

Waverley Borough Council

Landscape Study – Part 1: Farnham & Cranleigh



August 2014

AMEC Environment & Infrastructure UK Limited

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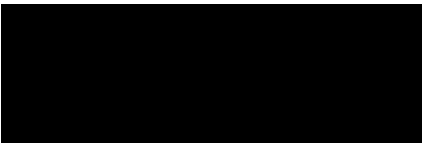
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Contents

1.	Introduction and Context	1
2.	Scope and Methodology	3
2.1	Scope of the Review	3
2.2	Methodology	3
3.	Assessment of Locations – Cranleigh	5
3.1	Planning Context - Cranleigh	6
3.2	Segment CL1	7
3.2.1	Analysis of Capacity CL1 – A	8
3.2.2	Analysis of Capacity CL1 – B	9
3.2.3	Analysis of Capacity CL1 – C	9
3.2.4	Analysis of Capacity CL1 – D	10
3.4	Segment CL2	11
3.4.1	Analysis of Capacity CL2 – A	12
3.4.2	Analysis Capacity CL2 – B	12
3.5	Segment CL3	13
3.5.1	Analysis of Capacity CL3 – A	14
3.5.2	Analysis of Capacity CL3 – B	14
3.6	Segment CL4	15
3.6.1	Analysis of Capacity CL4	16
3.8	Segment CL5	17
3.8.1	Analysis of Capacity CL5 – A	18
3.8.2	Analysis of Capacity CL5 – B	18
3.8.3	Analysis of Capacity CL5 – C	19
3.9	Segment CL6	19
3.9.1	Analysis of Capacity CL6	20
3.10	Segment CL7	21
3.10.1	Analysis of Capacity CL7 – A	22
3.10.2	Analysis of Capacity CL7 – B	22
3.11	Segment CL8	23
3.11.1	Analysis of Capacity CL8	24

4.	Assessment of Locations – Farnham	25
4.1	Planning Context - Farnham	25
4.2	Segment FN1	27
4.2.1	Analysis of Capacity FN1 – A	28
4.2.2	Analysis of Capacity FN1 – B	28
4.2.3	Analysis of Capacity FN1 – C	29
4.3	Segment FN2	29
4.3.1	Analysis of Capacity FN2	30
4.5	Segment FN3	32
4.5.1	Analysis of Capacity FN3	33
4.7	Segment FN4	34
4.7.1	Analysis of Capacity FN4	35
4.8	Segment FN5	36
4.8.1	Analysis of Capacity FN5	37
4.10	Segment FN6	38
4.10.1	Analysis of Capacity FN6	39
4.11	Segment FN7	39
4.11.1	Analysis of Capacity FN7	40
4.13	Segment FN8	42
4.13.1	Analysis of Capacity FN8	43
4.14	Segment FN9	43
4.14.1	Analysis of Capacity FN9	44
4.15	Segment FN10	45
4.15.1	Analysis of Capacity FN10 – A	46
4.15.2	Analysis of Capacity FN10 – B	46
4.15.3	Analysis of Capacity FN10 – C	46
4.15.4	Analysis of Capacity FN10 – D	47
4.16	Segment FN11	47
4.16.1	Analysis of Capacity FN11 – A	49
4.16.2	Analysis of Capacity FN11 – B	49
4.16.3	Analysis of Capacity FN11 – C	50
4.17	Segment FN12	50
4.17.1	Analysis of Capacity FN12	51
5.	Conclusions	52

Appendix A
Appendix B

1. Introduction and Context

Waverley Borough Council (WBC) is currently developing a new Local Plan. AMEC has been commissioned to undertake a landscape sensitivity and capacity study which will inform this plan.

The study has been commissioned by WBC with the aim of assessing the ability of the landscape to accommodate future residential development in areas of the Borough. The study provides evidence to inform the emerging Local Plan.

Paragraph 113 of the Government's National Planning Policy Framework (2012) states that Local Planning Authorities should set criteria based policies against which proposals for development on or affecting landscape areas will be judged; also that distinctions should be made between the hierarchy of international, national and locally designated sites so that that protection should be commensurate with their status.

Paragraph 115 also notes that "great weight" should be given to national designations such as Areas of Outstanding Natural Beauty and their conservation. These will form part of the planning context for the study.

This work is undertaken as part of a wider review of planning designations including the Green Belt Review study¹, currently being undertaken by AMEC for WBC.

The study informs WBC about the potential scale and location of future residential development and related infrastructure, to meet future housing needs of the Borough.

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.

The remainder of this report outlines the study scope and methodology. This is followed by report chapters setting out the findings of the study for each of the study areas identified by WBC.

¹ Waverley Green Belt Review (AMEC August 2014)

2. Scope and Methodology

2.1 Scope of the Review

WBC identified the following towns and villages for review:

- Cranleigh
- Farnham
- Haslemere
- Godalming
- Bramley
- Elstead
- Milford
- Witley
- Chiddingfold

AMEC were asked as part of Phase 1 of the project to initially consider Cranleigh and Farnham and their settlement edges.

2.2 Methodology

The methodology for this study is based on ‘Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, published by the Countryside Agency and Scottish Natural Heritage in 2002.² This document gives guidance on the structure and approach to this type of task and defines key areas to consider such as sensitivity and capacity.

The guidance in GLVIA Edition 3 (Landscape Institute and IEMA) was also part of the reference material for the report.

In summary, the evaluation of the fringe land around the settlements identifies pertinent designations, the sensitivity of the landscape, its overall value and associated key elements.

For each area a summary evaluation is provided in tabular form, addressing the following:

- **Landscape Qualities:** the number and type of positive landscape features;

² <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/lcn/resources/lcaresources/tp6summary.aspx>

- **Contribution to settlement setting:** the extent of distinctive backdrops to a setting, linkages, presence and extent of views to and from the area;
- **Visual Character:** the prominence of the area due to topography and its level of visibility from the surrounding area;
- **Landscape sensitivity:** established by reference to the above attributes and which, using professional judgment is then assessed using the following criteria:
 - *High Sensitivity* – the area is unlikely to be able to accommodate the particular type of change without extensive degradation of character and value. Mitigation is unlikely to be able to address potential landscape issues;
 - *Moderate Sensitivity* – the area may be to accommodate the development change, with some degradation of the character, but mitigation options would be required;
 - *Low Sensitivity* – the area should be able to accommodate development change with limited or no degradation of character. Landscape mitigation should be able to address potential landscape issues.
- **Landscape Value:** taking into account national designations, local designations and other factors such as contribution to quality of life. Quality of life is defined as “*the general well being of a person, measured in health and happiness*”³ The positive experience of the external landscape can contribute to this.

Consideration of the above factors has enabled conclusions to be drawn regarding landscape capacity and to what degree the landscape has capacity to accept change due to development. The areas associated with low value and low sensitivity generally demonstrate greater capacity to accept change. Areas with a higher sensitivity and landscape qualities will generally offer greater constraints to development, although this may not be the case and this conclusion should not be automatic, but derived from the interaction between sensitivity, type and amount of change and the perception of the value of the landscape.⁴

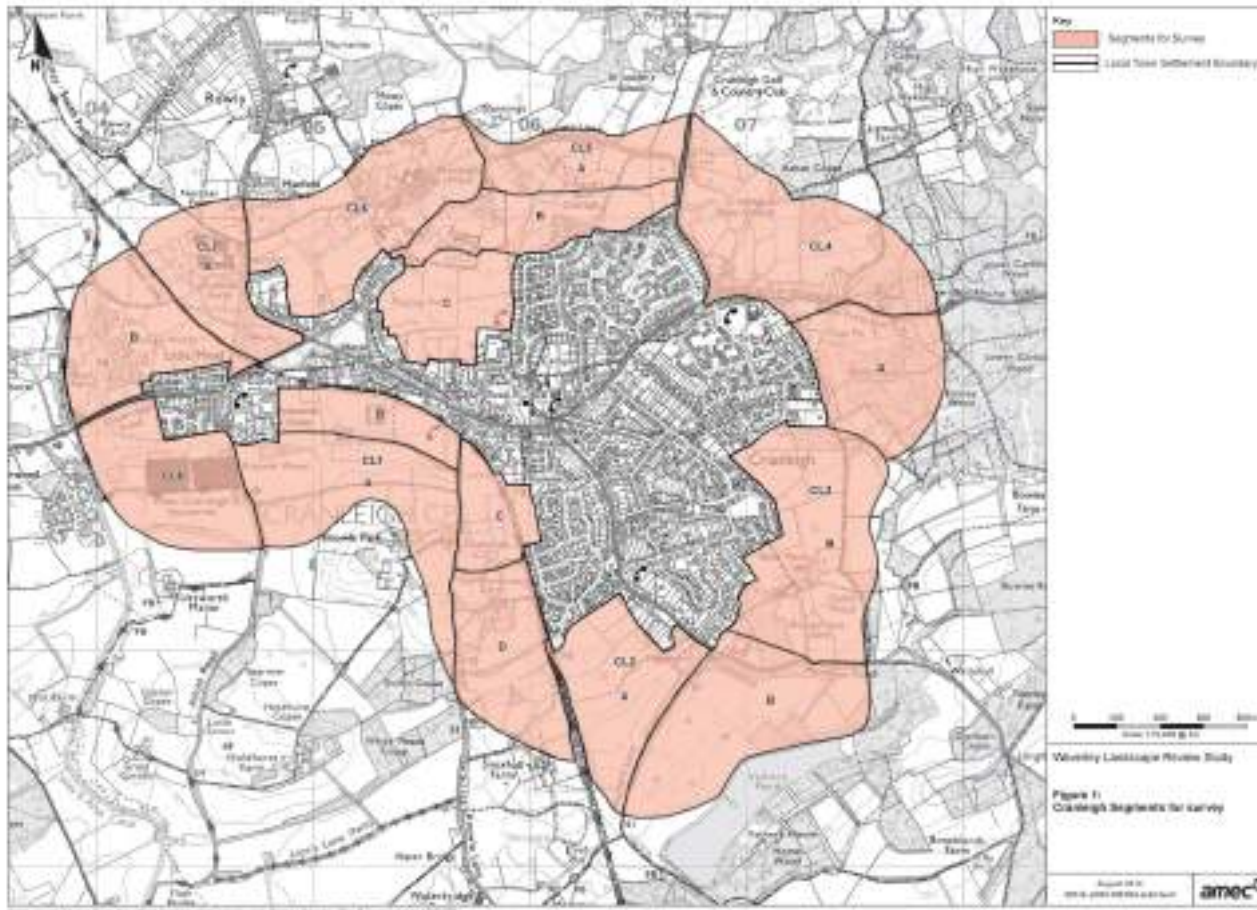
³ Collins Dictionary online

⁴ <http://www.naturalengland.org.uk/ourwork/landscape/englands/character/lcn/resources/lcaresources/tp6summary.aspx>

3. Assessment of Locations – Cranleigh

This section looks into the detailed segments around Cranleigh village. Figure 3.1 shows how they have been divided. In each case approximately a 0.5 km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/ or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example the sense of ‘openness’ or ‘enclosure’, experienced within the landscape.

Figure 3.1 Segments around Cranleigh



This figure is also reproduced at A3, drawing 35124/LR 01 Rev 02 in Appendix A

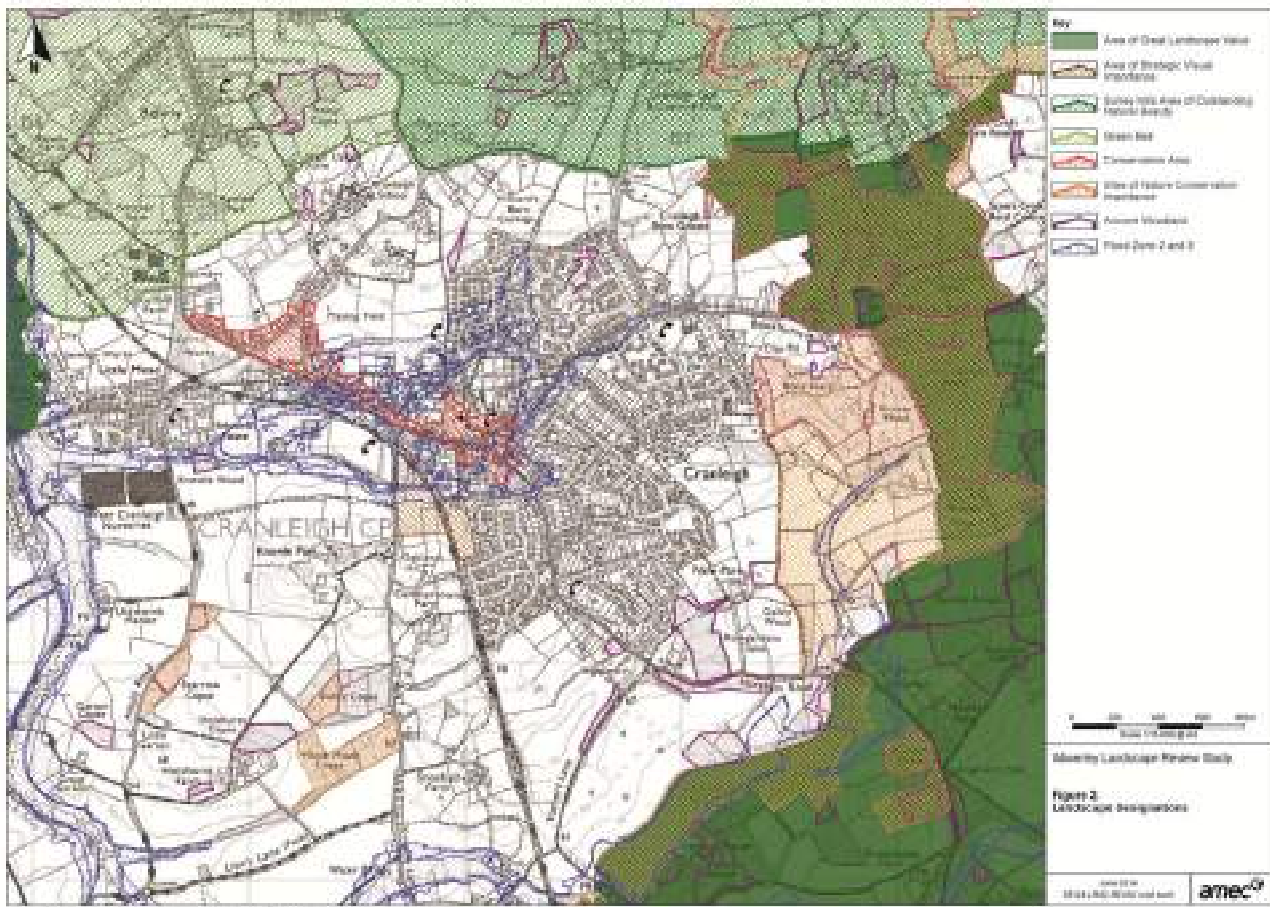
3.1 Planning Context - Cranleigh

The key landscape designations that relate to the area are:

- Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is 0.5 km to the north of the village. This potentially has an impact on open areas to the north of the village.
- Area of Great Landscape Value (AGLV) – this is 2.5 km to the west, and 300 m to the east of the village. This has a greater influence on the eastern fringe area of Cranleigh.
- Conservation area – this is mainly to the north of the village High Street, and could impact on any proposals to the west/ north-west of the village.

These designations are indicated in Fig 3.2.

Figure 3.2 Landscape Designations



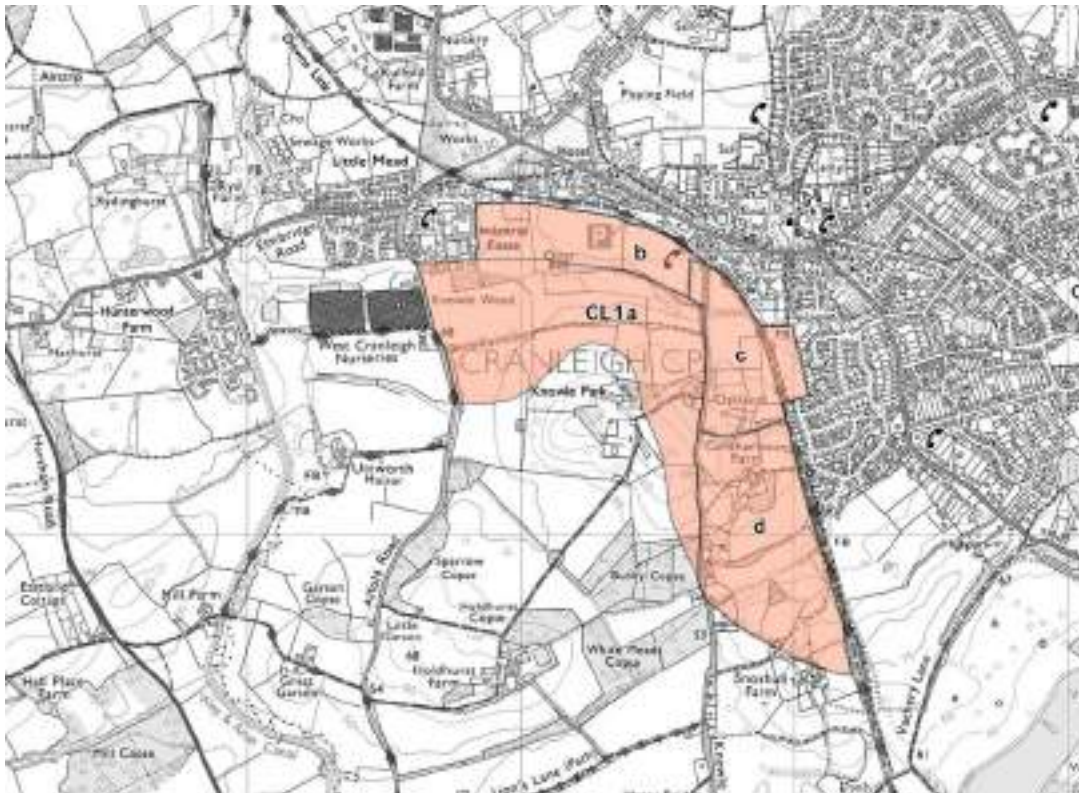
This figure is also reproduced at A3 on drawing 35124/LR02 Rev 02 in Appendix A.

3.2 Segment CL1

Segment CL1 is to the west of Cranleigh, to the west of the disused railway (now the Downs Link, route 223) and east of the Alfold Road. It is a pastoral landscape, low and damp in places with arable fields, hedges, some mature trees and plantation woods to the southern area. There are sports facilities in the mid section of the segment.

Knowle Park Care home is situated on rising land to the west of the area.

Figure 3.3 Segment CL1



The area has been subdivided into four sub-areas 'A, B, C and D', due to the variety in local landscape character and how each sub area relates to the settlement and access in this area. Table 3.1 below summarises the findings of the evaluation for Cranleigh, Segment CL1.

Table 3.1 Cranleigh: Summary of Evaluation CL1

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL1																				
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	

3.2.1 Analysis of Capacity CL1 – A

- There is a public foot path running east/west at the southern part of the area linking between Alfold Road and Knowle Lane. The path marks the change in landscape from the arable flat area to the north, and the rising hill on which Knowle Park House sits to the south. This southern area has a more parkland type character, and the Victorian house is a strong feature in the landscape;
- To the north of the area, the boundary is marked by a mix of mature trees, hedge and osier planting areas, making use of the damp, lower lying land. In winter there are glimpses to the fields to the north and Cranleigh, otherwise visibility is limited by the vegetation. To the south the topography shields the views from a greater distance, with mid views from the care home;
- The route of the path has the feel of a wide valley base with the topography and vegetation screening to either side;
- Intervisibility is low for this area, but there is a linking footpath route, with a pleasant pastoral feel to the landscape. Views along the footpath are captured between the southern hill and northern vegetation;
- The landscape provides a setting for Knowle Park care home to the south;
- The area is just over a kilometre from the AGLV to the west, but due to vegetation does not have views out to it;
- The capacity of Sub- Area CL1-A is limited. This is due to its strong pastoral character, providing a rural setting to the footpath, and a good ‘buffer’ to the south of the village and the setting it provides to Knowle Park, which although not listed, provides an attractive historic feature and gives a ‘parkland’ feel to the south.

3.2.2 Analysis of Capacity CL1 – B

- This area is bounded by a disused railway to the north, now the Downs Link path (DLp) which connects the two long distance path of the South and North Downs. North of the link is Cranleigh; with this section comprising public car park and the back of the shopping centre. To the west is an industrial estate, a small amount of housing in the north west corner and to the east Knowle Lane;
- The area comprises a series of agricultural fields with soft boundaries of hedges and trees;
- Glimpses into the fields are evident from the DL path, but these are not continuous and depend on the vegetation levels;
- The housing in the north-west corner is heavily screened with vegetation to the south and east;
- There are distant views to the west towards Hascombe Hill some 4 km away;
- The interlinked fields although reasonable in size, have a feeling of enclosure with the mature trees and hedges to the boundaries. There are glimpses into the area and out, but these are not strong and are discontinuous;
- There are distant views out to the AGLV to the west, filtered above the trees;
- There is potential capacity in this area. Intervisibility is low for these fields with screened views to the north adjacent to the DLp and to the west the industrial estate is a low sensitivity receptor. The views to the west are distant and are mainly screened by intervening vegetation. The existing screen of trees and understorey planting to the south visually contain the site.

3.2.3 Analysis of Capacity CL1 – C

- This area is bounded by the DLp to the north and east and beyond the DLp is Cranleigh, with this adjacent section housing the leisure centre, car park and a small park. To the west is Knowle Lane with a cluster of residential properties to the south;
- This area comprises mainly of playing fields in the northern half (Snoxhall Fields), with open fields in the south and allotments in the west. To the east of the DLp there is an open space used as a park. Around the margins of the fields are non continuous low hedges and trees, with residential properties to the east;
- It is within the ASVI;
- Views in from Knowle Lane are screened with hedges and trees, while from the DLp the view is more open;
- Housing to the east on the edge of Cranleigh has views to the park and DLp; and
- There may be capacity to the east of the DLp in the open grass space adjacent to the existing residential areas, but this is a recreational space and has high visibility from the DLp and the housing. This does mean it is visually linked to the residential estate and infill development would not be out of

character. The views out from this part of the area are towards the west across the DLp, although this part of the area is visually fairly contained with no distant views.

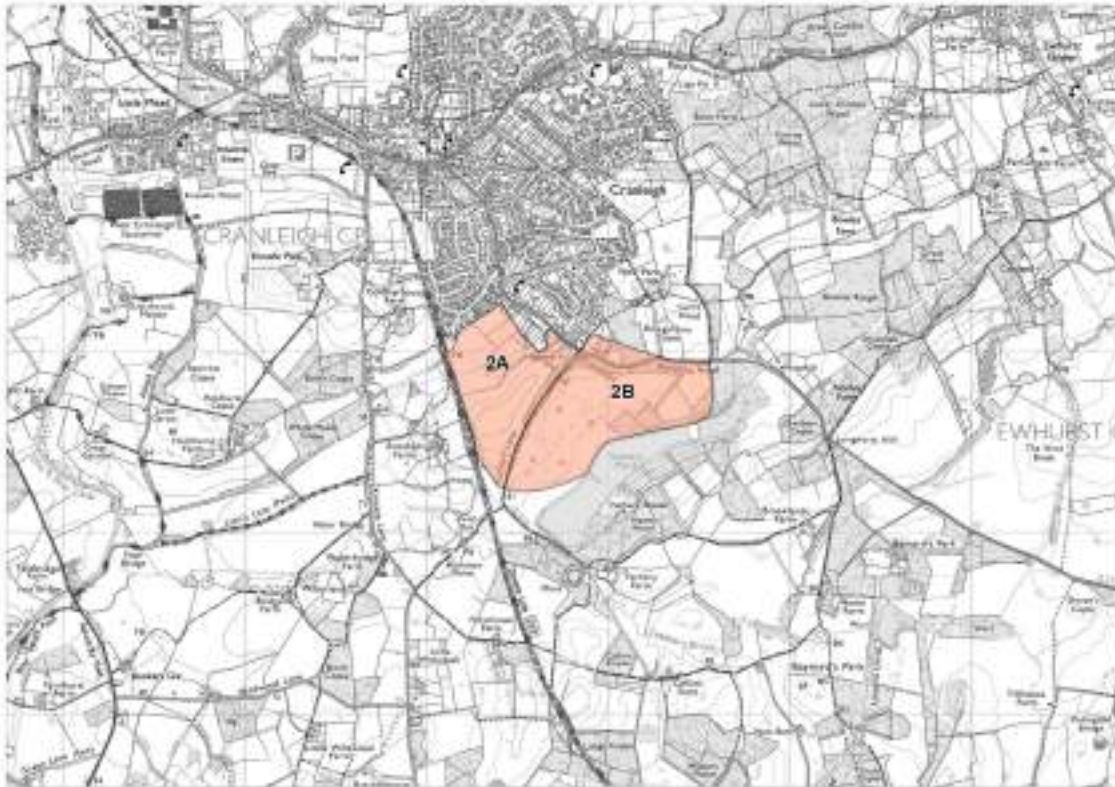
3.2.4 Analysis of Capacity CL1 – D

- 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.

3.4 Segment CL2

Segment CL2 is to the south of the village, with the Downs Link to the west sweeping around to the Horsham Road. The land rises gently up to a ridge, and then drops towards Vachery Pond.

Figure 3.4 Segment CL2



The segment has been split into A and B which reflects the difference in the area close to Cranleigh, and area B which is more detached from the village. They are different in character with A being a large agricultural field, with edge boundaries of trees and hedges, whilst B is more divided and slopes down to a large water body.

Table 3.2 Cranleigh: Summary of Evaluation CL2

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL2																				
A	No		X			X				X			X		X				X	
B	No		X			X			X				X		X				X	

3.4.1 Analysis of Capacity CL2 – A

- This is a large agricultural field, bounded by residential areas to the north and north east, and with field boundaries of hedges and trees;
- The field slopes gently to the south, then rises to a ridge before dropping to the south;
- There are filtered views from the residential areas, otherwise the hedges and trees give this field screening from the DLp and bridleway leading to the Horsham Road;
- The field, due to its size appears open and large scale, but with the boundaries and ridge to the east has a feeling of enclosure;
- There is a strong rural character to this area;
- Due to low intervisibility development in the northern part of this area, where development would be on the field where two boundaries are formed adjacent to residential estates, would potentially have less impact on the landscape. This would tie any development visually to the village, and the site is contained by the partially screened DLp to the west and visually to the south by the low ridge.

3.4.2 Analysis Capacity CL2 – B

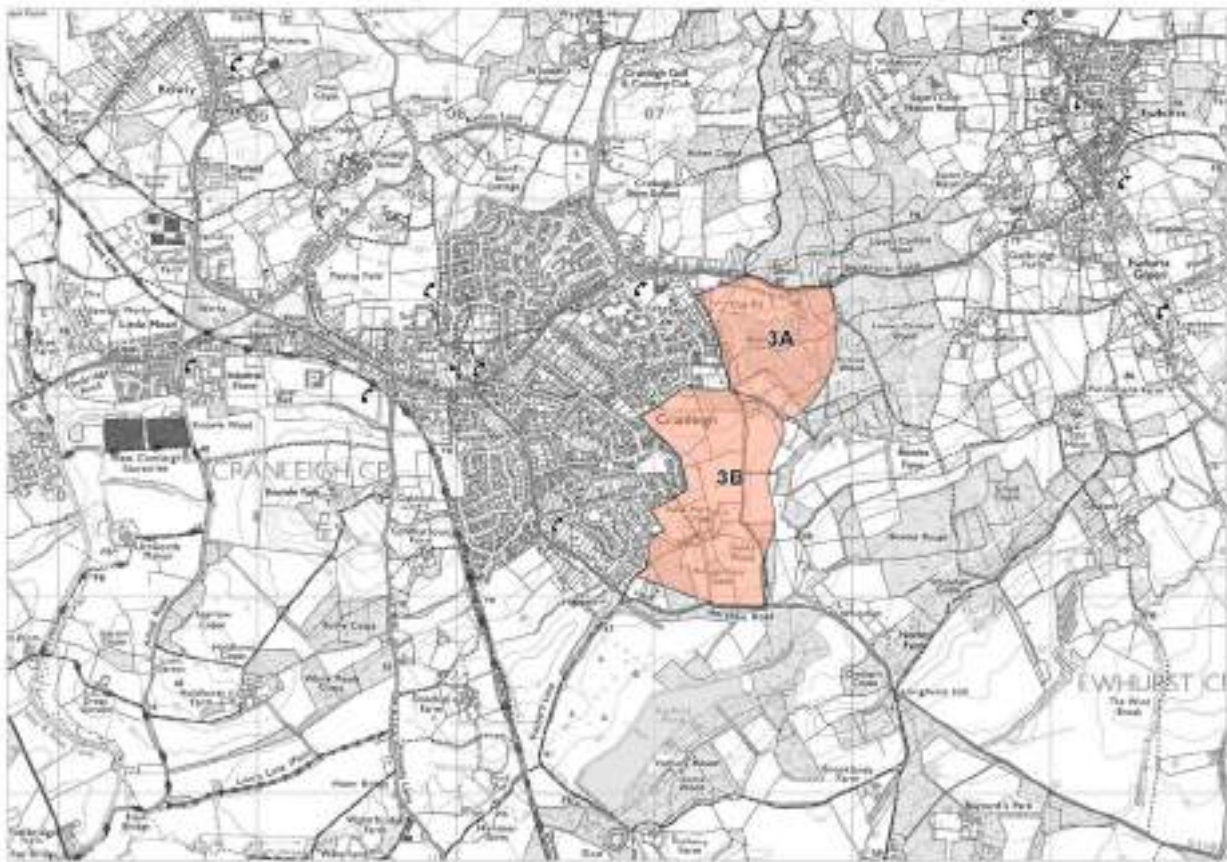
- This is a large field which slopes south east to the Vachery Pond which is screened by trees and other vegetation;
- It is sub divided into smaller field parcels by hedges and trees;
- There is screening along Vachery Lane (bridlepath), and the Horsham Road to the east and therefore there is a feel of contained land, which has a rural character with no housing in close proximity;
- With the low intervisibility it could have capacity, but this area has a more detached feel from the village and is more rural in character, providing a strong pastoral edge to the village. As a result,

development would be detached from the settlement and more likely, therefore, to have a negative impact on the landscape.

3.5 Segment CL3

This is to the south east of Cranleigh, between the Horsham Road and the Bookhurst Road on the northern boundary. It comprises of woodland and fields bounded by hedges and trees. From the southern edge it is screened heavily by trees, and to the west is Cranleigh, comprising residential properties to this boundary.

Figure 3.5 Segment CL3



The segment has been split into A and B to reflect the change between the more heavily wooded character of Bookhurst and the more open character of the southern part where the emphasis is in agricultural fields with copses of woods and trees in the boundaries.

Table 3.3 CL3

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL3																				
A	No		X			X			X			X			X			X		
B	No		X			X				X			X		X			X		

3.5.1 Analysis of Capacity CL3 – A

- This part of the segment is currently changing, with the ongoing construction of new houses at Book Hurst. These comprise of housing fronting the road, and into the woodland which has been removed in most of this area;
- Further new housing in this segment is more likely to have a negative landscape impact, with the current housing development having taken the available land, and with the surrounding woodland being either ancient woodland or a site of nature importance.

3.5.2 Analysis of Capacity CL3 – B

- There is a bridleway running north south through this area, with fields either side of it, with a strong boundary of hedges and trees to the bridleway and Galley Wood to the southern section. It is a pleasant pastoral landscape;
- From the Horsham Road there is a tree screen varying in density; close to the bridlepath glimpses into the southern fields can be had, and either side of the New Park entrance, but to the west towards Cranleigh, the tree screen is more dense at Rowgardens Copse;
- This copse also provides screening to the residential areas to the west, but this lessens north of New Park;
- In the northern part the character is more open with fields bounded by trees and hedges. There is visibility into this area from the housing estate to the west;
- At the northern boundary the area is heavily wooded and therefore screened from residential areas to the north;
- With the low to moderate intervisibility in this area, there could be some capacity for development in the northern part of the area, where the existing residential areas to the north and west could ‘wrap’ around any development, visually tying the areas together. New residential development could be

visually contained by woodland from the AGLV 1 km to the north, and by existing trees to the more rural areas to the east.

3.6 Segment CL4

CL4 is to the north east of Cranleigh, with the Bookhurst Road (B2127) running along its southern edge. To the north east is a mixture of fields and tree cover, of which the Cranleigh Showground occupies part of it. This is used for the Cranleigh Show and other events, and when not in use for these events it is used for grazing. The boundary to the west is formed by the Barhatch Road and the edge of the golf club.

Figure 3.6 Segment CL4

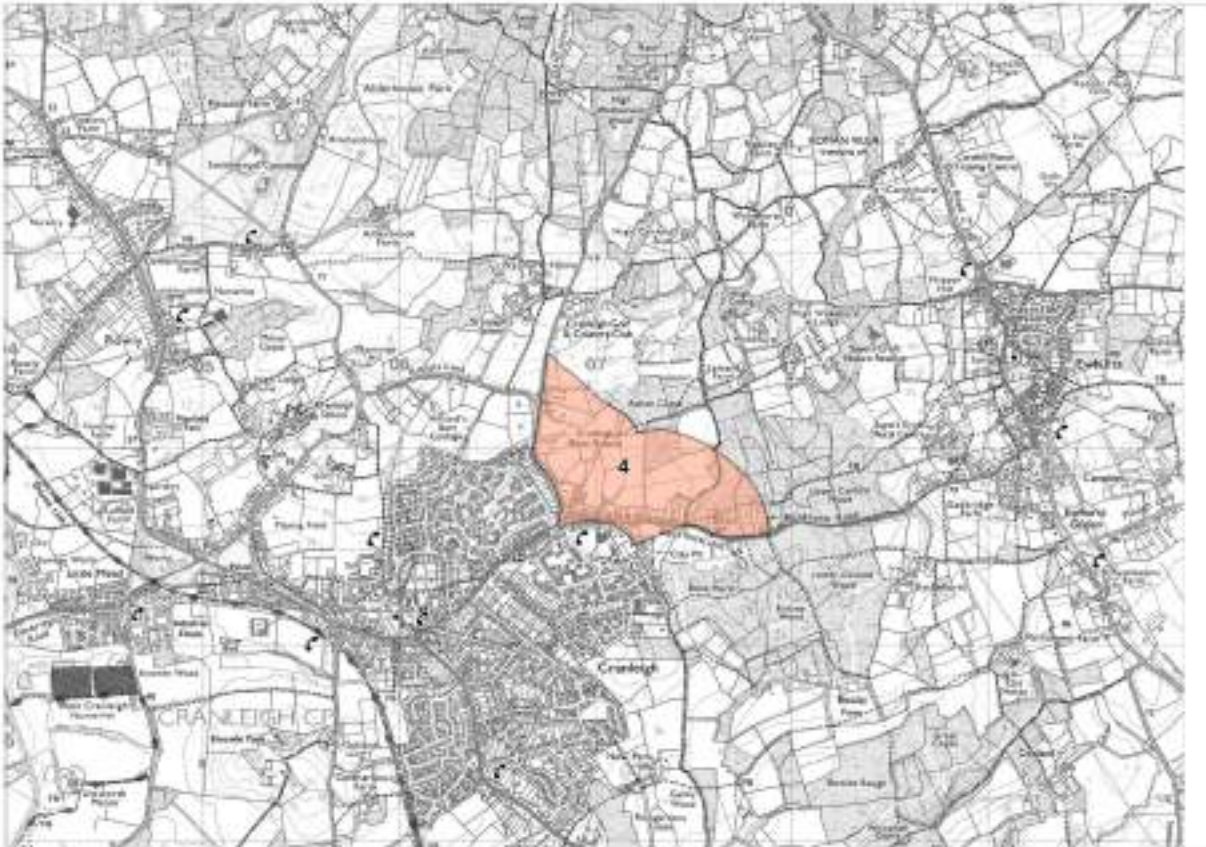


Table 3.4 CL4

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL4			X		X				X				X		X			X		Low

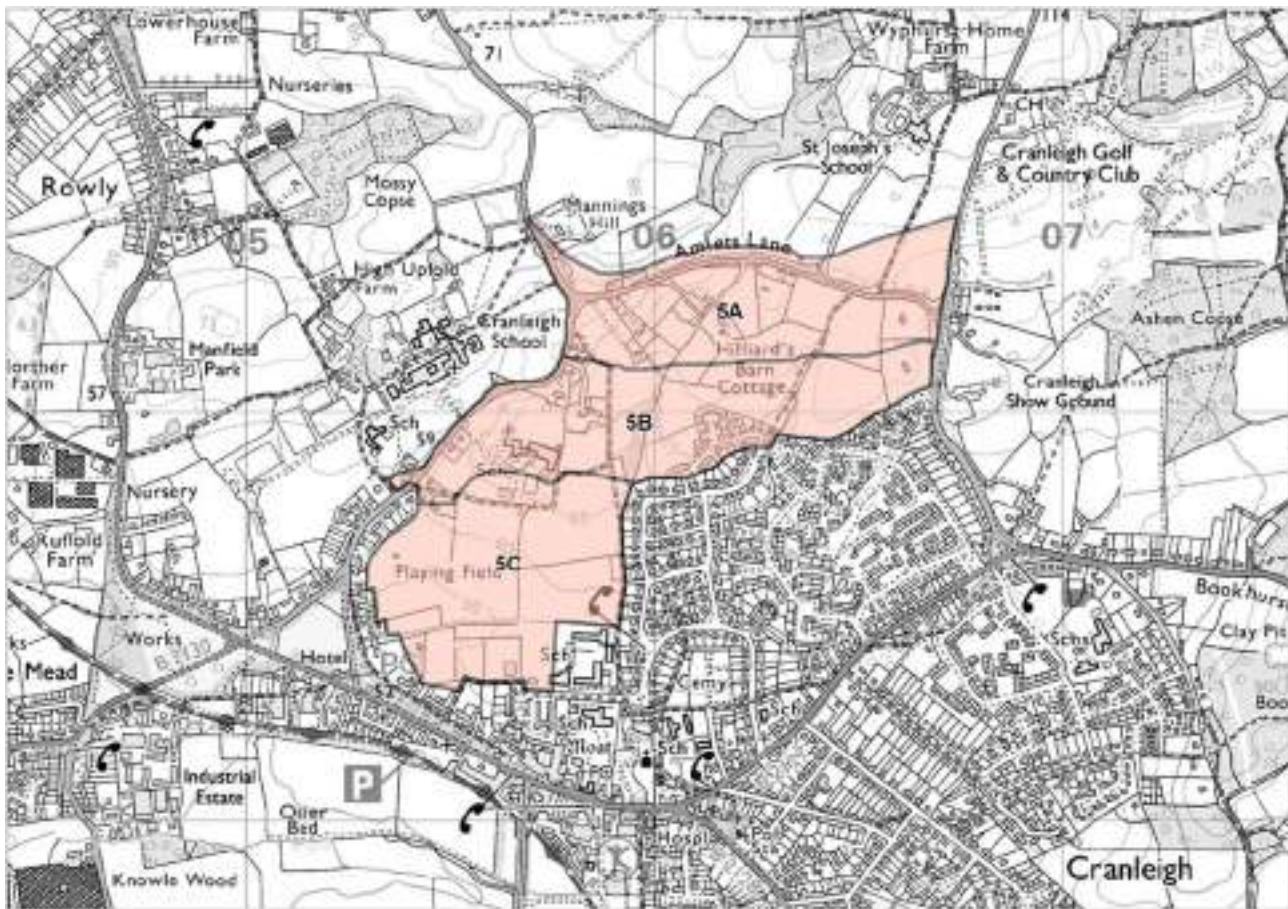
3.6.1 Analysis of Capacity CL4

- Along the southern boundary there is ribbon residential development, comprised mainly of bungalows which screen the area from the road, apart from breaks and gaps between the houses and showground entrance;
- To the north and north east, Fishpond and Ashen Copses' comprising of deciduous trees form a strong backdrop and screen to the fields and are within the AGLV;
- More distant views to the north are of wooded hills within the Surrey Hills AONB, which forms the northern boundary;
- There is a public footpath across the site, and a bridle path to the eastern edge;
- The character of the area is open with the large sweeping fields leading up to the wooded edge;
- The field provides a setting to the woodland and distant hills, with a strong pastoral character, and with the boundary formed of the AGLV and AONB to the north-east and north. As a result, development in this area is more likely to have a negative impact on the landscape.

3.8 Segment CL5

CL5 is to the north of Cranleigh, with the Barhatch Road to the east, Amlets Lane to the north and Horseshoe Lane to the west. This segment is a mix of detached houses on large plots of land, greater density estate housing to the southern part, schools and their playing fields. A series of fields are located to the north of the housing estates.

Figure 3.7 Segment CL5



The segment is divided into areas A, B and C to reflect the change of landscape character from agricultural fields in the north with scattered properties, south towards the existing edge development to playing fields in the south. A and B are split using the fractured field boundary.

Table 3.5 CL5

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
CL5																			
A	Yes		X			X			X				X	X				X	
B	No		X		X					X			X			X		X	
C	No			X		X				X			X			X		X	

3.8.1 Analysis of Capacity CL5 – A

- This area accommodates a number of detached houses, in large plots of land, in a scattered arrangement from Barhatch Road around to Amlets Lane. The boundaries of these houses are composed of hedging and trees, and there are several fields between them;
- There is a public footpath running north/ south through the eastern part of the area;
- This part of the segment is close to the AONB to the north and some very limited glimpses can be had through winter trees;
- Due to the occupancy pattern and the proximity to the AONB, development in this area could potentially have more impact on landscape character.

3.8.2 Analysis of Capacity CL5 – B

- This area is a series of linked fields, with sporadic boundary planting between them, but with strong hedge and tree planting to the eastern and western edges. The fields are gently sloping to form a slight hill rising to the north;
- The fields wrap around the northern boundaries of the housing on Hilliards View and Roberts Way;
- There is a footpath running north/ south from the housing estate (Roberts Way) to Amlets Lane, with visibility into the fields and detached dwellings. To the west there is a footpath from Parsonage Road, running north past the school on the edge of the playing fields, with housing to the east and on to Amlets Lane. This has a tree screen to the east of the path, reducing visibility to the east of the area;
- There are telegraph poles and a line running across the site roughly west/ east;
- There is visibility from the housing estate north and west into the site, but otherwise there is low intervisibility into the site;

- As the land falls away to the south the field has a more scrub like appearance and less pastoral feel to the character;
- There may be some capacity for development in this area due to the low visibility and the character of the landscape and its condition. Housing development could tie in visually with the existing estate to the south. This part of the segment does not have views to the AONB to the north.

3.8.3 Analysis of Capacity CL5 – C

- This area has residential properties to the west and east, and schools to the south and north, and their playing fields dominate the landscape;
- The field, gently sloping to the south is screened by vegetation, and so although the field feels open, there is limited visibility into it, apart from some residents who border the field and where there is access into the fields;
- There is unlikely to be capacity in this area due to the current use.

3.9 Segment CL6

This is to the north-west of Cranleigh, formed mostly of Cranleigh School, with its associated access, landscape setting and sports fields. Horseshoe Lane is to the south of the area, with the Guildford Road to the west. Manfield Park Industrial Estate is in the north -west corner.

Figure 3.8 Segment CL6

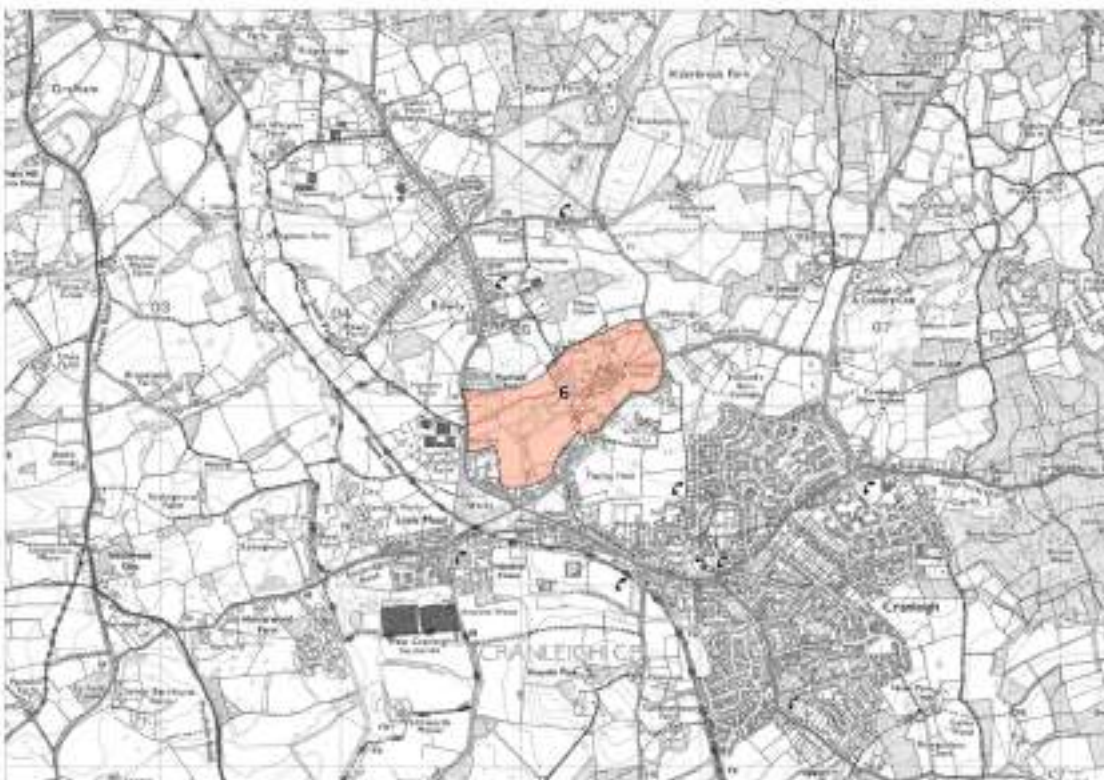


Table 3.6 CL6

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL6																				
	No	X				X			X			X		X			X			

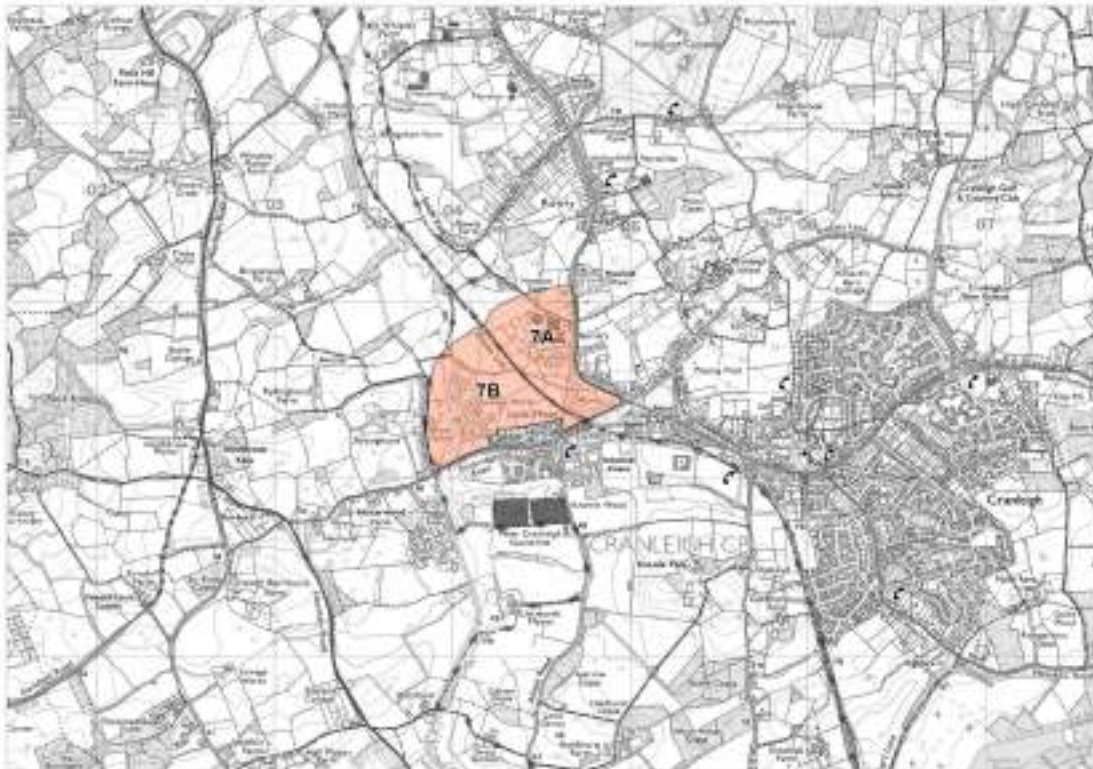
3.9.1 Analysis of Capacity CL6

- The majority of the area is comprised of landscape associated with the school, with a parkland character to the frontage and setting of the school, and with playing fields between the school and Guildford Road;
- There is a small area of agricultural fields between the sports fields and the Guildford Road, to the south of the industrial estate. There are filtered views through the boundary vegetation from the road and residential properties to the south. The garden centre and house to the west of the road have limited visibility into this area;
- There is a public footpath running west/ east from the Guildford road towards the school;
- There is limited capacity in the majority of this area due to current uses; and,
- There is potential for development in terms of landscape character in the agricultural fields to the south of the industrial park with the limited intervisibility and simple character of the landscape. Any development could tie in with existing development to the south in the form of the residential properties, to the north to the industrial estate and the garden centre across the road, but this would bring the area into conflict with the aim of the ongoing Green Belt review and stopping coalescence. As a result of this development is not appropriate in this area.

3.10 Segment CL7

This is to the north-west of Cranleigh, with Guildford Road to the east, and Elmbridge Road to the south. There are three main features in this segment; Notcutt's Garden Nursery in the north, a sewage treatment works to the west, and through the middle of the segment runs the Downs Link Path.

Figure 3.9 Segment CL7



The segment has been divided into A and B to reflect the distinct uses of the sites either side of the Downs Link Path (DLP), both areas have a green setting but with distinct landscape characters.

Table 3.7 CL7

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL7																				
A	No		X			X			X				X		X			X		
B	No			X		X				X			X			X				X

3.10.1 Analysis of Capacity CL7 – A

- The garden centre takes up much of the northern segment, with a small area of agricultural field to the south of this. This is bordered to the south by a dense copse of mature trees, limiting visibility into the area;
- The Guildford Road is tree lined in this area limiting views to the west even in their winter form;
- The land slopes up towards the garden centre from the DLp, but it is not visible from the path, with other properties and their mature vegetation screening it to its south and western sides;
- There are views from the DLp into the fields to the east, with the land sloping up to the houses;
- This area does have a strong pastoral character. There is a dense copse of trees to the south and therefore is limited in scope and although not a large area of trees and with a busy road to the east it still exhibits a strong rural character and visually is not linked to existing development. In view of this, capacity is likely to be very limited in this area.

3.10.2 Analysis of Capacity CL7 – B

- To the west of the area, the sewage treatment works are next to the canal, with an open field between them and the DLp. There is a public footpath that links the DLp to the Wey and Arun Canal and the Wey South path route;
- The area is flat and quite damp;
- The area has filtered views from the DLp, and within the fields has a contained feel with the screening of trees to the north and south. There are glimpses through to the industrial type buildings of the STW through the trees, and its communication mast;
- The general character of the fields is of scrub, with some re-generating trees and semi mature plantation woodland;

- There could be potential for capacity in this area, due to its character value, and the low intervisibility of the fields, but in conjunction with the ongoing Green Belt review, the area, despite have a low value with regards landscape character does support continuing a green rural character to this edge of Cranleigh, and therefore development would be inappropriate.

3.11 Segment CL8

This is to the west of Cranleigh, between the Alfold Road and the Wey and Arun canal. It features a salad growing firm in large glasshouses, and an industrial products company in buildings currently being extended.

Figure 3.9 Segment CL8

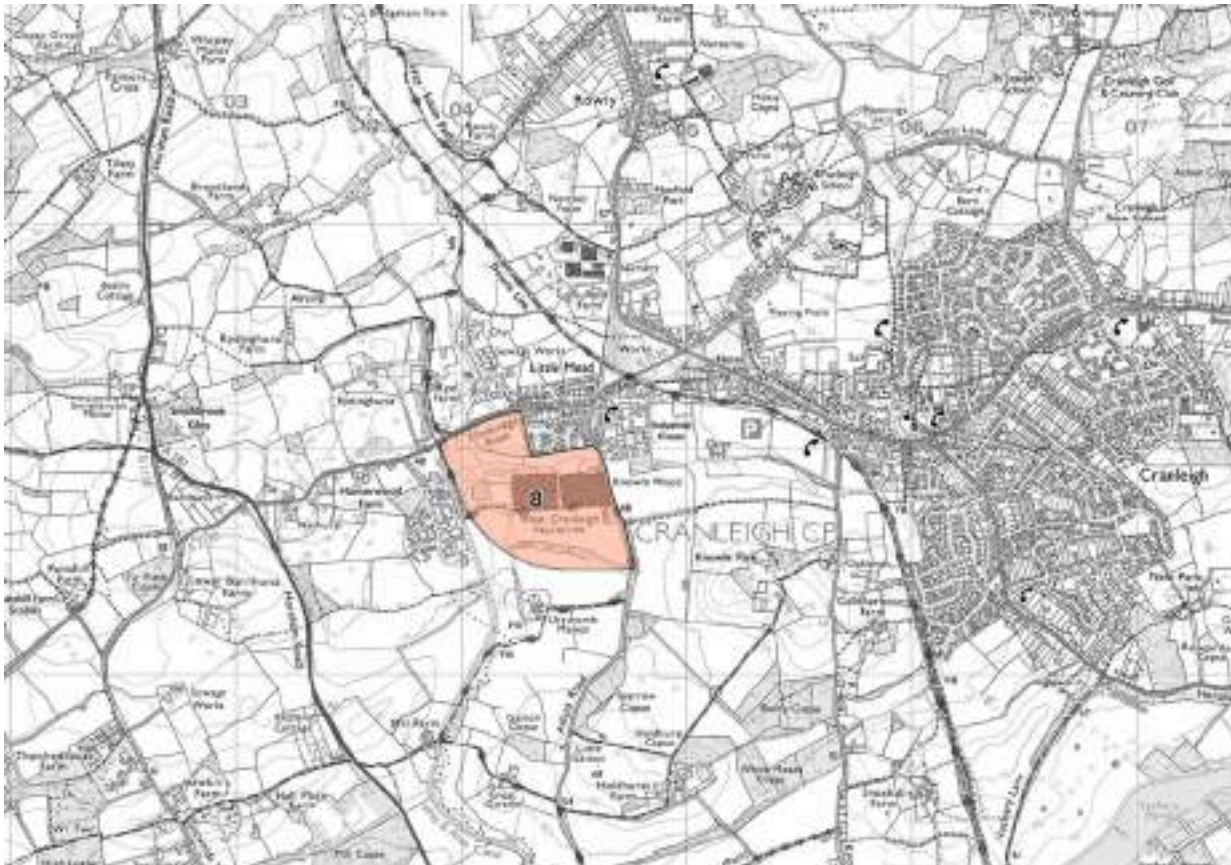


Table 3.8 CL8

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	V imp	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
CL8																				
A	No		X			X			X				X			X				X

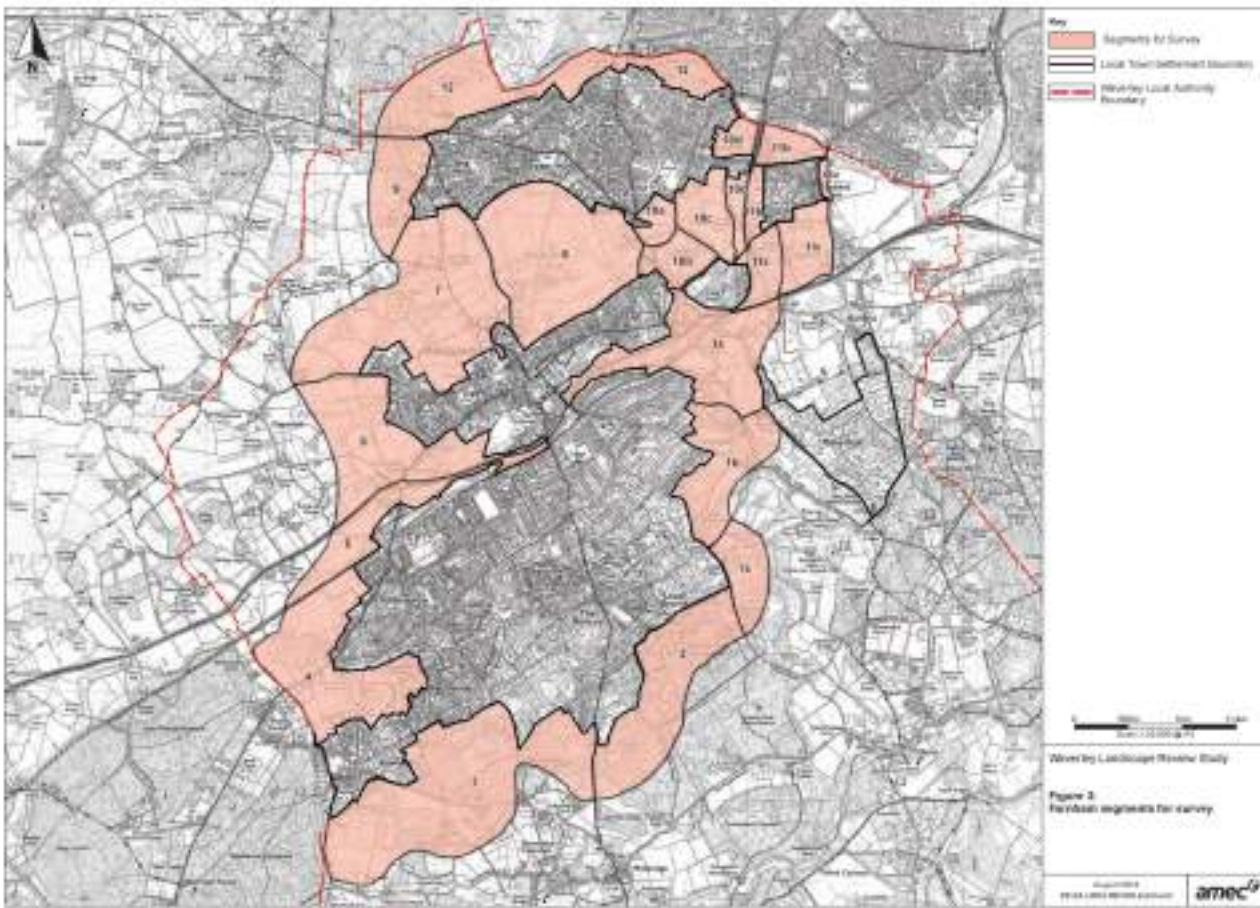
3.11.1 Analysis of Capacity CL8

- To the south of the segment is an open agricultural field bounded by trees and hedges to the south and west. The industrial unit is heavily screened by a large evergreen hedge to its southern boundary;
- The industrial unit is currently being extended to the west;
- To the north of the segment is an open field, between the residential edge and the glasshouses;
- The glasshouses are a dominant feature in this area due to their massing, and they extend a long way to the west towards the canal. Behind them is a rough area of soil spoil mounds, wet land and scrub vegetation;
- A footpath runs down the southern boundary of the glasshouse development from the lane to the canal, which cannot be seen from the back of the development;
- There is visibility into the agricultural fields from the road through the hedges, and some visibility from the residential properties to the north;
- The AGLV is close to the segment boundary, but due to trees and topography visibility to it is very limited; and,
- There may be some capacity in this area due to the existing uses and the limited visibility. However, the Council would need to consider whether any of the existing uses are brownfield, such as the industrial units. Around these units the landscape is visually contained from a distance.

4. Assessment of Locations – Farnham

This section looks into the detailed segments around the town of Farnham, and the south and west of Hale. Figure 4.1 indicates how they have been divided. In each case approximately a 0.5 km area has been taken from the edge of the settlement for consideration. Existing landscape elements (primarily roads, linear development and/or vegetation) were then identified to enable further sub-division of the segments for analysis. Sub division was also informed by consideration of the general character of each area, for example enclosure, whether the land felt enclosed or open.

Figure 4.1 Segments around Farnham



This figure is also reproduced at A3, drawing 35124/LR 03 Rev 06 in Appendix A.

4.1 Planning Context - Farnham

The key landscape designations that relate to the area are:

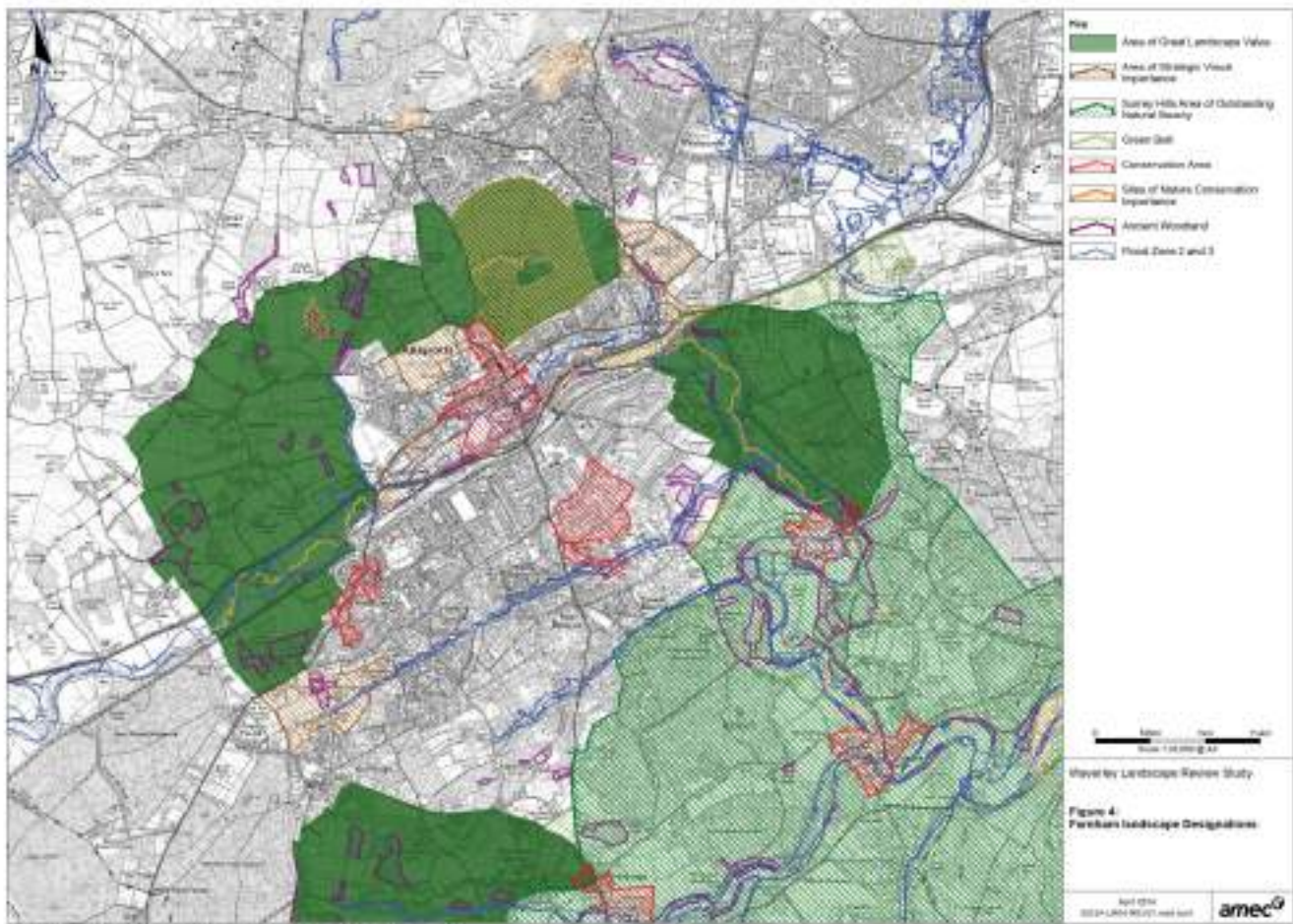
Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is to the south-eastern edge of the town and exerts greatest influence in the routes out to the south/ south-east.

Area of Great Landscape Value (AGLV) – this is to the north-western edge, wrapping around to the north and covering Farnham Park. It also to the east from Compton towards Runfold, and to the south of Rowledge, exerting an influence across a large part of the town's edges.

Conservation areas – they include an area around the town centre, including the castle, an area to the south-east and to the south west at Wrecclesham. This area to the south west is within the settlement boundary.

These designations are indicated on plan 35124/LR04 Rev 01 as indicated below (Fig 4.2), and with the full A3 figure in Appendix A.

Figure 4.2 Landscape Designations

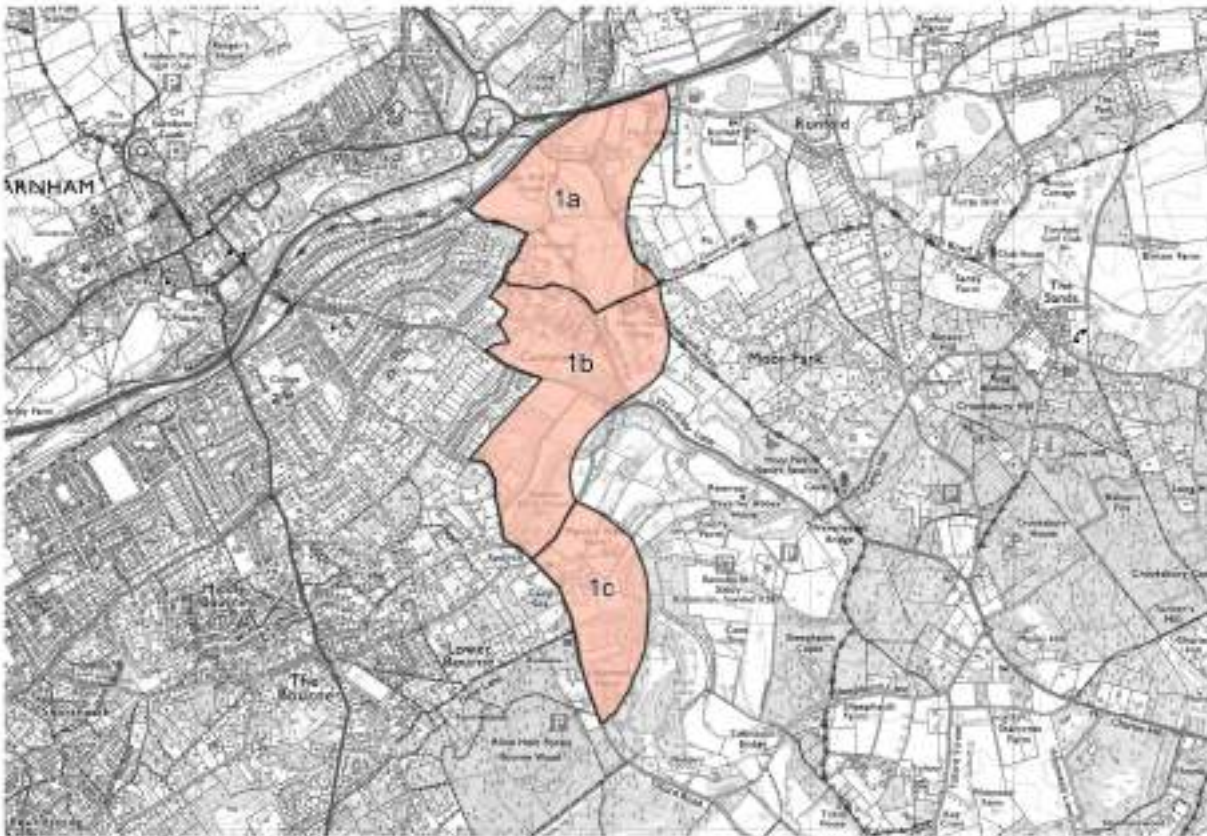


This figure is also reproduced at A3, drawing 35124/ LR 04 Rev 01 in Appendix A

4.2 Segment FN1

Segment FN1 is to the eastern edge of Farnham stretching from the A31 in the north to the Tilford Road in the south-east. In the northern section is the route of the River Wey, with more wooded cover in the southern part of the segment.

Figure 4.3 Segment FN1



The segment has been split into three areas to relate to landscape character or natural boundaries afforded by features of access routes. In this segment the areas relate to the change in character from a river and its floodplain in the north, to a rise in the land up to Compton and the small valley with the River Wey tributary, and to the south the farmland and forest areas.

Table 4.1 Farnham: Summary of Evaluation FN1

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN1																				
A	Yes	X				X			X				X	X				X		
B	Yes	X				X				X			X	X				X		
C	Yes		X			X				X			X		X				X	

4.2.1 Analysis of Capacity FN1 – A

- The River Wey is the dominant landscape feature in this area, gently curving along the valley, with flat floodplains either side;
- There a number of public footpaths in the area, with a section of the North Downs Way long distance path crossing the river. A footpath runs from Runfold through to Compton passing through the riparian river landscape, then it starts rising up the valley side towards Compton;
- The area is within an Area of Great Landscape Value, and Surrey Hills Area of Great Natural Beauty (SH AONB) is less than 0.5 km to the south-east;
- The general feel to the character is a high quality pastoral landscape , with attractive landscape features and good public access;
- There are scattered residences in the river area, with denser residential areas as the land rises to Compton;
- The quality of the landscape, its designation, floodplain and permeability, mean that capacity for development in this part of the segment is likely to be limited. Development would be more likely to have a negative landscape impact.

4.2.2 Analysis of Capacity FN1 – B

- FN1-B covers an area from the residential hamlet of Compton across Waverley Lane (B3001) through a narrow valley running south-west to Ancora Farm House;
- The AGLV covers the northern part of the area,

- This is a screened valley, with a public footpath running along it giving views into the adjacent AONB, but is visually hidden from the lanes at either end;
- The character of the landscape is of an agricultural nature, with grazing, dense tree cover and vegetation flanking each side of the valley, giving it a funnelled enclosed feel. It is a tranquil walk through the small valley and feels that it is not close to the residential area of Farnham;
- There is a property at the western end of the valley;
- The Tilford Road at the western end is a busy narrow lane, with no pavements, and to the north-eastern end Waverley Lane is similar;
- The area with its high quality character, sensitivity, and proximity to the AONB with direct visual connection means that any capacity for development is likely to be limited.

4.2.3 Analysis of Capacity FN1 – C

- This part of the FN1 segment is an area to the south of a small lane known as Monks Walk, which connects Waverley Lane and the Tilford Road;
- It is entirely within the Surrey Hills AONB and AGLV, and within the Green Belt planning designation, but has mixed land use, with a small office park, Monks Walk Farm and houses off the Tilford Road;
- There are fields with boundary hedges and trees associated with the farm, and views out to the hills to the east, which frame the views above the trees;
- The southern part of the area is mixed, fairly densely planted woodland, with glimpses into the woodland from Tilford Road, but the road feels enclosed running through the trees;
- This area feels rural and detached from Farnham, providing a strong green edge to the southern part of the settlement. This character combined with the designation means that it is likely that development would have a negative landscape impact.

4.3 Segment FN2

Segment FN2 is to the south- eastern edge of Farnham; stretching from Tilford Road in the northeast to the Old Frensham Road. This is mainly a wooded area to the south of the residential edge comprising part of the Alice Holt Forest which is publically accessible.

Figure 4.4 Segment FN2

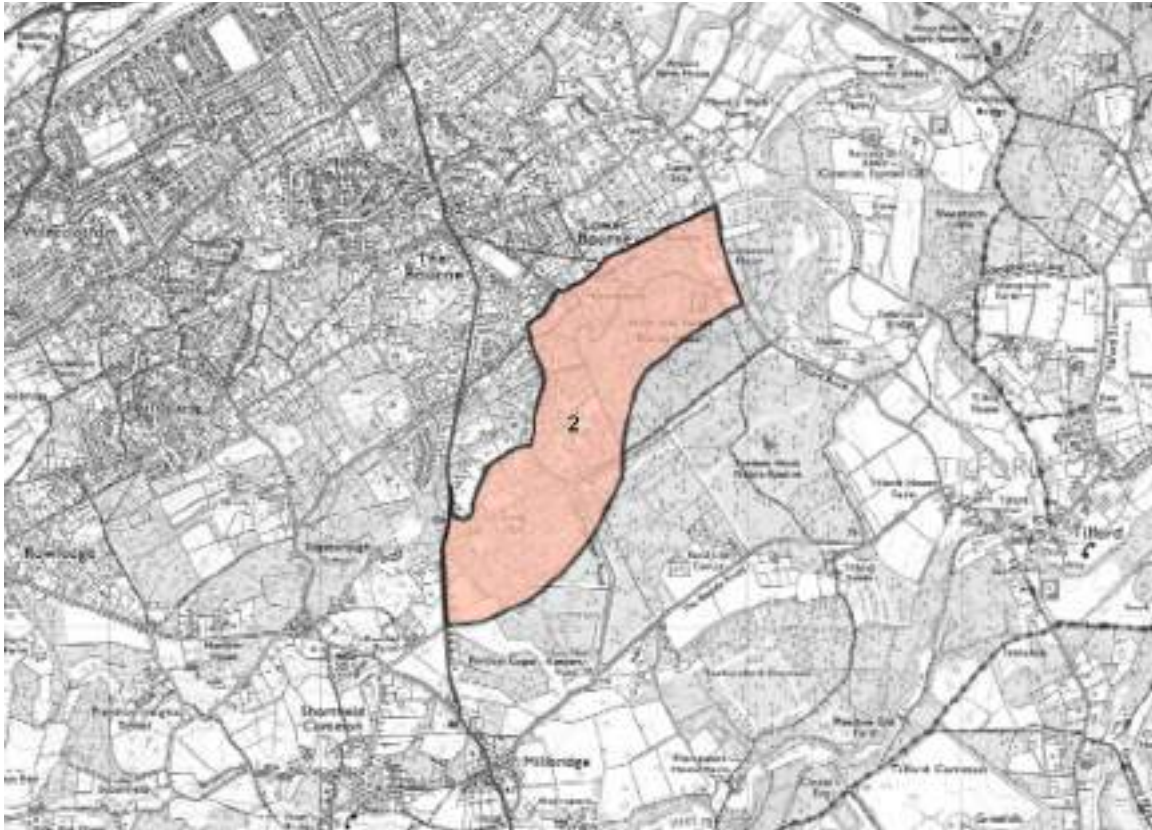


Table 4.2 Farnham: Summary of Evaluation FN2

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN2																				
	Yes		X				X		X					X	X			X		

4.3.1 Analysis of Capacity FN2

- The area to the south of the residential properties is covered with forest, part of the Alice Holt Forest, run by the Forestry Commission. It is densely planted in much of the area, comprising of pines, but

with part clearance in certain sections. To the east of the Old Frensham Road the woodland has been opened up, with lower level scrub vegetation re-generating, but the overwhelming feel to the area is of woodland;

- To the west of the Old Frensham Road there is an area of cleared forestry, but it is surrounded by mature trees;
- The topography of the area is generally a steep hill falling away from the residential area to the south, between 30-40 metres down to The Reeds Road;
- The segment is within the AONB, AGLV and Green Belt;
- Within the segment there are views within the trees or to the clearings, but for example at the high part south of the residential boundaries views out are not possible due the tree density;
- There is a small area just adjacent to the A287, north of Burtleys Copse that is open farmland, and farm buildings, but the fields are bounded by mature trees. There are open views into the fields from the road, but the character is still rural in this part, although only 0.5 km from the settlement edge;
- There are path trails through the forest and bridleways within the segment;
- The area provides a prominent wooded character to the southern edge of Farnham, which helps 'contain' the area visually. This combined with the AONB and public recreation means that this area is unlikely to be suitable for development.

4.5 Segment FN3

Segment FN3 is a mixed area of woodland, two schools, scattered residences, stretching from the A287 in the east, through to the lane south of the small village of Rowledge in the western part of the settlement.

Figure 4.5 Segment FN3

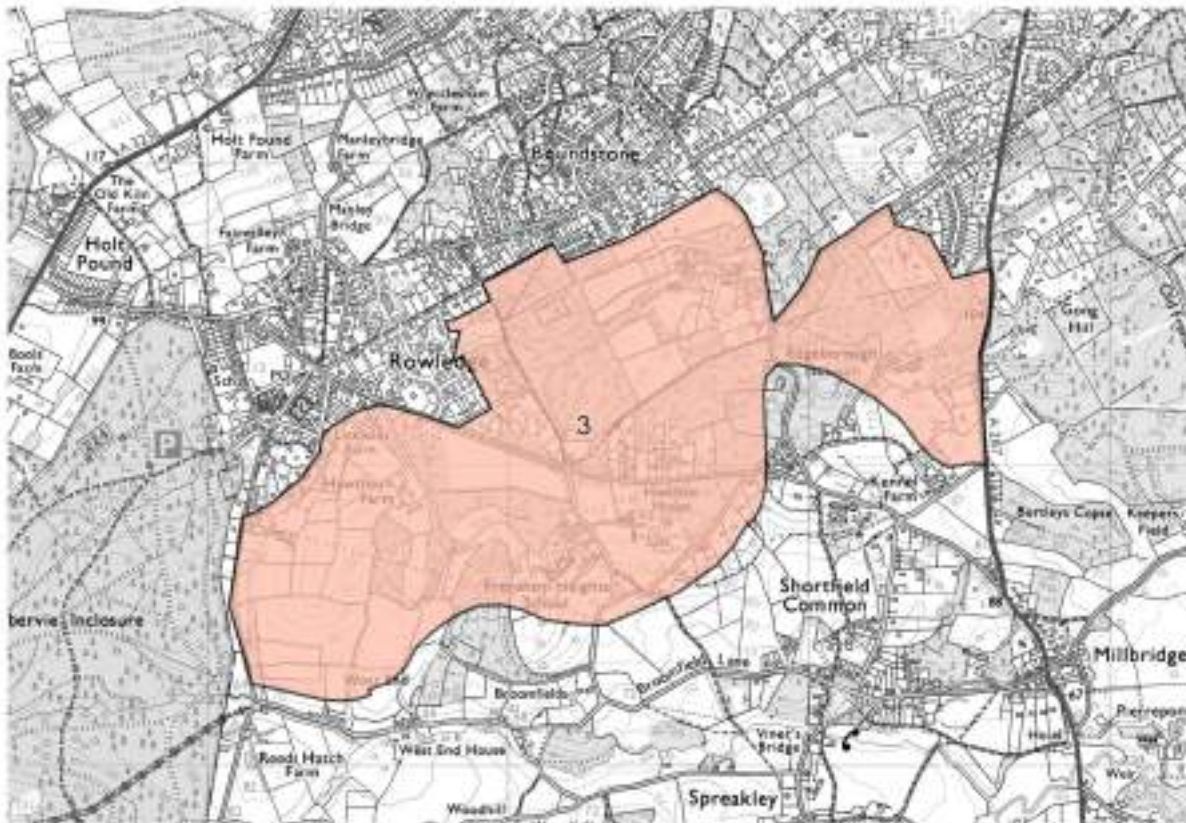


Table 4.3 Farnham: Summary of Evaluation FN3

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
FN3		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
	Yes	X				X			X				X		X			X		

4.5.1 Analysis of Capacity FN3

- The lane running in the north east part of the segment is enclosed by trees so has a very low visibility. The road is rural in nature with a pattern of large individual properties set in large gardens/ land take;
- The lane (Gardeners Hill Road) that runs between Shortfield Common and Boundstone rises quite steeply to the north, with scattered houses, and a mix of woodland and agricultural fields, before reaching the more suburban scale and appearance of the residential area;
- The area adjacent to Clifton Close is as per the others heavily wooded to the south of the residential edge, but is connected to the existing housing by its proximity and position within the area. There is a bridle path running across the north-west corner;
- Sustrans cycle route 22 (Banstead to the Isle of Wight) runs through the village;
- The topography in the northern/ eastern area generally falls quite steeply to the south, with the pattern repeated in the western part of the segment;
- In the south of the segment is Frensham Heights School, with its playing fields to west and east, and to the south more open views to the countryside. The main school building is prominent in views from the south;
- The western part of the segment to the south of Routledge is covered by an Area of Great Landscape Value. The AONB is approximately 2 km to the south-east, and the South Downs National Park (SDNP) to the western boundary;
- To the south east edge of Rowledge there are open agricultural fields , but they are screened by hedges and trees to the boundaries, so the character feels hidden;
- With regards to capacity, the land adjacent to Clifton Close could have some potential for development with its links to the existing housing, low visibility and current character of the landscape of dense scrub and re-generating woodland. There could also be potential for development to the west of Switch back Lane, with low intervisibility due to the tree planting. This is not in the AGLV;
- There could be some potential for low density development adjacent to the settlement edge within the woodland, along as the forest character still predominates. Otherwise, development in this segment is more likely to have a negative landscape impact due to a combination of character, landscape quality, and designations.

4.7 Segment FN4

Segment FN4 is in the south –western edge of Farnham, with the Alice Holt Forest in the east and the main railway to the north. The busy A325 runs in the west part of the segment south to Bordon.

Figure 4.6 Segment FN4

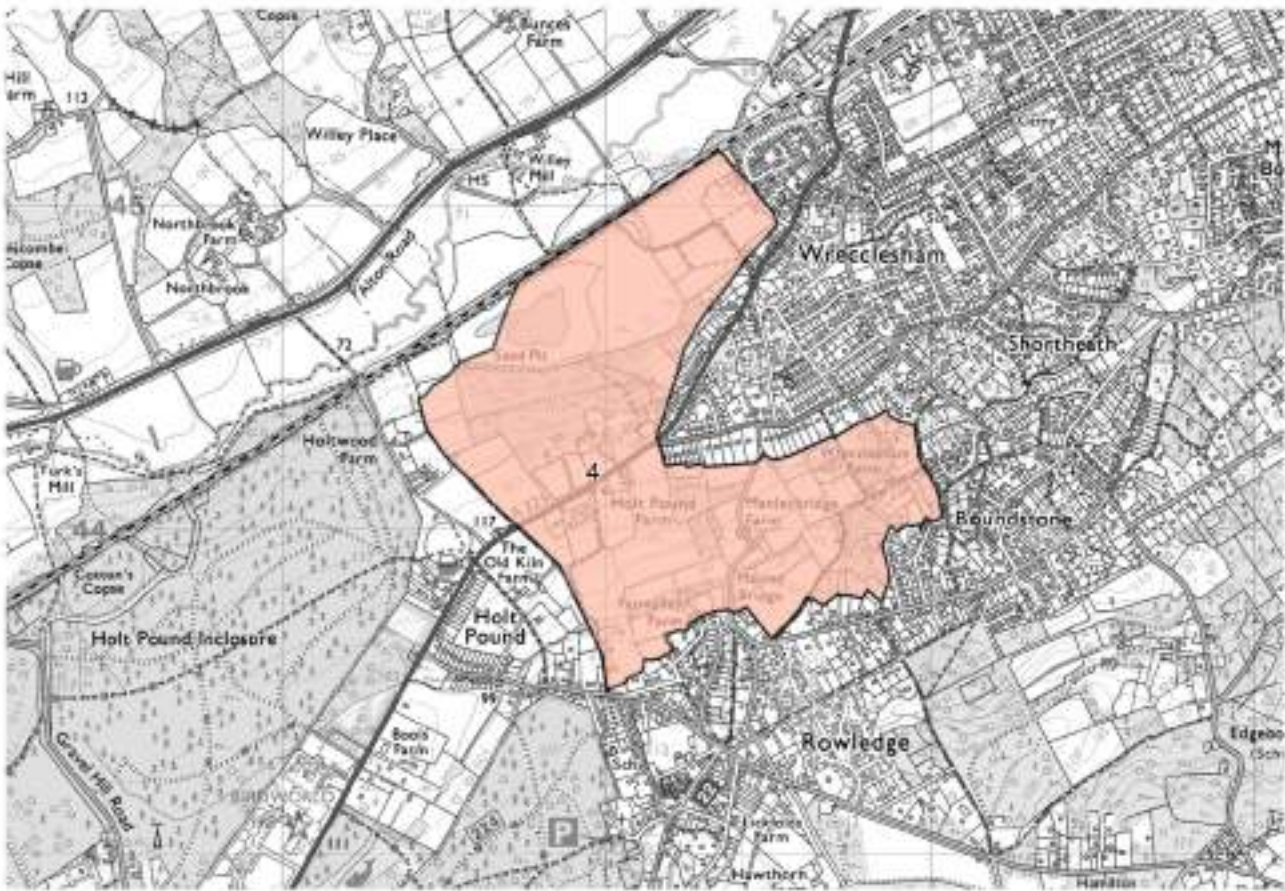


Table 4.4 Farnham: Summary of Evaluation FN4

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
FN4			X			X			X			X		X				X	

4.7.1 Analysis of Capacity FN4

- The lane (Fullers Road) that runs from Rowledge to the A325 (Holt Pound) is lined with residential properties, many one storey bungalows. To the south of the road (out of WBC) beyond the properties is an open area of agricultural field, which slopes up to the forest on its eastern edge. This helps give a green edge to the settlement, and a more open character to the landscape in contrast to the enclosure of the forest. There are filtered views from the A325 through the trees bounding the road;
- Before the A325 drops down to the north towards Wrecclesham and the A31, it runs along a ridge, with its route in the southern part of the segment bounded by forest to the west, which reduces in influence towards the north and as the pub is reached on the western side of the road. The road has a more open character and then starts to change with the introduction of commercial and residential development. There is the Surrey Sawmills commercial site to the west, adjacent to the plant nursery to the north along this section which block views out from the road to the west. Beyond them is an area of ancient woodland;
- To the north of the nursery as the road starts dropping in height, there are residential properties to the western side of the road. As the land drops to the north-west towards the railway line trees flank the upper part of the slope, then the land is more open with reclaimed land in the western part, and a mix of allotments, the old rugby pitch and playing fields/ sports courts to the east. There are footpaths in this area, and alongside the railway;
- The northern part of the segment is in the AGLV, and the Alice Holt Forest is within and forms the northern boundary of the SDNP;
- As part of the ASVI, the undulating land either side of Manley Bridge Road comprises agricultural fields with hedge and tree planting and Manley Bridge Farm to the centre of the area. There could be limited capacity for some infill development to the north of the houses on Boundstone Road, to the south of the public footpath, and contained within the woodland.
- Between the sawmill and nursery there is an area of open land that helps reinforce open space along the A325 between the existing development.

- The reclaimed brownfield land to the west of the old rugby club fields and south of the railway could accept development from a landscape character and quality perspective, with its low landscape qualities and intervisibility; this again is in the AGLV and could have contamination issues.

4.8 Segment FN5

Segment FN5 is to the western edge of Farnham occupying the land between the railway line and the A31 between Willey Mill and Passmore Bridge.

Figure 4.7 Segment FN5

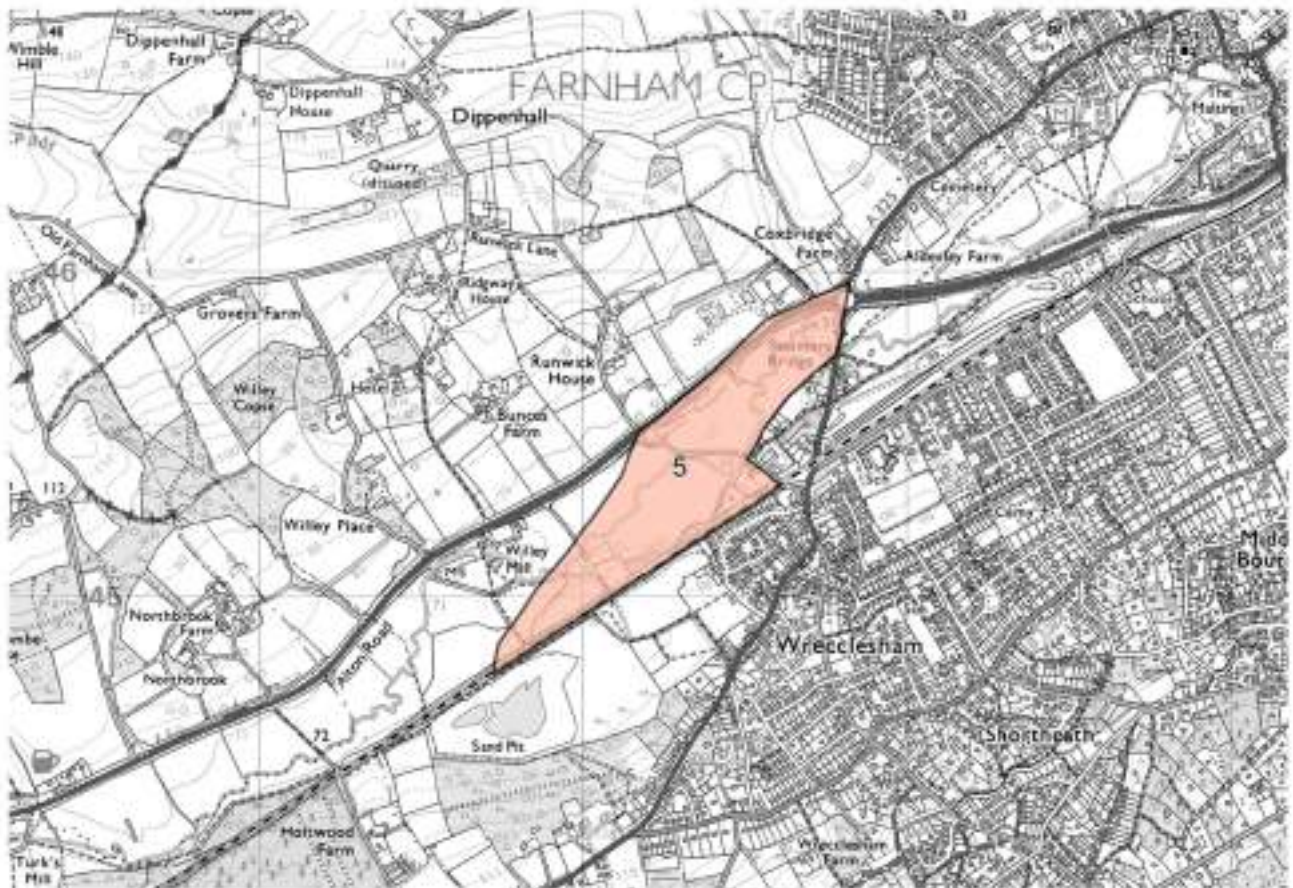


Table 4.5 Farnham: Summary of Evaluation FN5

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
FN5			X			X			X				X		X			X	

4.8.1 Analysis of Capacity FN5

- This is a landscape influenced heavily by the river and its floodplain, with its flat topography, pollarded willows and areas of standing water. Runwick Lane runs north, crossing the A31, and for this study we have considered the land to the west of the lane;
- The area to the west of Runwick Lane is contained visually by the road and railway, both strong linear boundary features at north and southern edges, but feels quite open with the flat fields;
- There are some properties which look into it, but the road only has glimpsed views;
- There are no public footpaths in this area to the west of the lane;
- The landscape character is not visually of high quality, but of a scrubby agricultural nature, with grazing, and truncated access features from when the A31 was built;
- Some of the area is within the AGLV and some is within the ASVI;
- This area as a whole is not well related to the existing settlement pattern and, coupled with existing designations, and its position in relation to the floodplain means that any capacity for development is very limited.

4.10 Segment FN6

Segment FN6 is to the western edge of Farnham. Its southern boundary is the A31 stretching north to Crondall Lane. To the west is open farmland.

Figure 4.8 Segment FN6

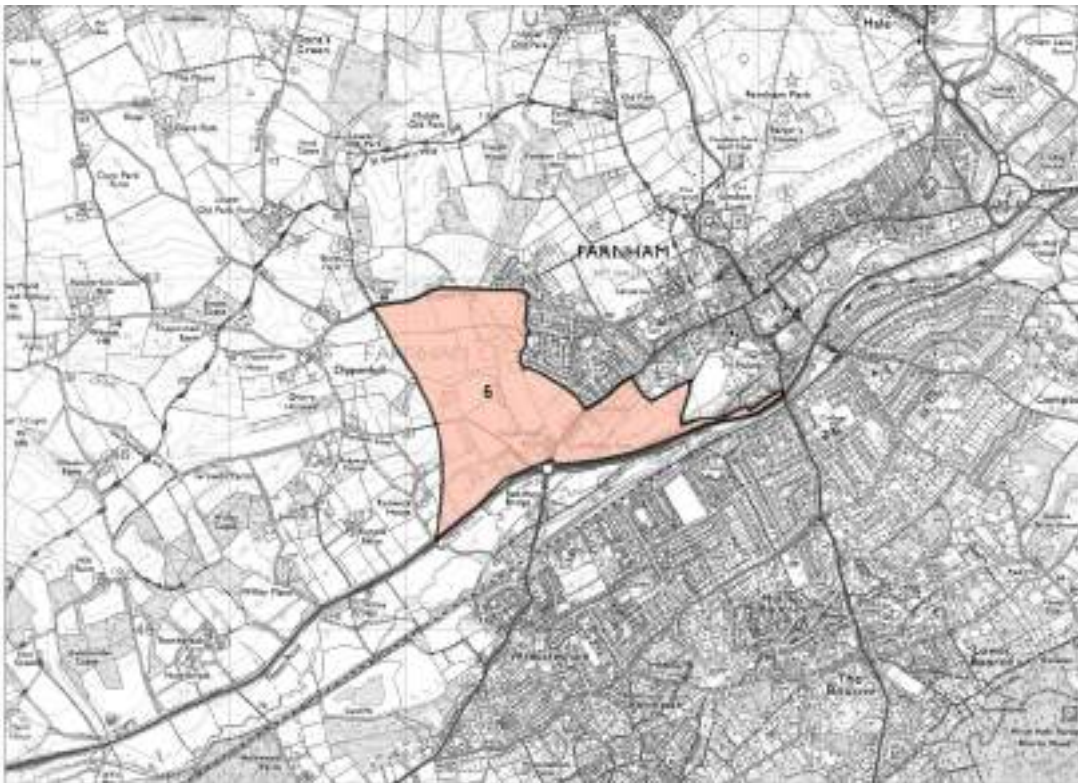


Table 4.6 Farnham: Summary of Evaluation FN6

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity		Landscape Value			
								Visual Prominence			Intervisibility								
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
FN6		X				X			X				X	X				X	

4.10.1 Analysis of Capacity FN6

- The area comprises farms, farm type support services, residential, a waste support depot and equestrian uses, therefore quite mixed;
- The area at its southern end is strongly influenced by the noise and movement from the A31, but the residential properties in this area are set in large screened gardens;
- Between the western edge of Farnham and Runwick Lane there is a tight small valley running north/ south, above Coxbridge Farm and the depot. This is quite hidden with only some properties on the western fringe able to view it;
- The farm and its land off Runwick Lane, is a mix of grazing and arable, and a welding business. It has views to the north, a more open expansive landscape, and across to the southern part of the town where the land rises considerably;
- The area is mixed topographically, with a larger scale more hilly feel to the northern character, and smaller scale in the south west;
- FN6 is partly within the AGLV;
- Crondall Lane to the north is a busy narrow road;
- There are several public footpaths, with the one parallel to Crondall Lane in the northern part having good views out to the north and west. The one running south goes through the farm, then turns south, eventually being in a narrow corridor towards the A31;
- Visibility in and out of the site is mixed, with some residences having views in from the east, but fairly distant. Crondall Lane is heavily screened, even in winter. There are scattered larger properties in large gardens in the northern part;
- Development in the northern part with its landscape character, and wider views is more likely to have a negative landscape impact. The smaller area to the south east, north of West Street could have some capacity with its low intervisibility, and more basic agricultural character. The depot site could have capacity as a brownfield site.

4.11 Segment FN7

This is part of open land to the north-west of Farnham, with Crondall Lane to the south, Upper Hale to the north, and the A287 and Farnham Park to the east. The area is mainly agricultural land, woodland with the historic site of Farnham Castle to the south-east.

Figure 4.9 Segment FN7

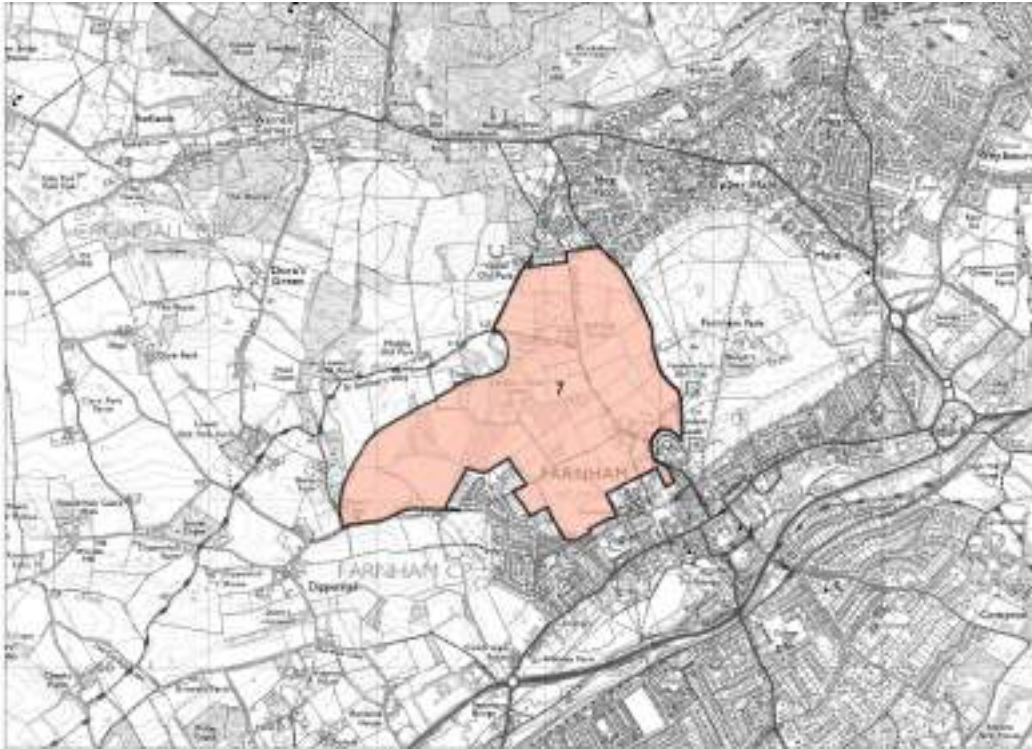


Table 4.7 Farnham: Summary of Evaluation FN7

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN7																				
	Yes	X				X			X			X		X				X		

4.11.1 Analysis of Capacity FN7

- The segment is mainly agricultural or equestrian with fields bounded by hedges and field trees. West of Farnham Castle Stables is a densely planted mixed wood (Ancient Woodland) with a small stream running within it;

- To the east of the segment the housing to this boundary is mainly detached, large and in medium to large size plots. To the west off Crondall Lane the housing is more suburban and to a higher density. To the north the plots are bigger with the housing orientated allowing views south across the segment;
- Various footpaths, bridleways and St Swithun's Way run through the segment, with the busy and noisy A287 to the eastern boundary. There are more open views in the northern part as the road drops down and a more enclosed character towards the castle;
- Generally the land slopes down from the north to south, with a small valley in the west;
- Most of the segment is within the AGLV. The southern part adjoining the University and houses in Beavers Road is within the ASVI.
- With its mainly rural character and setting, property pattern and designation, capacity for development in the segment as a whole is likely to be limited. There could be some potential in the area most closely related to existing development to the south and west.

4.13 Segment FN8

This is Farnham Park between Farnham and Hale. To the south there is Farnham Castle, and a golf club in the south-west part. To the west is the A287.

Figure 4.10 Segment FN8

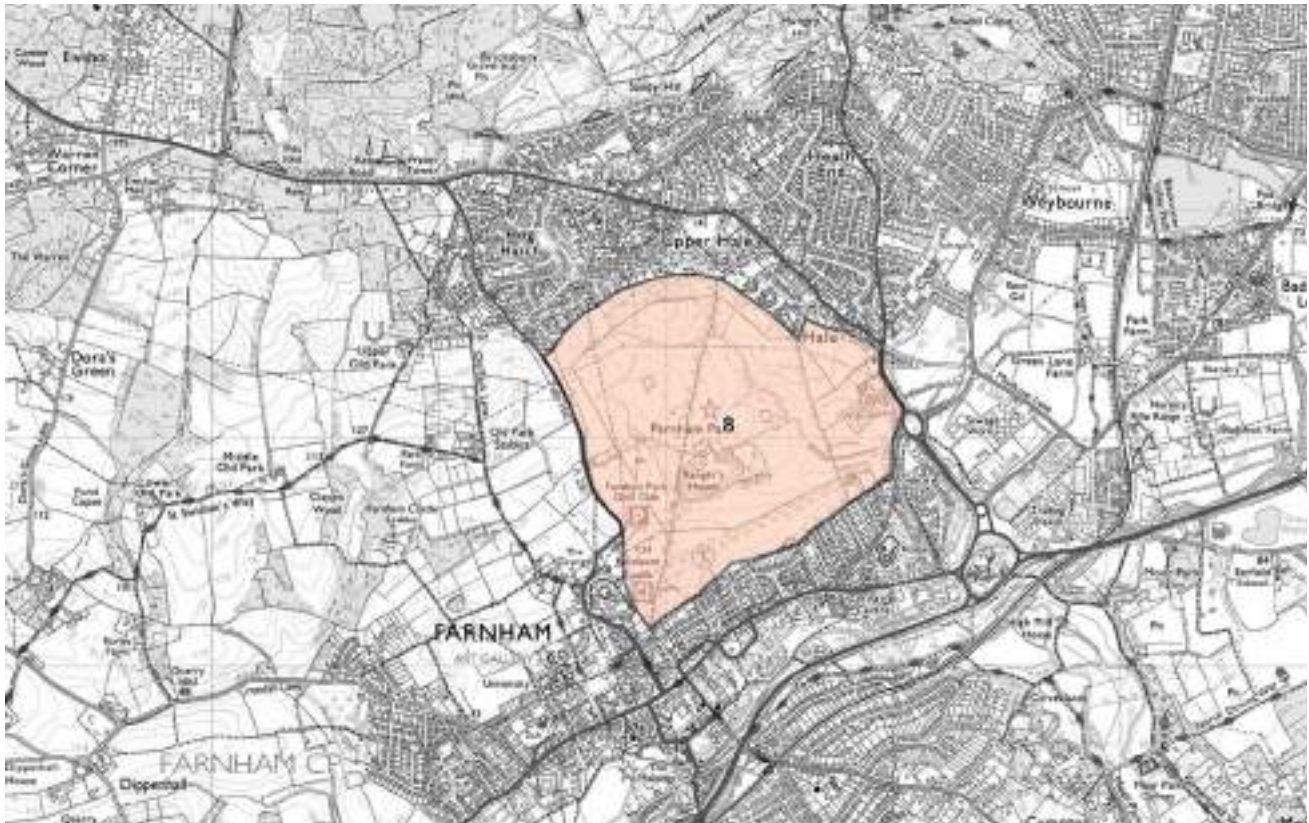


Table 4.8 Farnham: Summary of Evaluation FN8

Area	Landscape Planning Designation	Landscape Qualities			Contribution to Settlement Setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN8																				
	Yes	X			X				X			X		X			X			

4.13.1 Analysis of Capacity FN8

- With its various designations including AGLV, leisure activities, historic background and setting for the town, capacity for new development in this segment is limited.

4.14 Segment FN9

This segment is to the west of Hale, south of the Odiham Road.

Figure 4.11 Segment FN9

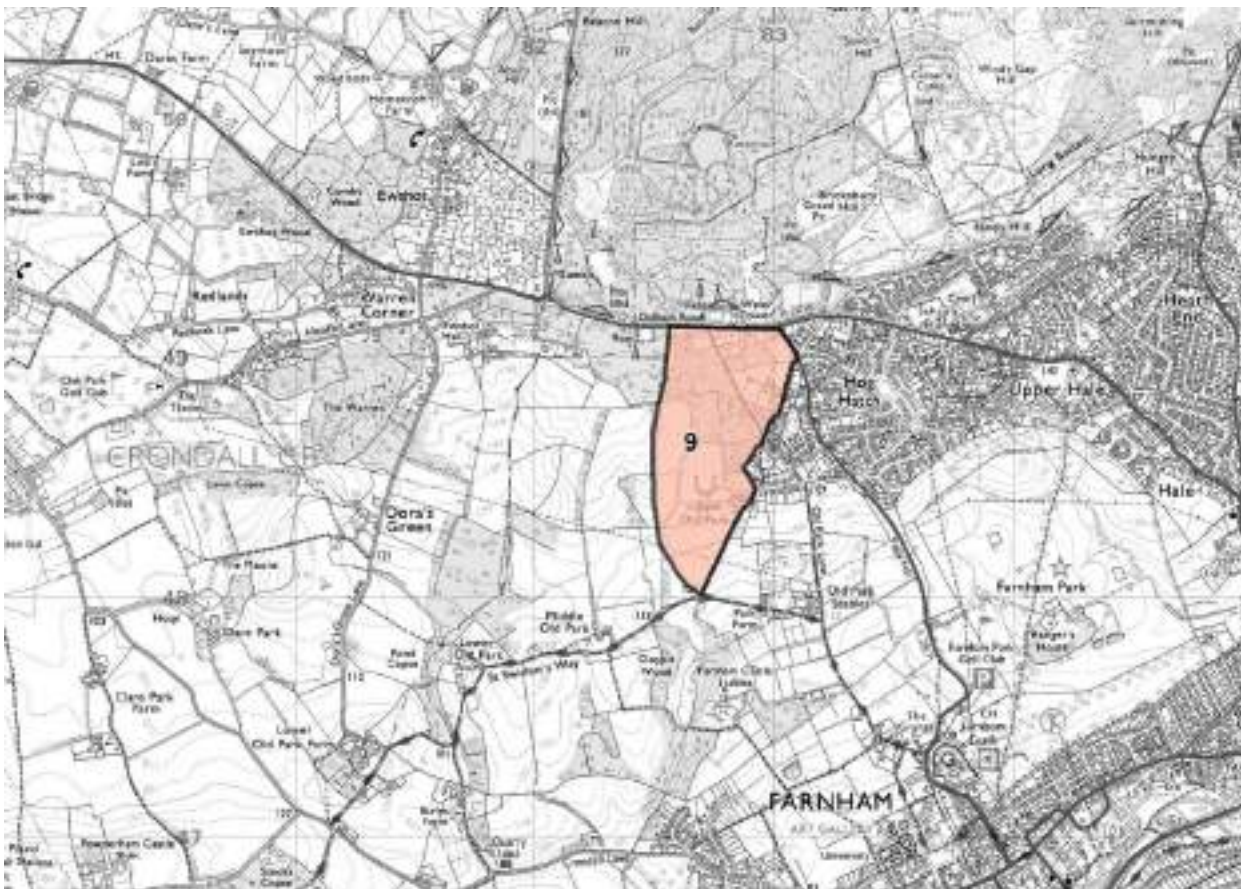


Table 4.9 Farnham: Summary of Evaluation FN9

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value		
								Visual Prominence			Intervisibility								
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low
FN9	No		X			X				X		X			X			X	

4.14.1 Analysis of Capacity FN9

- The land is a mix of agricultural fields in the south, and dense woodland to the north;
- There is some low density housing along the busy A3016;
- There is a bridle path running across the northern part;
- The southern part has some views out south and east, but a large part of it is covered in woodland with no visibility;
- The edge of the existing settlement with the dense woodland and fields provides a strong green screen to Upper Hale and contains it visually. As a result, development in this segment is more likely to have a negative landscape impact.

4.15 Segment FN10

This segment is to the north-east of Farnham, between the town, Hale and Badshot Lea. This segment has been split into 4 areas – A to D to reflect the distinct character areas and boundaries formed of various transport routes.

Figure 4.12 Segment FN10

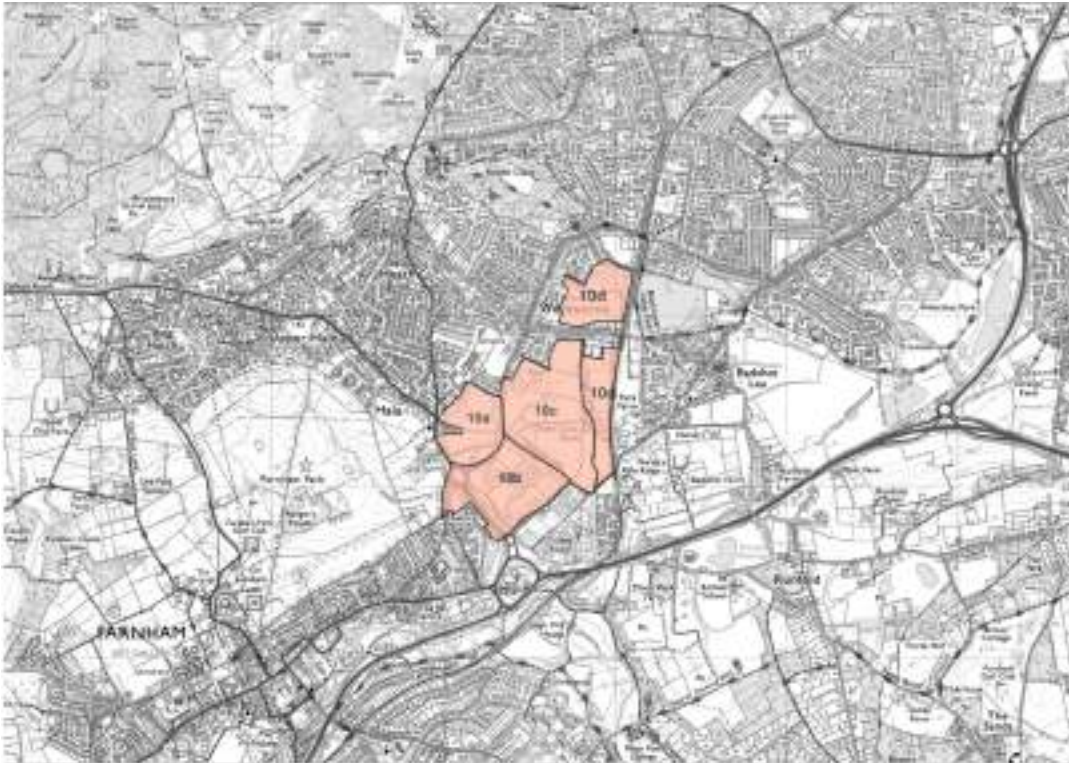


Table 4.10 Farnham: Summary of Evaluation FN10

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
FN10		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
A	Yes			X		X				X			X			X				X
B	Yes			X			X			X			X			X				X
C	Yes		X			X			X			X				X		X		
D	Yes			X			X			X			X			X				X

4.15.1 Analysis of Capacity FN10 – A

- This area has the B3007 to its southern and eastern boundary, part of Monkton Lane runs through the middle and school playing fields to the north, with the A325 to the west;
- There are some residential properties to the north-west and a small amount of allotments in the south-west otherwise south of the lane the land is formed of fields, but is within an Area of Strategic Visual Importance;
- The fields have boundaries comprising mainly trees and hedges, and there is a high voltage power line in the southern part;
- The landscape with its low intervisibility, and minimal features could be considered to have capacity for development in the southern part of this area, south of Monkton lane, but is within an ASVI so this would conflict with the aims of the landscape planning designation.

4.15.2 Analysis of Capacity FN10 – B

- This part of the segment is completely ringed by roads - B3367, B3208, B300 and A325, and part of the site is taken up by the sewage treatment works;
- There is a footpath in the south-west of the site;
- It is within the ASVI;
- There is a field to the north of Water Lane, comprising grass with boundaries of trees and hedge planting. There could be some capacity in this area for development, with its lack of features, proximity to other development and low visual prominence. However, it is within the ASVI and therefore would be in conflict with the aims of the ASVI designation.

4.15.3 Analysis of Capacity FN10 – C

- To the west of Green Lane, the area comprises fields in its northern part, and to the south is the relatively recently built private sports centre and Farnham Rugby Club;
- There is a footpath to the north of the new development, and further up the field running west/ east;
- There is a high voltage power line running across the northern part of the area;
- The field has some edge planting of trees and hedges, and is fairly flat. Housing and the roads to the east and west have some filtered visibility into the field, as does the sports development to the south;
- The field area to the north may have potential capacity for development with regards to landscape and sensitivity, with its lack of features, and limited visibility.

4.15.4 Analysis of Capacity FN10 – D

- This segment is in two parts. South of Lower Weybourne is a narrow field running between Green Lane in the west and the railway line to the east. To the south is the B3208 and there is an electricity substation to the north. To the north of Lower Weybourne Lane beyond the housing are the school playing fields, an open field, trees and some small channels from the Blackwater River;
- There is a bridge across the railway roughly halfway through the southern area;
- There are some properties close to the railway bridge;
- The field in the south is fairly flat, with a scrubby character, with some vegetation to its boundaries;
- There may be some capacity for development in the part of the segment south of Lower Weybourne Lane, with its low landscape value and low visibility in the northern part close to the existing housing. However, the southern segment as a whole is not well related to the existing settlement boundary, with the potential for development to have a greater landscape impact. The area to the north of Lower Weybourne Lane with its existing land use for the school, and proximity to the river and being within the floodplain may only have limited potential.

4.16 Segment FN11

This segment is to the north-east of Farnham, between the town, and Badshot Lea, and to the south, north and east of Badshot Lea. This segment has been split into 3 areas – A, B and C to reflect the distinct character areas and boundaries formed of various transport routes.

Figure 4.13 Segment FN11

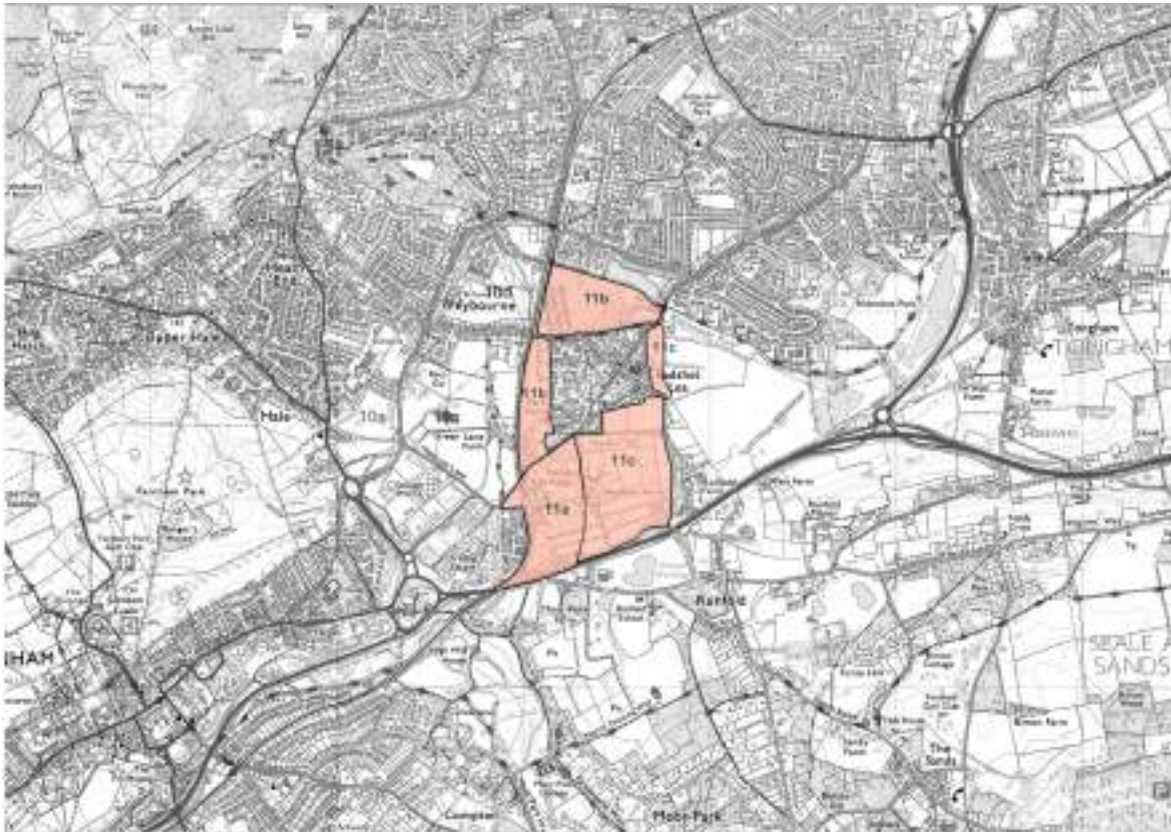


Table 4.11 Farnham: Summary of Evaluation FN11

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN11																				
A	Yes			X			X			X			X			X				X
B	Yes			X		X				X			X			X				X
C	Yes		X				X			X		X				X				X

4.16.1 Analysis of Capacity FN11 – A

- This area is bounded by the B3208 in the north, and with various piecemeal developments between the B road and the A31 to the south. The railway forms a strong boundary in the west of the area separating the residential area and industrial estate from the land to the east;
- There is a mix of development within the area, with a garden centre in the north on the B3208, and a rifle range to the west of this. There is a small lane which shares the route of the public footpath which forms the access to residential properties and a riding school;
- There is a footpath running north/ south to the eastern boundary and an offshoot off this through the southern part of the area running east/ west leading towards the railway;
- To the east of the footpath/ lane there are fields used for horse grazing;
- The land rises gently from the garden centre, culminating in the communications tower, then starts dropping gently towards the A31. As the land drops towards the road, the traffic noise increases greatly;
- The field boundaries are a mix of hedges and trees, with some electric tape used for some of the grazed fields. There are areas of greater density of planting, for example in the south-west part of the area, generally quite scrubby regenerating trees and understorey vegetation;
- The area feels contained visually, due to a mix of natural screening and topography. The area due to the lack of access feels self contained, and there are no views in from the west and the small residential estate;
- The area is not covered by any designations apart from the Farnham/ Aldershot Strategic Gap. Due to the vegetation there are no views out towards the area south of the A31, and;
- There could be some capacity for development in this area of the segment, due to the lack of sensitivity of the landscape, its quality and its low intervisibility.

4.16.2 Analysis of Capacity FN11 – B

- This is an area between the B3208 and Lower Weybourne Lane to the north, and north of Lower Weybourne Lane to the east of the railway line;
- The area to the west of Badshot Lea comprises agricultural fields, with field vegetation to the boundaries. There is a residential development to the east of the site and the railway forms the boundary to the west, with housing to the south of the area. It is within the Strategic Gap;
- Crown Lane to the south rises up over the railway, with views north to the site. The railway cuts out views to the west, and therefore views in are limited;
- The field is fairly flat and there are no public footpaths across the field;

- The area to the north of Badshot Lea and to the east of the railway line is mainly comprised of a large water body, the Blackwater River, the Blackwater Valley Path and various developments including a traveller site;
- Due to its location, lack of intervisibility and landscape qualities, the area to the west of Badshot Lea could have capacity for development. The area has some visual link with the settlement of Badshot Lea, and would not appear out of context with the adjacent land use. To the north the area is mainly comprised of water bodies or development, so any capacity would be limited, but there is potentially an area that could have capacity for some development in the field to the west of the B3208, where it could visually tie in with the existing residential area to the north, but this is within the flood zone.

4.16.3 Analysis of Capacity FN11 – C

- This is an area covering Badshot Farm, east to Runfold Farm and south of Badshot Lea, with St Georges Road in the east;
- The area comprises agricultural fields, with field vegetation to the boundaries. There is a sports ground to north. The area is mainly used for grazing the of horses within the farmland, and access to the antique area;
- The fields are fairly flat and there is a public footpath across the fields in the north, running east/west;
- There is a small area to the east of Badshot Lea, to the east of Low Lane and west of the quarry site. There are two existing properties, with a field between them, and another field beyond the southern house to the north of St Georges Road. These are currently laid to grass with some hedge and trees to their boundaries;
- It is within the Strategic Gap; and,
- There could be some potential for development in this segment, particularly in the northern part to the west of St Georges Road, where it would be more closely related to the existing settlement pattern. There could also be capacity in the two fields to the east of Low Lane, with their low intervisibility and adjacent existing residential development.

4.17 Segment FN12

This segment is mainly formed of MOD land to the west of the A325, and to the east of the road is Rowhill Copse, and the Blackwater River.

Figure 4.14 Segment FN12



Table 4.12 Farnham Summary of FN12 Evaluation

Area	Landscape Planning Designation	Landscape Qualities			Contribution to settlement setting			Visual Character						Landscape Sensitivity			Landscape Value			
								Visual Prominence			Intervisibility									
		Many	Some	Few	Important	Med	Limited	High	Mod	Low	High	Moderate	Low	High	Moderate	Low	High	Medium	Low	
FN12																				
	Yes	X					X			X			X	X			X			

4.17.1 Analysis of Capacity FN12

The MOD land mainly comprises sandy heathland, with managed public access and includes two Sites of Nature Conservation importance. The mixed woodland of Rowhill Copse is designated as Ancient Woodland, and part of the area is within the floodplain, with the Blackwater River in the northern part.

The segment due to its landscape character, land use and designations would not accept development without having too much of a negative impact on the landscape.

5. Conclusions

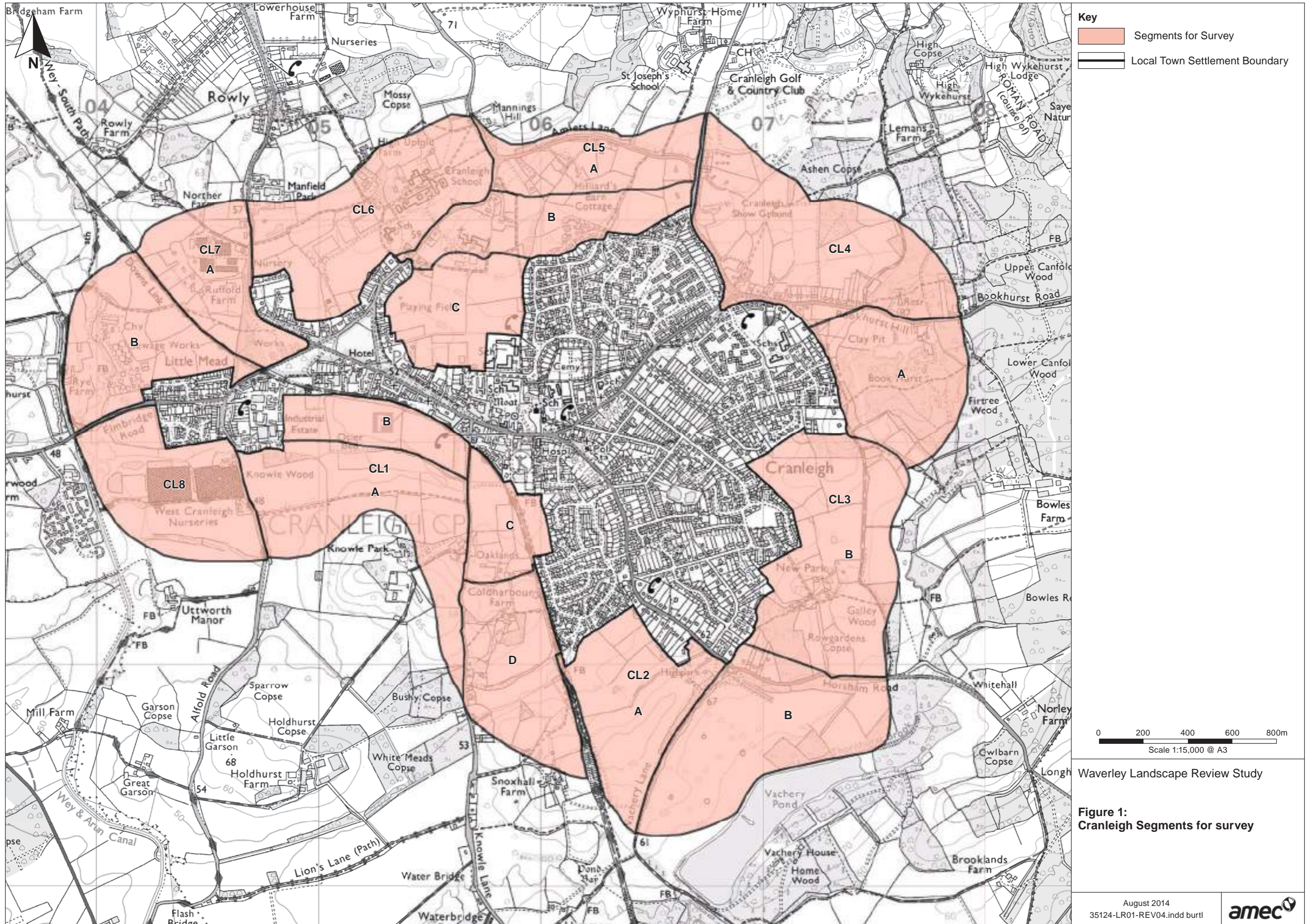
This report has considered the existing developed edges of Cranleigh and Farnham, and following analysis of the settlement fringes has summarised each area based on its landscape sensitivity and capacity to accept future residential development. These are summarised within each section which describes the relevant segment and its sub areas. The summaries describe main considerations which include visibility, prominence, overall landscape character and its quality, land use and the proximity of national and local landscape designations to the area.

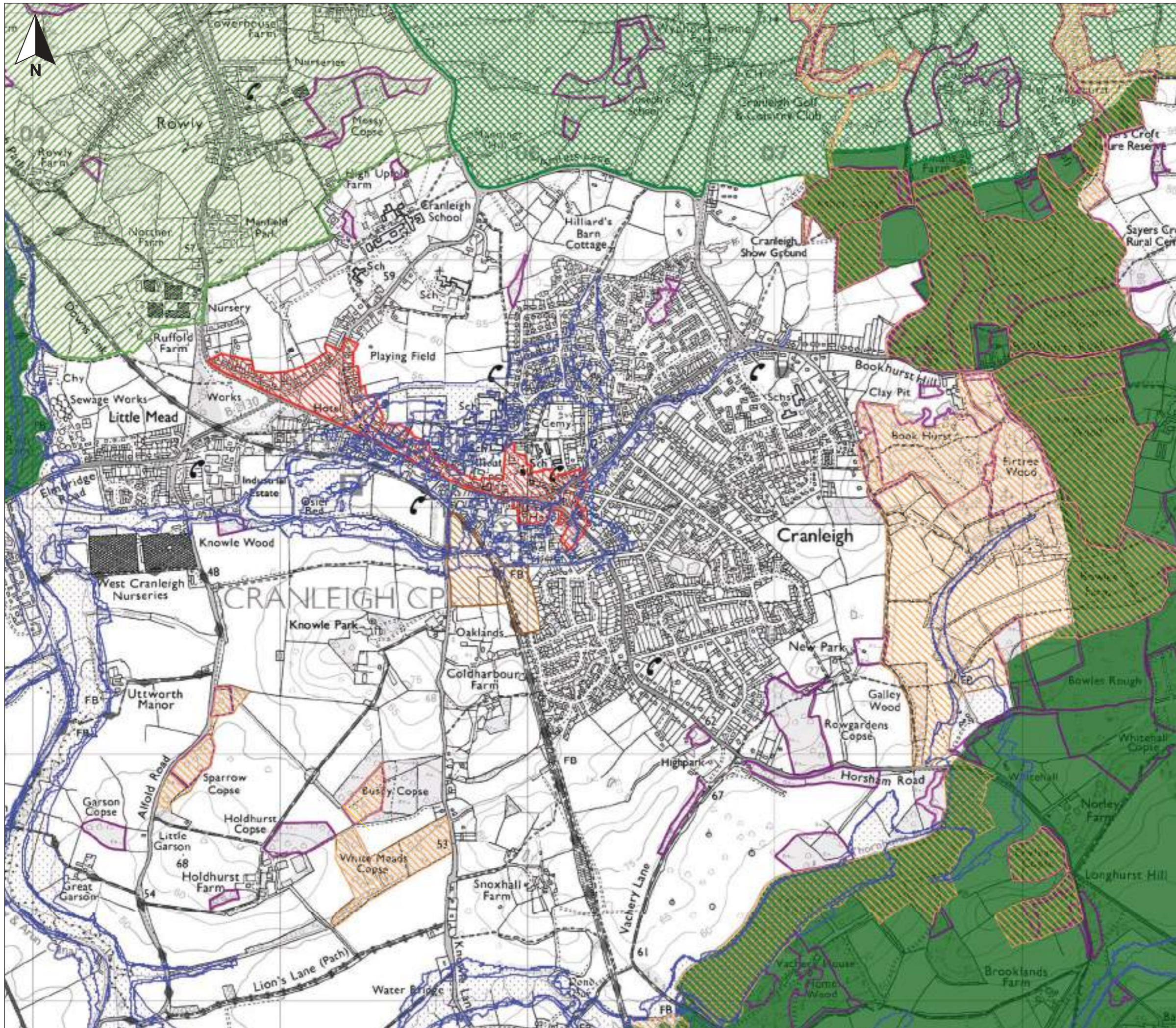
Discussions regarding mitigation were not part of the study, but would be a key part of any development and would require further detailed study.

This study has indicated where development could be possible and there is capacity around Cranleigh and Farnham for residential development as shown in the capacity conclusions. Any proposal for development of sites would need to be further investigated, for example regarding flooding and ground conditions and may be required to undertake an EIA as part of the planning process.

Appendix A

Appendix B





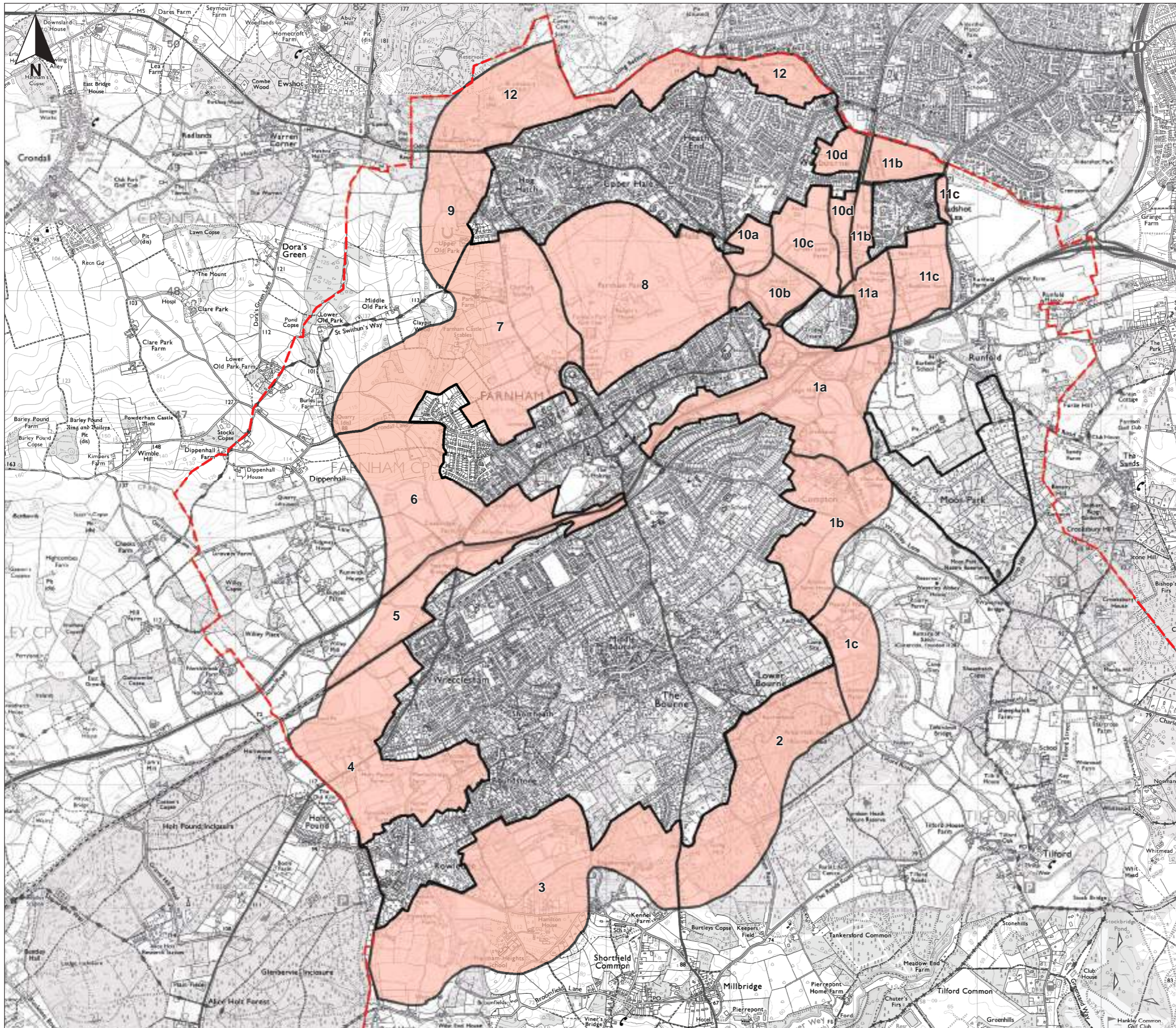
- Key**
- Area of Great Landscape Value
 - Area of Strategic Visual Importance
 - Surrey Hills Area of Outstanding Natural Beauty
 - Green Belt
 - Conservation Area
 - Sites of Nature Conservation Importance
 - Ancient Woodland
 - Flood Zone 2 and 3

0 200 400 600 800m
Scale 1:15,000 @ A3

Waverley Landscape Review Study

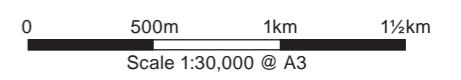
Figure 2:
Landscape Designations

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Key

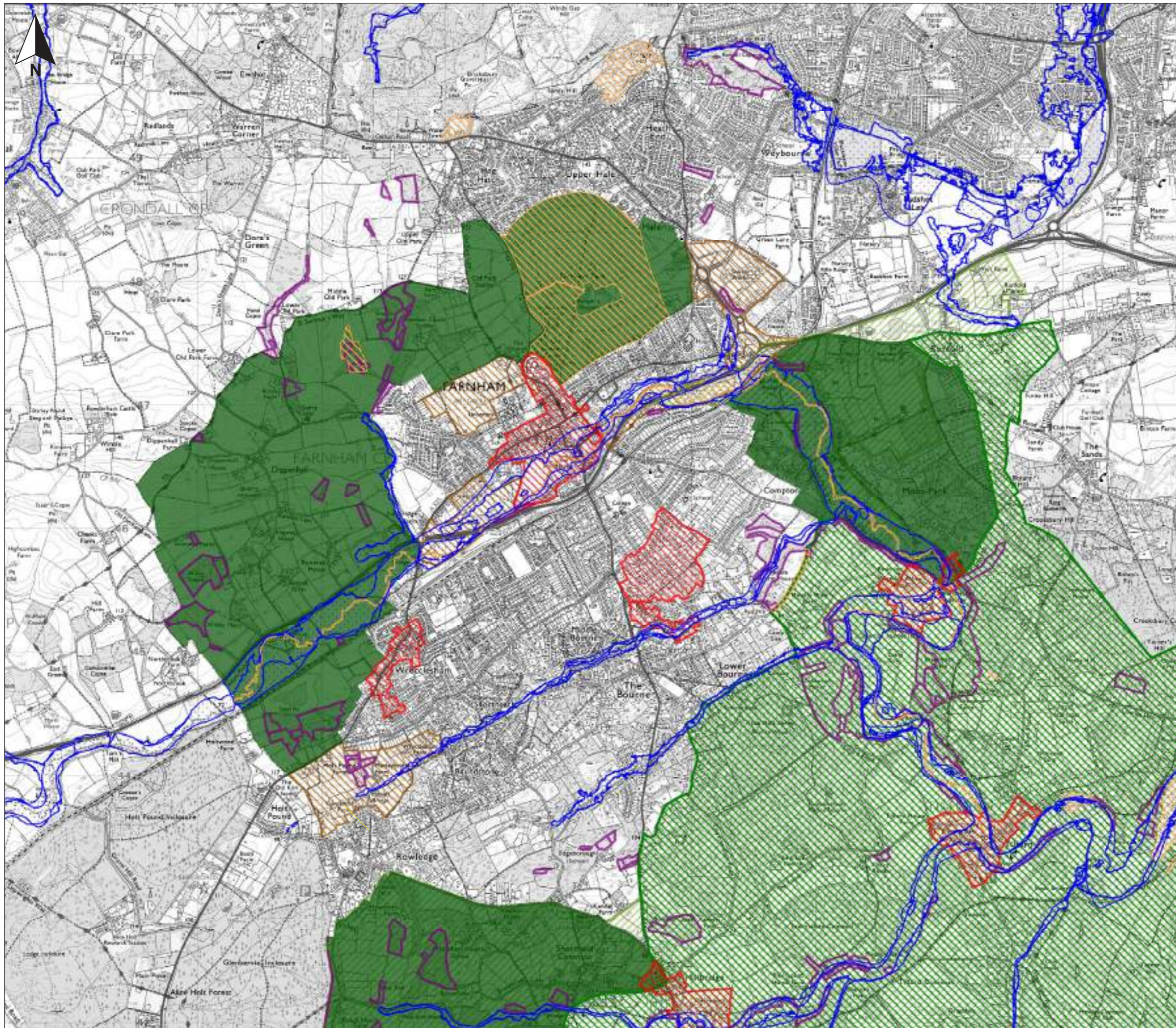
- Segments for Survey
- Local Town Settlement Boundary
- Waverley Local Authority Boundary



Waverley Landscape Review Study

Figure 3:
Farnham segments for survey

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- Key**
- Area of Great Landscape Value
 - Area of Strategic Visual Importance
 - Surrey Hills Area of Outstanding Natural Beauty
 - Green Belt
 - Conservation Area
 - Sites of Nature Conservation Importance
 - Ancient Woodland
 - Flood Zone 2 and 3

0 500m 1km 1½km
Scale 1:30,000 @ A3

Waverley Landscape Review Study

Figure 4:
Farnham landscape Designations

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Photographs - Cranleigh Segment 1a

Looking North from Knowle Wood



Looking North towards Knowle Park



Photographs - Cranleigh Segment 1b

View from the Downs Link path looking West



View North across segment CL1B towards the industrial estate



Photographs - Cranleigh Segment 1c

Field North of Coldharbour Farm looking North West



Looking East towards the field and Cranleigh



Photographs - Cranleigh Segment 1d

Downs link path



Fields to the West of the Downs link path



Photographs - Cranleigh Segment 1d

Tree plantation



Photographs - Cranleigh Segment 2a

Field to the East of the Downs Link path



Photographs - Cranleigh Segment 2a

Looking East towards Vachery Lane



Ridge to the Southern part of the field



Photographs - Cranleigh Segment 2b

Looking South East across segment CL 2B



Photographs - Cranleigh Segment 3a

New housing on Bookhurst Hill



Photographs - Cranleigh Segment 3b

Looking South towards the new park from the bridleway



Photographs - Cranleigh Segment 4

Looking North East across the showground



Photographs - Cranleigh Segment 4

Looking North East into the showground from Bookhurst Hill



View across showground to Ashen Copse



Photographs - Cranleigh Segment 5a

Looking North towards Amlets Lane



Photographs - Cranleigh Segment 5b

Field to the North West of the housing on Roberts Way



Western field next to the foot path



Photographs - Cranleigh Segment 5b

View South to the housing on Roberts Way



Photographs - Cranleigh Segment 5c

School playing fields looking East



Photographs - Cranleigh Segment 7a

Dense woodland to the North of the path



Looking North towards Ruffold Farm and the Plant Nursery from the Downs link path



Photographs - Cranleigh Segment 7a

Looking South East into segment 7a from close to the Downs link path



Photographs - Cranleigh Segment 7b

Typical field in the segment



View towards the STW looking West from the footpath



Photographs - Cranleigh Segment 7b

View West across fields towards the STW from Downs Link path



Photographs - Cranleigh Segment 8

Land to the back of the glasshouses looking West towards the river



View from the glasshouses and public footpath looking South West



Photographs - Cranleigh Segment 8

View from the back of the glasshouses looking South West



Photographs - Cranleigh Segment 8

View from Alford Road looking West



Photographs - Farnham Segment 1a

Compton Copse



View North across the River Wey



Photographs - Farnham Segment 1b

Field to the West of Waverly Lane and North-West of public footpath looking North West



Tributary of the River Wey looking East



Photographs - Farnham Segment 1c

Alice Holt Forest



Looking South East to Monks Walk Farm



Photographs - Farnham Segment 1c

Woodland opposite Alice Holt Forest



Photographs - Farnham Segment 1c

Tilford Road looking South East



View West from A287



Photographs - Farnham Segment 2

Lower Bourne looking South



Old Frensham Road looking South



Photographs - Farnham Segment 2

Lower Bourne looking West



Photographs - Farnham Segment 2

A827 looking East



Photographs - Farnham Segment 3

Frensham Heights School



Frensham Vale looking South East



Photographs - Farnham Segment 3

Frensham Vale



View from West End lane looking South



Photographs - Farnham Segment 3

Gardeners Hill Road looking North



Land close to Clifton Close



Photographs - Farnham Segment 3

View from Woodland close to Clifton Close



Photographs - Farnham Segment 4

Glenbervie enclosure



Holt Pound looking West



Photographs - Farnham Segment 4

Land between nursery and sawmill at Holt Pound



View across reclaimed land looking South West



Photographs - Farnham Segment 4

View North East along boundary road South of Rowledge



Photographs - Farnham Segment 4

Field East of Holt Pound Lane



Old rugby ground



Photographs - Farnham Segment 4

Restored land looking South West



Photographs - Farnham Segment 5

Looking East from River Lane



Looking West from River Lane



Photographs - Farnham Segment 6

Looking North towards Crondall Lane (2)



Photographs - Farnham Segment 6

North of Coxbridge Farm looking North East



North of Coxbridge Farm looking North



Photographs - Farnham Segment 6

Runwick Lane looking North



View from the farm off Runwick Lane looking South



Photographs - Farnham Segment 6

Depot next to A31



Looking North towards Crondall Lane (1)



Photographs - Farnham Segment 7

Ancient woodland to South of Farnham Castle stables



Equestrian land



Photographs - Farnham Segment 7

Field to the East of Three Stiles Road



Looking East to A287



Photographs - Farnham Segment 7

Field to the East of the Three Stiles Road looking South through to East



Looking West towards the housing on Three Stiles Road



Photographs - Farnham Segment 7

Upper Old Park Lane looking South



Photographs - Farnham Segment 8

Farnham Park North



Farnham Park South



Photographs - Farnham Segment 9

View West into segment



Photographs - Farnham Segment 10a

Field to the South of Monkton Lane looking South



Southernmost part of 10a looking North from Weybourne Lane



Photographs - Farnham Segment 10a

South of Monkton Lane



Photographs - Farnham Segment 10b

South of Monkton Lane



Photographs - Farnham Segment 10c

Looking North from the new Rugby Club



Photographs - Farnham Segment 10c

Northern part of 10c looking North West



South part of 10c looking West



Photographs - Farnham Segment 10c

Southern part of 10c looking South



Photographs - Farnham Segment 10d

Looking East towards the railway line from Green Lane



Photographs - Farnham Segment 11a

Lane to Badshot farm looking West



Looking North West from the public footpath and lane



Photographs - Farnham Segment 11a

Looking North from the Southern part of the public footpath



Looking North West from the public footpath towards the railway



Photographs - Farnham Segment 11a

View from St Georges Road looking West



Photographs - Farnham Segment 11a

Equestrian use off lane from B3208



lane South of B3208 looking North



Photographs - Farnham Segment 11a

Looking North towards the nursery



Small holding South of footpath



Photographs - Farnham Segment 11a

View North from footpath



Photographs - Farnham Segment 11b

Looking North from the Railway Bridge



Looking West from Crown Lane

