plan covers the overall strategy for future of the Borough and how it will develop over the plan period up to 2032 as well as providing a framework for other Local Plan documents which will contain more detailed policies and the identification and allocation of land for non-strategic development to support the overall vision and strategy for the area. Local Plan Part 2, will contain development management policies, site allocations and land designations.

2.12 Chapter 2 of the Plan sets out the issues affecting the Borough under a series of headings whilst Chapter 3 goes on to set out the 'Vision for Waverley' using 14 points including:

"1. The high quality environment of Waverley, its distinctive character and its economic prosperity will have been maintained, whilst accommodating the growth in housing, jobs and other forms of development in the most sustainable way possible.

2. New development will have taken place in a way which takes account of the wide range of social, environmental and economic aspirations of the community and the needs of future generations. Most of the new development will be located in and around the main settlements of Farnham, Godalming, Haslemere and Cranleigh which have the best available access to jobs, services, housing, community facilities, leisure and recreation so as to minimise the need to travel and maximise the opportunities to travel by means other than the car.

10. The rich heritage of historic buildings, features and archaeology in Waverley will have been conserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty, will also have been protected and where possible enhanced.

11. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the high quality design of new development makes a positive contribution to the area in which it is located. The unique and diverse character of Waverley's towns, villages and countryside will be cherished and preserved. New development will have taken account of this diverse character and of the different roles and functions of the settlements in Waverley.

12. The rich biodiversity of Waverley will have been preserved and where possible enhanced. Particular regard will be had to Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Where new development could potentially have had an adverse effect on biodiversity, measures will have been taken to ensure that the impact is either avoided or mitigated and where necessary compensated for".

- 2.13 Chapter 4 sets out the Local Plan aims and objectives under 21 key objectives including objective number 8, 9, and 17 which relates to landscape matters whilst objective 18 relates to design issues and objective 19 biodiversity issues:

"8. To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.

9. To provide appropriate protection to the hierarchy of national and local landscape designations in Waverley, including the Surrey Hills Area of Outstanding Natural Beauty.

17. To safeguard and enhance the historic heritage and the diverse landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.

18. To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive".

and

"19. To protect and enhance Waverley's biodiversity, including its wildlife species and their habitats, both on designated sites such as the Thames Basin Heaths and Wealden Heaths (Phases 1 and 2) Special Protection Areas, and on undesignated sites".

- 2.14 Of relevance to landscape issues and development of the Site are the following planning policies:

- **Policy SP1** – Presumption in Favour of Sustainable Development;

- **Policy SP2** – Spatial Strategy;
- **Policy ICS1** – Infrastructure and Community Facilities;
- **Policy LRC1** – Leisure and Recreation Facilities;
- **Policy RE1** – Countryside beyond the Green Belt which states:
“Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF”.
- **Policy RE3** – Landscape Character: in particular criteria (iv). The relevant parts of the policy are as follows:

“New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located... ..

iv. The Area of Strategic Visual Importance

Pending a review of the detailed boundaries in Local Plan Part 2, the Areas of Strategic Visual Importance will be retained. The appearance of the ASVI will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective”.

The relevant sections of the Surrey Landscape Character Assessment – Waverley Borough – April 2015 which inform this policy, are set out in Section 3.0 of this report although the SLCA is not referred to in the explanatory text in the Plan itself.

- **Policy TD1** – Townscape and Design which seeks to protect the character and amenity of the Borough by:

“1. Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents, Supplementary Planning Documents and Neighbourhood Plans.

2. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

3. Encouraging and supporting the preparation and adoption of local town and village design statements and Neighbourhood Plans.

4. Promoting a high quality public realm including landscaping, works to streets and public spaces.

5. Maximising opportunities to improve the quality of life and health and well-being of current and future residents, for example the provision of:

- *private, communal and public amenity space;*
- *appropriate internal space standards for new dwellings;*
- *on site playspace provision (for all ages);*

- *appropriate facilities for the storage of waste (including general refuse,*
- *garden, food and recycling);*
- *private clothes drying facilities”.*

The explanatory text to the policy refers to a number of village and design statements being material considerations when considering planning applications including the Cranleigh Design Statement – see below.

- **Policy HA1** – Protection of Heritage Assets: which seeks to conserve and enhance the significance of heritage assets in the Borough including designated and non-designated assets and their settings;
- **Policy NE1** – Biodiversity and Geological Conservation: which seeks to conserve and enhance biodiversity within the Borough including retaining, protecting and enhancing features of biodiversity and geological interest and ensure their appropriate management as well as ensuring that any adverse impacts are avoided, or if unavoidable are appropriately mitigated;
- **Policy NE2** – Green and Blue Infrastructure: which seeks protect and enhance benefits to the existing river corridors and canal network in the Borough through use of retaining and creating undeveloped ‘buffer’ zones to all watercourses of 8 metres to main rivers and 5 metres for ordinary watercourses. New development should make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites to achieve an ecological network of wildlife corridors and green infrastructure. The policy also seeks to maintain and enhance existing trees, woodlands and hedgerows in the Borough.
- **Policy CC1** – Climate Change; and
- **Policy CC2** – Sustainable Construction and Design.

2.15 As mention above, the Site is located within the open countryside with a small part of the Site designated part of the Cranleigh ASVI. However, the Site is not located within the Metropolitan Green Belt nor is it a designated landscape such as AONB / SLA / AHLV or Historic Park and Garden etc. and therefore Policy RE3 Landscape Character: parts (i) (ii) (iv) (v) (vi) and (vii) do not apply, nor does the Site adjoin any important wildlife / heritage site(s) or lie within a the Thames Basin Heaths SPA buffer zones.

2.16 The Site does not contain or lie adjacent to an area of ancient woodland (AW) although a portion of the western parts of the Site lie within a 500 metres AW buffer zone. It is uncertain what the basis of the 500 metre AW buffer is as it is not referred to in Policy NE1 - Biodiversity and Geological Conservation or explanatory text to the policy.

Waverley Borough Council Local Plan: Part 2: Site Allocations and Development Management Policies – Pre-Submission Document – November 2020

- 2.17 Following the adoption of Part 1 of the Local Plan, WBC prepared and submitted Part 2: Site Allocations and Development Management Policies of the Local Plan for examination on the 22nd December 2021. Part 2 of the Plan provides more detail 'Development Management' policies, a suite of local designations and allocates sites for housing or other uses in certain areas of the Borough. Examination of Part 2 of the Local Plan commenced on the 12 July 2022 and anticipated to finish in September 2022 assuming contingency days are needed and Part 2 of the Plan adopted in October 2022. Once adopted Local Plan Part1 and 2 together with relevant Neighbourhood Plans will form the Development Plan for the Waverley against which planning applications will be assessed.
- 2.18 Of relevance to landscape issues and development of the Site are the following policies:
- **Policy DM1** – Environmental Implications of Development - Criteria (a), (c), (g) and (h);
 - **Policy DM4** – Quality Places through Design;
 - **Policy DM6** – Public Realm;
 - **Policy DM7** – Safer Places;
 - **Policy DM8** – Comprehensive Development;
 - **Policy DM11** – Trees, Woodland Hedgerows and Landscaping;
 - **Policy DM19** – Local Green Spaces;
 - **Policy DM20** – Development in rural areas;
 - **Policy DM20** – Development affecting Listed Buildings, and/or their Settings;
 - **Policy DM33** – Downs Link – Guildford to Cranleigh Corridor; and
 - **Policy DM34** – Access to Countryside.

Draft Cranleigh Neighbourhood Plan Regulation 14 – August 2021

- 2.19 Cranleigh Parish Council and its Neighbourhood Committee are in the process of preparing the Cranleigh Neighbourhood Plan (CNP). The Parish Council originally prepared a draft Regulation 14 CNP in early 2019 which they submitted for examination in early 2020. The examiner raised a number of issues with the CNP and the Parish Council have subsequently reconsulted on a revised Pre-Submission version of the CNP. The consultation on the Pre-submission Regulation 14 Plan ended in October 2021 and since then the Parish Council have been deliberating the next stage of the process.
- 2.20 As part of the CNP, the Parish Council have been trying to extend the area covered by the ASVI designation to include all the northern parts of the Site and Beryl Harvey Conservation

Field to the west. At this stage, commentary on the emerging evidence base and Plan have been submitted to the Parish Council and their response is awaited.

Other relevant Planning Considerations

Tree Preservation Orders / Other Landscape / Environmental Designations

- 2.21 The Waverley Borough Council interactive map has been checked and none of the trees within or around the Site are protected by Tree Preservation Orders (TPO's). Although it is understood that Waverley Council are considering placing a TPO on some of the trees within the Site sometime in the future.
- 2.22 The nearest TPOs to the Site include TPO – 21/11 and covers trees within the grounds of Oaklands to the west of the Site. In addition, there are a number of trees in the rear gardens of houses served off Heron Shaw and Waverleigh Road covered by TPO WA267/a and trees within the housing estates served off Nightingales and Longhurst Avenue covered by number TPOs (25/99, 26/99, P39/5/3) covering individual trees, groups of trees and woodland areas.
- 2.23 In addition to the above, ten of the hedgerows within the Site or forming the boundaries to the Site would qualify as 'important' hedgerows under the Hedgerow Regulations 1997. These include two within the northern parts of the Site, one to the south of Coldharbour Farmhouse, and remainder of hedgerows on the boundaries of the Site from an ecological perspective as these hedgerows contain five or more native woody species within a 30m length. Also refer to the separate Ecological Appraisal Report, which is submitted as part of this application, for details.
- 2.24 Four the above hedgerows would also be considered 'important' from heritage perspective as defined by the Hedgerow Regulations 1997 as they pre-date 1845 parish tithe or enclosure map. These hedgerows include two within the northern parts of the Site, one to the south of Coldharbour Farmhouse, and the hedgerow to the north side of Public Footpath No. 379. Also refer to the separate Heritage Statement, which is submitted as part of this application, for details.

Listed Buildings / Conservation Areas

- 2.25 The Historic England website and Waverley Borough Council interactive mapping has been checked and there are no conservation areas, or scheduled ancient monuments within or immediately adjoining the Site although there are three listed buildings near the Site including Coldharbour Farmhouse (List Entry No. 1189752 - Grade II listed building), Barn south west of Coldharbour Farmhouse (List Entry No.1352786 - Grade II listed building) and

another barn south west of Coldharbour Farmhouse (List Entry No.1294129 - Grade II listed building).

- 2.26 In addition, Knowle Lodge on the west side of Knowle Lane is locally listed by Waverley Council as a Building of Local Merit whilst to the south of the Site is Snoxhalls Tudor House (List Entry 1044377 – Grade II listed Building) although this building is some distance from the Site (approximately 540 metres) and separated from the Site by areas of farmland, number of hedgerows, belts of trees and wooded areas so there is no intervisibility between the listed building and parts of the Site. A separate Heritage Statement is submitted as part of this application and considers with the effects of developing the Site for housing on the setting of the above listed buildings.
- 2.27 The nearest Scheduled Ancient Monument (SAM) to the Site is located to the south east near Vachery Farm and is a Medieval moated site west of the farm (List Entry 1013038), approximately 1.4 kilometres from the Site. The SAM is separated from the Site by areas of farmland, number of hedgerows and belts of trees and wooded areas so there is no intervisibility between the SAM and parts of the Site. A copy of the Summary Listing for the above heritage assets taken from the Heritage England website are contained in Appendix B.

Local Plan Evidence Base Documents

- 2.28 The Council have published, as part of the evidence base of the Core Strategy, a number of technical reports including: a 'Landscape Study – Part 1: Farnham & Cranleigh' dated August 2014, a 'Local Landscape Designation Review' also dated August 2014, and a 'Strategic Housing Land Availability Assessment' (SHLAA), recently updated in 2020.

Landscape Study – Part 1: Farnham & Cranleigh

- 2.29 In the 2014, AMEC prepared a '*Landscape Study*', on behalf of the Council and they were also commissioned to undertake a landscape sensitivity and capacity study which was used to '*inform WBC about the potential scale and location of future residential development and related infrastructure, to meet future housing needs of the Borough*'.
- 2.30 The Study states that a "*key objective of the study is to evaluate the capacity of the landscapes around the identified towns and villages to accept change, basing this on the value of these landscapes and their sensitivity. The study took place in February and March 2014 and comprised desktop studies and site survey work. 1:25,000 mapping and aerial photographs were used as part of the desktop study*".
- 2.31 The Study separated the land around Cranleigh into a number of segments with the Site and land to the north and north west lying within segment "*CL1*" which was further sub-

divided into sun areas A, B, C, D due the variety in local landscape character. The Site is located in Sub-Area 'D' highlighted in yellow in Table 3.1 below. The landscape within segment CL1 was assessed as follows:

Table 3.1 Cranleigh Summary of Evaluation CL1

Area	Landscape Planning	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominenc			Intervisibility								
CL1		Many	Some	Few	Important	Medium	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
A	No	X				X				X			X	X			X		
B	No		X			X			X				X		X			X	
C	Yes		X			X			X			X			X			X	
D	No		X				X			X			X		X			X	

2.32 The Study went on, at paragraph 3.2.4, to state the following:

- *"This area lies between the DLp and Knowle Lane. There are open fields in the northern and the southern part, with a Norway Spruce tree plantation in the middle section;*
- *In the northern part the field slopes up to the west, with a boundary of hedges and trees, with low visibility into the field;*
- *The tree plantation will obscure views to the properties from the DLp as it matures;*
- *To the south of the plantation are a series of sloping fields, bounded by trees and hedges which screen the area from the DLp and to the west. Only glimpses are gained through the trees in their from the houses to the east of the DLp and from the path, even though they are in winter condition and at breaks such as field access points. This has a more rural character than the northern part of the area closer to section C;*
- *From the plantation south, the visibility is low into and out of the area and has potential capacity with a more contained feel to the area, but with a strong pastoral character and with the DLp containing the area to the east, this relates more to the agricultural countryside beyond to the west rather than Cranleigh. Development in this area would be more likely to have a negative effect on the landscape".*

2.33 The Study refers to a methodology in section which sets out a number of factors considered in the assessment but does not set out what form or scale of development is being considered (housing and / or employment nor quantum / size (small, medium , large, very

large) or what mitigation measures are assumed to identify the capacity of the landscape to accommodate change. All these factors are important in considering the whether a landscape has the capacity to accommodate development.

- 2.34 The method refers to landscape sensitivity (which is different to capacity) and describes ‘*Moderate Sensitivity*’ as the area may be able to accommodate the development change, with some degradation of the character, but mitigation options would be required. Given that the assessment concludes the area has a ‘*Moderate*’ sensitivity and ‘*Medium*’ landscape value, it is therefore considered that the Site is capable of accommodating some development.

Waverley Borough Strategic Housing Land Availability Assessment (SHLAA)

- 2.35 The Site has been promoted for development as part of the Council’s ‘Call for Sites’ and considered in the Land Availability Assessment. The Site is referred to as “Site No.1043” – Coldharbour Farm, Knowle Lane and is shown on Map 5 – West. The Site has been rejected for further consideration in the Local Plan on the basis of:

LAA ID Reference: 1043			
Site Address	Coldharbour Farm, Knowle Lane	Site Size (ha)	12.76
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Agriculture	Proposed Use	Residential led mixed use
Rural or Urban	Rural	Developers Proposed Yield	250-300 + C2 + 3000sqm commercial
Key Designations	<ul style="list-style-type: none"> Countryside Beyond the Green Belt 		
Reasons for Rejection	<ul style="list-style-type: none"> The site lies in Countryside Beyond the Green Belt. The Landscape Review (2014) assessed that development in this area would likely have a negative impact on the landscape, due to the strong rural and pastoral character of the site. 		

- 2.36 Apart from the fact that the SHLAA refers to the wrong landscape document in the rejection section, (it should have referred to the 2014 Landscape Study not Landscape Review), the SHLAA appears to be relying on a dated document and does not properly reflect the analysis or conclusions of the Landscape Study. The area with ‘*strong rural and pastoral character*’ is the landscape to the south of the plantation not the Site. It should also be noted that the comment ‘*development in this area would likely have a negative impact on the landscape*’ could / would apply to any ‘greenfield’ site on the edge of an existing settlement and therefore this is not strong or overriding reason for rejecting the Site.
- 2.37 The 2014 Landscape Study also appears to downplay or ignore that the Site is split by a ‘urban area’ as shown on page 136 of the Surrey LCA: Waverley Borough with the northern

parts of the Site adjoining housing / urban areas or urbanising uses of four sides whilst the southern parts of the Site adjoin the 'housing / urban' areas on two sides formed by Cranleigh to the east and the enclave of housing (Coach House Cottage, Stable Cottage, Craneswood West, Redhurst, Hernshaw and Littlefold) encroaching into the Site.

Local Landscape Designation Review

- 2.38 The Council have also used AMEC to undertake a 'Review of the Areas of Strategic Visual Importance' (ASVI) in the Borough and this review assessed the Cranleigh ASVI as follows:

"This ASVI is either side of the Downs Link path in Cranleigh, covering a small park and playing fields to the south of Cranleigh Leisure Centre. The fields provide open land but as playing fields they do not preserve character, as they are more obviously man made than the rural land to the west".

- 2.39 The assessment went on to conclude:

"Cranleigh Area 1 – The sports fields are an open green space, on the edge of a rural open space, but do not fully comply with the preserving the character aspect of the ASVI".

- 2.40 The Cranleigh ASVI has therefore not changed since it was originally designated 1984. As mentioned above, as part of the Cranleigh Neighbourhood Plan, the Parish Council have been trying to extend the area covered by the ASVI designation to include all the northern parts of the Site and Beryl Harvey Conservation Field to the west. Gleeson Land have provided commentary on the emerging evidence base and the Neighbourhood Plan which was submitted to the Parish Council and, at this stage, their response is awaited.

Surrey Design Guide

- 2.41 In 2002, the Surrey Local Government Association (SLGC - which consisted of all the District and Borough Council in Surrey) published the 'Surrey Design' guidance document which has been adopted by WBC as Supplementary Planning Guidance. The purpose of the design guide is to promote high quality design of new development in the County and provide guidance at a local level (although it is a strategic document which focus on design principles to be used by Council's within the County in reviewing their own detailed local plan policies, design guidance and site specific guidance). It encourages developers and landowners to refer to these principles when commissioning design work.
- 2.42 The Design Guide includes 7 chapters setting out objectives and principles. Chapter 2 deals with quality and suggests that *"new development should be integrated within the existing settlement"* (Principle 2.1), that *"landscape design forming an integral part of new development"* (Principle 2.3) whilst Principle 2.6 suggests that *"the function and maintenance responsibilities for all land and planting should be clearly identified"*.

- 2.43 Chapter 3 – Character seeks to “ensure that all development contributes to local distinctiveness and character and set out 3 principles as follows:

“Principle 3.1 - Begin with an understanding of existing character;

Principle 3.2 - The design of new development should evolve from Surrey’s rich landscape and built heritage;

Principle 3.3 - Distinctive local character and design quality should be protected and enhanced”.

- 2.44 Chapter 4 deals with resources and Principle 4.3 suggests that *“existing landscape and habitats should be retained and wildlife enhanced”* whilst Principle 7.1, in Chapter 7 suggests that *“The appropriate density of development will depend on accessibility and character of surrounding development”*.

Cranleigh Design Statement

- 2.45 In April 2008, the Parish Council published the ‘Cranleigh Design Statement’ which sought to *“identify the design features and character of the village that are valued by its residents”*. It also illustrates some of the distinctive elements and characteristics of design that should be considered when plans are being prepared and has been adopted by the Council as Supplementary Planning Guidance. The Statement refers to the saved Policy D4 – Design and Layout of the Waverley Borough Local Plan 2002 and in that regard it is dated as both planning policy and design approaches have been changed in the last 20 years.
- 2.46 The Statement sets out twenty one design guidelines, some of which are not relevant to the Site as they refer to the village centre or common land. However, of relevance to landscape issues, the Site and development proposals are the following:

- ***“Sites for new development should have regard to the traditional character of the Cranleigh area. Development in the various residential areas should have regard to the design and character of those particular estates;***
- ***Future developments should have regard to the traditional character of the Village, especially those in the historically sensitive areas, by relating to the form and scale of existing buildings and using materials of local provenance, such as clay tiles and bricks and local stone;***
- ***New developments should harmonize with the rural character of the locality and be of sustainable construction;***
- ***Every attempt should be made to conform to the character of the local housing by using local materials such as bricks and tiles whenever possible;***
- ***The height of a new building should be sympathetic to its context;***
- ***Maintain the existing open spaces within the Village.***

- *Retain the balance of buildings and open spaces within present and future residential areas.*
- *No development should obscure significant public views, enjoyed by the residents of the Village, to the distant hills or countryside.*
- *Retain trees, especially the maples on the Common, as part of the rural character of the Village. Encourage new plantings where development has left the site bare*
- *Boundary walls or fences should not dominate the plot and hedging should be suitable for regular trimming,*
- *New development should include sufficient parking areas so as to avoid any on street parking in accordance with Local Authority Guidelines”.*

2.47 The conclusions from the above together with the conclusions from a more detailed assessment of the Site and surrounding area (i.e. Section 3.0 of this report) have been used to inform the overall layout and design of the Proposed Development and landscape measures (mitigation and enhancement) proposed.

3.0 LANDSCAPE CONTEXT, SITE DESCRIPTION AND VISUAL APPRAISAL

Location

- 3.1 The Site lies approximately 300 metres to the south of the main settlement of Cranleigh and shopping areas adjoining the High Street / B2128. The Site comprises part of the open countryside to the east of Knowle Lane and west of DLp, and south of Snoxhall Fields / Cranleigh Leisure Centre with parts of the Site to the north and south of Coldharbour Farm and West Barn and the remaining parts to the east and south of an enclave of development including Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold.
- 3.2 Dunsfolds Airfield is situated about 2.6 kilometres to the south west of the Site with the village of Alfold Crossways located approximately 3.6 kilometres to the south and larger village of Rudgwick situated approximately 5.5 kilometres to the south east. To the north of the Site, beyond Cranleigh, is the wooded Surrey Hills Area of Outstanding Natural Beauty (AONB) with the boundary of the AONB about 1.9 kilometres from the Site, and the elevated greensand ridgeline within the AONB, about 4.3 kilometres from the Site.

Landscape Context

- 3.3 The landscape context of the Site and surrounding area reflects its near edge of settlement location and is predominantly open rural countryside to the west and south whilst to the north are urban fringe uses beyond which is the centre of Cranleigh and to the east is the south eastern built up area of Cranleigh extending southwards along Horsham Road, B2128.
- 3.4 The Site occupies a small part of the open low lying undulating countryside between Cranleigh and Dunsfold Airfield, and comprises a mosaic of generally enclosed small to medium sized irregular shaped fields either in pasture or arable use and scattered settlement pattern of farmsteads and hamlets. To the west of Knowle Lane, extending towards the Wey and Arun Canal and Dunsfold Airfield are larger, mostly arable, fields, and areas of woodland.
- 3.5 To the north of the Site is an extensive area of open sports pitches / playing fields forming part of Snoxhall Fields with the changing pavilion, car park and large children's play area (NEAP) to the east of the DLp. To the north of the playing field is a small triangular area (known locally as the Paddock) whilst to the north east is Cranleigh Leisure Centre and number of other community facilities (Parish Hall, Parish Council office, Health Centre and Co-op store around a large car park) beyond which is Cranleigh High Street / B2128.

- 3.6 To the south of the Site are areas of open undulating countryside extending towards the villages of Alfold Crossways, about 3 kilometres to the south west, and Rudgwick about 5.2 kilometres to the south east of the Site.
- 3.7 To the east of the Site and DLp are the south eastern parts of Cranleigh and housing areas served off Heron Shaw, Northdowns, Waverleigh Road, Brookside, Cameron Close, Fortune Drive, and Nightingales with areas of more recent Crest Nicholson housing development (Application Ref: WA/2016/0417 and WA/2017/1396) to the south served off Longhurst Avenue, Pelham Drive, Chestnut Close, Dapples Lane, Sandhill Lane, and Reins Close. This area of development extends the built up area of Cranleigh some distance to the south of the southern boundary of the Site.
- 3.8 To the north west of the Site is Beryl Harvey Conservation Field including allotments whilst to the west of Knowle Lane, north west of the Site, is the Bruce McKenzie Memorial Field, consisting of a football pitch and further areas of open recreational land cross by informal footpaths, and Knowle Park Nursing Home and South House, beyond which, to the west, are areas of open countryside. To the north and west of the Bruce McKenzie Memorial Field is the West Cranleigh Nurseries / Knowle Park, A2Dominion Developments Ltd housing development (Application ref: WA/2016/2207) with the Berkeley Homes 'The Maples' site (Application ref: WA/2014/0912) to the north extending up to the DLp and employment area on the B2128.

Topography

- 3.9 The topography of the area comprises low lying gently undulating land between 50 metres AOD to 75 metres AOD with Knowle Park to the west lying on a slight 'knoll' of higher ground at about 75 metres AOD. To the north of Cranleigh, the land gradually rises to a Reynards Hill, on the greensand ridge at about 245 metres AOD, and the Surrey Hills Area of Outstanding Natural Beauty (AONB). To the west, the low lying character of the land falls towards the open shallow floodplain of the River Wey Valley before rising gently to Hascombe Hill at about 195 metres AOD also within the Surrey Hills AONB.

Vegetation

- 3.10 Tree cover within the landscape surrounding the Site is good consisting of predominantly of hedgerows, hedgerow trees, belts of trees (or shaws) adjoining drainage ditches / watercourses, along the DLp and Knowle Lane, small groups of trees / wooded copses within and around Beryl Harvey field to the north west and also adjoining Coldharbour Farm, West Barn and the enclave of development (Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold) to the west and Snoxhall Farm to the south with larger areas of woodland to the south west, (west of Knowle Lane) including Bushy Copse, White

Meads Copse and Sparrow Copse as well as areas of parkland and woodland at Vachery House and ponds to the south east of the Site.

- 3.11 The strong enclosure provided by these hedgerow trees, belts of trees along Knowle Lane and DLp and extent of vegetation within the surrounding area, together gently undulating topography of the area, provides containment and screening within the landscape which curtails, restricts and controls views towards the Site.

Landscape Character

- 3.12 The European Landscape Convention (ELC) came into force in the UK in March 2007 and provides the overreaching policy context for landscape character in the UK. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.
- 3.13 The ELC definition of “landscape” recognises that all landscapes matter, be they ordinary, degraded or outstanding:

“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”.

- 3.14 The Convention puts emphasis on the whole landscape, all its values and is forward looking in its approach, recognising the dynamic and changing character of landscape. Specific measures promoted by the Convention, including the identification and assessment of landscape, and improved consideration of landscape in existing and future sectoral and spatial policy and regulation such as the determination of planning applications.

National Character Areas

- 3.15 In terms of landscape character, the Site and settlement of Cranleigh lie within northern fringes of National Character Area Profile (NCAP) No.121 – *Low Weald* with National Character Area Profile (NCAP) No.120 – *Wealden Greensand* to the north of Cranleigh.
- 3.16 NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain aims to support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships. The profiles will also help to inform choices about how land is managed and can change. However, this guidance is generally incorporated in County level and

District / local level landscape character assessments and guidelines, see paragraph 3.21 to 3.30 below for details.

- 3.17 The '*Low Weald*' NCAP covers an extensive area (182,420 ha) and comprises a broad, low lying clay vale that largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.
- 3.18 In relation to the tranquillity of the area, the NCAP description highlights that these areas are away from the main transport corridors (namely the M23 and numerous A roads) and the major settlements (including Crawley, Horsham and Tonbridge) and tend to be associated with the more remote intimate small-scale landscape of woodlands, fields and hedgerows. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.
- 3.19 Whilst, the '*Low Weald*' National Character Area Profile provides a generalised overview of the character of England, and the assessment identifies the area as having the following characteristics:
- *"Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
 - *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
 - *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
 - *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
 - *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
 - *Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*

- *Small areas of heathland particularly associated with commons such as Ditchling and Challey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.*
- *Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs”.*

3.20 A copy of the Low Weald NCAP No.121, taken from the Natural England website is contained in Appendix C to this report.

District Level Character Areas

Surrey Landscape Character Assessment: Waverley Borough April 2015

- 3.21 At a more local level, Surrey County Council commissioned a review of the Landscape Character of Surrey, to i) provide a consistent landscape character assessment across the county of Surrey, and ii) to carry out an assessment that accords with current best practice and published guidance for the Landscape Character Assessment. The Waverley Borough LCA (WB LCA) document contains the parts of the Surrey wide assessment which cover the borough although reference is made to other parts of the county in some sections. The Surrey Landscape Character Assessment 2015 was prepared by Hankinson Duckett Associates (HDA), on behalf of Surrey County Council and the Surrey Planning Officers Association (SPOA).
- 3.22 The Site and majority land to the south of the Surrey Hills lies within the ‘Wooded Low Weald’ (WLW) landscape type with the land to the west and south of Cranleigh including the Site lying within the ‘Dunsfold to Pollingfold Wooded Low Weald’ landscape character area (Area WW6) as defined by the Surrey LCA, with character area ‘RF9 – Wey and Arun Canal River Floodplain’ and area ‘WW5 – Grafham to Dunsfold Wooded Low Weald’ to the west. On page 135 of the WB LCA, it shows the area covered by WW6. It is interesting to note that the assessment considers the enclave of development around Coldharbour Farm

extending across Knowle Lane as 'urban development' extending westwards from Cranleigh and not rural countryside or land within the local character area. Therefore according to the Surrey LCA, the Site has a developed context extending through the Site as well as urban areas on 2 sides, to the east and to the north.

3.23 The '*Wooded Low Weald*' LT is an extensive Landscape Type across the southern part of the county, running east-west from Charlwood near Gatwick Airport, to Grayswood. It is located below the greensand hills to the north, and defined by underlying geology, and the county boundary to the south. Boundaries follow easily recognisable features including roads, woodland edges and field boundaries.

3.24 The key characteristics of the WLW area are defined as:

- *"Predominately lowland, undulating between roughly 50m AOD and 100m AOD, rising up to meet the greensand hills to the north.*
- *Includes significant amount of tree cover, including ancient woodland, tree belts, shaws, hangers, and large mature hedgerow trees such as Oaks. Area is scattered with woodland blocks, with more extensive tracts of largely ancient woodland blocks in areas such as West Dunsfold Wooded Low Weald (Area WW2).*
- *Field sizes are relatively small, predominately laid to pasture and enclosed by tree cover and hedges. The Type also includes, increasingly so to the east, areas of medium-large scale arable fields, which are generally enclosed by boundary vegetation.*
- *Dunsfold to Pollingfold Wooded Low Weald (Area WW6), which includes Dunsfold airfield, have generally larger field sizes, and fewer woodland blocks, and consequently a more open character than adjacent areas of wooded low weald.*
- *Shamley Green to Holmwood Wooded Low Weald (Area WW9) and Pinks Hill to Park Hatch Wooded Low Weald (Area WW4) are more elevated, and form the foothills to the wooded greensand hills to the north.*
- *The area includes a number of meandering watercourses, including steep sided gills running through wooded local valleys.*
- *There are a number of secluded villages within the Weald, including Chiddingfold, Dunsfold, Alfold and Ewhurst, the town of Cranleigh, and many scattered dwellings and farmsteads located along a network of rural, often sunken, lanes.*
- *Historic landscape pattern associated with woodland management, grazing of animals, farming and industrial activity".*

3.25 The LCA then goes on to identify the key characteristics of the '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) as:

- *'Underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.*
- *Relatively low lying, with a flat or gently undulating landform. There is little discernible topography across the central parts of the character area, but topography becomes more complex and rise to the foot of the high weald, to the south. To the north there are isolated high points west of Cranleigh at Knowle Park.*
- *The character area consists of a patchwork of arable and pastoral fields, woodland blocks and hedges/ tree belts. The proportion of fairly open, larger scale farmland is higher than adjacent character areas. Approximately half the woodland is semi-natural ancient woodland.*
- *The character area contains a number of lakes and minor watercourse, and there is some remnant park land including around Baynard's Park. Dunsfold airfield occupies the western end of the character area.*
- *There are some long distance views through gaps in vegetation, such as across farmland within the eastern end of the character area.*
- *The A281 crosses the character area, connecting with more minor roads, however some areas have limited road access and rely on tracks and the public footpath/bridleway network which includes the Wey South Path and Downs Link Recreational Paths.*
- *The character area borders the southern edge of Cranleigh, and includes the villages of Alfold and Alfold Crossways. Elsewhere, settlement is limited, consisting of scattered farmsteads and individual dwellings.*
- *The character area includes some, mainly linear, areas of registered common land, including Tinknersheath, Laker's Green, and land at Loxwood Road.*
- *The character area also includes Alfold Conservation Area, a Grade II listed barn at Baynards Park, and occasional scheduled monuments including a medieval moated site to the south of Cranleigh.*
- *A number of areas, including semi-natural woodland are designated as Sites of Nature Conservation Importance, such as Massers Wood, Eastgate Wood, and Vachery Pond and woodland complex.*
- *A rural tranquil landscape, due to limited influence from settlement and road, and woodland blocks'.*

3.26 The WB LCA goes on to evaluate the overall area and identifies the key positive attributes of the *'Wooded Low Weald'* as follows:

- *'Generally intimate, mostly small scale, peaceful, pastoral and secluded landscape.*
- *Extensive dense blocks of woodland, extensively so in Tugley to Sydney Wood (Area WW3).*
- *Undulating convoluted landform.*
- *Steep sided wooded valleys or gills.*
- *Thick intact hedgerows with hedge trees.*
- *Significant areas of ancient woodland.*
- *Wooded ridgelines and hill tops.*
- *Rising to the north to form setting to wooded greensand hills, particularly Shamley Green to Holmwood*
- *Wooded Low Weald (Area WW9).*
- *Pattern of historic rural settlement and scattered farmsteads.*

- *Network of narrow winding rural lanes, often hedge lined.*
- *Occasional views though breaks in vegetation or from local high points and settlements'.*

3.27 The WB LCA then goes on to set out the past forces for change and identifies a number of future likely changes. The report considers these to be as follows (Note: underlining added to items relevant to the Site and proposed development):

'Forces for Change/Sensitivities/Pressures

Past Change:

- *Intensification of farming resulting in loss of woodland and hedgerows, particularly in Dunsfold to Pollingfold Wooded Low Weald (Area WW6).*
- *Decline in quality of hedgerows and hedgerow trees, and shaws and copses.*
- *Decline in species rich coppice and gill woodland, and increase in conifer plantations, particularly in character areas within the centre of the Landscape Type.*
- *Spread of low density urban fringe and suburban development lessening sense of remoteness and tranquillity.*
- *Large scale development including a number of brickworks which are either in operation or have been developed for housing once worked out.*
- *Pressure on rural lanes from vehicular use.*
- *Fragmentation of land through increased number of horse paddocks and manège with attendant field + shelters and post and rail fences.*
- *Some additional rural light pollution from the conversion of farm buildings.*

Future potential forces for change:

- *Further loss / decline of hedgerows and hedgerow trees, and species rich coppice, gill woodland and shaws.*
- *Potential for increased intensification of agriculture.*
- *Pressure for expansion of settlements and other development, including brickworks.*
- *Restoration of worked out brickworks.*
- *Increasing traffic on the rural tracks and roads leading to urbanisation though kerbing, lighting and signage.*
- *Further Increase in number of horse paddocks across the landscape.*
- *A24 and A29 road corridors.*
- *Conversions of agricultural buildings.*
- *New farm buildings and activities from farm diversification.*
- *Gatwick and associated development including noise and light intrusion'.*

3.28 The WB LCA then sets out the 'Landscape Strategy' for the 'Wooded Low Weald' area which is *"to conserve its areas of intimate, peaceful landscape, primary through protection of its woodland, hedgerows and hedgerow trees, along with limiting the spread of settlements and other development. Opportunities for enhancement are in management of the hedgerow network and the variety of woodland"*.

- 3.29 The WB LCA then includes a number of landscape guidelines for the area under the heading 'Land Management' and 'Built Development', and listed below are those thought to be relevant to the Site and proposed development, with pertinent text underlined:

"Land Management

- *Protection and management of ancient woodlands and wooded gills. This character area type coincides with Surrey's Low Weald biodiversity opportunity area.*
- *Promote traditional woodland management techniques such as coppicing with local landowners and the farming community where appropriate to maintain the varied character of the woodlands.*
- *Conserve historic elements of the landscape.*
- *Encourage sustainable and multi-purpose woodlands, sensitive management of plantations, and the use of locally appropriate species.*
- *Management of plantations for wildlife.*
- *Encourage consistent management and restocking of hedgerows.*
- *Seek to conserve and enhance the low key, rural character of the footpaths through the encouragement of appropriate surfacing, materials and signage.*

Built Development

- *Conserve the pattern and character of existing settlements, resisting further spread of low density dwellings and road infrastructure.*
- *Conserve and enhance the landscape setting to villages and edge of settlement.*
- *Any new development should maintain the enclosure of the wooded setting and character of the surrounding landscape.*
- *Built form should be contained within a wooded or treed setting.*
- *Encourage use of traditional building materials and signage. Refer to Surrey design guides; Surrey Design (Surrey Local Government Association) and Building Design in the Surrey Hills (Surrey Hills AONB).*
- *Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area.*
- *Design of lighting schemes to respect rural location, biodiversity and dark skies area".*

- 3.30 A copy of the relevant extracts taken from the "Surrey Landscape Character Assessment: Waverley Borough" dated April 2015, October 2021, are contained in Appendix D to this report.

Public Rights of Way

- 3.31 There are is one public footpaths crossing the Site and there are a limited number of Public Rights of Way (PROW) in the immediate vicinity of the Site.
- 3.32 Public Footpath No.379 extends westwards from DLp via Coach House Cottage, Stable Cottage and field to the west of Craneswood West to connect to Knowle Lane. There are open and restricted views, mainly into the central and northern parts of the Site, as the

existing conifer plantation on the southern parts of the Site limits views south from the short, eastern section of the footpath.

3.33 PROW in the vicinity of the Site include:

- The Downs Link path (DLp) lies immediately adjoining the eastern boundary of the Site and follows a disused railway, forming part of a Sustrans Route (No.223) and long distance recreational route (Public Bridleway No.566) of about 36.7 miles between St Martha's Hill near Guildford to the South Downs Way near Steyning, West Sussex and then on to Shoreham-by-Sea. There are restricted, partial and glimpsed views into the Site from sections of DLp through existing vegetation although the central parts of the Site are also screened by changes in ground level where the DLp is in cutting.
- To the north east of the Site, is Public Footpath No. 378 which extends southwards from the High Street to follow the edge of the Leisure Centre to DLp before continuing south on the east side of DLp to connect to Northdowns and housing areas to the east of the Site. There are partial and glimpsed views across parts of Snoxhall Fields towards and into the northern parts of the Site. From this section of footpath there no views into the central western and southern parts of the Site due to intervening vegetation, buildings and rising topography within the Site. A section of Public Footpath No.378 also which extends south from Footpath No.379 to the east of the Site following the bottom of the embankment to the railway / DLp to connect to Hammer Lane, some distance to the south of the Site. There are limited views into the Site from this footpath near Footpath No.379 otherwise there are no views due to intervening vegetation and local topography screening views.
- To the west of Knowle Lane, there are two PROW, one is Public Footpath No.393 which extend westwards following the northern edge of Bruce McKenzie Memorial Field to connect to Alfold Road whilst the other is Public Bridleway No.394 and extends south west from Knowle Lane following the driveway to South House and farm track to Alfold Road via Holdhurst Farm Estate. There are very restricted views towards the northern parts of the Site from the eastern end of Public Footpath No.393 although these views are across Snoxhall Fields with existing vegetation interrupting the views. There are no views into the Site from sections of Public Bridleway No.394, due to hedgerows and trees adjoining the bridleway and the strong belts of trees either side of Knowle Lane which screen views as well as local topography screening views from the elevated sections of the bridleway looking east near South House.
- To the south of the Site, there a number of Public Rights of Way including Public Footpath No's. 380, and 381 and Bridleway No.377 (to the east of DLp and also south

of Hammer Lane), Bridleway No. 396 and Byway (BOAT) No. 395 (to the west of Knowle Lane). Apart from a short section of Public Footpath No.380 between The Pond House and DLp where restricted views towards the Site are obtained; views from other sections of this footpath and other routes to the west, south and east are curtailed by intervening vegetation and woodland blocks mainly to the west of Knowle Lane.

- 3.34 In addition to the above, the Natural England CRoW Open Access Map (<http://www.openaccess.naturalengland.org.uk/wps/portal/oasys/maps/MapSearch>) has been checked and this indicated that there are no areas of open access land (CRoW land) within the vicinity of the Site. The nearest area of Open Access Land is situated to north within Cranleigh and comprises a small area of open space / green (Common Land) off Horsham Road between Bridge Road and Ewhurst Road, B2127. Also to the north west there are more extensive areas of OAL and Common Land extending along the north side of the High Street including the Cricket ground and Cranleigh Common along Elmbridge Road B2130 and northwards along Guildford Road B2128 to Rowly, Ridgebridge Hill, Stroud Common and north east of Guildford Road to Smithwood Common along Alderbrook Road to the lower slopes of the Surrey Hills. There are no views from these areas primarily due to intervening landform, built development and / or framework of hedgerows and trees.
- 3.35 In addition, there are also large tracts of AOL or Common Land on the elevated parts of the Surrey Hill including Winterfold Heath, Reynards Hill, Pitch Hill / Holmbury Hill, Hurtwood, and Hurtwood Common. Part of the AOL on Reynards Hill within the Surrey Hill AONB has been visited and this indicated there are very long distance, open panoramic views obtained from Public Footpath No.359 on Reynards Hill, about 4.3 kilometres to the north east of the Site. There may also be similar very long distances views from Pitch Hill (Public Footpath No.198) about 1 kilometre to the east of Reynards Hill, and about 4.5 kilometres from the Site. However from Reynards Hill, whilst parts of Cranleigh is seen, the Site is not easily perceived in the views, due to the distances involved and if the proposed development on the Site was seen, it would in any event, be perceived in the context of existing rooftops of buildings within the town (which are nearer the viewer) and have negligible impact.
- 3.36 The location of the public rights of way within the vicinity of the Site and wider area are marked on Drawing No.0350 / L1 – Landscape Context Plan and also Drawing No.0350 / L2 – Site Appraisal Plan, contained at the rear of this report.

Site Description

- 3.37 The existing layout and features of the Site are illustrated on Drawing No.0350 / L2 – Site Appraisal Plan contained at the rear of this report. The drawing shows the existing land

uses, landform, open areas and existing trees and hedgerows within and adjacent to the Site and adjoining land uses. The Site is open land comprising approximately 11.7 hectares (28.9 acres) of land consisting a number of small to medium sized irregular shaped fields in pasture uses with a larger irregular shaped field occupying the southern parts of the Site used for growing conifer trees. The fields are numbered F1 to F5 on Drawing No.0350 / L2 – Site Appraisal Plan for ease of reference in later sections of this report. The boundaries to the Site are generally well defined by existing hedgerows, tree belts, boundary fences and there are a limited number of hedgerows and trees subdividing the fields.

Site Boundaries and Vegetation

- 3.38 The boundaries to the northern parts of the Site (Field F1, and F2) are formed by open sections of boundary, several mature Oaks trees, about 15 metres in height, and drainage ditch to Snoxhall Fields with the Downs Link path boundary (Field F1) to the east formed by a continuous low hedgerow including mature Oak, Field Maples, Sycamore, Ash and other tall hazel, elder bushes forming a narrow belt adjoining bridleway. To the east of the Downs Link path is a further line of mature Oak and other trees forming the edge to open sports pitches with Snoxhall Fields Pavilion to the east of the northern corner of the Site.
- 3.39 The central and southern parts of the eastern boundary (Fields F3 and F4) are formed by sections of hedgerow and adjoining narrow belt of trees and understorey vegetation along the DLp and the embankments to the former railway line. To the east of this section of the DLp are the south eastern parts of Cranleigh and housing areas served off Heron Shaw, Northdowns, Waverleigh Road, Brookside, Cameron Close, Fortune Drive, and Nightingales with areas of more recent Crest Nicholson housing development (Application Ref: WA/2016/0417 and WA/2017/1396) to the south served off Longhurst Avenue, Pelham Drive, Chestnut Close, Dapples Lane, Sandhill Lane, and Reins Close.
- 3.40 The southern boundary of the Site (Field F5) is defined by sections of discontinuous tall hedgerow and mature trees (predominantly Oak, Field Maple, Willow species about 10 to 15 metres in height), and sections of deer fencing about 2 metres high some of which is in a dilapidated state of repair. The southern boundary is supplemented by further areas of understorey planting (thorn, and hazel species about 3 to 5 metres in height) and tall trees following a local field ditch beyond which are several open linear pasture fields and a tributary stream to the Cobbler's Brook. Cobbler's Brook lies to the south and west of the Site and flows northwards to become Littlebrook before joining the River Wey and River Wey Navigation at Shalford.
- 3.41 To the western boundary of the Site follows an irregular alignment south to north (Fields F2 , F4 and F5). The southern section of the western boundary (Field F5) is defined by tall hedgerows and mature trees forming the rear gardens to Danemead and Oak Cottage (which

are served off Knowle Lane and separate the Site from Knowle Lane itself) and belts of trees and areas of vegetation to the south of the enclave of houses. These areas of vegetation effectively separate the Site from these residential properties.

- 3.42 The central section of the western boundary (Field F4) is defined by section of hedgerow and trees to the east of Stable Cottage, section of open post and stock wire fencing to Stable Cottage and Coach House Cottage, and sections of post 2 rail and wire fencing (Sussex chestnut cleft fencing) following the entrance driveway to these properties, a belt of mature trees and understorey planting occupying a steep bank adjoining Knowle Lane between the driveway to Coach House Cottage, Stable Cottage, Craneswood West, Redhurst, Hernshaw and Littlefold and driveway to The Coach House, Coldharbour Farmhouse and West Barn before following the driveway to Coldharbour Farmhouse / West Barn eastwards. The section of the boundary is formed by a low evergreen hedgerow about 1.2 metres high and line of mature Oak trees and an open section of boundary adjoining West Barn.
- 3.43 The boundary then extends northwards following the front of an outbuilding and part of the adjoining field before turning west approximately 20 metres from West Barn to connect an existing hedgerow and trees forming the boundary to Coldharbour Farmhouse and continues northwards across the existing open field (Field F2) to connect to the northern boundary and edge of Snoxhall Fields, Beryl Harvey Conservation Field and allotments lies to the west of the portion of the Site.
- 3.44 Within the Site, the majority of the land (Fields F1 to F4) are used as grassland / pasture use whilst the southern parts of the Site (Field F5) is conifer plantation (Christmas trees). This land use is incongruous with the surrounding land uses and make little or no contribution to the character and visual appearance of the Site, when seen from locations outside the Site, due to the strong framework of boundary trees and hedgerows curtailing views.
- 3.45 Also within the Site, there are relatively few hedgerows and trees subdividing the fields. These include a trimmed mixed species hedgerow within the northern parts of the Site between Fields F1 and F2, consisting of Ash, Blackthorn, Oak, Hawthorn and Hazel species, approximately 2.5 metres high, a section of trimmed mixed species hedgerow within the central parts of the Site between Field F3 and F4, consisting of Apple, Cherry, Elder, Elm, Field Maple, Hawthorn, Hazel, Holly and Spindle about 1.8 metres high and a section of discontinuous low hedge to the north of Public Footpath No. 379 between Fields F3 and F5, consisting of Ash, Elm and Oak species.
- 3.46 A detailed Arboricultural survey of the trees within and adjoining the Site has been completed by Aspect Arboricultural in accordance with BS 5837:2012. The survey contains

details of 194 individual trees, 23 groups of trees and ten sections of hedgerow. The full details of the tree survey are enclosed within the Arboricultural Impact Assessment which is submitted separately as part of the planning application. The relative quality of the existing tree cover has been assessed by reference to grading categories set out in BS 5837:2012. In addition, the tree survey confirms that there are no ancient or veteran trees or any areas of designated ancient woodland within the Site or within the influence of the Proposed Development area and none of the hedgerows.

- 3.47 Within or adjoining the Site, there are a number of trees, groups of trees that warrant category A and B status (47No category A individual trees and 3No. category A tree groups, 73No. category B individual trees and 10No. category B groups of trees), either on individual merit or where occurring in numbers which confer a higher collective value. The remaining trees or groups of trees as well as the hedgerows within the Site are ranked as category C. Whilst category A and B components of the survey represent priorities for retention as part of the proposed scheme, there are a number of trees / groups of trees, and sections hedgerows that are considered suitable for removal subject to appropriate mitigation replanting, these are category C trees. 16No individual trees within the Site could be removed (considered inappropriate to retain) on the grounds of sound arboricultural reasons (category U trees).

Topography

- 3.48 As mentioned previously at paragraph 3.9, the topography of the area comprises low lying gently undulating land with Knowle Park to the west lying on a slight 'knoll' of higher ground whilst to the north of Cranleigh, the land gradually rises to a Reynards Hill and the Surrey Hills Area of Outstanding Natural Beauty (AONB). To the west, the low lying character of the land falls towards the open shallow floodplain of the River Wey Valley before rising gently to Hascombe Hill also within the Surrey Hills AONB.
- 3.49 The topography of the Site is gently undulating with the higher part of the Site adjoining Knowle Lane, at about 70.0 metres AOD, and low ridge extending eastwards within the central parts of the Site occupied by the enclave of development - Coach House Cottage, Stable Cottage, Craneswood West, Redhurst, Hernshaw and Littlefold, at about 66.0 metres AOD to 64.97 metres AOD with the land falling gently to the north between 54.13 metres AOD to 52.61 metres AOD, to the east between 52.61 metres AOD at north eastern corner to 54.89 metres AOD at the south eastern corner with central section of the eastern boundary at about 60.0 metres AOD and to the south between 55.88 metres AOD to 54.89 metres AOD.

Site Photographs

- 3.50 The first part of the Photographic Appendices, Photographs 0350 / P01 – Site Appraisal Photographs includes a series of photographs (Photographs A to J) illustrating the open nature and character of Site and its relationship to adjoining land with open views towards the north from the central parts of the Site near Stable Cottage and Coach House Cottage. The locations from where these photographs are taken are shown on Drawing No. 0350 / L2 – Site Appraisal Plan.

Visual Appraisal

- 3.51 An assessment of the visibility of the Site within its surroundings has been carried out, in July 2018 and then again in November 2021, by walking and travelling along the network of local roads, footpath, bridleways and other paths in the area surrounding the Site.
- 3.52 Based on the visits to the Site and by walking and travelling along the network of local roads, public rights of way (PROW) in the area surrounding the Site, the likely “Zone of Theoretical Visibility” (ZTV) of the proposed development has been estimated. In undertaking this exercise, it has been assumed that the proposed development would be of up to 162No. dwellings with a maximum roof height of 11.5 metres to the ridge and the whole site would be developed for housing.
- 3.53 The visual assessment indicated that the ZTV would be very limited due the extent of tree cover and local low lying gently undulating topography. To the east, the visual horizon is formed by the mature belts of trees and vegetation situated along the DLp which together the housing areas to the east limit and curtail areas where views towards the Site may be possible.
- 3.54 To the south, the ZTV would extend slightly further from the Site than the eastern ZTV, with the visual horizon is formed by the mature hedgerows and belts of trees subdividing the surrounding fields and areas of elevated land / low ridge occupied by Snoxhall Farm, about 450 metres to the south of the Site. The ridge extends to the east of the DLp. To the west, the ZTV is limited by the matures trees and other vegetation located along Knowle Lane and the area of elevated land / ‘knoll’ at Knowle Park limiting and curtailing areas where views towards the Site may be possible from the west of the Site.
- 3.55 To the north, the ZTV would extend across Snoxhall Fields to the areas of vegetation and belts of trees along Knowle Lane, the northern edge of the sport pitches adjoining the access road to the car parking areas and to the line of trees along DLp and built up areas of Cranleigh to the east of the Leisure Centre forming the intermediate horizon. The ZTV extends to areas of high ground within the Surrey Hill AONB about 4.9 kilometres from the Site seen from the central parts of the Site with the Surrey Hill hidden from the remaining southern parts of the Site.

- 3.56 As a consequence of the above, the potential impact of the proposed development would be confined to the immediate vicinity of the Site to the east and west whilst the south and north the potential impacts of the development would extend a short distance from the Site although the effects of the development would diminish with distance. The assessment therefore considered the public vantage points within the area describe above.
- 3.57 The visual assessment showed that near distance views towards the Site are possible from Public Footpath No.379 crossing the Site, sections of the DLp (Sustrans 223 / Public Bridleway No.566), Snoxhall Fields, Beryl Harvey Conservation field and allotments, Public Footpath No.379 to the west of the Site, short section of Knowle Lane to the west and also near distance views from a short section of Public Footpath No.380 to the south.
- 3.58 In addition, the visual assessment also indicated that there are very long distance open panoramic views obtained from Public Footpath No.359 on Reynards Hill, about 4.3 kilometres to the north east of the Site and that there may also be similar very long distances views from Pitch Hill (Public Footpath No.198) about 1 kilometre to the east of Reynards Hill, and about 4.5 kilometres from the Site. However from Reynards Hill, whilst parts of Cranleigh is seen, the Site is not easily perceived in the views, due to the distances involved and if the proposed development on the Site was seen, it would in any event, be perceived in the context of existing rooftops of buildings within the town, which are nearer the viewer, and have negligible impact. For this reason, views from the Surrey Hill AONB have been discounted from the assessment of visual impacts set out in Section 4.0 of this report.
- 3.59 Elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation and consequentially, there are no other near -distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south.
- 3.60 A second set of photographs (Photograph No's.1 to 18) were taken from publicly accessible vantage points to assist in the assessment of the Site and surrounding area. These photographs are included in the second part of the Photographic Appendices 0350 / P02 – Site Context Photographs contained at the rear of the report. The locations from where these photographs were taken are shown on Drawing No.0350 / L2 – Site Appraisal Plan.
- 3.61 Given the extent of the estimated ZTV likely to arise from the proposed development, the criteria / rationale for selecting viewpoints was as follows:

- 1) The requirement to provide an even spread of representative / specific and illustrative viewpoints within the Zone of Theoretical Visibility (ZTV);

- 2) From locations which represent a range of near and middle-distance views towards the Site;
- 3) Whilst private views are relevant, public viewpoints (i.e. from roads and public rights of way and other areas of open public access / sports pitches / allotments etc), are selected since they are the most significant in terms of the number of receptors affected including;
 - a) Views experienced by residents of south east Cranleigh adjoining the Site (i.e. dwellings served off Northdowns, Cameron Close and Fortune Drive);
 - b) Views experienced by public enjoying countryside recreation using public rights of way / access across the area;
 - c) View from motorists including users of local rural roads and lanes mainly Knowle Lane to the west of the Site;
 - d) Views from public buildings / places where people at work – Cranleigh Leisure Centre car park.
 - e) Views from countryside recreation and visitor attractions (e.g. DLp, Snoxhall Fields, Beryl Harvey field and allotments).

3.62 The photographs illustrate the character of the surrounding area, the visibility of the Site, as existing, and its relationship to the built up area of Cranleigh as well as its relationship to areas of open countryside to the west and south of the Site and character of the surrounding area. The photographs consist of primarily open and restricted near distance views from locations to the north west, north, north east, east, south east and west and longer middle-distance views from locations to the south.

3.63 As part of the visual assessment consideration was given to the following:

- The Sites contribution to the locality and the wider landscape surrounding the Site;
- The Sites suitability for accommodating the proposed development, and;
- The identification of those areas of the Site where landscape mitigation measures would be required to minimise the effects of the proposed development on the Site on the locality if possible.

3.64 Based on the site visit, the following viewpoints with views into or towards the Site were identified:

- Near distance transitory views from Snoxhall Fields immediately adjoining the northern corner of the Site (**Photograph No's.1**) looking southwards;
- Near distance transitory open and partial views from short section of Downs Link path (**Photograph No.2, 3 and 4**) looking eastwards;

- Near distance transitory views from short section of Public Footpath No.379 (**Photograph No's.5, 6, 7 and 8**) looking west and northwards;
- Near distance transitory views from a short section of Public Footpath No.379 (**Photograph No's.9 and 10**) looking south and north eastwards;
- Near distance transitory views from a short section of Knowle Lane at the proposed entrance to the Site (**Photograph No's.11**) looking south eastwards;
- Near distance transitory views from Beryl Harvey Conservation field and allotments (**Photograph No.12 and 13**) looking eastwards;
- Near distance transitory view from Snoxhall Fields (**Photograph No.14 and 15**) looking south eastwards;
- Near distance transitory view from Snoxhall Fields (**Photograph No.16**) looking south westwards
- Near distance transitory view from Public Footpath No.380 (**Photograph No.17**) looking north westwards; and
- Near distance transitory view from Public Footpath No.380 (**Photograph No.18**) looking northwards.

3.65 The table below briefly describes each viewpoint, the nature and extent of views from these viewpoints, the receptor type and duration of views:

Table 1.0 – Key Viewpoints: Baseline Situation.

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
1	Near distance transitory views from Snoxhall Fields immediately adjoining the Site looking southwards 0 – 10 metres +52.5.0m AOD	There are open and partial restricted transitory views from a section of path near the northern corner of the Site looking southwards. From this vantagepoint, the low scrubby vegetation that defines the boundary of the Site is seen with the view extending over the hedge to the open linear field (Field F1), which forms most of the northern parts of the Site, to West Barn and trees within the central parts of the Site forming the visual horizon and curtailing views further south. To the east and west, the views restricted and controlled by trees along DLP and hedgerows and trees within the Site limiting views beyond the Site.	Varied – Medium to Low – users of Snoxhall Fields depending on the time of day / week (mainly local residents / dog walkers and visitors) – Higher use (football players) during football season as path leads to adjoining football pitch - with transitory open and restricted views for a medium to short duration.	1 / 2 / 3 (e)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		The well treed character of the area is evident with the open northern parts of the Site contributing to the views.		
2, 3 and 4	Near distance transitory open and partial views from short section of Downs Link path looking eastwards 10 – 35 metres +55.5m to 59.7m AOD	<p>Photograph No's 2, 3 and 4 are a series of open and partial restricted, transitory views taken from sections of the Downs Link path looking towards the Site. They illustrate the varying nature and extent of the partial and glimpsed views towards the Site.</p> <p>Photograph No.2 is a near distance views looking west into the northern parts of the Site (Field F1) opposite a pedestrian gate leading to West Barn. There are views to the north and south along DLp showing the verdant rural character of the former railway line. From this position, West Barn and adjoining dwellings are just perceived through the vegetation. The well treed character of the area is evident with the open northern parts of the Site contributing to the views.</p> <p>Photograph No.3 and 4 are contrasting views from the DLp as from these vantage points views into the Site (Field F3 and F5) are severely restricted by trees and understorey vegetation along the DLp although from these viewpoints some parts of the proposed development may be perceived.</p> <p>From Viewpoints No.3 and 4, the open parts of Site contribute in a limited way to the local landscape character and visual appearance of the area.</p>	Varied – High to low – users of the Downs Link path, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (a), (b) & (e)
5, 6, 7 and 8	Near distance transitory views from short section of Public Footpath No.379 looking west and northwards 0 – 10 metres +59.7 to 65.9m AOD	Photographs 5, 6, 7 and 8 are a series of open and partial restricted transitory views taken from section of Public Footpath No.379 through or adjoining the Site. They illustrate the open nature and extent of the views from the footpath, the enclosed and contained character of the Site with occasional views northwards to the Surrey Hills AONB.	Varied – Medium to low – users of the footpath, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (a), & (b)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		<p>Photograph No.5 is a views near the DLP looking west and shows the limited extent of the views across the central parts of the Site (parts of Field F3 and F5). The trees in the foreground around Stable Cottage effectively curtail views further west whilst the landform and vegetation to the north and south curtail views in these directions. As with other views towards and into the Site, the well treed character of the area is evident with the open central parts of the Site contributing to the views in a limited way.</p> <p>Moving westwards Photograph No.6 and 7 are views looking northwards taken from a short section of Footpath No.379 to the east of Stable Cottage and illustrate the rural character and extent of the views towards West Barn, the south eastern parts of Cranleigh (right side of views) and the Surrey Hills, the enclosed nature of open field (Field F3) in the foreground and sloping landform within this part of the Site with views into the northern parts of the Site curtailed either by development (West Barn / The Brew) and adjoining vegetation or the landform (as in photograph No.6). From these vantage points, a small part of the Site contributes to the view.</p> <p>Photograph No.8 is also a view looking northwards from the footpath and is taken where the footpath connects to the private driveway to Coach House Cottage. The photograph shows the rural character and extent of the views towards West Barn, The Coach House and the Surrey Hills, the enclosed nature of open field (Field F4) in the foreground and undulating sloping landform within this part of the Site. Views into the northern parts of the Site curtailed either by development (Outbuildings / West Barn) and adjoining vegetation. There are no views of Cranleigh from this</p>		

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		position. As with Viewpoints No.6 and 7, a small part of the Site contributes to the view.		
9 and 10	<p>Near distance transitory views from a short section of Public Footpath No.379 looking south and north eastwards</p> <p>85 – 125 metres</p> <p>+60.0 to 62.0m AOD</p>	<p>There are open views towards the Site from a short section of Public Footpath No.379 to the west of Coach House Cottage near Knowle Lane.</p> <p>Photograph No's. 9 and 10 illustrate the character and extent of views from this section of the footpath, the enclosed nature of the landscape / field which the path crosses, the sloping topography / ridge and extent vegetation and landform screening views of the Site, the cluster of houses to the south west of the Site with Oak Cottage adjoining Knowle Lane perceived through trees (photograph No.9) and the enclave of houses - Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold, (centre of Photograph No.10).</p> <p>Views into the Site are effectively curtailed from this section of footpath and, as a consequence, the open parts of the Site do not contribute to the character or visual appearance of the area.</p> <p>However, the rooftops of the proposed development may just be perceived to the left side of view from Viewpoint No.10 and through trees from Viewpoint No.9.</p>	Varied – Medium to low – users of the footpath, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (b)
11	<p>Near distance transitory views from a short section of Knowle Lane at the proposed entrance to the Site looking south eastwards.</p> <p>0 – 10 metres</p> <p>+61.2m AOD</p>	<p>There are near distance restricted views towards the Site from a short section of Knowle Lane opposite and either side of the proposed access road junction looking eastwards.</p> <p>At present, the views are very restricted by the roadside embankment and existing trees and understorey vegetation which limits open views into the Site. The rural verdant and enclosed character of Knowle Lane is clearly evident as is the undulating topography of the location with</p>	Varied – Medium to low – users of the local lane (motorists mostly), depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (c)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		<p>the lane rising to the south (right side of the view).</p> <p>Views into the Site are effectively curtailed from this section of Knowle Lane and, as a consequence, the open parts of the Site do not contribute to the character or visual appearance of the area but the roadside vegetation does.</p> <p>However, it is anticipated that once the proposed access road junction is constructed there will be some views into and across the central parts of the Site (Field F4 and F3).</p>		
12 and 13	<p>Near distance transitory views from Beryl Harvey Conservation field and allotments looking eastwards.</p> <p>40 - 70 metres</p> <p>+58.0m AOD</p>	<p>There are partial and restricted views towards the northern portions of the Site (Fields F2 and F1) from Beryl Harvey Conservation fields and the allotments.</p> <p>Photograph No.12 and 13 illustrate the nature and extent of the views looking east as views south towards the main parts of the Site are curtailed by existing vegetation and Coldharbour Farmhouse. Photograph No.12 shows the extent of views from Beryl Harvey Conservation field, the sloping topography of the land with the viewpoint slightly elevated allowing views across the allotments and playing fields to the north with glimpsed views of the Surrey Hills whilst views to the east are restricted by trees and the existing hedgerow. The open northern parts of the Site are seen with the views extending up to trees along the DLp and glimpsed views of some rooftops of houses to the east of the DLp evident.</p> <p>Photograph No.13 is a view taken from the edge of the Beryl Harvey allotments looking south eastwards and shows the nature of the views over the low hedgerow between trees. Open parts of the Site are seen with the views extending up to DLp and eastern boundary of the Site. To the south, the property, West Barn is</p>	<p>Varied – Medium to low – users of the Beryl Harvey Conservation field and allotments, depending on the time of day and week – (mainly local residents and visitors) with transitory views for a medium to short duration.</p>	1 / 2/ 3 (e)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		<p>just perceived but views further south are curtailed.</p> <p>From these two Viewpoints, the open northern parts of Site are seen and contribute in a limited way to the local landscape character and visual appearance of the area.</p>		
14 and 15	<p>Near distance transitory view from Snoxhall Fields looking south eastwards.</p> <p>64 – 230 metres</p> <p>+52.0 to 53.0m AOD</p>	<p>Photograph No's.14 and 15 illustrate the contrasting near distance view obtained from parts of Snoxhall Fields looking towards the Site.</p> <p>Photograph No.14 shows the nature and extent of the views from the northern part of the senior football pitch adjoining the northern edge of the Site. There are partial and glimpsed views into a small part of the Site (Field F1 and F2) with views extending up to the vegetation around Coldharbour Farmhouse and West Barn and also towards Beryl Harvey field and the allotments situated to the north west of the Site. The well treed character of the area is evident with the open northern parts of the Site contributing to the views.</p> <p>Photograph No.15 illustrates a slightly longer near distance view taken from near the access road to Snoxhall Fields off Knowle Lane. The viewpoint is about 230 metres from the Site, and illustrates the formal semi-urban character of the playing fields with the views extending across open sports pitches and associates features (such as floodlights and player shelters) towards the northern parts of the Site. From this viewpoint, the open parts of the Site are mostly hidden from views due to the Sites boundary vegetation with gaps in the trees allowing views to West Barn and also trees within and adjoining the eastern edge of the Site that form the visual horizon.</p> <p>From this viewpoint, the Site contributes in a limited way to the</p>	<p>Varied – Medium to low – users of Snoxhall Fields, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.</p> <p>Higher use (football players) during football season with transitory open and restricted views for a short duration.</p>	1 / 2/ 3 (b), (c) (d) & (e)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
		local landscape character and visual appearance of the area.		
16	Near distance transitory view from Snoxhall Fields looking south westwards. 116 metres +55.0m AOD	<p>There are open views across the eastern parts of Snoxhall Fields looking south west towards the Site.</p> <p>The view is taken from a footpath linking Hitherwood to the Snoxhall playing field / play park and illustrates the open sport pitches in the foreground, views of the Snoxhall Community Centre pavilion and character of the views towards the Site with the views extending up to the line of trees on DLp and also trees around Coldharbour Farmhouse forming the horizon. The rooftops of houses to the east of the Site served of Northdowns are also just perceived in the view.</p> <p>From this viewpoint, the majority of the Site is screened from views and does not contribute to the landscape of the area and even then the open northern parts of the Site are not clearly seen although the trees along the Sites boundary and along the DLp are evident. As a consequence the northern parts of the Site contributes in a limited way to landscape character and visual appearance of the area.</p>	Varied – Medium to Low – users of Snoxhall Fields depending on the time of day / week (mainly local residents / dog walkers and visitors) – Higher use (football players) during football season with transitory open and restricted views for a short duration.	1 / 2/ 3 (a) & (e)
17	Near distance transitory view from Public Footpath No.380 looking north westwards. 235 metres +61.0m AOD	<p>There are partial and restricted views from a short section of Public Footpath No.380 looking northwards.</p> <p>The viewpoint is from the footpath near the DLp and illustrates the restricted nature and extent of the views at the gap in the field hedgerows looking across two fields and between gaps in the hedgerows and trees towards the southern boundary of the Site. Views into the Site are very limited and effectively screened. As a consequence, apart from vegetation on the southern boundary of the Site, the Site contributes in a limited way to the character and appearance of the landscape to the south of the Site.</p>	Varied – Medium to low – users of the footpath, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (b)

VP Ref:	Location / Approximate distance from Site & AOD	Description of View	Receptor Type / Users and Duration	Selection Rational (see criteria above)
18	Near distance transitory view from Public Footpath No.380 looking northwards. 300 metres +64.0m AOD	Moving westwards the next in the sequence of views is Photograph No.18, which is a view taken from a section of Public Footpath No.380 near The Pond House and shows the limited nature and extent of views, the contained, enclosed and well treed character of the landscape. As with views from Viewpoint No.17, views into the Site are very limited and effectively screened. As a consequence apart from vegetation on the southern boundary of the Site the Site contributes in a limited way to the character and appearance of the landscape to the south of the Site.	Varied – Medium to low – users of the footpath, depending on the time of day and week - (mainly local residents and visitors) with transitory views for a short duration.	1 / 2/ 3 (b)

Baseline Lighting Assessment

- 3.66 The baseline assessment for the lighting studies involved gathering and mapping information about existing lighting in the locality such as from the CPRE website: <https://www.nightblight.cpre.org.uk/maps/> and information obtain on site visits. Present industry guidance on assessing the effects of lighting is the Institution of Lighting Professionals “PLG04 - Guidance on Undertaking Environmental Lighting Impact Assessments” which details the requirement of assessments and how to undertake them using an illuminance meter at designated points around a proposed development site taking both vertical and horizontal lighting readings to determine the true lighting levels. However, landscape and visual assessment are more subjective in assessing the effects of lighting, which can be subject to skew through biological affects in the eye and personal preference and is informed by the document entitled “Guidance Notes for the Reduction of Obtrusive Light” 2021.
- 3.67 The above documents set out the initial step in the baseline assessment, which is primarily a desk top exercise to identify any planning policy areas or other designations that may need to be taken into account, whilst the “Guidance Notes for the Reduction of Obtrusive Light” includes a range of environmental zones useful in describing the area within which a development sit. This work has already been completed as part of the baseline studies with the relevant landscape designations covering the area.

3.68 The next stage is to consider how dark the area surrounding the Site is at present. Existing sources of light in the area are generally very limited but would include:

- Existing security lighting associated with the residential dwellings adjoining the Site and within the immediate surrounding area including houses served of Heron Shaw, Northdowns, Waverleigh Road, Brookside, Cameron Close, Fortune Drive, and Nightingales to the east of the Site
- Existing security lighting associated with Coldharbour Farm, West Barn, Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold which encroach into the central and western parts of the Site;
- Existing security lighting associated with Cranleigh Community centre pavilion, Snoxhall Fields car park, floodlighting associated with the Cranleigh Football Club pitch immediately to the north of the Site and lighting associated with a section of Public Footpath No.378 from the pavilion to connect to Northdowns; and
- General “night sky glow” from built up areas of Cranleigh to the north and east of the Site.

3.69 The main potential receptors of additional light include existing properties close to the Site, including residents on Northdowns, and Fortune Drive to the east of the Site, residents of Coldharbour Farm, West Barn, Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold and users of the existing roads and public footpaths in the immediate area of the Site. However, these are currently affected to a degree by the existing light sources and users of public footpaths / bridleways to the north, east, south and through the Site are unlikely to be using these paths at night-time. In addition some properties to the east, (Heron Shaw, Waverleigh Road, Brookside, Cameron Close, and Nightingales) are unlikely to be affected due to the intervening residential dwellings screening light sources. The level of lighting within the area is relatively low with few sources but there is sufficient light to create a relatively ‘bright sky’ as reflected on the CPRE Interactive Light Pollution & Dark Skies Mapping (<https://www.nightblight.cpre.org.uk/maps>). A copy of the relevant area is contained in Appendix E to this report.

3.70 The sensitivity of the local landscape to the introduction of additional lighting has been considered. The sensitivity of the landscape depends on a number of factors including but not limited to, visibility, remoteness and scenic quality with the degree of enclosure afforded by landform and vegetation being key factors, along with land use patterns such as field boundaries and settlement dispersal.

3.71 Remoteness and scenic quality are interrelated and are reflected in the character of an area. The Site and area immediately surrounding the Site is not designated as forming part of a

designated landscape, such as AONB or Special Landscape Area, although planning policy seeks to minimise light pollution in the open countryside and therefore, the general area can be considered sensitive to the introduction of new lighting.

- 3.72 The baseline visual assessment also indicates that the area surrounding the Site is sensitive to the introduction of new lighting, but the Site is already affected to a degree by lighting at night-time from development close to the Site. On the basis of the above and by reference to the "*Guidance Notes for the Reduction of Obtrusive Light*" 01 / 2021 and the environmental zones set out in this document, it is considered that the Site is located within Environmental Zone – E2 – Rural – Low district brightness – Sparsely inhabited rural areas, village or relatively dark outer suburban locations.

Landscape Condition

- 3.73 Appendix A sets out the definition of landscape condition and given the findings of the above appraisal including character studies, this indicates that the settlement of Cranleigh lies within a predominantly rural area although the Site exhibits some of the key characteristics of the landscape character area within which it is located.
- 3.74 These include the relatively low lying (with flat or undulating landform), with isolated high points west of Cranleigh, patchwork of arable and pastoral fields, woodland blocks and hedges / tree belts, minor watercourses, long distance views through gaps in vegetation, and that the Site borders south eastern edge of Cranleigh. The Site exhibits some tranquillity but this is influenced by the adjoining urban uses including parts of Cranleigh and development extending west through / bordering the Site, traffic using Knowle Lane and activity associated with Snoxhall Fields to the north.
- 3.75 The Site is also located close to / adjoining the existing settlement edge of Cranleigh, which provides the landscape and visual context of the Site. The Site contains a number of mature trees and hedgerows some of which are in a good condition but the majority of hedges are in a moderate to low condition.
- 3.76 The overall landscape condition / quality of the Site and its immediate surrounds is regarded a 'moderate to good'.

Landscape Value

- 3.77 Appendix A also sets out the definition of landscape value and criteria used to assess value. Value is 'relative' as it is something that will be different for different people and whilst an area may not be designated either nationally or locally it does not mean that the landscape does not have a 'value'. However, the majority of Site and surrounding countryside does not lie within a designated landscape, such as forming part of the Surrey Hills AONB or

Special Landscape Area (SLA) or Area of High Landscape Value (AHLV) but the northern tip of the Site is covered by a local landscape designation and lies within Cranleigh 'Area of Strategic Visual Importance' (ASVI) although this part of the Site is not accessible to the public. Therefore the majority of the Site cannot be considered forming a designated 'valued' landscape of national / regional / district importance under definition of a 'valued' landscapes as set out in paragraph 174 (a) of the NPPF July 2021 although paragraph 174 (b) indicates that all landscapes have some '*intrinsic*' value that should be '*recognised*' in decision – taking.

- 3.78 In February 2021, the Landscape Institute published a Technical Guidance Note TGN 02/21 '*Assessing landscape value outside national designations*' and this guidance has been used to consider the landscape value of the Site. The guidance (Table 1 on pages 7 to 11) suggests a range of factors for considering landscape value and provides examples of indicators of landscape value (3rd column of Table 1).
- 3.79 The 'value' of the Site and its immediate surrounds have been assessed using a range from 'good', through to 'ordinary' to 'poor' in terms of performance against these criteria. My observations are as follows:

Table 1.0 – Assessment of landscape 'Value':

Assessment Criterion: (TGN 02/21 factors)	Comment:
Natural heritage – Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	<i>Ordinary to Good</i> – The Site is located to the west side of Downs Link Path and southern edge of Cranleigh with development extending west through parts of the Site to Knowle Lane with Snoxhall Fields and Beryl Harvey Fields to the north. The Site occupies gently undulating topography with strong framework of wooded areas, tree belts and hedgerows some of which are in a good condition, which is similar to much of the surrounding landscape and countryside. The contribution that the Site makes to the surrounding area is limited. There is little evidence of ecological interest beyond the ordinary on the Site.
Cultural heritage - Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	<i>Ordinary to Good</i> – Some of the hedgerows would qualify as historically 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 and the northern parts of the Site fall within the settings of three listed buildings (Coldharbour Farmhouse and two barns (West Barn and The Brew) located to the south-east of the farmhouse) which contribute to the landscape these parts of the Site.
Landscape Condition - Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	<i>Ordinary</i> - The landscape condition is considered to be moderate / good for reason set out above. In addition, there are few, if any features of the Site or local area which could be considered rare. The Site and immediate area is either typical agricultural land or urban landscape with hedgerows and few hedgerows trees.

Associations - Landscape which is connected with notable people, events and the arts	<i>Ordinary to Poor</i> – whilst the wider landscape (i.e. parts of Cranleigh and Downs Link Path to the east) may have some important cultural associations, the Site and its immediate context do not as links Coldharbour Farmhouse, West Barn and The Brew have ceased.
Distinctiveness - Landscape that has a strong sense of identity	<i>Ordinary to Poor</i> – The Site is similar to other parts of the 'Wooded Low Weald' landscapes to the south of Cranleigh with few features or patterns which distinguish it from other areas. Also the Site is not readily perceived in views in the local or wider area, apart from partial views of the northern parts of the Site from Snoxhall Fields and views from some section of the footpath across the Site where a portion of the central parts of the Site are seen. Whilst there are views from within the Site towards the Surrey Hills to the north, these are not unique as other 'better' views are obtained from open areas to the north of the Site and in views from the Surrey Hills towards the Site is not discernible from the existing built up areas of Cranleigh. As a consequence, the Sites contribution to this factor is limited and not a reason the elevate the value of the Site. Apart from several hedgerows, there are also no features of important interest for ecological, arboricultural or heritage reasons within the Site which aren't being protected and retained.
Recreational - Landscape offering recreational opportunities where experience of landscape is important	<i>Ordinary</i> – It is acknowledged that within the vicinity of the Site (north and east) there are areas with public access and a number of PROW including Downs Link Path and section of PROW across the central parts of the Site but the majority of the Site contains no formal public access and only parts are Site are experience from PROW and accessible areas close to the Site.
Perceptual (Scenic) - Landscape that appeals to the senses, primarily the visual sense	<i>Ordinary</i> – There are currently long range views from a small part of the Site and large parts of Snoxhall Field looking towards the Surrey Hills and there are other areas along the edge of Cranleigh where similar views can be obtained. Also due to the undulating topography and strong framework of wooded areas, trees and hedgerows within and adjoining the Site, the Site is well contained and enclosed and appears as ordinary rural countryside. Notwithstanding this, these views add a sense of scenic quality, although Site is currently private (so views from within are not available to the public).
Perceptual (Wildness and tranquillity) - Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	<i>Ordinary to Poor</i> – Given the proximity to the existing urban area of Cranleigh (playing fields / allotments to the north and housing areas to the east), development through parts of the Site extending west to Knowle Lane and the influence of noise, lighting, lack of dark skies, the value of the Site and immediate area is limited and does not elevate the Site and context above ordinary.
Functional - Landscape which performs a clearly identifiable and valuable function,	<i>Ordinary</i> – The Site is an area of agricultural land, typical of the local area. Whilst agricultural land has its own value, this type of farmland is not rare or unusual in this area. In addition,

particularly in the healthy functioning of the landscape	whilst the land has a limited role as part of the setting and countryside transition to the south eastern parts of Cranleigh, this again is not unusual as any 'greenfield site' on the edge of a settlement within Waverley Borough, or elsewhere, would have this function or role to some degree.
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- 3.80 On the basis of the above, it is considered that the Site overall is of no more than 'Ordinary' value in the context of the wider character area or landscape context. The appraisal also highlights some factors that make the Site more acceptable in landscape terms for the type / form of the development proposed i.e. its urban context, enclosure by a framework of trees and hedgerows, lack of wildness / tranquillity, lack of recreational opportunity or associations whilst the undulating landform and few long range views to the north provide opportunities to create a distinctive development and landscape that positively respond to the Site's constraints and opportunities.
- 3.81 With reference to Table 1.0 and to Table 2.0 of Appendix A, the Site is considered to be of 'local – moderate / low' value, although it lies within the wider setting and countryside transition of the south eastern parts of Cranleigh and outside the development limits of the settlement. The value of the wider area is considered to be 'moderate to high' primarily due to its strong rural character to the west and south of the Site and better public access to the north with views towards the Surrey Hills which allow people to experience the qualities of the area.
- 3.82 In respect of landscape features within and on the boundary of the Site, the existing hedgerows and trees are assessed as 'moderate to low' value and the landform as 'moderate' value.

Summary of the Landscape and Visual Appraisal

- 3.83 In general, it can be concluded from the landscape and visual assessment of the Site, the following:
- a) that the Site is an irregular parcel of land of some 11.7 hectares (28.9 acres) comprising of open land immediately to the west of DLp, south of Snoxhall Fields / Cranleigh Leisure Centre and east of Knowle Lane with parts of the Site to the north and south of Coldharbour Farm and West Barn and the remaining parts to the east and south of an enclave of development including Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold;
 - b) that the Site lies to the west of south east Cranleigh within the open countryside;

- c) that the Site consists a number of small to medium sized irregular shaped fields in pasture uses with a larger irregular shaped field occupying the southern parts of the Site used for growing conifer trees;
- d) that the boundaries to the Site are generally well defined by existing hedgerows, tree belts, boundary fences and there are a limited number of hedgerows and trees subdividing the fields;
- e) that the landscape context of the Site and surrounding area reflects its near edge of settlement location and is predominantly open rural countryside to the west and south whilst to the north are urban fringe uses beyond which is the centre of Cranleigh and to the east is the south eastern built up area of Cranleigh extending southwards along Horsham Road, B2128;
- f) that the topography of the area comprises low lying gently undulating land between 50 metres AOD to 75 metres AOD with Knowle Park to the west lying on a slight 'knoll' of higher ground at about 75 metres AOD. To the north of Cranleigh, the land gradually rises to a Reynards Hill, on the greensand ridge at about 245 metres AOD, and the Surrey Hills Area of Outstanding Natural Beauty (AONB);
- g) that the topography of the Site is gently undulating with the higher part of the Site adjoining Knowle Lane, at about 70.0 metres AOD, and low ridge extending eastwards within the central parts of the Site occupied by the enclave of development with the land falling gently to the north, east and to the south;
- h) that the tree cover within the landscape surrounding the Site is good consisting of predominantly of hedgerows, hedgerow trees, belts of trees (or shaws) adjoining drainage ditches / watercourses, along the DLP and Knowle Lane, small groups of trees / wooded copses to the north west and west and around Snoxhall Farm to the south with larger areas of woodland to the south west as well as areas of parkland and woodland at Vachery House and ponds to the south east of the Site;
- i) that the Site and majority land to the south of the Surrey Hills lies within the '*Wooded Low Weald*' (WLW) landscape type with the land to the west and south of Cranleigh including the Site lying within the '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) with character area '*RF9 – Wey and Arun Canal River Floodplain*' and area '*WW5 – Grafham to Dunfold Wooded Low Weald*' to the west as defined by the Surrey Landscape Character Assessment: Waverley Borough published in April 2015;

- j) that there are is one public footpaths crossing the Site (Public Footpath No.379) and there are a limited number of Public Rights of Way (PROW) in the immediate vicinity of the Site;
- k) that the visual assessment indicated that the ZTV would be very limited due the extent of tree cover and local low lying, gently undulating topography and that the potential impact of the proposed development would be confined to the immediate vicinity of the Site to the east and west whilst the south and north the potential impacts of the development would extend a short distance from the Site although the effects of the development would diminish with distance;
- l) that the visual assessment showed that near distance views towards the Site are possible from Public Footpath No.379 crossing the Site, sections of the DLp (Sustrans 223 / Public Bridleway No.566), Snoxhall Fields, Beryl Harvey Conservation field and allotments, Public Footpath No.379 to the west of the Site, short section of Knowle Lane to the west and also near distance views from a short section of Public Footpath No.380 to the south;
- m) that the visual assessment also indicated that there are very long distance open panoramic views obtained from Public Footpath No.359 on Reynards Hill, about 4.3 kilometres to the north east of the Site and possibly similar very long distances views from Pitch Hill, about 4.5 kilometres from the Site. However from Reynards Hill, whilst parts of Cranleigh is seen, the Site is not easily perceived in the views, due to the distances involved and if the proposed development on the Site was seen, it would in any event, be perceived in the context of existing rooftops of buildings within the town, which are nearer the viewer, and have negligible impact. For this reason views from the Surrey Hill AONB have been discounted from the assessment of visual impacts set out in Section 4.0 of this report;
- n) that apart from the above, elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation and consequentially, there are no other near-distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south;
- o) that the visual assessment also indicated that the open northern parts of Site are seen in local views and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snoxhall Fields) whilst the majority of the Site contributes in a limited way to the local landscape character and

visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site;

- p) that when viewed from the wider surrounding area (i.e. are beyond 500 metres from the Site) the open parts of the Site do not contribute to the character and appearance of the local area although the trees on Knowle Lane and Downs Link Path do contribute to the rural countryside and treed appearance of the landscape;
- q) that the overall landscape condition / quality of the Site and its immediate surrounds is regarded a 'moderate to good'.
- r) that the majority of the Site and countryside to the south west of Cranleigh does not lie within designated landscape, such as AONB or Special Landscape Area, although a small portion of the northern parts of the Site lie within a local landscape designation and within the Cranleigh '*Area of Strategic Visual Importance*' (ASVI) although this part of the Site is not accessible to the public, and therefore the majority of the Site cannot be consider forming a designated 'valued' landscape of national / regional / district importance under the definition of a 'valued' landscapes as set out in paragraph 174 (a) of the NPPF July 2021 but paragraph 174 (b) indicates that all landscapes have some '*intrinsic*' value that should be '*recognised*' in decision – taking;
- s) that using the recent Landscape Institute, Technical Guidance Note TGN 02/21 '*Assessing landscape value outside national designations*' and guidance set out in this note, an assessment of the Site and its surroundings has been undertaken and this concluded that the Site overall is of no more than 'Ordinary' value in the context of the wider character area or landscape context;
- t) that, in addition, the appraisal of 'value' also highlighted that some factors make the Site more acceptable in landscape terms for the type / form of the development proposed i.e. its urban context, enclosure by a framework of trees and hedgerows, lack of wildness / tranquillity, lack of recreational opportunity or associations whilst the undulating landform and few long range views to the north provide opportunities to create a distinctive development and landscape that positively respond to the Site's constraints and opportunities;
- u) that, with reference to Table 1.0 and to Table 2.0 of Appendix A, the Site is considered to be of 'local – moderate / low' value, although it lies within the wider setting and countryside transition of the south eastern parts of Cranleigh and outside the development limits of the settlement. The value of the wider area to the north west and south is considered to be 'moderate to high' primarily due to its strong

rural character to the west and south of the Site and better public access with views towards the Surrey Hills to the north which allow people to experience the qualities of the area; and

- v) that, in relation to light pollution / dark skies, the Site is located within Environmental Zone – E2 – Rural – Low district brightness – Sparsely inhabited rural areas, village or relatively dark outer suburban locations but nonetheless sensitive to the introduction of new lighting.

Landscape Guidelines

3.84 In order to maintain and enhance local distinctiveness, the following landscape and visual objectives have therefore been carried forward into the design development stage for the Site and development proposals:

- a) To retain the existing framework of hedgerows and trees on the boundaries of the Site and their protection (to be compliant with BS 5837:2012) in order to reflect the current field patterns and maintain existing screens and that these features are enhanced / strengthened where possible and appropriate offsets provided to maintain existing mature trees in the longer term;
- b) To retain the northern parts of the Site (Fields F1 and F2) in open uses, laid out as multi-functional public open space to maintain the existing open aspect of this part of the Site and its relationship with Snoxhall Fields to the north and east and Beryl Harvey Conservation Field to the west;
- c) To introduce substantial landscape 'buffers' adjoining the two enclaves of development to the west of the Site (Parts of Fields F3 and F4) to safeguard the visual amenities of these dwellings and also protect and minimise the effects of the development on the settings of the listed buildings at / or east of Coldharbour Farmhouse.
- d) To introduce a substantial landscape 'buffer' of open space along the southern countryside boundary of the Site (Field F5). The southern 'buffer' should include tree and shrub planting, as well as any SUDs features, (some low key play provision?), as well as other ecological enhancements to provide net biodiversity gain, minimise the impact of the development on the adjoining open countryside and views from DLp to the east and south east and potential views from the PROW to the south, as well as assimilating the development into the existing landscape framework and forming a strong new edge to the settlement; and

- e) To introduce areas of open space and planting within the development to create pleasant and attractive environment and to provide residential amenity and garden areas for the new residents whilst safeguarding the amenities of existing residents adjoining the Site.

3.85 Consideration of the development proposals for the Site is set out in the section which follows.

4.0 CONSIDERATION OF DEVELOPMENT PROPOSALS

- 4.1 In this section, consideration is given to the development proposals for the Site, by reference to the Illustrative Masterplan, Drawing No. 1321.02, Parameter Plan Drawing No.1321.03 and 1321.04 and the general principles set out in the Design and Access Statement (DAS) prepared by Richards Urban Design Limited. It then goes on to assess the potential landscape and visual impacts of the development on the locality and wider surrounding area.

Development Proposals

- 4.1 The proposed development would be undertaken in up to 3 phases and comprises up to 162 new residential dwellings, likely to be a range of 1 to 5 bed detached and semi-detached houses and apartments, some with integral garages and front or side parking spaces, together with associated access and provision for new landscape areas. The primary access, to the development will via a new access and junction off Knowle Lane which extends east and south before turning west with series of secondary streets and cul-de-sacs serving housing areas and individual dwellings.
- 4.2 It is proposed that the architectural treatment of each dwelling will vary reflecting the local vernacular of building styles where possible. The maximum height of the proposed dwellings would be a maximum 11.5 metres to the ridge above finished floor ground level. Very careful consideration has been given to the layout and position of dwellings and open spaces within the Site to minimise impact on adjoining neighbours as well as views from Knowle Lane and Downs Link path towards the Site. The development has also been orientated to take advantage of the opportunity to maintain outward views from within and on the edges of the Site where possible.
- 4.3 In addition, a substantial buffer is provided within the central parts of the Site to offset the dwellings from West Barn / The Brew (Grade II listed buildings) and retain an appropriate setting to these listed buildings. Whilst the northern parts of the Site are retained in open uses as public open space and landscaped areas as these parts of the Site relate well to Snoxhall Field and Beryl Harvey Conservation Field and allotments to the north and west of the Site.
- 4.4 The Illustrative Masterplan, Drawing No.1321.02 indicatively illustrates the landscape proposals for the Site whilst proposed landscape planting is illustrated on the Landscape Strategy Plan, Drawing No.0350 / L4. The aims of the landscape design proposals include:
- The retention and enhancement of the existing hedgerows and trees adjoining the Site and introduction of new trees, areas of shrubs, hedgerows, and grassed

areas, where appropriate, to strengthen and enhance the existing boundaries of the Site, extend the longevity of the existing planting and to contribute to local landscape character;

- The maintenance of existing or provision of new structural tree / shrub and hedgerow planting to contribute to local microclimate management;
- The incorporation of new tree and shrub planting within and on the edges of the development to reduce the apparent scale of the development, soften its impact in local views and assimilate it into the Site and the surrounding landscape;
- The provision of a landscape which maintains, enhances and supports wildlife habitat and diversity, and;
- To provide residential amenity and garden areas for the new residents whilst safeguarding the amenities of existing residents adjoining the Site.

4.5 The proposed landscape planting primarily relate to the provision of a substantial area of open space including landscape 'buffers' (or transition zones) along the western and eastern edges of the Site and within the northern area of the Site, an area of open space and tree planting within the central parts of the Site (separating housing areas from West Barn and The Brew), and area of open space along the southern boundary of the Site. In addition, there would be areas of informal tree planting within the open spaces, new tree and hedgerow planting along the access road and secondary roads and proposed planting adjoining the proposed swales linking to the attenuation pond situated within the central and south eastern parts of the Site. The plan shows the following:

- i) The retention of existing trees and hedgerows on the boundaries to the Site and within the northern and central parts of the Site (which are worthy of retention); and their protection to be compliant with BS5837:2012 – 'Trees in relation to design, demolition and construction – Recommendations';
- ii) The retention of the northern parts of the Site in open uses as public open space (primarily enhancement) with new trees, hedgerows and native shrub planting along the southern and western edges of the area, informal paths, seating and a mosaic of grassland habitats such as wildflower meadows and long and short grassed areas depending on the final design of the proposals. The proposed tree, shrub and hedgerow planting would be selected from those listed in item (vii) and (viii) below and create a partial planting screens (mitigation), filtering outwards views whilst allowing some views towards the Surrey Hills to the north.
- iii) The introduction of substantial areas of multifunctional open space (mitigation and enhancement) within the central portion of the Site, north of the access road serving the development. This area will provide recreational and amenity areas including

play and seating areas, a landscape 'buffer' to West Barn and The Brew (listed buildings), parts of the developments sustainable drainage system, water attention / SuDS areas within the Site and a mosaic of landscape / wildlife habitats and enhancements including new tree, shrub planting (mitigation and enhancement) and mosaic of grasslands such as damp wildflower areas to SuDS, general open wildflower areas elsewhere and network of footpath routes linking the housing areas to the open space to the north and separate connection to Downs Link path. The proposed tree, shrub and hedgerow planting would be selected from those listed in item (vii) and (viii) below.

- iv) The introduction of open space and landscape 'buffer' (or transition zones) along Knowle Lane, approximately 20m to 25m in width, including retention of the existing tree and hedgerows along the lane and new groups of tree and shrub planting (mitigation) to minimise the impact of the proposed houses on glimpsed views from Knowle Lane and create a pleasant and attractive amenity for the new residents. The proposed tree, shrub and hedgerow planting would be selected from those listed in item (vii) and (viii) below;
- v) The introduction of open space and landscape 'buffers' (or transition zones) along the eastern (Downs Link path) boundary of the Site and also along the southern edge of the Site. The landscape 'buffer' would be approximately 10m to 70m in width, including retention of the existing tree and hedgerows along this boundary and new groups of tree and shrub planting (mitigation), to minimise the impact of the proposed houses on glimpsed views from DLp, and provide a mosaic of grassland habitats such as damp wildflower areas to the SuDS, and general open wildflower areas depending on the final design of the proposals. The proposed tree, shrub and hedgerow planting would be selected from those listed in item (vii) and (viii) below and would strengthen the existing planting screens already along DLp as well as creating a pleasant and attractive amenity for the new residents;
- vi) The introduction of a comprehensive landscape scheme to the front gardens and adjoining the access road and driveways within the development including the introduction of tree lined 'boulevard' to sections of the access road and at its junction with Knowle Lane to create pleasant and attractive amenity for the new residents;
- vii) Depending on location of planting within the Site, the proposed trees would be *Acer campestre* (Field Maple), *Carpinus betulus* (Hornbeam), *Fagus sylvatica* (Beech), *Malus sylvestris* (Crab Apple), *Prunus avium* (Wild Cherry), *Quercus ilex* (Evergreen / Holm Oak), *Quercus robur* (English Oak), *Sorbus aria* (Whitebeam), *Sorbus aucuparia* (Rowan), *Sorbus torminalis* (Wild Service Tree) and *Tilia cordata* (Small

Leaved Lime) planted as heavy standard and standard plant stock. *Alnus glutinosa* (Common Alder), *Populus tremula* (Aspen), and Willow species [*Salix caprea* (Goat Willow) and *Salix fragilis* (Crack Willow)] would be introduced adjoining the SUDS and Swale features within the proposed open space and landscape 'buffers' (or transition zones); and

- viii) The proposed native hedgerow planting would be planted as transplants in 2 staggered rows at 500mm centres and consist of a mix of locally indigenous species such as *Acer campestre* (Field Maple), *Cornus sanguinea* (Common Dogwood), *Corylus avellana* (Hazel), *Crataegus monogyna* (Hawthorn), *Euonymus europaeus* (Spindle), *Ilex aquifolium* (Holly), *Prunus spinosa* (Blackthorn), *Rosa arvensis* (Field Rose) *Rosa canina* (Dog Rose), *Viburnum lantana* (Wayfaring Tree) and *Viburnum opulus* (Guelder Rose). Within the residential parts of the Site more ornamental tree, shrub, ground cover and hedge planting would be used.
- 4.6 The exact details of the landscape proposals (mitigation and enhancements) will be submitted at detailed reserved matters stage and agreed with the Local Authority, prior to the implementation of the proposals. It is anticipated that this would include agreeing the initial size and mix of the plants; as well as the workmanship and maintenance / management of the planting to ensure successful establishment and longer-term growth and success of the planting.
- 4.7 The development proposals shown on the Illustrative Masterplan, Drawing No.1321.02 prepared by Richards Urban Design Ltd, and the proposed areas of tree and shrub planting shown on Landscape Strategy Plan, Drawing No. 0350 / L4 have been used for the consideration of landscape and visual effects of the proposed development of the Site.
- 4.8 For the purposes of the assessment, it has been assumed that the proposed development would be undertaken in up to 3 phases (Refer to Parameter Plan 1321/04) and take approximately 24 months to 2 ½ years to construct and complete (i.e. short term - see Appendix A) and that the proposed planting will achieve a height of approximately 2.00 to 5.00 metres after 5 years (after planting has taken place), 7.00 to 9.00 metres after 15 years and between 12.00 to 16.00 metres at maturity (i.e. 25 years +) depending on the plant species.

Assessment of Landscape and Visual Effects of the Development Proposals

- 4.9 The methodology used to assess the significance of the landscape and visual impacts of the development, is one which accords with the "3rd Edition of the Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) published by the Landscape Institute and Institute of

Environmental Management and Assessment in 2013. Details of the methodology used is contained in Appendix A to this report.

- 4.10 Section 3.0 of this report sets out the summary of the landscape and visual assessment of the Site and surrounding area.

Landscape Effects

- 4.11 The significance of landscape effects can be described as a consideration of the effect in terms of:
- Sensitivity of the receptor taking account of judgements reached on:
 - the susceptibility of the receptor to the type of change arising from the specific proposals; and
 - the value attached to the receptor.
 - Magnitude of the effect (change) taking account of judgements reached on:
 - the size and scale of the effect, for example is there a complete loss of particular element of the landscape or a minor change;
 - geographical extent of the area that will be affected; and
 - the duration of the effect and its reversibility.
- 4.12 The definitions and criteria adopted for landscape susceptibility, value, magnitude of effect and significance of effect are set out in Appendix A contained at the rear of this report.
- 4.13 In terms of the “Value” of the landscape, the Site lies outside the defined settlement boundary of Cranleigh and therefore within the open countryside. However, the Site and countryside surrounding this part of Cranleigh does not lie within a designated landscape, such as AONB or Special Landscape Area, and the assessment of factors relating to the ‘value’ of landscape outside designations (Table 1 in Section 3.0) indicated that the Site overall is of no more than ‘Ordinary’ value in the context of the wider character area or landscape context.
- 4.14 The appraisal also highlights some factors that make the Site more acceptable in landscape terms for the type / form of the development proposed i.e. its urban context, enclosure by a framework of trees and hedgerows, lack of wildness / tranquillity, lack of recreational opportunity or associations whilst the undulating landform and few long range views to the north provide opportunities to create a distinctive development and landscape that positively respond to the Site’s constraints and opportunities. The Site and immediate surrounding area would however have a local importance / value and has been assessed as having ‘local – moderate / low’ value.

- 4.15 The value of the wider area to the north west and south is considered to be 'moderate to high' primarily due to its strong rural character to the west and south of the Site and better public access with views towards the Surrey Hills to the north, which allow people to appreciate and experience the qualities of the area.
- 4.16 Landscape susceptibility is defined in the GLVIA3 as: *"the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies"*.
- 4.17 On the basis of this definition all landscapes are susceptible to change and in this instance the susceptibility is assessed as:

- a) Landscape elements – 'high to low' susceptibility depending on the landscape feature such as land use, openness, hedgerows / trees, water bodies and topography, as the proposed development can be accommodated within the Site with little or limited effect to the existing hedgerows, trees (although the conifer plantation is removed), water bodies and features of importance i.e. 'low to moderate' susceptibility, although there would be greater changes / impacts to the land use and openness of the Site i.e. higher susceptibility.

The landform would change slightly to provide building platforms for houses, roads, and depressions for SuDS features resulting in moderate susceptibility. However, the general fall of housing would follow and reflect the overall landform (alignment and slope). The above types of effects would be common, and would be inevitable, to any greenfield site to a greater or lesser degree, especially a site adjoining the settlement edge, and the susceptibility of the Site also must be viewed in the context of this fact.

- b) Landscape patterns / Site character – 'moderate' susceptibility. The condition of the Site is 'moderate to good', and the Site has an open, rural character and exhibits some of the key characteristics of the local landscape character area within which it is located. However, the Site is also located adjoining the existing settlement edge of Cranleigh with development extending east to west through the Site which influences the existing character and visual appearance of the central parts of the Site whilst land uses to the north influence the northern parts of the Site.

On the basis of the above, it is considered that the proposed development would not be wholly out of character or scale of other features in the locality. Nor would development of the Site overwhelm the landscape pattern and character of the area

and effective mitigation and enhancement measures, such as careful consideration the access junction, layout of buildings, and provision of appropriate open space and landscape 'buffers' (or transition zones) including new tree and shrub planting 'breaking up' the housing areas and forming a transition to areas of open countryside to the south (and using light fitting to limit glare and light spill to reduce any light pollution) are possible.

- c) Wider Landscape character (area beyond 500 metres from the Site) – generally 'moderate to high' susceptibility. The condition of landscape within the surrounding area to the west and south is consistent and generally good and is undeveloped and rural in character and appearance whilst to the north the land comprises open playing fields, Snoxhall community centre, car parking, play areas and has a more urbanised character and visual appearance. The assessment indicates that all views towards the Site are local, near distance views within 500 metres of the Site and that, in the majority of these views parts of the Site are perceived, but overall the Site contributes in a limited way to the character and visual appearance of the wider surrounding countryside. Given the proposed layout / height / scale of the proposed development, its edge of settlement location and the existing backdrop of development to the east (which also limits views from the east), and that the development can be assimilated into the Site, the landscape is reasonably able to accommodate the some development which is not wholly out of character or scale of other features within or on the edge of the town and effective mitigation and enhancement measures as referred to (b) above, are possible.

4.18 On the basis of the above, and Table 3.0 in Appendix A, the sensitivity of the landscape elements, patterns / Site character and wider surrounding area is assessed as follows:

- Landscape elements:

Land use / pasture fields / plantation	Medium / Low
Openness	Medium / Low
Hedgerows / trees	Low
Water bodies	Low
Topography	Low
- Landscape patterns / Site Character: **Low**
- Wider landscape character: **Medium**

Effects on Landscape Elements

4.19 The introduction of up to 162No. new residential dwellings, access road and driveways, front and rear gardens, open space, play area, SuDS features and landscaped areas will have

some impact on the existing landscape elements on the Site. The development involves the permanent loss of the existing grass fields (Fields F1, F2, F3, and F4) and conifer plantation (Field F5) to housing development and public open space i.e. high / medium magnitude of change, and some loss to the openness of the Site to housing development and public open space i.e. medium magnitude of change, as some parts of the Site will remain open and available to the public to use. These changes are inevitable given that it is open farmland at the edge of Cranleigh.

- 4.20 The proposed development would involve a low to medium degree of change to the landform to create development platforms, access and secondary roads, pedestrian routes, and SuDS features within the Site as well as a new road junction off Knowle Lane. These changes associated with reprofiling parts of the Site and providing access points will require the removal of several trees and understorey vegetation on Knowle Lane, a short section of hedgerow in the central parts of the Site to accommodate the access road, a number of trees and understorey planting on the eastern boundary near The Brew and immediately 'offsite' to accommodate changes / improvements to Public Footpath No. 379 and the proposed cycleway link to the Downs Link path. The open fields, plantation and adjoining boundary features have limited intrinsic landscape or ecological value and the proposals do not remove or harm any other landscape features within or immediately surrounding the Site.
- 4.21 The development will, in addition to the up to 162No. new residential dwellings, (road infrastructure, associated car parking and rear gardens), retain "landscape buffers" (or transition zones) along the western and eastern edges of the Site, retains the northern parts of the Site is open uses and semi-natural greenspace, and creates a substantial area of open amenity space including seating, network of paths and areas of semi-natural greenspace together with formal and informal tree and shrub planting within the central parts of the Site. The development will also retain a larger swathe of land on the southern edges of the development to accommodate the proposed swale and SuDS basin, as part of the developments proposed sustainable drainage system. These open areas and landscape 'buffers' will also set back the proposed houses from Knowle Lane and DLp and other boundaries to minimise the impact of the proposed development on adjoining land and from adjacent vantagepoints.
- 4.22 The proposals will also introduce a number of new landscape elements into the Site including the provision of new hedgerow, shrub and tree planting to the southern, eastern and western boundaries, which will strengthen these boundaries, screening and limiting views towards the proposed development, provide a substantial areas of new native shrub and tree planting (including individual tree and groups of trees, areas of new native shrub planting) and mosaic of grassland habitats, such as long and short grassed areas, within

the northern, central and southern parts of the Site, and create a 'greenway' either side of Public Footpath No. 379 through the Site thereby further restricting and limiting some views towards the proposed housing development from this PRoW.

- 4.23 The proposed landscape framework of open space and planting would form an appropriate landscape setting and countryside transition to the new dwellings and create a varied and soft transition from the new development to countryside areas to the west and south. The new planting would significantly increase the tree cover / soft landscaping within the Site and surrounding landscape and would be in keeping with other similar features in the locality and local landscape within which the Site is situated.
- 4.24 It is considered that the change relating to the housing element of the scheme would result in a 'high to medium' adverse magnitude of change (i.e. Substantial loss of the landscape resource or partial loss / alternation of the landscape resource) which is to be expected given the nature of the Site and proposed development whilst the changes arising from the open space and landscape proposals on the Site would counter balance the impacts of the built development and would generally result in 'negligible' to 'low - medium' positive magnitude of change to the landscape elements within the Site (i.e. slight enhancement of the landscape resource). The sensitivity of the landscape elements within the Site range from 'low to medium' whilst the Site itself is considered to be 'low'.
- 4.25 Taking in to account the above considerations and criteria set out in Appendix A – Landscape and Visual Methodology, the resultant effect on landscape elements have been assessed during construction, on completion of the whole development / Year 1 and 15 years after completion as follows:

Table 2.0 – Assessment of Landscape Elements

Landscape element / feature	Period	Sensitivity	Magnitude of change	Significance of Effects
Land Use / Pasture Fields / Plantation	Construction	Medium / Low	Low / Medium negative	Moderate to Slight adverse effects
	Year 1 / Completion	Medium / Low	Low / Medium negative	Moderate to Slight adverse effects
	Year 15	Medium / Low	Low negative	Moderate / Slight to Slight adverse effects
Openness	Construction	Medium / Low	Medium negative	Moderate to Moderate / Slight adverse effects
	Year 1 / Completion	Medium / Low	Medium negative	Moderate to Moderate / Slight adverse effects

Landscape element / feature	Period	Sensitivity	Magnitude of change	Significance of Effects
	Year 15	Medium / Low	Medium negative	Moderate to Moderate / Slight adverse effects
Hedgerows & Trees	Construction	Low	Low negative	Slight adverse effects
	Year 1 / Completion	Low	Low negative	Slight adverse effects
	Year 15	Low	Medium positive	Moderate / Slight beneficial effects
Water bodies	Construction	Low	Low negative	Slight adverse effects
	Year 1 / Completion	Low	Low negative	Slight adverse effects
	Year 15	Low	Medium positive	Moderate / Slight beneficial effects
Topography	Construction	Low	Low / Medium negative	Moderate / Slight to Slight adverse effects
	Year 1 / Completion	Low	Low / Medium negative	Moderate / Slight to Slight adverse effects
	Year 15	Low	Low negative	Slight adverse effects

- 4.26 The above table indicates that the effects on landscape elements would therefore range from 'Moderate to Slight' adverse landscape effects initially during construction and on completion (Day 1). The overall effects on landscape elements is however, assessed as 'Moderate / Slight' adverse, primarily due to the coverage and extent of new housing development on the Site, covering 5.0 ha (43%) of total site area.
- 4.27 However, in the longer term, these effects would reduce after 15 years or so of growth of the tree planting within the development and along the boundaries of the Site to 'Moderate / Slight to Slight' adverse landscape effects in relation to the housing elements of the scheme (as parts of the open grass fields / conifer plantation would remain lost), whilst the landscaped areas of the proposed development would result in 'Slight' adverse to 'Moderate / Slight' beneficial landscape effects as the proposed development would also introduce new soft landscape features on the Site including large area of publicly accessible open space, approximately 6.7 ha (57%) of total site area. The open space and planting would also soften the development as well as assimilating scheme the surrounding landscape. The proposed development would also increase the landscape and biodiversity / habitats on the Site which would be also beneficial to local wildlife.

- 4.28 Taking on board the above, the overall longer term effects on landscape elements is therefore assessed as 'Slight adverse to Negligible' effects.

Effects on Landscape Patterns / Site Character

- 4.29 The proposed development by its very nature would inevitably result in a change to the landscape patterns / character of the Site from an essentially rural character to an urban / suburban one, in respect of the introduction of residential development, new access junction on Knowle Lane and roads through the Site and other urbanising features such as lighting columns etc. However, some large areas of informal open space would be provided on the northern, western and southern boundaries of the Site and landscaped areas within the central and northern parts of the Site, in addition to tree belts providing green corridors through the development areas and new public footpaths and SuDS integrated throughout the scheme.
- 4.30 The Site and settlement of Cranleigh lies within a predominantly rural area with the Site situated immediately adjacent to the existing south eastern edge of the settlement. In addition, the landscape and visual assessment of the Site showed that whilst the Site forms a small part of the open countryside to the south west of Cranleigh, enclosure and containment is provided Knowle Lane and its belts of trees to the east, a strong robust belt of trees and understorey vegetation forming the southern boundary and belts of trees along DLp with housing development to the east whilst to the north is Snoxhall Fields (including a Community centre pavilion, car parking areas, play areas and playing fields and floodlit football pitch associated with the Cranleigh Football Club) which has a more urbanised character and visual appearance with an enclave of development extending through the Site between DLp and Knowle Lane providing containment through the central portion of the Site.
- 4.31 The landscape and visual assessment of the Site also indicated that the Site and majority land to the south of the Surrey Hills lies within the '*Wooded Low Weald*' (WLW) landscape type with the land to the west and south of Cranleigh (including the Site) lying within the '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) as defined by the Surrey Landscape Character Assessment: Waverley Borough published in April 2015.
- 4.32 The landscape and visual assessment also indicated that the Site exhibited some of the key characteristics of the landscape character area within which it is located such as undulating landform, an isolated high point, patchwork of arable and pastoral fields, woodland blocks and hedges / tree belts, minor watercourses, long distance views through gaps in vegetation and some tranquillity but it is influenced by the adjoining urban uses including parts of

Cranleigh and development extending west through / bordering the Site, traffic using Knowle Lane and activity associated with Snoxhall Fields to the north.

- 4.33 In addition, the landscape and visual assessment indicated that views towards the Site are local, near distance views within 500 metres of the Site and views towards the Site are possible from Public Footpath No.379 crossing the Site, sections of the DLp (Sustrans 223 / Public Bridleway No.566), Snoxhall Fields, Beryl Harvey Conservation field and allotments, Public Footpath No.379 to the west of the Site, short section of Knowle Lane to the west and also near distance views from a short section of Public Footpath No.380 to the south. However, in the majority of these views, only parts of the Site are perceived and that the open northern parts of Site are readily perceived and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snoxhall Fields) whilst the majority of the Site contributes in a limited way to the local landscape character and visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site. The visual assessment also showed that elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation and consequentially, there are no other near-distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south
- 4.34 The introduction of up to 162No. new residential dwellings, associated landscaping and open space and infrastructure within the Site would retain the majority of the Site in open uses, (approximately 57% of the site area is public open space or landscaped areas) including landscaped 'buffers' (or transition zones) along the western, eastern and southern edges of the Site. In addition, the proposed development would retain the northern parts of the Site is open uses and semi-natural greenspace, and creates a substantial area of open amenity space within the central parts of the Site. These areas of open spaces will include seating, network of paths and areas of 'native / natural' habitats together with formal and informal tree, shrub and hedgerow planting and mosaic of grassland types, and proposed swales and SuDS basins, as part of the developments proposed sustainable drainage system.
- 4.35 These open areas and landscape 'buffers' will also set back the proposed houses from Knowle Lane and DLp and other boundaries to minimise the impact of the proposed development on adjoining land and from adjacent vantagepoints. In addition, the layout and design (scale, height and massing) of the development would reflect the adjoining pattern of housing development to the east of the Site, which includes a mix of detached and attached two and 2 ½ storey houses, and taller key buildings, in a variety of plot sizes served of sinuous roads and cul-de-sacs.

- 4.36 The development would result in the loss of less than half of the open parts of the Site (approximately 43% of the site area) to housing and associated infrastructure but would introduce areas of new planting and open space (trees, shrubs, hedgerow and open grassed areas) on the majority of the Site (57%). This would change the character of the Site from rural countryside to an urban / suburban character on the central and southern parts of the Site, and open semi-urban, parkland and semi-natural character on the remaining parts of the Site. The proposed landscape framework of open space and planting would form an appropriate distinctive landscape setting to the new development which would form the new urban edge whilst also creating a varied and soft transition from the development to countryside areas to the west and south. The Site already adjoins urban uses to the north and east.
- 4.37 The new planting would also significantly increase the tree cover / soft landscaping within the Site and surrounding landscape. It would also strengthen the existing boundaries to the Site and provide 'buffers' or transition zones to the adjacent uses thereby reducing the change to the landscape patterns in the area whilst also 'softening' the landscape and visual effects of the built development. The proposed variety of open spaces and landscape areas / habitats would also assist in combating climate change and well as improving the health and well-being of existing and new residents as most of the Site will be publicly accessible (which presently is not the case) allowing the public to experience a range of views; in particular long distance views towards the Surrey Hills from parts of the Site and as well as variety internal views within the Site.
- 4.38 It is considered that change relating to the housing element of the scheme would result in a 'high' adverse magnitude of change (i.e. Substantial loss or alternation of the landscape resource) although, as mentioned earlier, this change is to be expected given that it is open farmland, green field site on the edge of a settlement, whilst the changes arising from the open space and landscape proposals on the Site would counter balance the impacts of the built development and result in 'neutral' to 'low' positive magnitude of change (i.e. slight enhancement of the landscape resource). The overall magnitude of change to the Site taking account of the above is considered to be 'medium / high' adverse change during construction and on completion (Day 1).
- 4.39 The resultant effect on landscape patterns / the Site's character would therefore range from 'Moderate to Moderate / Slight' adverse landscape effects initially during construction and on completion (Day 1) in relation to the residential developed parts of the Site, which be counter balanced by the landscaped open spaces which would have 'Neutral to Slight' beneficial landscape effects initially during construction and on completion (Day 1) in relation to the landscaped open spaces.

- 4.40 However, taking into account the above, it is considered that the overall effects on landscape patterns / the Site's character, of the scheme as a whole, would be 'Moderate / Slight' adverse landscape effects initially during construction and on completion (Day 1). This is primarily due to the increase in built form (i.e. loss of open character / open parts of the Site) but the design, form, height and density of development would be in keeping with other developments on the edge of Cranleigh, and parts of the Site will remain in open uses, as open space / landscaping and wildlife habitats although, due the size / maturity of initial plants, the landscape proposals will have limited effect in assimilating into the development into the Site and adjoining landscape at this stage.
- 4.41 In the longer term, the magnitude of change would reduce (improve) slightly by half or one category / ranking and the above effects would reduce after 15 years or so, due to the weathering of the building materials to more subdued tones and as the proposed planting establishes and matures and the extent of tree cover in the area increases, together with consequential improvements in the biodiversity of the landscape and wildlife habitats within the Site and screening provided by planted areas.
- 4.42 As a consequence, the proposals would result in 'Moderate / Slight to Slight' adverse landscape effects in relation to the housing elements of the scheme, as parts of the open fields would remain lost, whilst the landscaped areas of the proposed development would result in 'Moderate / Slight' beneficial landscape effects in the locality in the longer term.
- 4.43 Taking on board the above, the overall longer term effects on the Site and landscape patterns is therefore assessed as 'Slight' adverse.
- 4.44 In respect of the indirect effects of the whole development on landscape character and perception of that part of the '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) which lies closest to the Site (i.e. within approximately 500metre distance) there is likely to be some limited urbanising influences from the housing development and presence of a new urban edge and transition landscape within the Site. As a result there would be a 'medium to low' adverse magnitude of change resulting in a 'Moderate to Moderate / Slight' adverse landscape effect initially during construction and on completion (Day 1) with the effects reducing with distance away from the Site.
- 4.45 In the longer term, these effects would reduce, for the reasons given above (Paragraph 4.41), to 'Slight' adverse landscape effects reducing to 'Negligible' landscape effects further from the Site as the influence of development diminishes.

Effects on Wider Landscape Character

- 4.46 Whilst the proposed development will result in a more noticeable change to the landscape patterns in the local area (and landscape character of the Site); this effect will be localised to the immediate surrounding area within which the Site is located. This is due, in part, to the existing built up edge of Cranleigh to the east with an existing enclave of development extending through the Site and urbanising uses to the north whilst the well-defined boundaries to the Site and enclosure and containment provided by them ensure the influence of the development is also limited. In addition, the proposed houses (and majority of new landscape features on the Site) would also be in keeping with other landscape characteristics found in and around the Site (i.e. linear or groups of tree, shrub and hedgerow planting and mosaic of grasslands) as well as reflecting the adjoining pattern of residential development to the east of the Site. The proposed development would also create a new firm / well defined edge to Cranleigh in this location.
- 4.47 The landscape and visual assessment also indicated that views towards the Site are local, near distance views within 500 metres of the Site and in the majority of these views, only parts of the Site are perceived and that the open northern parts of Site are seen and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snnoxhall Fields) whilst the majority of the Site contributes in a limited way to the local landscape character and visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site.
- 4.48 It is considered that the proposed development will result in a 'negligible' magnitude of change to the character of the wider surrounding area (i.e. area greater than 500 metres from the Site), primarily because the strong framework of trees and other field boundary vegetation in the locality limit views and provide enclosure and containment to the Site within the landscape to the south and west of Cranleigh thereby ensuring there are no middle or longer distance views towards the Site where a change of character would be experienced or perceived.
- 4.49 Consequently using the methodology in Appendix A, the change arising from the development, as a whole, would result in 'Slight' adverse to 'Negligible' level of landscape effects initially during construction and on completion (Day 1) on the wider landscape. The initial effect is primarily due to the higher sensitivity of the wider area to change but this would reduce potentially after 15 years or so of growth of the tree and shrub planting and weathering of the building materials have more subdued tones to 'Negligible' effects in the longer term as the proposed development is assimilated into the landscape.
- 4.50 In addition, whilst the initial change would, mainly, be experienced or be perceived by existing residents of properties adjoining the Site and where users of local road and footpath network which obtain views towards the Site, the proposed development would not

significantly erode or harm the key landscape characteristics or landscape sensitivities of the area set out earlier in paragraphs 3.23 and 3.29.

- 4.51 The proposed development retains the existing features on the boundaries of the Site, such as existing trees and sections of hedges and provides a large proportion of the Site (approximately 57% of total site area) as open space and landscape planting. The development would not erode the tranquillity of the area as the Site lies close to the edge of Cranleigh, where background noise and influence of other distracting features is relatively high (compared to the open rural countryside to the west and south) and which already reduces the tranquillity of this part of the *'Dunsfold to Pollingfold Wooded Low Weald'* landscape character area (Area WW6).

Assessment of Visual Effects

- 4.52 The significance of visual effects can be described as a consideration of the effects in terms of:
- Sensitivity of the visual receptor (viewer) taking account of judgements on:
 - the susceptibility to change on the viewer (receptor); and
 - the value attached to views.
 - Magnitude of visual effect:
 - size or scale of the change, loss, or addition of features in the view and changes in composition;
 - the degree of contrast or integration of any new features or changes in the landscape and characteristics in terms of form, scale, and mass, height, colour and texture;
 - nature the views time its experienced, angle distance and location;
 - the duration of the effect and its reversibility.
- 4.53 The definitions and criteria adopted for visual susceptibility, value, magnitude of effect and significance of effect are set out in Appendix A contained at the rear of this report. As with landscape effects, the visual effects have been assessed during construction and on completion (Day 1) and in the longer term, after 15 years or so of growth of the tree and shrub planting and weathering of the building materials to more subdued tones has occurred.
- 4.54 As mentioned earlier, the visual assessment of the Site and its surroundings showed that the Site and settlement of Cranleigh lie within a predominantly rural area with the Site situated adjacent to the existing settlement edge of the settlement. In addition, the landscape and visual assessment of the Site showed that whilst the Site forms a small part of the open countryside to the west of the south eastern parts of Cranleigh (east of Knowle

Lane), enclosure and containment is provided by Knowle Lane and its belts of trees to the east, a strong robust belt of trees and understorey vegetation forming the southern boundary and belts of trees along DLp with housing development to the east whilst to the north the land use have a more urbanised character and visual appearance with an enclave of development extending west between DLp and Knowle Lane provide containment through the central portion of the Site.

- 4.55 The landscape and visual assessment of the Site also indicated that the Site forms a very small part of '*Dunsfold to Pollingfold Wooded Low Weald*' landscape character area (Area WW6) as defined by the Surrey Landscape Character Assessment: Waverley Borough published in April 2015. The assessment indicates that the Site exhibited some of the key characteristics of the landscape character area within which it is located such as undulating landform, an isolated high point, patchwork of arable and pastoral fields, woodland blocks and hedges / tree belts, minor watercourses, long distance views through gaps in vegetation and some tranquillity but it is influenced by the adjoining urban uses including parts of Cranleigh and development extending west through the Site, traffic using Knowle Lane and activity associated with Snoxhall Fields to the north.
- 4.56 The assessment also indicated that the ZTV of the proposed development would be very limited due the extent of tree cover and local, low lying, gently undulating topography. The primary visibility area of the Site of the proposed development, to the east is limited by the mature belts of trees and vegetation situated along the DLp and housing areas, to the south, the ZTV would limited by the mature hedgerows and belts of trees subdividing the surrounding field and low ridgelines whilst to the west, the ZTV is limited by the matures trees and other vegetation located along Knowle Lane and the area of elevated land / 'knoll' at Knowle Park. To the north, the ZTV would extend across Snoxhall Fields to the areas of vegetation and belts of trees along Knowle Lane, the northern edge of the sport pitches adjoining the access road to the car parking areas and to the line of trees along DLp and built up areas of Cranleigh to the east with the ZTV extending to areas of high ground within the Surrey Hill AONB about 4.9 kilometres from the Site.
- 4.57 The visual assessment of the Site also concluded that there are a limited number of open views towards the Site namely:
- a) Near distance transitory views from Snoxhall Fields immediately adjoining the northern corner of the Site (Photograph No's.1) looking southwards;
 - b) Near distance transitory open and partial views from short section of Downs Link path (Photograph No.2, 3 and 4) looking eastwards;
 - c) Near distance transitory views from short section of Public Footpath No.379 (Photograph No's.5, 6, 7 and 8) looking west and northwards;

- d) Near distance transitory views from a short section of Public Footpath No.379 (Photograph No's.9 and 10) looking south and north eastwards;
- e) Near distance transitory views from a short section of Knowle Lane at the proposed entrance to the Site (Photograph No's.11) looking south eastwards;
- f) Near distance transitory views from Beryl Harvey Conservation field and allotments (Photograph No.12 and 13) looking eastwards;
- g) Near distance transitory view from Snoxhall Fields (Photograph No.14 and 15) looking south eastwards;
- h) Near distance transitory view from Snoxhall Fields (Photograph No.16) looking south westwards
- i) Near distance transitory view from Public Footpath No.380 (Photograph No.17) looking north westwards; and
- j) Near distance transitory view from Public Footpath No.380 (Photograph No.18) looking northwards.

4.58 The visual assessment showed that, apart from the above locations, elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation and consequentially, there are no other near-distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south. The visual assessment also demonstrated that in the majority of views, only parts of the Site are perceived and that the open northern parts of Site are readily perceived and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snoxhall Fields) whilst the majority of the central and southern parts of the Site contribute in a limited way to the local landscape character and visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site.

4.59 The main visual receptors are considered to be:

- Motorists, horse riders, and cyclists on the local road network immediately adjoining the Site namely Knowle Lane and the access road to Snoxhall Fields. Knowle Lane has no footway adjoining the lane and therefore pedestrian users have been discounted.
- Pedestrians, cyclists and horse riders on a section of the Downs Link path (Public Bridleway No.566) adjoining the Site;
- Pedestrian users on a short section of Public Footpath No.379 through the Site, Public Footpath No. 378 to the north east of the Site, and short section of Public Footpath No. 380 to the south of the Site;

- Users and visitors to Snoxhall Fields, Beryl Harvey Field and allotments and Cranleigh Leisure Centre including motorists;
- Residential properties adjoining the Site including direct views residents of The Coach House, Coldharbour Farm, West Barn, The Brew, Coach House Cottage, Stable Cottage, Danemead close to the Site boundaries and potential views from No.1 to 37 (odd numbers only) Northdowns, No 55 Nightingales, No.1 to 8 Cameron Close and No.10 to 17 Fortune Drive to the east, Oaklands, Craneswood, Redhurst, Hernshaw, Littlefold, Oak Cottage to the west, and Three Oaks and Frogley Cottage to the south. However, private views from the majority of properties to the east, west and south of the Site and Coldharbour Farm, Coach House Cottage, Stable Cottage, Danemead are curtailed or partially screened due to intervening vegetation and buildings.

Value of Visual Receptors

- 4.60 In terms of the “value” of the views, there are no designated, recognised or protected views looking towards the Site within the area surrounding the Site which would indicate that views are of national, regional or specific local importance. Although the area to the north of the Site is identified as an ‘Area of Strategic Visual Importance’, none of the views within this area are identified in the Local Plan(s) or their Proposals Map or other documents as being key views but the Parish Council – *“Review of Cranleigh’s Area of Strategic Visual Importance”*, highlights that views from the DLp within the ASVI and views from the ASVI northwards towards the Surrey Hills AONB are important.
- 4.61 In this instance, the value attached to the views from public footpaths / bridleways is considered to be of ‘moderate’ value as they are locally important views forming part of the experience whilst views from local roads are considered to be of ‘low to moderate’ value. Similarly ‘low to moderate’ value, it is considered would apply to views from Snoxhall Fields, Beryl Harvey Fields and allotments to the north west, north and north east of the Site.
- 4.62 In respect of close distance, outwards views from the private properties, the value of these direct / oblique views is considered to be ‘moderate to high’ notwithstanding any curtailment or screening of views by intervening vegetation and buildings.

Visual Susceptibility

- 4.63 In terms of the susceptibility of the views, this depends on the receptor’s occupation or activity and the extent to which attention is focussed on views and visual amenity. In this instance, the most susceptible visual receptors (high) are users of sections of the public footpaths / bridleways to the north, east and south and residents at home where there is an open view of the Site.

- 4.64 Moderate susceptibility is considered to generally apply to cyclists and equestrian users using the local road network immediately adjoining the Site, namely Knowle Lane. It is considered that 'moderate' susceptibility would also apply to users of the Cranleigh Leisure centre car park to the north east of the Site who have views south and west whilst 'moderate to low' susceptibility would apply to users of Snoxhall Fields to the north and north east as users would have minimal interest in the views and their surroundings, as their focus would be on other activities such participating in or watching football or supervising children in the play area. Motorists on the local road network (Knowle Lane and access road to the Cranleigh Leisure centre) are considered to have 'low' susceptibility to change.
- 4.65 By reference to the above and criteria set out in Appendix A, the visual sensitivity ranking are as follows:
- 'Medium' sensitivity would apply to: Horse riders and cyclists on Knowle Lane, and pedestrians and cyclists users on the access road to Cranleigh Leisure centre / Snoxhall Fields and car park.
 - 'Medium' sensitivity would also apply to: Users of Snoxhall Fields, Beryl Harvey Fields and allotments although people participating in or watching football or supervising children in the play area would have: 'Low to Very Low' sensitivity; .
 - 'Low to Very Low' sensitivity would apply to: Motorists using the local road network - Knowle Lane;
 - 'High' sensitivity would apply to: Pedestrian users on the PROWs in locality (DLp / Public Footpath No's.379 / 378 and 380); and
 - 'High to Very High' sensitivity would apply to: Residential properties in the vicinity of the Site (approx. 47No. properties).
- 4.66 The visual assessment below considers the potential visual effects upon the identified visual receptors (using the definitions and criteria in Appendix A) and by reference to the 18 viewpoints (VP) described in Section 3.0 – Table 1 (illustrated by photographs on the Photograph Sheet 0350 / P02 – Site Context Photograph No's 1 to 18). In addition to assist in assessing the potential visual effects of the road junction on to Knowle Lane a verified Photomontage (PM - A) from viewpoints No. Vp 11 has been prepared, illustrating Year 1 visual effects and Year 15 visual effects. This shows the summer view and proposals in leaf although the assessment has assumes the visibility will increase during the winter (as a worst case scenario).
- 4.67 The visual assessment is set out below in tabular form as follows:

Table 3.0 – Assessment of Visual Effects

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
<p>Users of Downs Link path – approximately 900 metre section.</p> <p>Refer to VP Photos 1, 2, 3 and 4.</p> <p>0 – 10 metres.</p> <p>+52.5 to +59.7m AOD.</p>	Pedestrians, Cyclists and Equestrian users	High	<p>Very High to Low / Negligible negative change during construction and at Day 1.</p> <p>Views along the DLp vary considerably with open and partial views into the northern parts of the Site whilst glimpsed views are obtained into the central and southern portion of the Site. Changes to the northern parts of the Site will be minor and for a short duration only resulting in a low to negligible magnitude of change. Whilst the greatest change will occur at the footpath / cycleway connections and improvements to Public Footpath No. 379 with the introduction of lighting / signage at these points on the DLp although this will be a short duration. Glimpsed views will be obtained towards the construction of houses on the central, eastern parts of the Site whilst glimpsed views will also be possible from elevated parts of the DLp looking towards construction areas within the south eastern parts of the Site. However the impact of construction work will diminish away from DLp and completed houses immediately adjoining eastern edge of the Site will screen views west into the remainder of the Site depending on the phasing of the development.</p> <p>At Day 1, some of the houses nearest the DLp will be seen but they are set back into the Site by open space, new tree planting and existing belts of trees and understorey planting already along the west side of DLp which will screen and frame views retained towards the west.</p> <p>Medium to Negligible changes - Year 15.</p> <p>By Year 15, the new buildings will have weathered softening their impact and growth of new tree / shrub understorey planting would have become established and provide softening / partial screening of visual effects.</p>	Major Substantial to Moderate adverse effects.	Major Substantial to Moderate adverse effects.	Moderate to Slight adverse effects.
<p>Users of Public Footpath No. 379 – approximately 190 metres.</p> <p>Refer to VP photos 5, 6, 7, and 8.</p> <p>0 – 125 metres.</p> <p>+59.7 to +65.9m AOD.</p>	Pedestrians	High	<p>Very High to Medium negative change during construction and at Day 1.</p> <p>There are open views into the central and eastern parts of the Site from the eastern section of the public footpath. Construction and reprofiling works associated with the housing areas nearest the footpath will be very evident in the foreground of views to the north and south from the eastern section of footpath. The introduction of the access road crossing the footpath will result in the greatest change but this will be localised to a short section of the footpath. However, retention of the existing hedgerow and setting back the houses from the footpath will reduce some of the impacts.</p> <p>At Day 1, some of the houses nearest Public Footpath No. 379 will be seen but they are set back into the Site by open space, new tree planting and existing hedgerows and tree adjoining the footpath and along the western boundary of the Site will screen and frame views with some views north retained.</p> <p>Medium to Low changes - Year 15.</p> <p>By Year 15, the new buildings will have weathered softening their impact and growth of new tree / shrub and hedgerow planting within the landscape buffers / POS would have become established and provide softening / partial screening of visual effects although views of houses will remain. Also some northward views are maintained.</p>	Major Substantial to Moderate adverse effects.	Major Substantial to Moderate adverse effects.	Moderate / Substantial to Moderate / Slight adverse effects.

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
<p>Users of Public Footpath No. 379 – approximately 140 metres.</p> <p>Refer to VP photos 9 and 10.</p> <p>0 – 125 metres.</p> <p>+59.7 to +65.9m AOD.</p>	Pedestrians	High	<p>Medium to Low negative change during construction and at Day 1.</p> <p>There are partial views towards the southern parts of the Site from the western section of the footpath. The construction activities (scaffolding etc) associated with the upper parts of some houses associated within the central, western parts of Site will be perceived where the footpath is at a lower elevation than the Site so the topography curtails views. Also construction activities may be perceived in the glimpsed views towards the southern parts of the Site from the footpath. However, the retention of the existing hedgerow and trees along the western boundary of the Site and introduction of landscape 'buffers' will reduce the impact.</p> <p>At Day 1, some of the houses nearest Public Footpath No. 379 will be seen but they are set back into the Site by open space, new tree planting and existing hedgerows and tree adjoining the footpath and along the western boundary of the Site will screen and frame views with some views north retained.</p> <p>Low to Negligible changes - Year 15.</p> <p>By Year 15, the growth of new tree / shrub and hedgerow planting within the landscape buffers / POS would have become established and provide softening / partial screening of visual effects although views of houses will remain but the new buildings will have weathered softening their impact.</p>	Moderate / Substantial to Moderate adverse effects.	Moderate / Substantial to Moderate adverse effects.	Moderate to Slight adverse effects.
<p>Users of Public Footpath No. 378 – approximately 380 metres.</p> <p>Refer to VP photos 3 and 4.</p> <p>20 – 100 metres.</p> <p>+57.9m AOD.</p>	Pedestrians	High	<p>Medium to Very Low / Negligible negative change during construction and at Day 1.</p> <p>Views from Public Footpath No.378 are similar to those from DLp although further from the Site with a greater extent of intervening vegetation reducing the views. There are partial views from the northern section of footpath towards the northern parts of the Site whilst glimpsed view are only obtained towards the eastern, central and southern portions of the Site from the southern section of the footpath. Changes to the northern parts of the Site will be minor and for a short duration only resulting in a very low to negligible magnitude of change, whilst the greatest change will occur at the footpath / cycleway connections and improvements to Public Footpath No. 379 with the introduction of lighting / signage at these points on the DLp. Glimpsed views will be obtained towards the construction of houses on the eastern central parts of the Site. However the impact of construction work will diminish away from footpath and house immediately adjoining eastern edge of the Site will screen views west into the remainder of the Site depending on the phasing of the development.</p> <p>At Day 1, some of the houses nearest the footpath will be seen but they are set back into the Site by open space, new tree planting and existing belts of trees and understorey planting already along the west side of DLp which will screen and frame views.</p> <p>Low to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and growth of new tree / shrub understorey planting within the Site would have become established whilst existing vegetation adjoining the Site along the DLp will have increased, softening / partial screening of visual effects.</p>	Moderate / Substantial to Moderate / Slight adverse effects.	Moderate / Substantial to Moderate / Slight adverse effects.	Moderate to Slight adverse effects.
<p>Users of Knowle Lane – approximately 260 metres.</p> <p>Refer to VP Photo 11 and PM - A</p> <p>0 – 10 metres.</p>	Cyclists and equestrian users	Medium	<p>Very High to Low negative change during construction and at Day 1.</p> <p>The new road junction, adjoining embankment and a short section of the primary access road into the Site together with increased traffic, new lighting columns and signage would be prominent features on a short section of Knowle Lane opposite and either side of the new junction with the impacts reducing away from the Site. Construction activities associated with the reprofiling works of the development within the central, western parts of the Site will be seen where vegetation is removed to create the junction whilst the construction of houses adjoining the western edge of the Site maybe glimpsed through the belts of trees and hedgerow along a short section of Knowle Lane south of the new junction.</p>	Substantial to Moderate / Slight adverse effects.	Substantial to Moderate / Slight adverse effects.	Moderate to Slight adverse effects.

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
+61.2m AOD.	Motorists	Low	<p>Construction activities associated with the remainder of the Site will not be perceived or experienced by users of the lane as these are hidden by intervening topography, residential areas or vegetation.</p> <p>At Day 1, the new junction, embankments either side, short section of access road and houses immediately adjoining the western, Knowle Lane, boundary will be seen but the houses will be set back into the Site by open space and new tree planting reducing the visual impact.</p> <p>Medium to Negligible changes - Year 15.</p> <p>By Year 15, the growth of new tree / shrub and hedgerow planting within the landscape buffers / POS would have become established and provide softening / partial screening of visual effects although some views of new houses may remain but the buildings will have weathered softening their impact.</p>	Moderate / Substantial to Slight adverse effects.	Moderate / Substantial to Slight adverse effects.	Slight adverse to Negligible effects.
Users of Beryl Harvey Fields and allotments. Refer to VP Photos 12 and 13. 40 - 70 metres. +58.0m AOD.	Allotment holders	Medium	<p>Low to Negligible negative change during construction and at Day 1.</p> <p>There are open and restricted views from parts of the Beryl Harvey Fields and the allotments towards the northern parts of the Site with restricted and curtailed views from the car park area as the allotments sheds and other clutter, and intervening vegetation screen the northern parts of the Site. There are no views into the remaining central and southern parts of the Site. Changes to the northern parts of the Site will be minor and for a short duration only resulting in a low to negligible magnitude of change.</p>	Moderate / Slight to Slight adverse effects.	Slight adverse to Neutral effects.	Neutral to Slight beneficial effects.
	Motorists using car park	Low	<p>At Day 1, views over the northern parts of the Site will be similar to the current views although additional planting will have been introduced along the hedgerows and existing area of grass would become wildflower meadow grass areas.</p> <p>Very Low to Negligible changes Year 15.</p> <p>By Year 15, the growth of new tree and hedgerow planting and wildflower grass areas within the northern parts of the Site would have become established and assimilated into the Site with views similar to the current views over this parts of the Site.</p>	Slight adverse to Negligible effects.	Negligible to Neutral effects.	Neutral to Slight beneficial effects.
Users of Snoxhall Fields, access road and Cranleigh Leisure centre car park. Refer to VP Photos 14, 15 and 16. 64 – 230 metres. +52.0 to +53.0m AOD.	Pedestrians / users of sport pitches	Medium	<p>Low to Negligible negative change during construction and at Day 1.</p> <p>There are partial and restricted views from parts of Snoxhall Fields towards the northern parts of the Site with very restricted and curtailed views from the car park area as the Leisure Centre buildings screen the northern parts of the Site. The majority of the Site, central and southern parts of the Site is screened from view. Changes to the northern parts of the Site will be minor and for a short duration only resulting in a low to negligible magnitude of change.</p>	Moderate / Slight to Slight adverse effects.	Slight adverse to Neutral effects.	Neutral to Slight beneficial effects.
	Motorists	Low	<p>At Day 1, views over the northern parts of the Site will be similar to the current views although additional planting will have been introduced along the hedgerows and existing area of grass would become wildflower meadow grass areas.</p> <p>Very Low to Negligible changes - Year 15.</p> <p>By Year 15, the growth of new tree and hedgerow planting and wildflower grass areas within the northern parts of the Site would have become established and assimilated into the Site with views similar to the current views over this parts of the Site.</p>	Slight adverse to Negligible effects.	Negligible to Neutral effects.	Neutral to Slight beneficial effects.

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
<p>Users of Public Footpath No. 380 approximately 300 metres.</p> <p>Refer to VP Photos 17 and 18.</p> <p>235 to 300 metres.</p> <p>+61.0m to +64.0m AOD.</p>	Pedestrians	Medium	<p>Low to Negligible negative change during construction and at Day 1.</p> <p>There are limited, partial and restricted views from a short section of Public Footpath No.380 looking northwards towards the southern parts of the Site. The construction activities associated with developing the southern parts of the Site, such as reprofiling the land to create water attenuation basins, swales and building / roads platforms and construction of dwellings, will have minor change to the views, due the limited nature of the views, existing screening and that the construction activities, if seen, would form a small / minor component to the views which might be missed by the walkers on the footpath.</p> <p>At Day 1, some of the new houses nearest the southern edge of the Site maybe seen but they are set back into the Site by a substantial landscape 'buffer' of open space, new tree planting and existing belts of trees and understorey planting forming the southern boundary of the Site will screen and frame views of the houses minimising the visual impact. These houses will also screen views of the remaining parts of the Site minimising the visual effects.</p> <p>Very Low to Negligible changes Year 15.</p> <p>By Year 15, the growth of new tree / shrub and hedgerow planting within the landscape buffers / POS would have become established and provide further screening of visual effects although some views of houses may remain but the new buildings will have weathered softening their impact.</p>	Moderate / Slight to Slight adverse effects.	Moderate / Slight to Slight adverse effects.	Slight adverse to Negligible effects.
<p>Residents of the The Coach House, Coldharbour Farm, West Barn, The Brew and Oaklands to the west.</p> <p>No VP comparison photos.</p> <p>10 to 110 metres</p> <p>+58.0m AOD.</p>	Residents / Visitors	High / Very High	<p>High to Negligible change during construction and at Day 1</p> <p>View towards the Site from properties adjoining the northern and central parts of the Site vary considerably due to the extent of intervening vegetation screening and curtailing views. There are no views of the southern parts of the Site from these dwellings. The greatest change will be experienced from the private driveway to The Coach House, Coldharbour Farm, West Barn and The Brew with limited change experience by residents of Oaklands, due to surrounding vegetation. Construction works and changes to the northern parts of the Site and parts of the central area of the Site will be minor and for a short duration only resulting in a low to negligible magnitude of change. Whilst construction works associated housing areas within the central parts of the Site will be noticeable although the new houses are set back away from The Coach House, Coldharbour Farm, West Barn and The Brew by open space and landscape planting reducing the visual effects.</p> <p>At Day 1, views over the northern parts of the Site will be similar to the current views although additional planting will have been introduced along the hedgerows and existing areas of grass would become wildflower meadow grass areas. Views of the proposed development within the central parts of the Site will be seen impacting on the views although the new houses are set back away from The Coach House, Coldharbour Farm, West Barn and The Brew by open space and landscape planting reducing the visual effects.</p> <p>Medium to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and the growth of new tree and hedgerow planting and wildflower grass areas within the northern and central parts of the Site would have become established and provide softening / partial screening of visual effects whilst in the northern parts of the Site the changes will have assimilated into the Site with views similar to the current views over this parts of the Site.</p>	Major Substantial to Moderate / Slight adverse effects depending on the property.	Major Substantial to Moderate / Slight adverse effects depending on the property.	Substantial to Slight adverse effects depending on the property.
<p>Residents of Coach House Cottage, Stable Cottage, Craneswood, Redhurst,</p>	Residents / Visitors	High / Very High	<p>High to Negligible change during construction and at Day 1</p> <p>View towards the Site from properties adjoining the central and southern parts of the Site vary considerably due to the extent of intervening vegetation screening and curtailing views. The greatest change will be experienced from the private driveway to these properties with limited change experience</p>	Major Substantial to Moderate / Slight adverse effects depending on the property.	Major Substantial to Moderate / Slight adverse effects depending on the property.	Substantial to Slight adverse effects depending on the property.

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
Hernshaw, Littlefold. No VP comparison photos. 30 to 85 metres. +66.0m AOD.			<p>by residents of Craneswood, Redhurst, Hernshaw, Littlefold, due to surrounding vegetation. Construction works associated with housing areas within the central parts of the Site will be noticeable although the new houses are set back away from Coach House Cottage and Stable Cottage by open space and landscape planting reducing the visual effects. Whilst construction activities within the southern parts of the Site will have limited impacts due to the longer gardens and strong intervening belts of trees curtail views from Craneswood, Redhurst, Hernshaw, Littlefold although upper storey views may be possible.</p> <p>At Day 1, views of the proposed development within the central parts of the Site will be seen from Coach House Cottage and Stable Cottage, impacting on the views although the new houses are set back into the Site with new hedgerow and tree planting on the Site's boundary.</p> <p>Medium to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and the growth of new tree and hedgerow planting within central parts of the Site and along the Site's boundary would have become established and provide softening / partial screening of visual effects.</p>			
Residents of No.1 to 37 Northdowns (odd numbers only), No 55 Nightingales. No VP comparison photos. 23 to 38 metres. +57.0m AOD.	Residents / Visitors	High / Very High	<p>Medium to Very Low / Negligible negative change during construction and at Day 1.</p> <p>Views from dwellings on the west side of Northdowns and No.55 Nightingales vary considerably, due to intervening rear garden vegetation, high garden fences and extent of vegetation along DLp. Most views are obtained from upper storey windows to the rear of the houses with glimpsed and partial views towards the Site. Changes to the proposed open space areas within the northern and central parts of the Site will be minor and for a short duration only resulting in a very low to negligible magnitude of change. Glimpsed views will be obtained towards the construction of the new houses on the eastern central parts of the Site. However the impact of construction work will diminish into the Site and the new houses immediately adjoining eastern edge of the Site will screen views west into the remainder of the Site depending on the phasing of the development. The greatest change will occur at the footpath / cycleway connections and improvements to Public Footpath No. 379 with the introduction of lighting / signage at these points on the DLp which may impact on oblique views from No.1 Northdowns, No55 Nightingales and No.37 Northdowns near Snoxhall fields and footpath / cycleway connection emerging from the northern parts of the Site.</p> <p>At Day 1, some of the new houses nearest the eastern edge of the Site may be seen but they are set back into the Site by open space, new tree planting and existing belts of trees and understorey planting already along the DLp which will screen and frame views.</p> <p>Very Low to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and growth of new tree / shrub understorey planting within the Site would have become established whilst existing vegetation adjoining the Site along the DLp will have increased, softening / partial screening of visual effects.</p>	Substantial to Moderate adverse effects depending on the property.	Substantial to Moderate adverse effects depending on the property.	Moderate to Slight adverse effects depending on the property.
Residents of No.1 to 8 Cameron Close and No.10 to 17 Fortune Drive. No VP comparison photos. 38 to 60 metres. +57.0m AOD.	Residents / Visitors	High / Very High	<p>Medium to Very Low / Negligible negative change during construction and at Day 1.</p> <p>Very Low to Negligible changes - Year 15.</p> <p>Views from dwellings on Cameron Close and Fortune Drive vary depending on the intervening rear garden vegetation, high garden fences and extent of vegetation along DLp. Most views are obtained from upper storey windows to the rear of the houses with glimpsed and partial views towards the Site. As a consequence, the visual effects of the scheme during construction, at Day 1 and at Year 15 will be similar to those experienced from properties on Northdowns. This is primarily due to: (1) the limited extent of the Site and proposed development seen, (2) the length of the views, and (3) the proposed</p>	Substantial to Moderate adverse effects depending on the property.	Substantial to Moderate adverse effects depending on the property.	Moderate to Slight adverse effects depending on the property.

Visual Receptor & Photo (VP or PM) Reference	Receptor type	Sensitivity	Magnitude of Change / Effect	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
			landscape planting and weathering of building materials will reduce the visual effects of the development in the longer term.			
Residents of Danemead and Oak Cottage to the south west. No VP comparison photos. 14 to 65 metres. +56.0m AOD.	Residents / Visitors	High / Very High	<p>High to Negligible change during construction and at Day 1</p> <p>View towards the Site from Danemead and Oak Cottage vary considerably due to the extent of intervening vegetation and existing garden buildings, screening and curtailing views. Changes associated with proposed open space areas within the southern parts of the Site will be minor and for a short duration only resulting in a very low to negligible magnitude of change. Construction works associated with a small number of the proposed houses within the south western parts of the Site will be perceived through existing hedgerow and trees forming the Site's boundary although the new houses are set back away from the boundary of the Site by open space and landscape planting increasing the distance by 20 or more thereby reducing the visual effects. The greatest effects will be experience by residents of Danemead, due the shorter garden length.</p> <p>At Day 1, views of the proposed development within the south western parts of the Site will be seen from Danemead and Oak Cottage, impacting on the views although the new houses are set back into the Site with new hedgerow and tree planting on the Site's boundary.</p> <p>Low to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and the growth of new tree and hedgerow planting within south western parts of the Site and along the Site's boundary would have become established and provide softening / partial screening of visual effects.</p>	Major Substantial to Moderate adverse effects depending on the property.	Major Substantial to Moderate adverse effects depending on the property.	Moderate / Substantial to Slight adverse effects depending on the property.
Residents of Three Oaks and Frogley Cottage to the south. No VP comparison photos. 70 to 90 metres. +53.0m AOD.	Residents / Visitors	High / Very High	<p>Low to Very Low change during construction and at Day 1</p> <p>Views towards the Site from Three Oaks and Frogley Cottage vary slightly as both properties have open rear garden areas with views across the adjoining grass field towards the Site although the rear garden of Frogley Cottage contain several trees and areas of shrub planting which partially screen some views. Views into the Site however are also curtailed by intervening field hedgerows and trees including vegetation forming the Site's boundary. Changes associated with the proposed open space areas within the southern parts of the Site will be minor and for a short duration only resulting in a very low to negligible magnitude of change. Construction works associated with a small number of the proposed houses within the south western corner of the Site may be perceived through existing hedgerow and trees although the main construction areas are set back away from the boundary of the Site by open space and landscape planting thereby reducing the visual effects.</p> <p>At Day 1, views of the proposed development will be similar to views of the construction stage of the development although the new houses are set back away from the boundary of the Site by 80 to 130 metres of open space and landscape planting increasing the distance and reducing the visual effects. .</p> <p>Very Low to Negligible changes - Year 15.</p> <p>By Year 15, the new houses will have weathered softening their impact and the growth of new tree and hedgerow planting within south western parts of the Site and along the Site's boundary would have become established and provide softening / partial screening of visual effects.</p>	Moderate / Substantial to Moderate adverse effects depending on the property.	Moderate / Substantial to Moderate adverse effects depending on the property.	Moderate to Slight adverse effects depending on the property.

- 4.68 As expected, the table above indicates the visual effects would range from 'Major Substantial to Moderate' adverse visual effects initially during construction and at Day 1 for pedestrian, equestrian and cyclist using the Downs Link path and sections of Public Footpath (No.379) adjoining and through the Site, primarily due to the high sensitivity of the receptor or proximity of the development to the DLP or footpath resulting in a very high magnitude of change. Lesser visual effects are experienced by users of Public Footpath No. 378 to the east of the Site, users of Snoxhall Fields to the north and north east and Beryl Harvey Fields and allotments to the north west. Cyclists / horse riders and motorists using a short section of Knowle Lane will also experience lesser visual effects 'Moderate / Substantial to Slight' adverse visual effects with the greatest impacts experience at the new junction due to the degree of change involved.
- 4.69 Pedestrian users of Public Footpath No.380 to the south of the Site would experience limited effects assessed as 'Moderate / Slight to Slight' adverse effects during the construction period and on completion (at Day 1) primarily due to restricted nature and extent of the views from the footpath and the low to negligible magnitude of change.
- 4.70 The greatest visual effects, during construction and at Day 1, ('Major Substantial') would be experienced by some residents occupying dwellings nearest the Site with relatively open views towards parts of the Site (The Coach House, Coldharbour Farm, West Barn, The Brew, Coach House Cottage, Stable Cottage and Danemead) but these effects would reduce slightly for residents with a greater degree of intervening vegetation or slightly further from the Site, such as occupiers of Oaklands, Craneswood, Redhurst, Hernshaw, Littlefold, No.1 to 37 Northdowns (odd numbers only), No 55 Nightingales, No.1 to 8 Cameron Close and No.10 to 17 Fortune Drive, Oak Cottager, Three Oaks and Frogley Cottage.
- 4.71 The visual assessment indicated that, in the majority of views either from pedestrians, equestrian users, cyclist and motorists of the local road network or public footpaths to the west and east and users of Snoxhall and Beryl Harvey Fields including allotments, the visual effects would reduce to 'Moderate to Slight' adverse to 'Neutral' or 'Negligible' visual effects in the longer term. The assessment indicates that there would be 'Slight' beneficial effects in some local views resulting from longer term changes to the northern parts of the Site.
- 4.72 Local residents would also experience a reduction in visual effects by (1) the proposed layout and design of the new dwellings (scale, height, massing and positioning and varying the architectural treatment of dwellings) which reflects the pattern of residential development on the edge of Cranleigh, (2) by weathering and softening of building materials and (3) by the introduction of areas of new open space and planting (trees, shrubs, hedgerow and open grassed areas) within the Site which would soften views of the development and provide an appropriate setting to the development significantly reducing

its visual effects as well as forming a and transition to the open countryside. The retention of the northern parts of the Site in open use accessible to the public would allow long distance views to the north towards the wooded Surrey Hills (and Surrey Hills AONB) over Cranleigh.

- 4.73 In addition, it should be noted that the proposed development of the Site would be perceived in the context of existing development on the south eastern edge of Cranleigh and would be perceived as a logical extension to the built up area of the settlement with the proposed tree planting and areas of open space assimilating the development into the Site and locality.

5.0 CONCLUSIONS

- 5.1 It can be concluded from the landscape and visual assessment of the Site and its surroundings, that development of the Site, as proposed, would not have a significant adverse impact on wider surrounding area but would some adverse localised visual effects.
- 5.2 It can be concluded from the landscape and visual assessment of the Site and its surroundings, the following:
- a) that the Site is an irregular parcel of land of some 11.7 hectares (28.9 acres) comprising of open land immediately to the west of DLp, south of Snoxhall Fields / Cranleigh Leisure Centre and east of Knowle Lane with parts of the Site to the north and south of Coldharbour Farm and West Barn and the remaining parts to the east and south of an enclave of development including Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw and Littlefold;
 - b) that the Site lies to the west of south east Cranleigh within the open countryside;
 - c) that the Site consists a number of small to medium sized irregular shaped fields in pasture uses with a larger irregular shaped field occupying the southern parts of the Site used for growing conifer trees;
 - d) that the boundaries to the Site are generally well defined by existing hedgerows, tree belts, boundary fences and there are a limited number of hedgerows and trees subdividing the fields;
 - e) that the landscape context of the Site and surrounding area reflects its near edge of settlement location and is predominantly open rural countryside to the west and south whilst to the north are urban fringe uses beyond which is the centre of Cranleigh and to the east is the south eastern built up area of Cranleigh extending southwards along Horsham Road, B2128;
 - f) that the topography of the area comprises low lying gently undulating land between 50 metres AOD to 75 metres AOD with Knowle Park to the west lying on a slight 'knoll' of higher ground at about 75 metres AOD. To the north of Cranleigh, the land gradually rises to a Reynards Hill, on the greensand ridge at about 245 metres AOD, and the Surrey Hills Area of Outstanding Natural Beauty (AONB);
 - g) that the topography of the Site is gently undulating with the higher part of the Site adjoining Knowle Lane, at about 70.0 metres AOD, and low ridge extending

eastwards within the central parts of the Site occupied by the enclave of development with the land falling gently to the north, east and south;

- h) that the tree cover within the landscape surrounding the Site is good consisting of predominantly of hedgerows, hedgerow trees, belts of trees (or shaws) adjoining drainage ditches / watercourses, along the DLp and Knowle Lane, small groups of trees / wooded copses to the north west and west and around Snoxhall Farm to the south with larger areas of woodland to the south west, as well as areas of parkland and woodland at Vachery House and ponds to the south east of the Site;
- i) that the Site and majority land to the south of the Surrey Hills lies within the 'Wooded Low Weald' (WLW) landscape type with the land to the west and south of Cranleigh including the Site lying within the 'Dunsfold to Pollingfold Wooded Low Weald' landscape character area (Area WW6) with character area 'RF9 – Wey and Arun Canal River Floodplain' and area 'WW5 – Grafham to Dunfold Wooded Low Weald' to the west as defined by the Surrey Landscape Character Assessment: Waverley Borough published in April 2015;
- j) that there are is one public footpaths crossing the Site (Public Footpath No.379) and there are a limited number of Public Rights of Way (PROW) in the immediate vicinity of the Site;
- k) that the visual assessment indicated that the ZTV would be very limited due the extent of tree cover and local low lying gently undulating topography and that the potential impact of the proposed development would be confined to the immediate vicinity of the Site to the east and west whilst the south and north the potential impacts of the development would extend a short distance from the Site although the effects of the development would diminish with distance;
- l) that the visual assessment showed that near distance views towards the Site are possible from Public Footpath No.379 crossing the Site, sections of the DLp (Sustrans 223 / Public Bridleway No.566), Snoxhall Fields, Beryl Harvey Conservation field and allotments, Public Footpath No.379 to the west of the Site, short section of Knowle Lane to the west and also near distance views from a short section of Public Footpath No.380 to the south;
- m) that the visual assessment also indicated that there are very long distance open panoramic views obtained from Public Footpath No.359 on Reynards Hill, about 4.3 kilometres to the north east of the Site and possibly similar very long distances views from Pitch Hill, about 4.5 kilometres from the Site. However from Reynards Hill, whilst parts of Cranleigh is seen, the Site is not easily perceived in the views, due

to the distances involved and if the proposed development on the Site was seen, it would in any event, be perceived in the context of existing rooftops of buildings within the town, which are nearer the viewer, and have negligible impact. For this reason views from the Surrey Hill AONB have been discounted from the assessment of visual impacts set out in Section 4.0 of this report;

- n) that apart from the above, elsewhere views towards the Site were curtailed by landform, hedges / trees or intervening buildings or vegetation and consequentially, there are no other near-distance, middle-distance or long-distance views towards the Site from viewpoints within the surrounding area to the west, east, north and south;
- o) that the visual assessment also indicated that the open northern parts of Site are seen in local views and contributes to a degree to the local landscape character and visual appearance of the land to the north of the Site (Snoxhall Fields) whilst the majority of the Site contributes in a limited way to the local landscape character and visual appearance of the area and rural setting of Cranleigh, due the good strong enclosure and containment of the Site;
- p) that when viewed from the wider surrounding area (i.e. are beyond 500 metres from the Site) the open parts of the Site do not contribute to the character and appearance of the local area although the trees on Knowle Lane and Downs Link Path do contribute to the rural countryside and treed appearance of the landscape;
- q) that the overall landscape condition / quality of the Site and its immediate surrounds is regarded a 'moderate to good'.
- r) that the majority of the Site and countryside to the south west of Cranleigh does not lie within designated landscape, such as AONB or Special Landscape Area, although a small portion of the northern parts of the Site lie within a local landscape designation and within Cranleigh '*Area of Strategic Visual Importance*' (ASVI) although this part of the Site is not accessible to the public, and therefore the majority of the Site cannot be consider forming a designated 'valued' landscape of national / regional / district importance under the definition of a 'valued' landscapes as set out in paragraph 174 (a) of the NPPF July 2021 but paragraph 174 (b) indicates that all landscapes have some 'intrinsic' value that should be 'recognised' in decision – taking;
- s) that using the recent Landscape Institute, Technical Guidance Note TGN 02/21 'Assessing landscape value outside national designations' and guidance set out in this note, an assessment of the Site and its surroundings has been undertaken and

this concluded that the Site overall is of no more than 'Ordinary' value in the context of the wider character area or landscape context;

- t) that, in addition, the appraisal of 'value' also highlighted that some factors make the Site more acceptable in landscape terms for the type / form of the development proposed i.e. its urban context, enclosure by a framework of trees and hedgerows, lack of wildness / tranquillity, lack of recreational opportunity or associations whilst the undulating landform and few long range views to the north provide opportunities to create a distinctive development and landscape that positively respond to the Site's constraints and opportunities;
- u) that, with reference to Table 1.0 and to Table 2.0 of Appendix A, the Site is considered to be of 'local – moderate / low' value, although it lies within the wider setting and countryside transition of the south eastern parts of Cranleigh and outside the development limits of the settlement. The value of the wider area to the north west and south is considered to be 'moderate to high' primarily due to its strong rural character to the west and south of the Site and better public access with views towards the Surrey Hills to the north which allow people to experience the qualities of the area; and
- v) that, in relation to light pollution / dark skies, the Site is located within Environmental Zone – E2 – Rural – Low district brightness – Sparsely inhabited rural areas, village or relatively dark outer suburban locations but nonetheless sensitive to the introduction of new lighting.

5.3 In addition, the assessment acknowledges that, due to its location and local topography, the Site is a sensitive location and that there are both landscape constraints as well as landscape opportunities which need to be taken into account in the layout and design of the proposed development. The landscape and visual appraisal of the Site and surrounding area has identified a number of landscape guideline (set out at the end of Section 3.0) to inform the design of the scheme. It is considered the landscape approach to integrating development into the edge of Cranleigh, as set out in paragraph 3.82 a) to e), is an appropriate landscape response.

5.4 The development proposals for the Site are shown on the Illustrative Masterplan, Drawing No.1321.02 and Parameter Plans Drawing No.1321.03 and No.1321.04 and the general principles set out in the Design and Access Statement (DAS) prepared by Richards Urban Design Limited. By reference to the Illustrative Masterplan drawing, the proposals will have limited impact upon the existing hedgerows or trees or any other important features within or surrounding the Site although there will be some slight changes to the landform of the

Site to accommodate building platforms for the dwellings and the roads, footpath / cycleway and SuDs proposed.

- 5.5 The landscape proposals, as shown on Drawing No.0350 / L4, would introduce substantial areas of open space including landscape 'buffers' (or transition zones) along the western and eastern edges of the Site and within the northern parts of the Site, an area of open space and tree planting within the central parts of the Site, separating housing areas from West Barn and The Brew, and area of open space along the southern boundary of the Site. In addition, there would be areas of informal tree planting within the open space, new tree and hedgerow planting along the access road and secondary roads and proposed planting adjoining the proposed swales linking to the attenuation pond situated within the central and south eastern parts of the Site.
- 5.6 The assessment of the landscape and visual effects of the development proposals has been undertaken using a methodology that accords with the *"3rd Edition of the Guidelines for Landscape and Visual Impact Assessment"* (GLVIA3) published by the Landscape Institute and Institute of Environmental Management and Assessment in 2013. A summary of the assessment of landscape and visual arising from the proposed development are set out on Table 4.0 and Table 5.0 below.

Table 4.0 – Summary of Landscape Effects

Summary of Predicted Landscape Effects		
Landscape Receptor	Period	Significance of Landscape Effect
Landscape Elements:		
Land Use / Arable Field	Construction	Moderate to Slight adverse effects
	Year 1 / Completion	Moderate to Slight adverse effects
	Year 15	Moderate / Slight to Slight adverse effects
Openness	Construction	Moderate to Moderate / Slight adverse effects
	Year 1 / Completion	Moderate to Moderate / Slight adverse effects
	Year 15	Moderate to Moderate / Slight adverse effects
Hedgerows & Trees	Construction	Slight adverse effects
	Year 1 / Completion	Slight adverse effects
	Year 15	Moderate / Slight beneficial effects
Water bodies	Construction	Slight adverse effects
	Year 1 / Completion	Slight adverse effects
	Year 15	Moderate / Slight beneficial effects
Sloping Topography	Construction	Moderate / Slight to Slight adverse effects
	Year 1 / Completion	Moderate / Slight to Slight adverse effects
	Year 15	Slight adverse effects
Landscape Pattern's		
Site Character -	Construction	Moderate / Slight adverse effects
	Year 1 / Completion	Moderate / Slight adverse effects
	Year 15	Slight adverse effects
	Construction	Moderate / Slight to Slight adverse effects

Summary of Predicted Landscape Effects		
Landscape Receptor	Period	Significance of Landscape Effect
Adjoining Character Area (within 500m)	Year 1 / Completion	Moderate / Slight to Slight adverse effects
	Year 15	Slight adverse to Negligible effects
Wider Landscape		
Wider Landscape Character Areas (over 500m)	Construction	Slight adverse to Negligible effects
	Year 1 / Completion	Slight adverse to Negligible effects
	Year 15	Negligible effects

Table 5.0 – Summary Assessment of Visual Effects

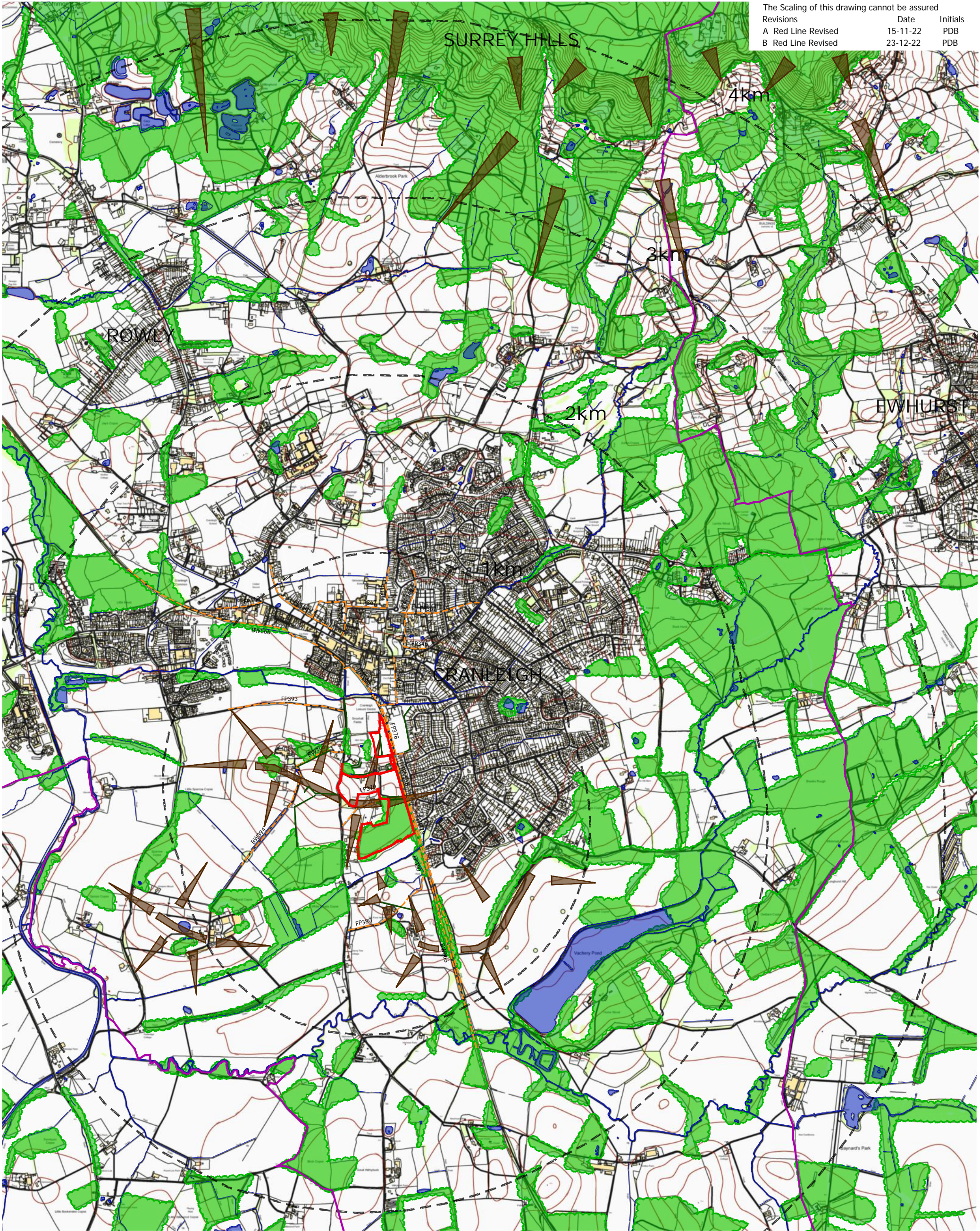
Summary of Predicted Visual Effects				
Visual Receptor	Receptor type	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
Users of Downs Link path – approximately 900 metre section.	Pedestrians, Cyclists and Equestrian users	Major Substantial to Moderate adverse effects.	Major Substantial to Moderate adverse effects.	Moderate to Slight adverse effects.
Users of Public Footpath No. 379 – approximately 190 metres.	Pedestrians	Major Substantial to Moderate adverse effects.	Major Substantial to Moderate adverse effects.	Moderate / Substantial to Moderate / Slight adverse effects.
Users of Public Footpath No. 379 – approximately 140 metres.	Pedestrians	Moderate / Substantial to Moderate adverse effects.	Moderate / Substantial to Moderate adverse effects.	Moderate to Slight adverse effects.
Users of Public Footpath No. 378 – approximately 380 metres.	Pedestrians	Moderate / Substantial to Moderate / Slight adverse effects.	Moderate / Substantial to Moderate / Slight adverse effects.	Moderate to Slight adverse effects.
Users of Knowle Lane – approximately 260 metres.	Cyclists and equestrian users	Substantial to Moderate / Slight adverse effects.	Substantial to Moderate / Slight adverse effects.	Moderate to Slight adverse effects.
	Motorists	Moderate / Substantial to Slight adverse effects.	Moderate / Substantial to Slight adverse effects.	Slight adverse to Negligible effects.
Users of Beryl Harvey Fields and allotments	Allotment holders	Moderate / Slight to Slight adverse effects.	Slight adverse to Neutral effects.	Neutral to Slight beneficial effects.
	Motorists using car park	Slight adverse to Negligible effects.	Negligible to Neutral effects.	Neutral to Slight beneficial effects.

Summary of Predicted Visual Effects				
Visual Receptor	Receptor type	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
Users of Snoxhall Fields, access road and Cranleigh Leisure centre car park.	Pedestrians / users of sport pitches	Moderate / Slight to Slight adverse effects.	Slight adverse to Neutral effects.	Neutral to Slight beneficial effects.
	Motorists	Slight adverse to Negligible effects.	Negligible to Neutral effects.	Neutral to Slight beneficial effects.
Users of Public Footpath No. 380 approximately 300 metres.	Pedestrians	Moderate / Slight to Slight adverse effects.	Moderate / Slight to Slight adverse effects.	Slight adverse to Negligible effects.
Residents of the The Coach House, Coldharbour Farm, West Barn, The Brew and Oaklands to the west	Residents / Visitors	Major Substantial to Moderate / Slight adverse effects depending on the property.	Major Substantial to Moderate / Slight adverse effects depending on the property.	Substantial to Slight adverse effects depending on the property.
Residents of Coach House Cottage, Stable Cottage, Craneswood, Redhurst, Hernshaw, Littlefold.	Residents / Visitors	Major Substantial to Moderate / Slight adverse effects depending on the property.	Major Substantial to Moderate / Slight adverse effects depending on the property.	Substantial to Slight adverse effects depending on the property.
Residents of No.1 to 37 Northdowns (odd numbers only), No 55 Nightingales.	Residents / Visitors	Substantial to Moderate adverse effects depending on the property.	Substantial to Moderate adverse effects depending on the property.	Moderate to Slight adverse effects depending on the property.
Residents of No.1 to 8 Cameron Close and No.10 to 17 Fortune Drive.	Residents / Visitors	Substantial to Moderate adverse effects depending on the property.	Substantial to Moderate adverse effects depending on the property.	Moderate to Slight adverse effects depending on the property.
Residents of Danemead and Oak Cottage to the south west	Residents / Visitors	Major Substantial to Moderate adverse effects depending on the property.	Major Substantial to Moderate adverse effects depending on the property.	Moderate / Substantial to Slight adverse effects depending on the property.
Residents of Three Oaks and	Residents / Visitors	Moderate / Substantial to	Moderate / Substantial to	Moderate to Slight adverse effects

Summary of Predicted Visual Effects				
Visual Receptor	Receptor type	Significance of Effects – Const	Significance of Effects – Day 1	Significance of Effects – Year 15
Frogley Cottage to the south.		Moderate adverse effects depending on the property.	Moderate adverse effects depending on the property.	depending on the property.

- 5.7 Overall, it can be concluded from the landscape and visual assessment of the proposed development, that the majority impacts and effects would not be significant, but it would result in some localised visual effects, mainly in views from short sections of Public Footpath No. 379 through the Site (as expected) and in views from adjoining properties.
- 5.8 The proposed development will therefore have some temporary, local landscape and visual impacts / harm but the effects of the development on character and visual appearance of the wider countryside, will not be significant.

PLANS - Drawing No. 0350 / L1 - Landscape Context Plan



The Scaling of this drawing cannot be assured

Revisions	Date	Initials
A Red Line Revised	15-11-22	PDB
B Red Line Revised	23-12-22	PDB

- LEGEND
- | | | | |
|--|----------------------------------|--|---|
| | Boundary of Application Site | | Contours (@ 5m Intervals) |
| | Existing Woodland Blocks / Trees | | Watercourses / Ditches / Ponds |
| | Existing Hedgerows | | Public Rights of Way - Public Footpaths |
| | Ridgelines | | Distance Bands (1km Intervals) |
| | Slopes | | Surrey Hills AONB & AGLV Designation Area |



Project :
LAND AT KNOWLE LANE,
CRANLEIGH, SURREY, GU6 8JN

Drawing Title :
SITE CONTEXT PLAN

Date :
September 2022
Project No.
0350

Scale :
1:10,000 @ A1
Drawing No :
L1

Drawn by :
PDB
Revision :
B

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