

Areas of Strategic Visual Importance (ASVI) Topic Paper

(November 2020)



[this page is intentionally blank]

Contents

Contents	3
List of Maps	4
1.0 Policy Background	1
2.0 The Local Landscape Designation Review (LLDR)	1
3.0 Methodology of the Review.....	1
4.0 Suggested Boundary Changes	3
5.0 Detailed Review of Current ASVI Boundaries.....	11
5.1 Farnham	11
5.2 Godalming	21
5.3 Haslemere	23
6.0 Further review of ASVI at Holy Cross Hospital	25
6.1 Further Detailed Review	25
Appendix A: Maps of ASVI boundaries incorporating proposed amendments.....	27

List of Maps

Map 1 Farnham Old Park Suggested Area for Inclusion.....	3
Map 2 Dora's Green to Shepherd and Flock Area Suggested for Inclusion.....	4
Map 3 Westbrook Road Area Suggested for Inclusion	5
Map 4 Land south of Monkton Lane Area Suggested for Removal	6
Map 5 Land at Water Lane Area Suggested for Removal	7
Map 6 Land at Water Lane Area Suggested for Removal	8
Map 7 Land off Crondall Lane Area Suggested for Removal.....	9
Map 8 Land at Manley Bridge Farm Area Suggested for Removal.....	10
Map 9 Proposed Boundary Amendment to ASVI F1a.....	12
Map 10 Proposed Boundary Amendment to ASVI F1b	13
Map 11 Proposed Boundary Amendments to ASVI F2.....	15
Map 12 Proposed Boundary Amendment to ASVI F3a	16
Map 13 Proposed Boundary Amendment to ASVI F3b	18
Map 14 Proposed Boundary Amendments to ASVI F4a.....	20
Map 15 Proposed Boundary Amendments to ASVI G2	22
Map 16 Proposed Boundary Amendments (1 & 2) to ASVI H1	24
Map 17 Proposed Boundary Amendment (3) to ASVI H1	24
Map 18 Proposed ASVI boundary changes in Farnham.....	27
Map 19 Proposed ASVI boundary changes in Farnham (South)	28
Map 20 Proposed ASVI boundary changes in Godalming.....	29
Map 21 Proposed ASVI boundary changes in Haslemere.....	30

Copyright

The following copyright applies to all maps contained within this document.

© Crown copyright and database right 2020 OS 100025451

You are granted a non-exclusive royalty-free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Waverley Borough Council makes it available.

You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

1.0 Policy Background

1.1 Areas of Strategic Visual Importance (ASVI) is a local landscape designation which was developed as part of the Local Plan Brief of 1981 and the Local Plan 1984. As a local designation, the areas designated as ASVI are subject to review and change by the Council as part of the Local Plan process.

1.2 The importance of the designation is to protect areas of land which are important because of the role they play in establishing the character of a locality and preventing coalescence of developed areas. The areas should be predominantly open land and may therefore be vulnerable to development due to their location adjacent to developed areas. They are often small areas and may also penetrate into the urban areas like a green 'lung'. The need for a specific policy arises due to their strategic visual importance, which may include strong environmental reasons. The areas may or may not be covered by other designations such as Green Belt, Surrey Hills Area of Outstanding Natural Beauty or Area of Great Landscape Value.

1.3 The purpose of the designation¹ is to cover land:

1. Which is vulnerable to development pressure
2. Where protection is essential due to strategic visual importance
3. Which has strong environmental importance
4. Which preserves the character of the locality
5. Which prevents coalescence
6. Which is a relatively small and open pocket on the urban fringe

2.0 The Local Landscape Designation Review (LLDR)

2.1 In August 2014, as part of the evidence base for Local Plan Part 1: Strategic Policies and Sites (LPP1), Waverley Borough Council commissioned AMEC to carry out a high level strategic review of the non-statutory landscape designations within the Borough in order to assess whether the designations still served a purpose. The Local Landscape Designation Review is available to view on the Council's [website](#). The ASVIs were reviewed at a high level as part of this report but detailed boundary changes were not considered.

2.2 The LLDR considered that only one of the areas, the area to the south of Holy Cross Hospital in Haslemere, makes a limited contribution to the ASVI purpose. Three sites, two in Farnham and one in Godalming, were considered to make a significant contribution to the ASVI purpose. The remaining sites, one in Cranleigh, two in Farnham, one in Godalming and one in Haslemere, were considered by the LLDR to make a contribution to ASVI purpose.

¹ Local Landscape Designation Review (2014) and Waverley Borough Local Plan 1984

3.0 Methodology of the Review

- 3.1 LPP1 was adopted by the Council on 20th February 2018. LPP1 retains all the existing ASVI areas and their boundaries, but states that '*...a more detailed review of the precise boundaries of the remaining ASVI areas will take place in Local Plan Part 2 to address any anomalies that have arisen since the original designation*'.
- 3.2 These anomalies were defined in the Local Plan Part 2 Issues and Options consultation document (June 2017), which states that they '*...may relate to sites which have planning permission (either outline or full), or areas where changes have occurred resulting in the boundary no longer following defined features*'.
- 3.3 The exception to this anomaly-focused review is the ASVI in Haslemere at Holy Cross Hospital. Whilst the LLDR concluded that this ASVI made a limited contribution to ASVI purpose, LPP1 retained this site as an ASVI, partly in recognition of the fact that it is part of a wider area which has been identified as a Special Green Area in the Haslemere Design Statement, and: '*...in order to allow some time for the final determination of the environmental value of the land and its boundaries*'. Therefore, the review as part of Local Plan Part 2 has considered both the environmental value of the site and the definition of the boundary.
- 3.4 The review has addressed the ASVIs in Farnham, Godalming and Haslemere but not the ASVI in Cranleigh, which will be reviewed through the Neighbourhood Plan.
- 3.5 The Issues and Options consultation for LPP2 asked for views on the current boundaries of the ASVIs and whether there were any anomalies that need to be addressed. The responses can be summarised as follows:
- 5 respondents supported the retention of the designation
 - 4 respondents proposed the designation should be removed
 - 4 respondents supported a detailed review of the boundaries
 - 2 respondents considered a review is not necessary
 - 4 respondents suggested areas for removal from the ASVI
 - 4 respondents suggested areas for extension of the ASVI
- 3.6 These responses were considered as part of this review. However, it is important to emphasise the scope of the review undertaken for LPP2. LPP1 clearly sets the scope of the review. It is not about identifying new areas for designation or areas for removal, other than specific changes to address anomalies. As stated above, the only exception to this is in relation to the ASVI area at Holy Cross Hospital. At the Issues and Options stage for LPP2 some respondents suggested significant changes, either in terms of additional areas to be included in the ASVI, or large areas to be removed from the ASVI. Such changes would

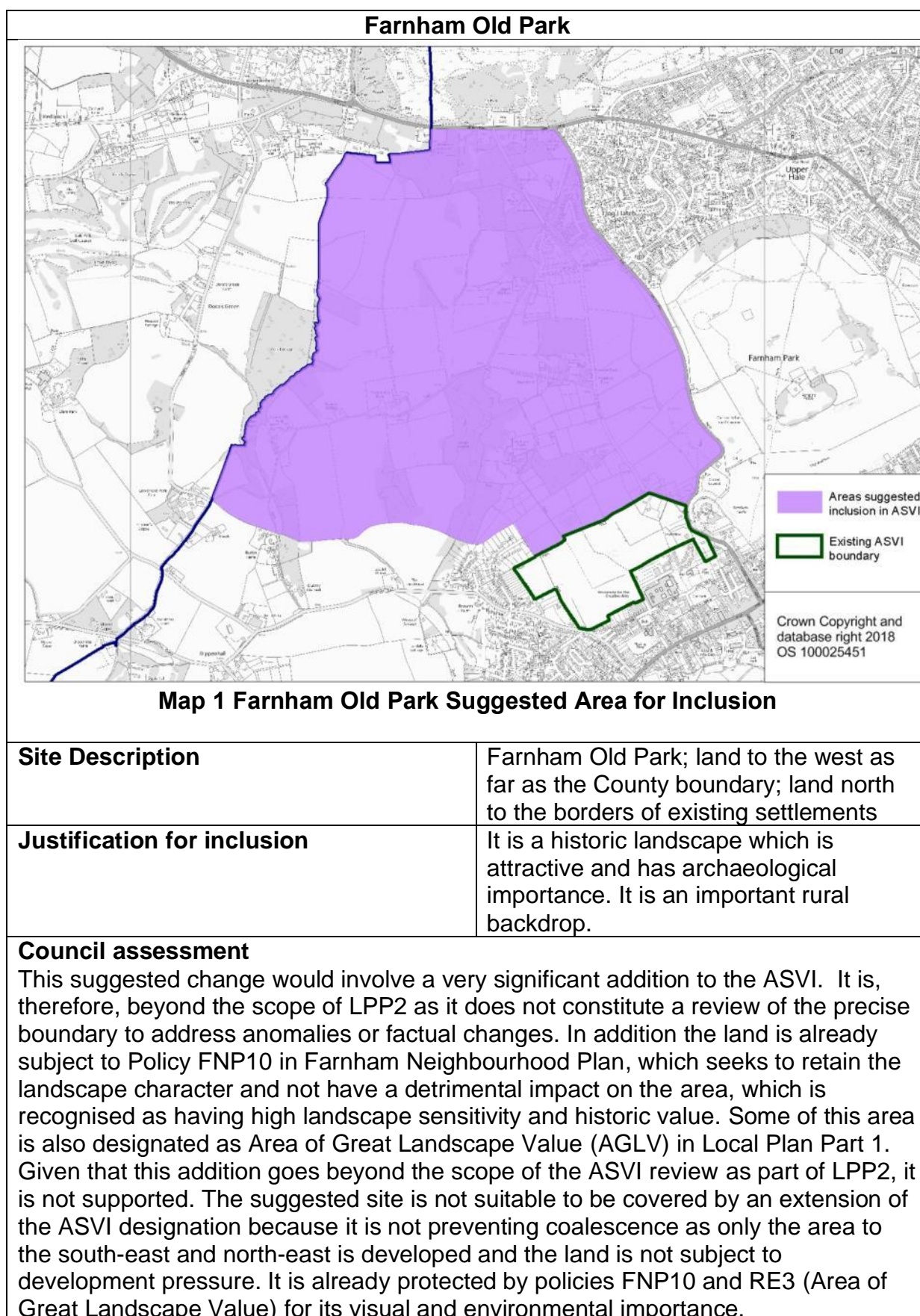
be inconsistent with what is set out in the adopted LPP1 and, therefore, beyond the scope of LPP2.

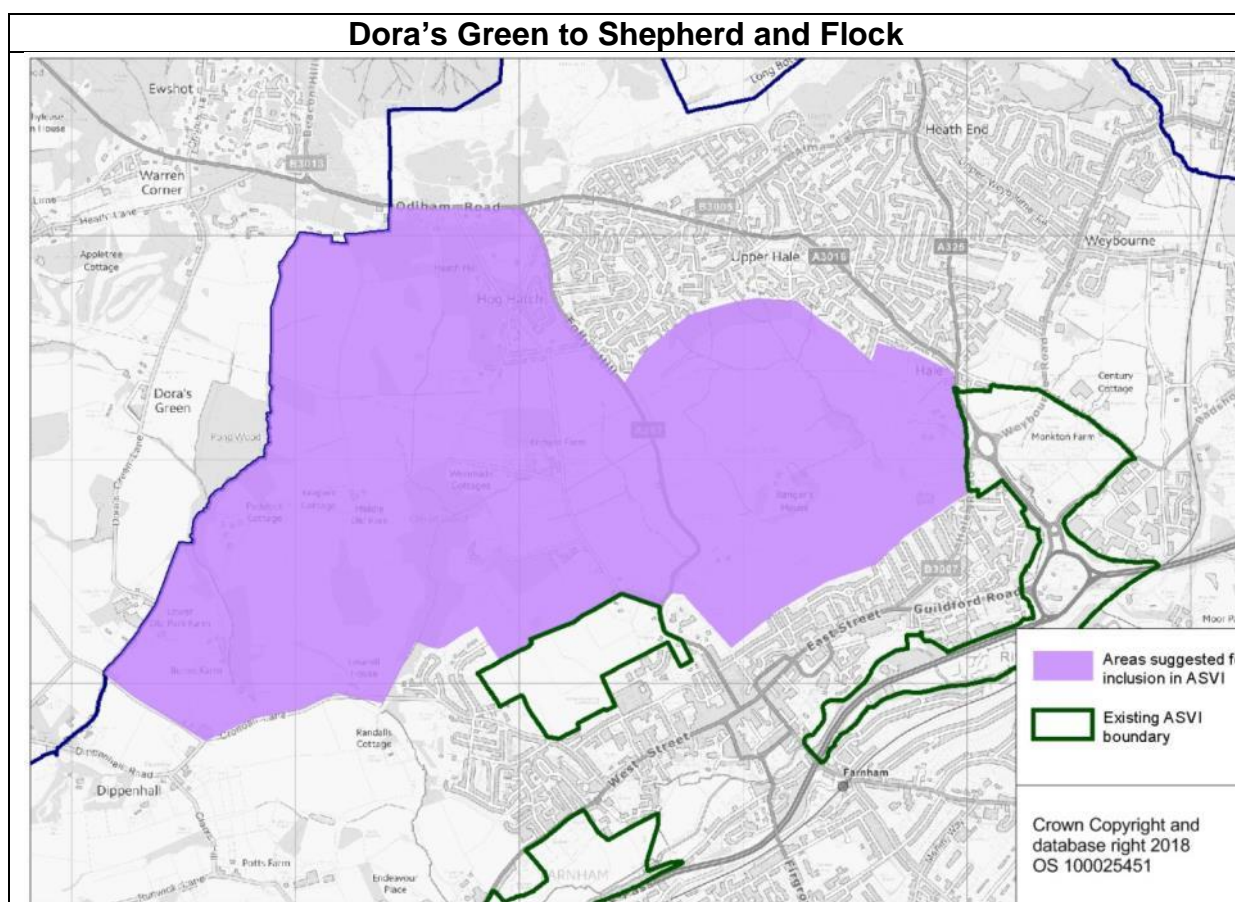
3.7 The Preferred Options consultation set out the proposed ASVI boundaries. A number of responses were received which suggested additional areas which should be added or removed from the boundaries. These have been also been assessed in this paper and taken into consideration when defining the ASVI boundaries.

3.8 The remainder of this Topic Paper is split into three sections, as follows:-

- Section 4: This considers the boundary changes to the ASVIs suggested in response to the LPP2 Issues and Options consultation;
- Section 5: This deals with the detailed review of the ASVI boundaries required as part of LPP2; and
- Section 6: This deals with the specific review of the Holy Cross Hospital ASVI as required by LPP1.

4.0 Suggested Boundary Changes

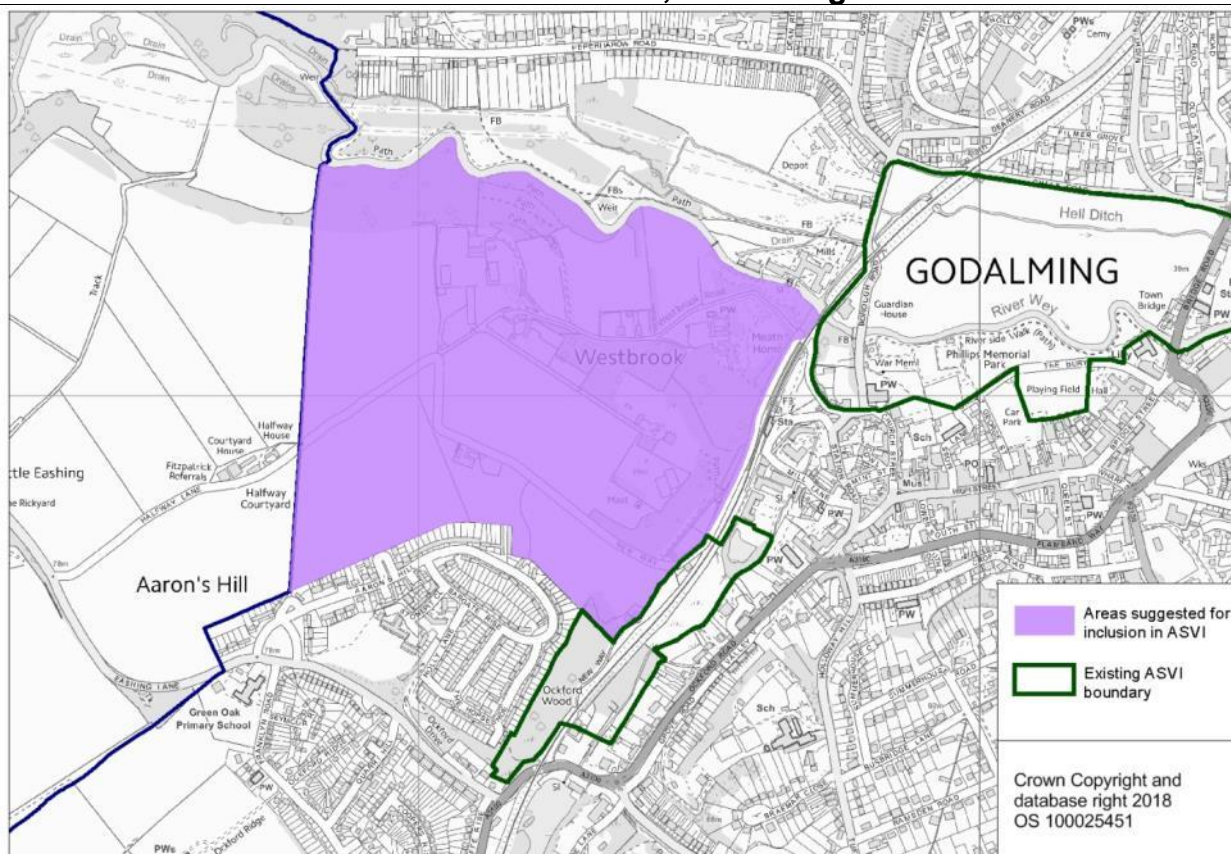




Map 2 Dora's Green to Shepherd and Flock Area Suggested for Inclusion

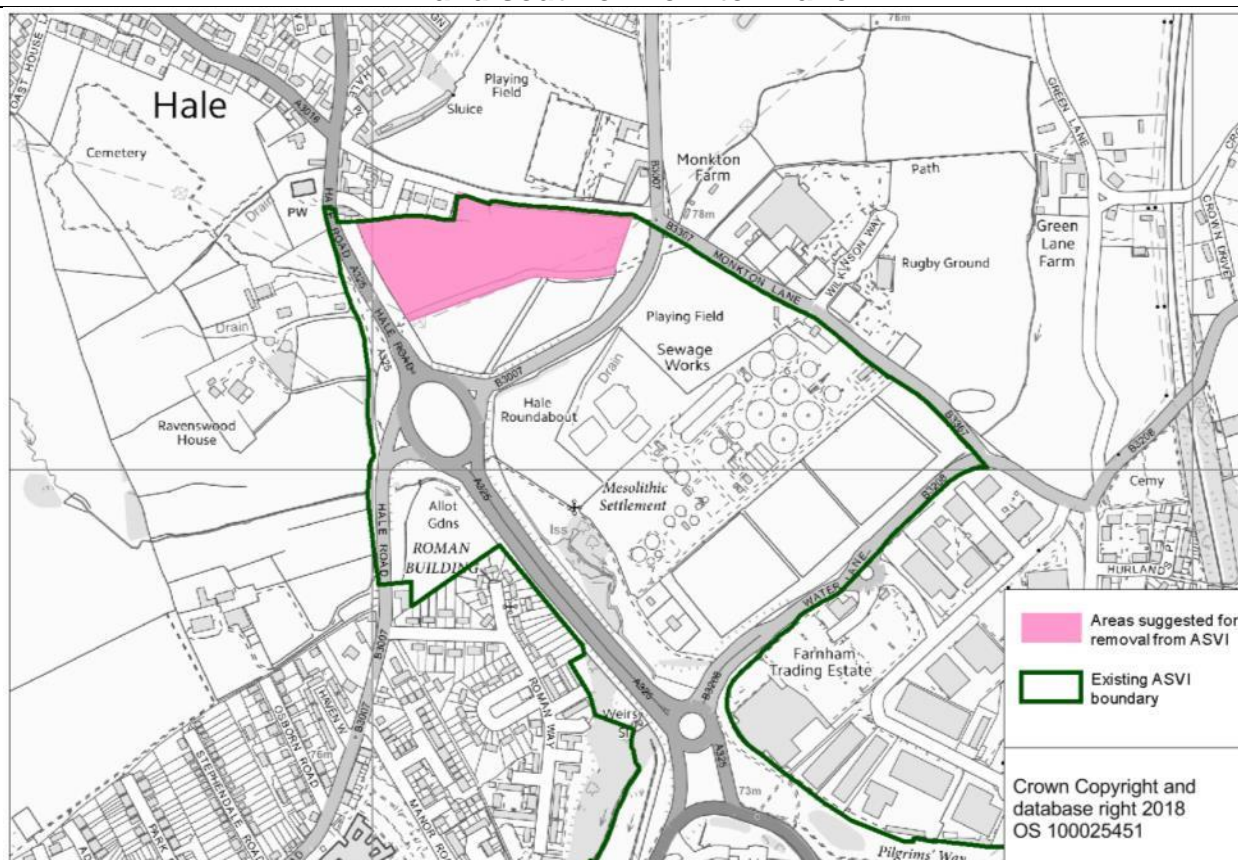
Site Description	Land between Dora's Green and the Shepherd and Flock roundabout
Justification for inclusion	It is an important historical landscape which should be protected from urbanisation.
<p>Council assessment</p> <p>This suggested addition comprises the same area addressed above under 'Farnham Old Park', with the addition of Farnham Park itself. This suggested change would involve a significant addition to the ASVI. It is, therefore, beyond the scope of LPP2 as it does not constitute a review of the precise boundary to address anomalies or factual changes. In addition, much of the land is already covered by other landscape designations in the Farnham Neighbourhood Plan and LPP1. Given that this addition goes well beyond the scope of the ASVI review as part of LPP2, it is not supported. In addition, the historic and visual importance of these areas is recognised and protected by the Farnham Neighbourhood Plan under policy FNP10 and the majority of the land is designated as an Area of Great Landscape Value which is covered in Local Plan Part 1 under policy RE3. It is therefore considered that this large area of land does not meet the criteria to be included in the ASVI designation.</p>	

Westbrook Road, Godalming

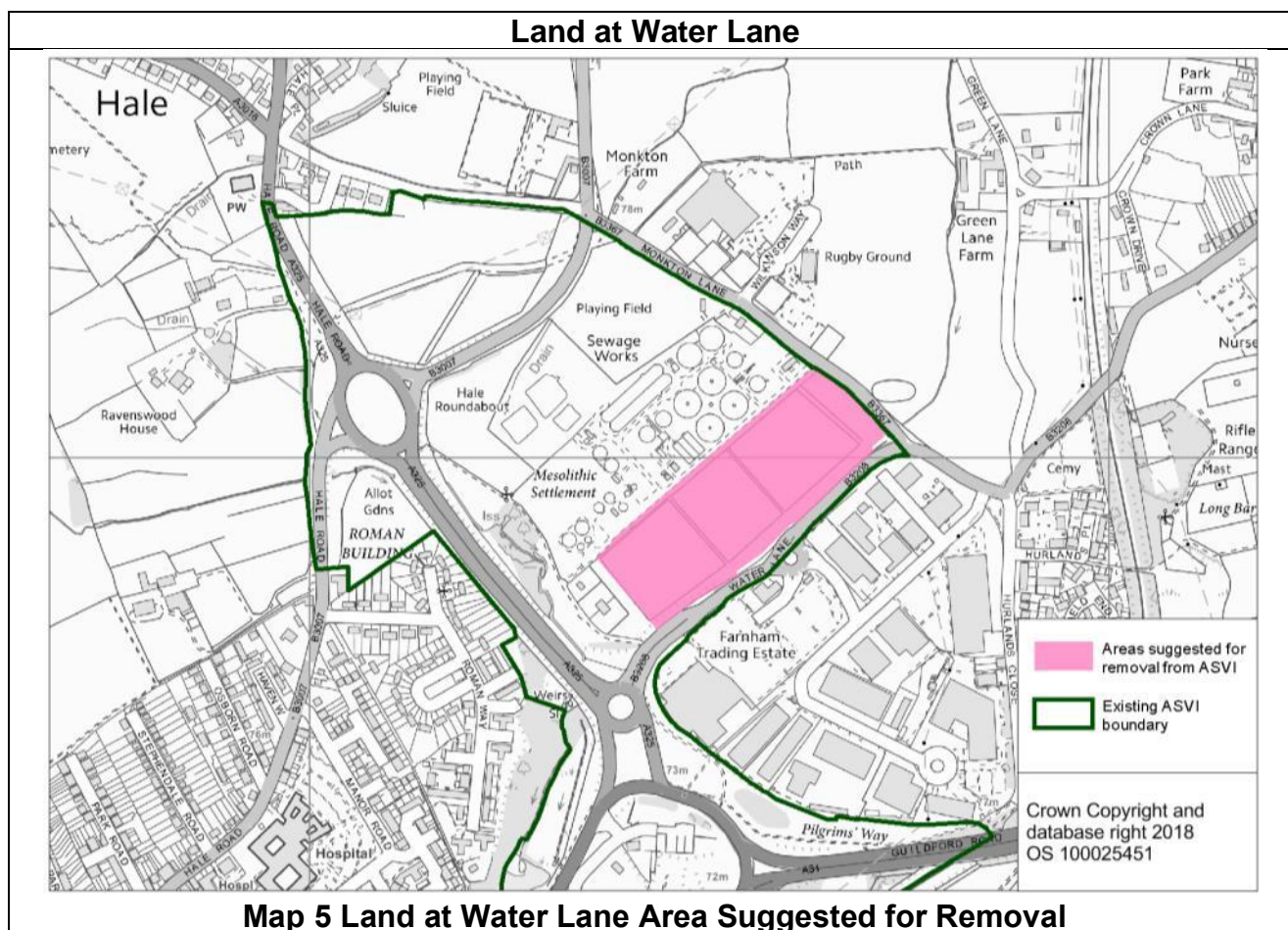


Map 3 Westbrook Road Area Suggested for Inclusion

Site Description	Public Footpath, Westbrook Road, Godalming, Eashing and Wey Riverside
Justification for inclusion	There are wide views to the horizon over open farmland and the footpath is used by many.
Council assessment This suggested change would involve a significant addition to the ASVI. It is, therefore, beyond the scope of LPP2 as it does not constitute a review of the precise boundary to address anomalies or factual changes. Part of this area includes the Aaron's Hill site which was removed from the Green Belt and incorporated into the settlement area of Godalming in Local Plan Part 1. The remainder of the land is within the Green Belt which affords it a high level of protection from inappropriate development. Given that this addition goes well beyond the scope of the ASVI review as part of LPP2, it is not supported.	

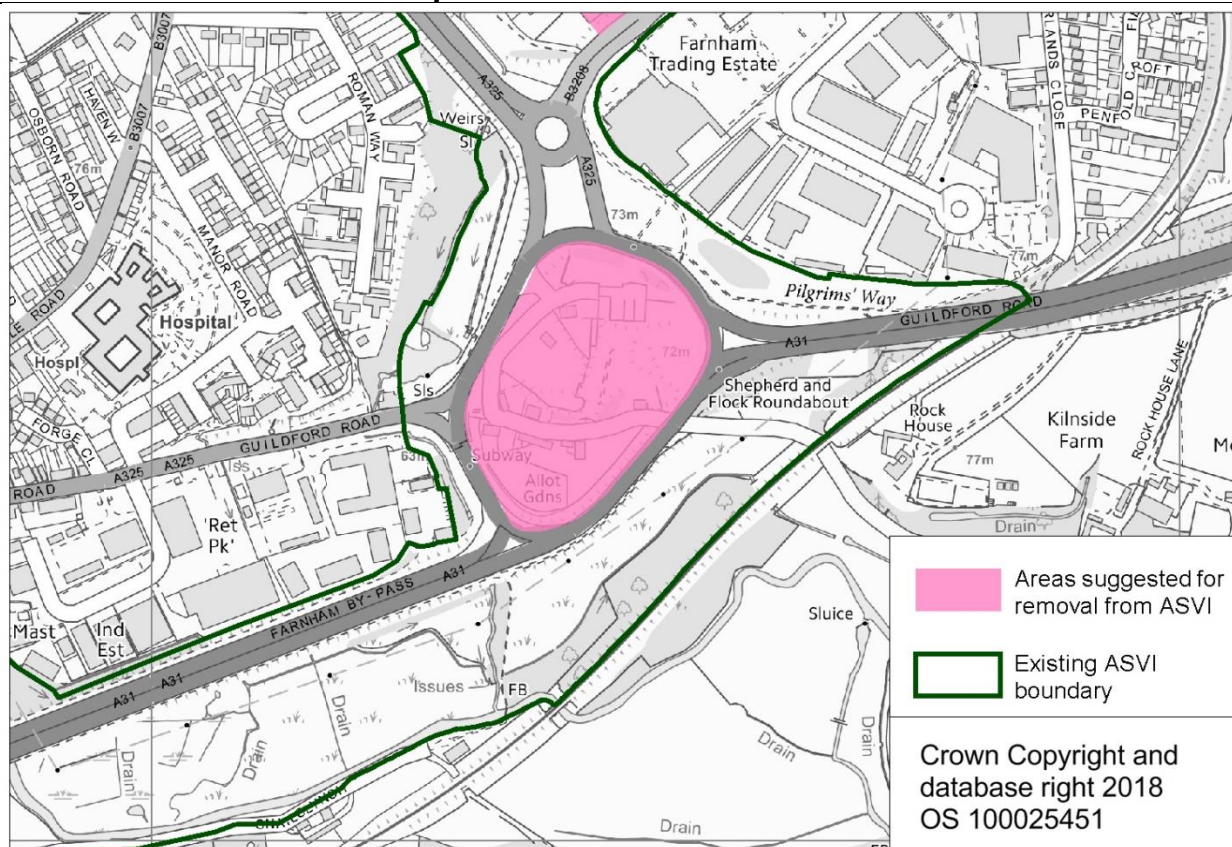
Land south of Monkton Lane**Map 4 Land south of Monkton Lane Area Suggested for Removal**

Site Description	Land to the south of Monkton Lane
Justification for removal	The site has development capacity but its existence in the ASVI creates a policy conflict. A similar approach should be applied to this site as was applied to the Water Lane site.
Does the site have planning permission?	No
Has a change occurred which has resulted in an anomaly to the boundary?	No
Does this area still comply with ASVI purpose?	Yes
Council assessment This would represent quite a significant removal from the existing ASVI. It is beyond the scope of LPP2 as it does not constitute a review of the precise boundary to address anomalies or factual changes. A recent application for development on this site (WA/2015/1484) was refused by the Council and dismissed at appeal. Having regard to the limited scope of the ASVI review in LPP2 and taking account of the planning history, this change to the ASVI is not supported.	



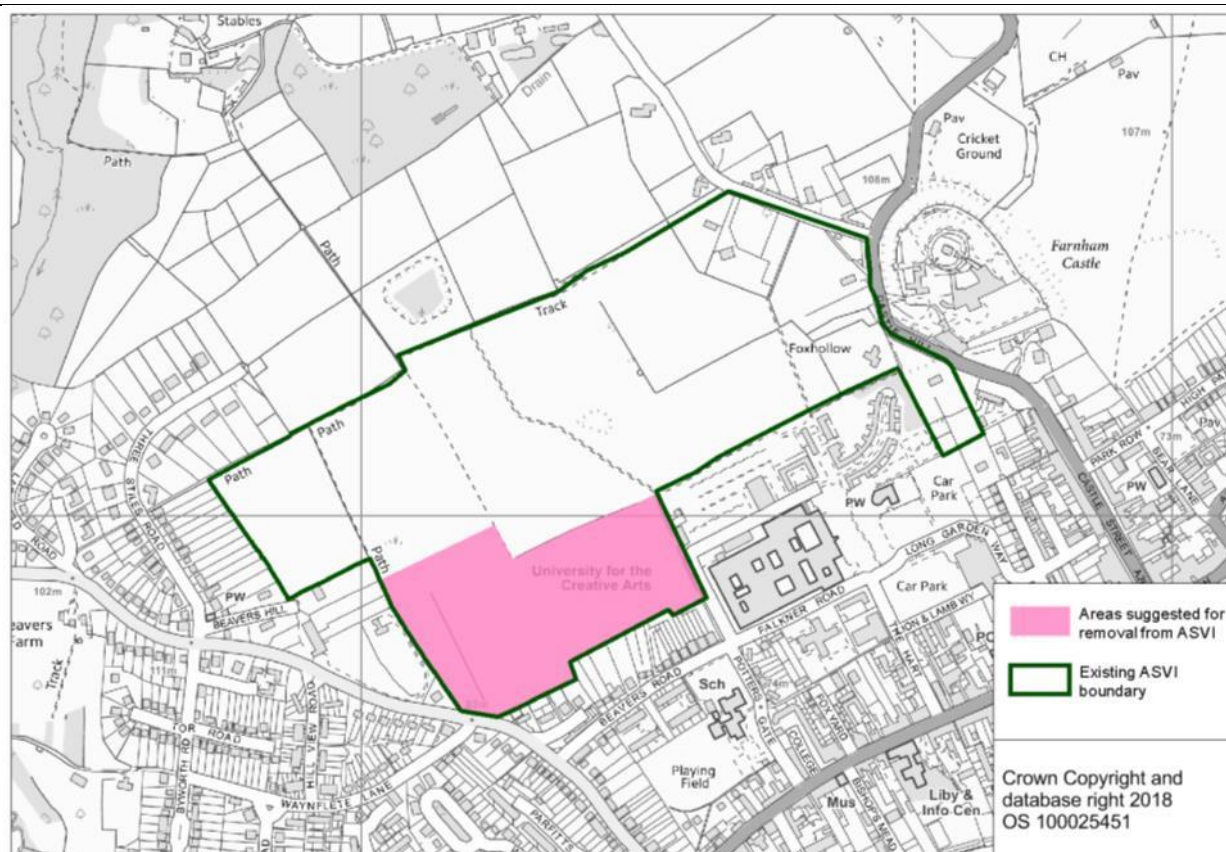
Site Description	Land at Water Lane
Justification for removal	It is allocated as land for business/employment use in the Farnham Neighbourhood Plan and Local Plan Part 1
Does the site have planning permission?	No but it has been allocated for development
Has a change occurred which has resulted in an anomaly to the boundary?	N/A
Does this area still comply with ASVI purpose?	No
Council assessment It is agreed that this site should be removed from the ASVI as it has been allocated for development in Local Plan Part 1: Strategic Policies and Sites and the Farnham Neighbourhood Plan. (See also Section 6 below which identifies the proposed ASVI boundary).	

Shepherd and Flock Roundabout



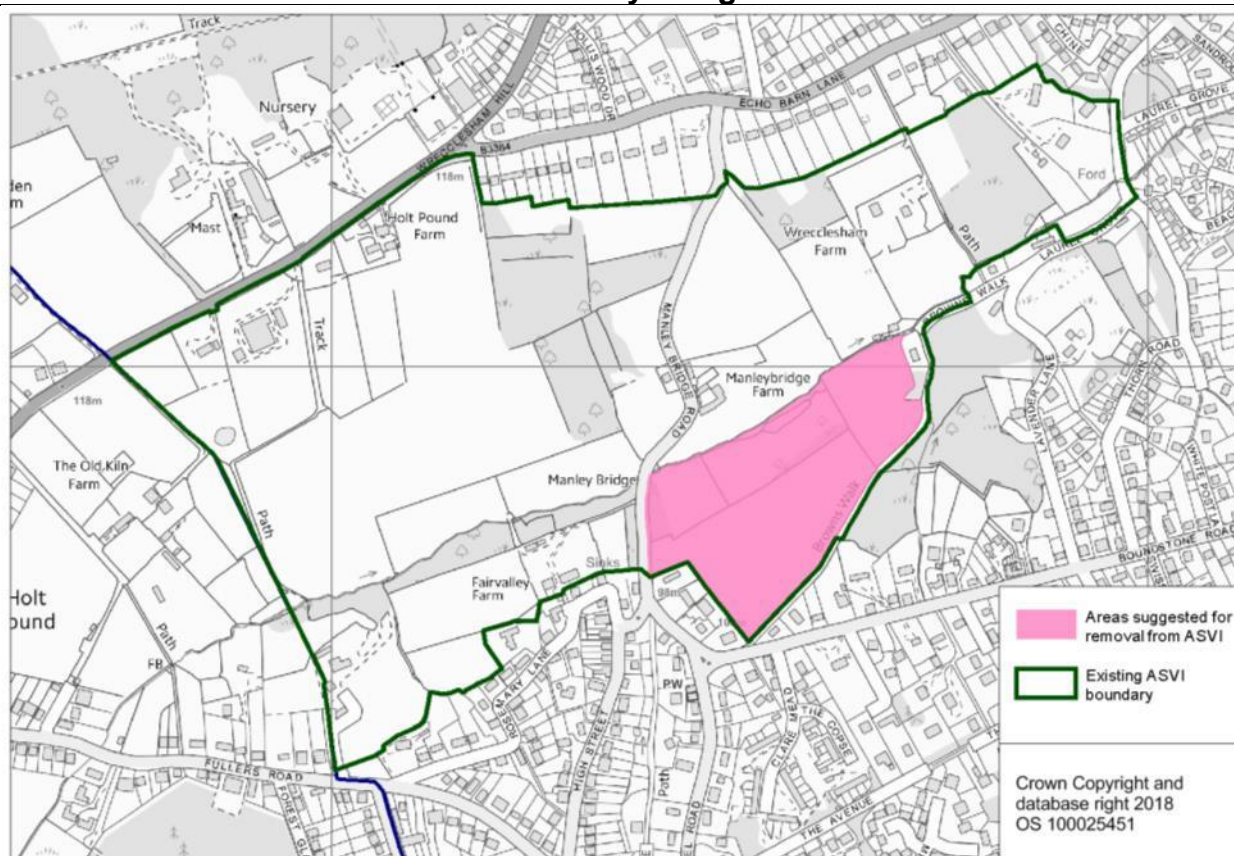
Map 6 Land at Water Lane Area Suggested for Removal

Site Description	The Shepherd and Flock Roundabout
Justification for removal	It conflicts with Farnham Neighbourhood Plan Built Up Area Boundary policies, has devalued landscape character and is visually surrounded by an extensive road system
Does the site have planning permission?	A small part of the site has a planning permission for the erection of a single dwelling (WA/2016/1529)
Has a change occurred which has resulted in an anomaly to the boundary?	No
Does this area still comply with ASVI purpose?	Yes
Council assessment This would represent quite a significant removal from the existing ASVI. It is beyond the scope of LPP2 as it does not constitute a review of the precise boundary to address anomalies or factual changes. Whilst the area within the roundabout does contain some development, it still meets a number of the criteria set out above as to land which ASVIs are designed to cover.	

Land off Crondall Lane**Map 7 Land off Crondall Lane Area Suggested for Removal**

Site Description	Land off Crondall Lane
Justification for removal	Application WA/2014/1565 for 120 dwellings
Does the site have planning permission?	Yes – outline permission
Has a change occurred which has resulted in an anomaly to the boundary?	N/A
Does this area still comply with ASVI purpose?	No
Council assessment It is agreed that this site should be removed from the ASVI as it has planning permission and most of the site is within the built up area as defined in the Farnham Neighbourhood Plan. (See also Section 6 below which identifies the proposed ASVI boundary).	

Land at Manley Bridge Farm



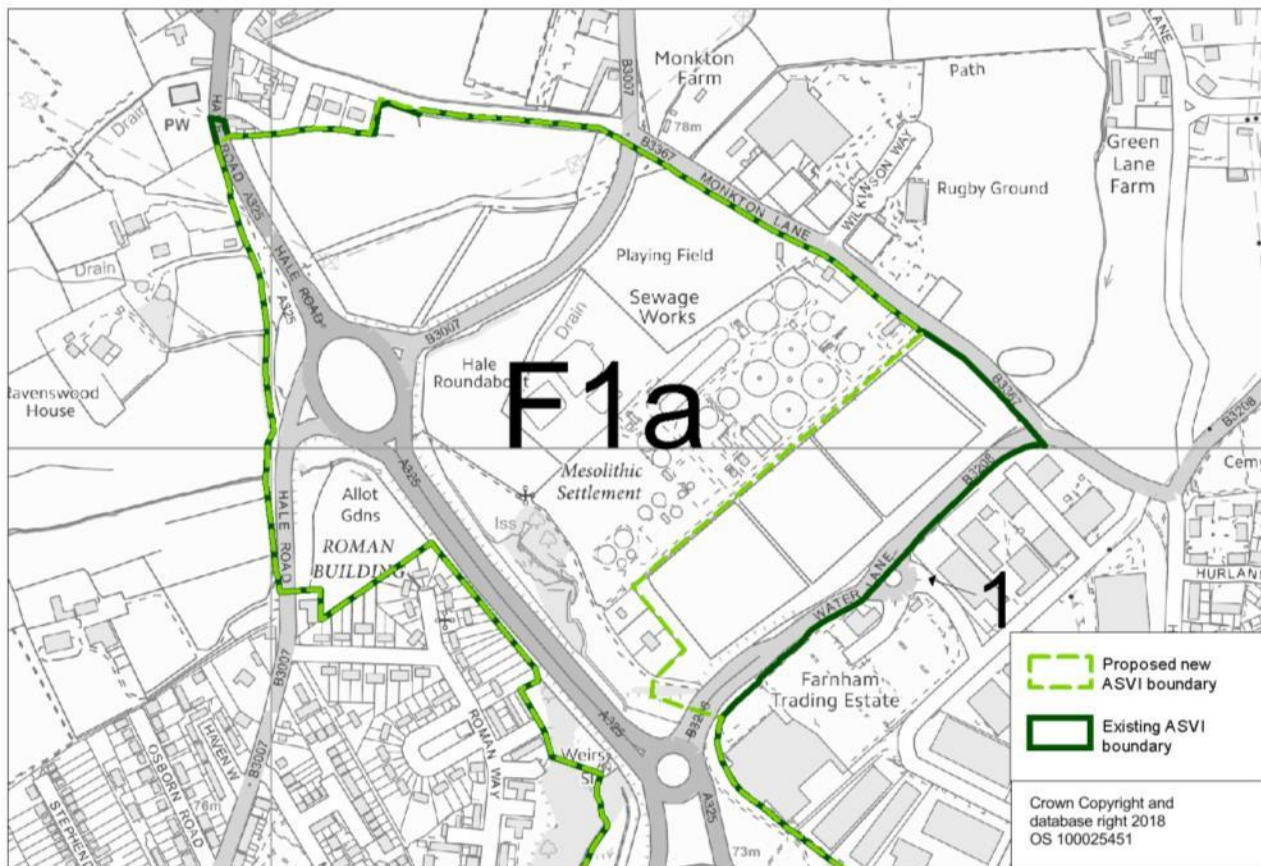
Map 8 Land at Manley Bridge Farm Area Suggested for Removal

Site Description	Land at Manley Bridge Farm
Justification for removal	Its removal would not have a detrimental impact on the overall effectiveness of the ASVI
Does the site have planning permission?	No
Has a change occurred which has resulted in an anomaly to the boundary?	No
Does this area still comply with ASVI purpose?	Yes
Council assessment This would involve the removal of a large area of land from the ASVI. It is considered to be beyond the scope of LPP2 as it does not constitute a review of the precise boundary to address anomalies or factual changes. It is considered that the site has a key role in maintaining the open space between Wrecclesham and Rowledge and keeping the rural fringe character of the area. It is considered that removal of the site from the ASVI would impact on the character and openness of the remaining ASVI area and reduce the gap between Wrecclesham and Rowledge and could contribute towards coalescence. The removal of this land from the ASVI is not supported.	

5.0 Detailed Review of Current ASVI Boundaries

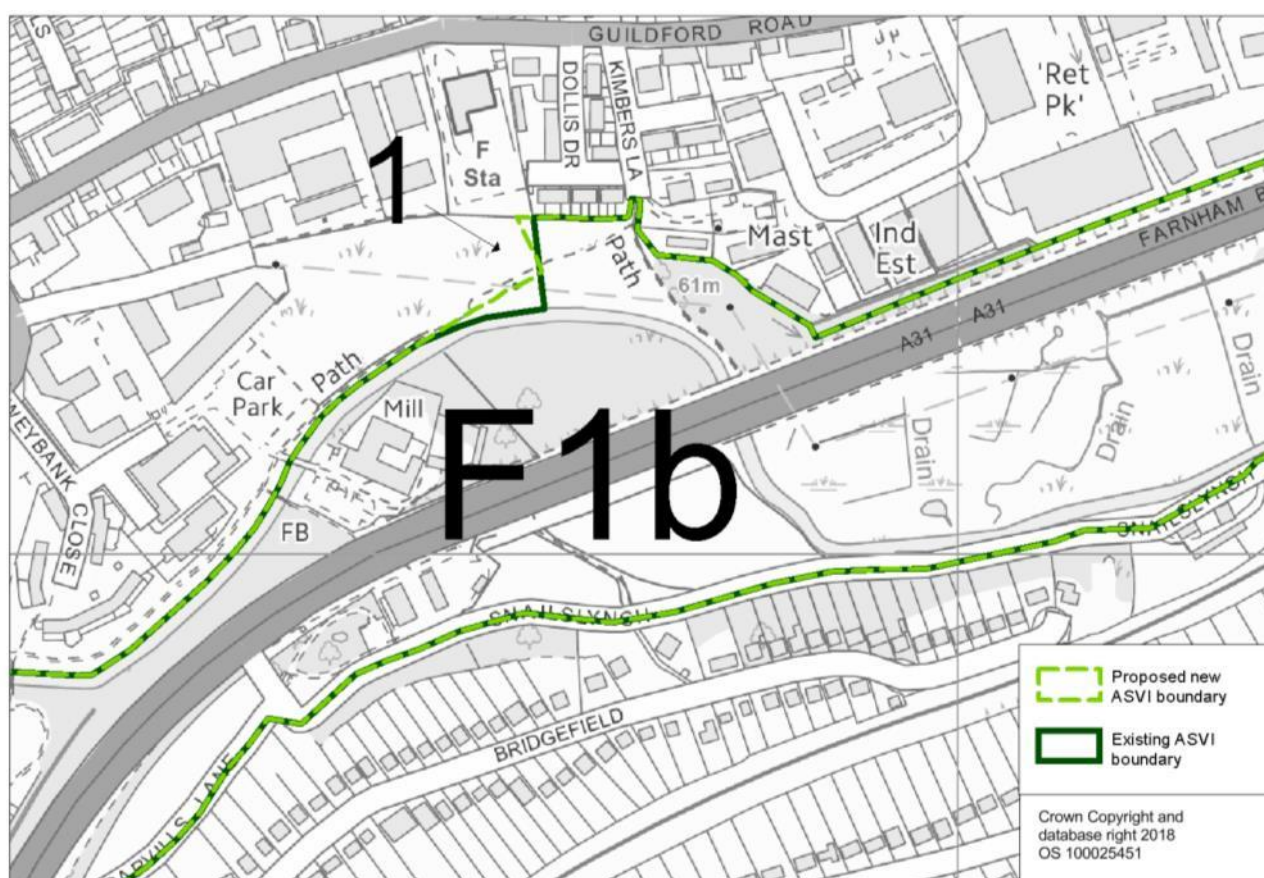
5.1 Farnham

ASVI F1a	
Site description	Located to the north east of the main settlement of Farnham and covers the area to the north of an including the Shepherd and Flock Roundabout and the area to the north of the Water Lane industrial estate. There is some open land with tree cover to the perimeters and the area also covers Farnham Sewerage Treatment Works.
LLDR assessment	This area makes a contribution to the ASVI purpose however the site does not completely fulfil the criteria because it is not truly open space. The boundary trees aid towards stopping coalescence of developed areas.
Local Plan policies	Countryside beyond the Greenbelt (RE1)
FNP policies	Biodiversity Opportunity Areas (FNP27); Natural Semi Natural Greenspace (FNP27); Green Corridor Land (FNP27); Amenity Greenspace (FNP27); Land Outside Built-Up Area Boundary (FNP10, 11, 20); Farnham Built Up Area
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths Phase 1 SPA 5km buffer; Thames Basin Heath SPA 5km buffer; Areas of High Archaeological Potential; Waste Site (Surrey CC)
Proposed boundary amendments:	
1 (Map 9)	The detailed boundary review concludes that the current ASVI boundary remains largely appropriate. The only proposed change is to exclude the land north of Water Lane, which is identified as a strategic site for employment in Local Plan Part 1 (Policy SS9: Strategic Employment Site on Land off Water Lane, Farnham) and as a business site in the made Farnham Neighbourhood Plan (FNP18: Business Site Allocation – Land at Water Lane). As an allocation for Class B employment use, the site no longer complies with the issues and values that the ASVI designation seeks to address.



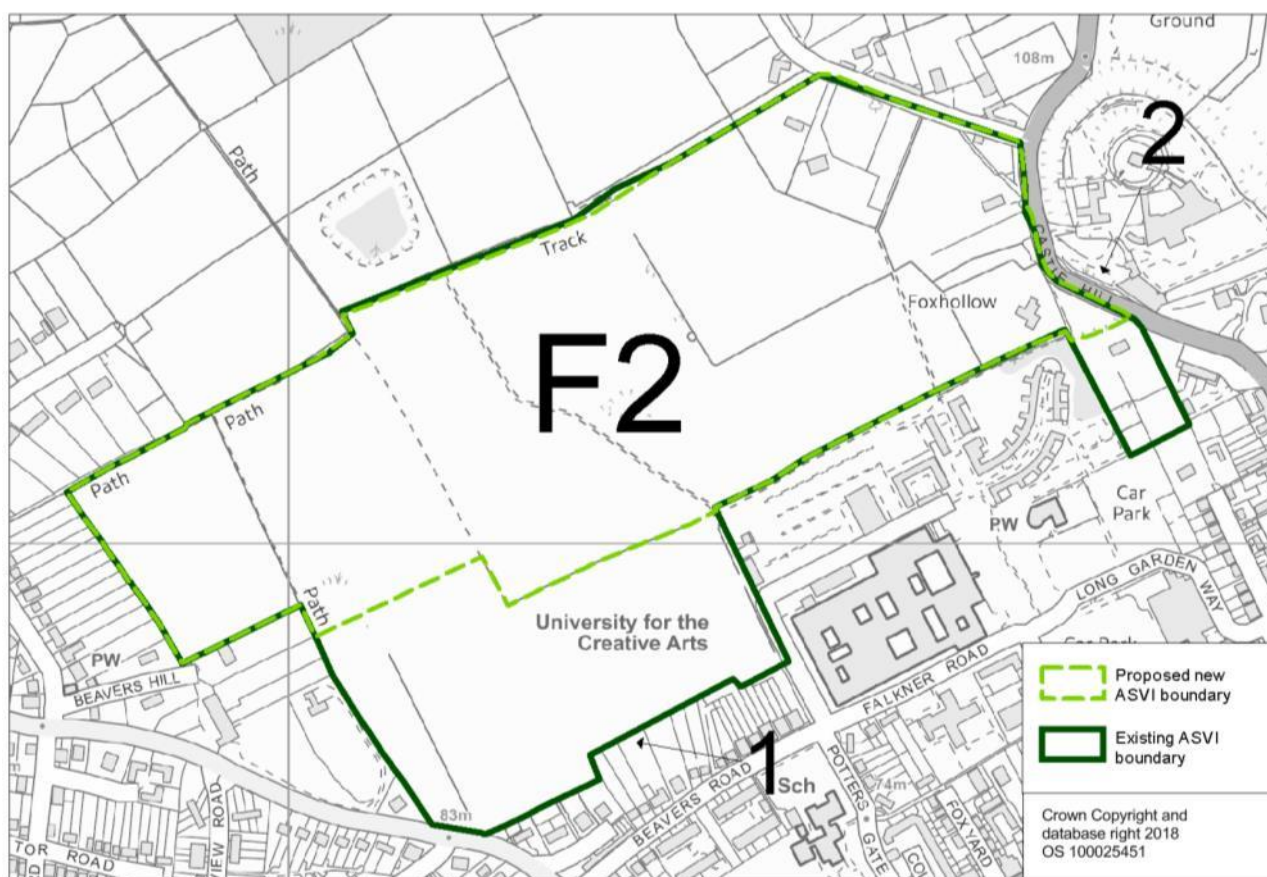
Map 9 Proposed Boundary Amendment to ASVI F1a

ASVI F1b	
Site description	The area covers the land to the north and south side of the A31 from the Shepherd and Flock Roundabout to the B3001. The area comprises of agricultural fields and is lined with trees.
LLDR assessment	This area makes a contribution to the purpose of an ASVI and complies with ASVI policy because it is important in keeping green character to the roads and stopping coalescence between the residential area and the A31.
Local Plan policies	Sites of Nature Conservation Importance (NE1)
FNP policies	Land Outside Built-Up Area Boundary (FNP10, 11, 20); Farnham Built Up Area; Biodiversity Opportunity Areas (FNP27); Natural Semi Natural Greenspace (FNP27).
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths Phase 1 SPA 5km buffer; Thames Basin Heath SPA 5km buffer
Proposed boundary amendments:	
1 (Map 10)	One boundary change is proposed in this area. The original ASVI boundary did not follow a physical boundary on the ground. The Brightwells Tennis Club has since been built here and the edge of that site provides a better physical boundary to follow. It is also not logical for the piece of land between the tennis courts and the River Wey not to be included in the ASVI as this is part of the natural area which the ASVI designation covers. Therefore the boundary has been amended to follow the path along this section.



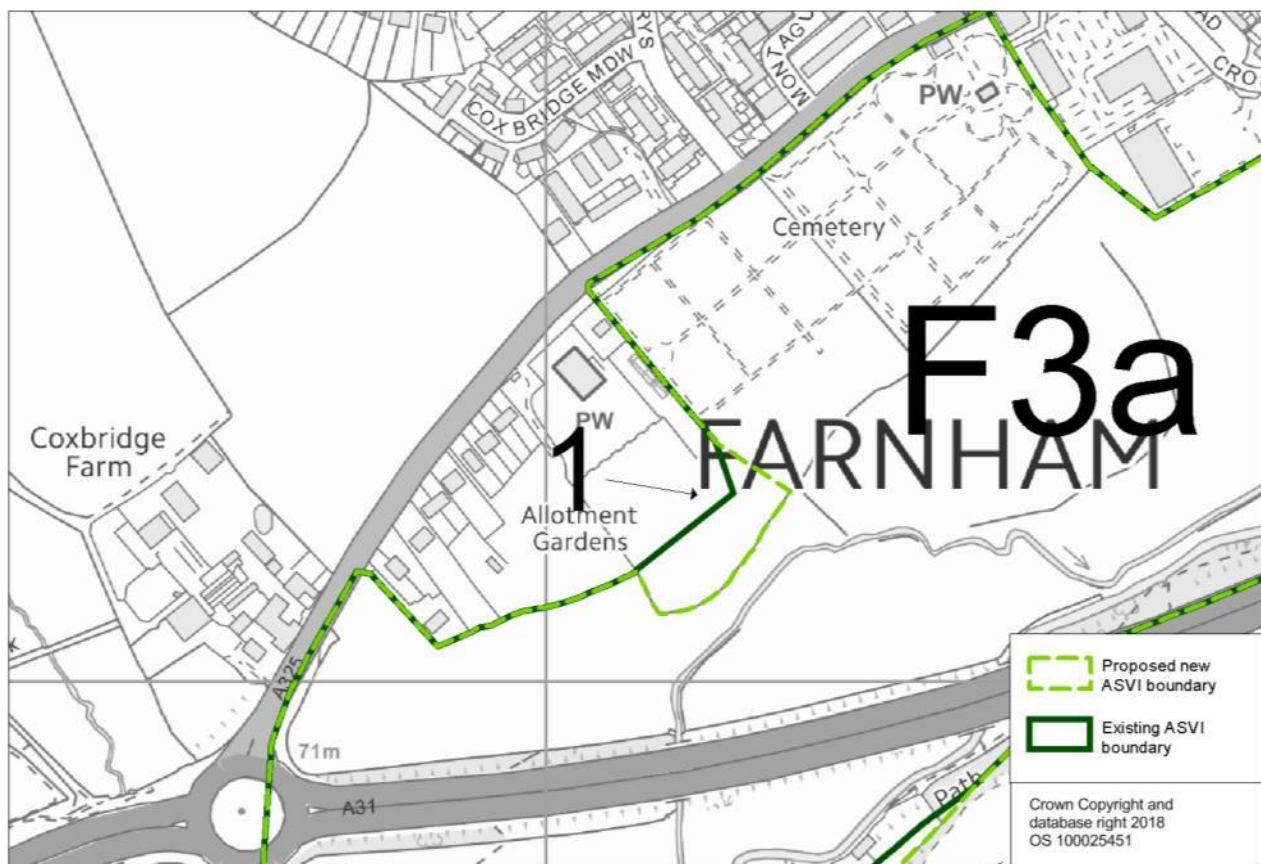
Map 10 Proposed Boundary Amendment to ASVI F1b

ASVI F2	
Site description	The area is located to the north west of the University of the Creative Arts campus between Castle Hill and Three Stiles Road. The current use of the ASVI area is fields and there are a number of public right of way footpaths that run through it.
LLDR assessment	This area makes a contribution to the ASVI purpose, but that the criteria are not fully met in the far western and southern parts where it is bordered by housing. The area is considered to contribute to the landscape character of open fields to the north of the town.
Local Plan policies	Countryside beyond the Green Belt (RE1)
FNP policies	Land Outside Built-Up Area Boundary (FNP10, 11, 20); Farnham Built Up Area
Planning constraints	Thames Basin Heath SPA 5km buffer
Proposed boundary amendments:	
1 (Map 11)	It is proposed that the area covered by the planning approval for land off Crondall Lane, adjoining the University of the Creative Arts (UCA) should be excluded from the ASVI. As the site has planning permission for housing it no longer serves the purpose of the ASVI designation.
2 (Map 11)	Whilst this section has not been the subject of a planning application, it shares similar characteristics to the above site which it is proposed to remove from the ASVI designation. The site is surrounded on three sides by existing development and is not open to the wider countryside landscape in the same way that the rest of the ASVI is. This section of land is covered by the Farnham Conservation Area which would protect it from development that would be contrary to preserving of the character of the locality. It does not have any strong environmental importance, does not prevent coalescence as any development would be considered infilling as it falls within the Built Up Area Boundary defined within the made Farnham Neighbourhood Plan, and does not have any strategic visual value as it is surrounded by dwellings.



Map 11 Proposed Boundary Amendments to ASVI F2

ASVI F3a	
Site description	The area covers the land between West Street and the A31. The area comprises of open land with a mix of land uses including agriculture and a cemetery.
LLDR assessment	The area makes a significant contribution to the ASVI purpose because it provides a setting for the historic core of Farnham and prevents the spread of residential development up to the A31.
Local Plan policies	None
FNP policies	Biodiversity Opportunity Areas (FNP27); Farnham Built Up Area
Planning constraints	Wealden Heaths I Special Protection Area 5 km zone; Thames Basin Heath 5km buffer zone; Ancient Woodland 500m buffer
Proposed boundary amendments:	
1 (Map 12)	The boundary currently cuts through the middle of the allotments as it follows an outdated boundary of the allotments. Planning permission was granted in 1977 for the extension of the allotments to the current boundary. The southern part of the allotments does not relate more closely to the ASVI than the northern part as there is an established tree and hedge boundary that separates the allotments from the rest of the ASVI (see Images below). This is in contrast to the neighbouring graveyard where there is a partial tree boundary but the incline of the site allows the graveyard to be seen from the rest of the ASVI area. It is therefore proposed that the ASVI boundary follows the current allotment boundary to exclude the whole allotment site from the ASVI.



Map 12 Proposed Boundary Amendment to ASVI F3a



Figure 1 View of the trees which prevent the allotments from being visible from the rest of ASVI F3a.

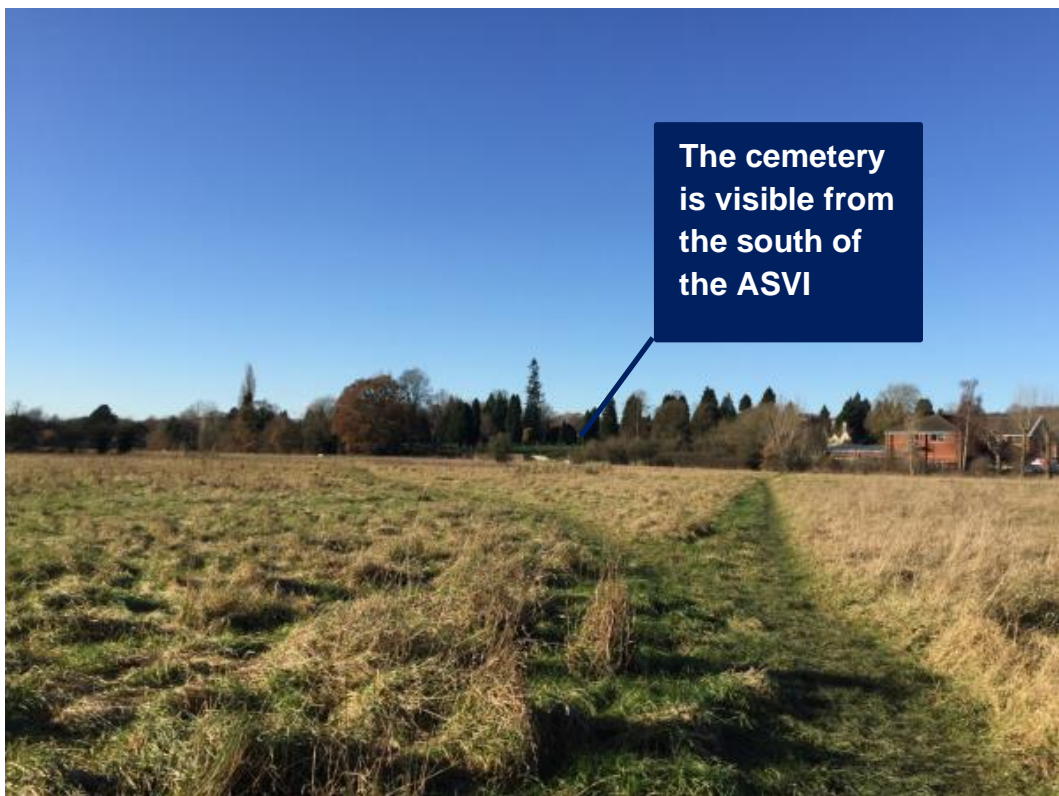
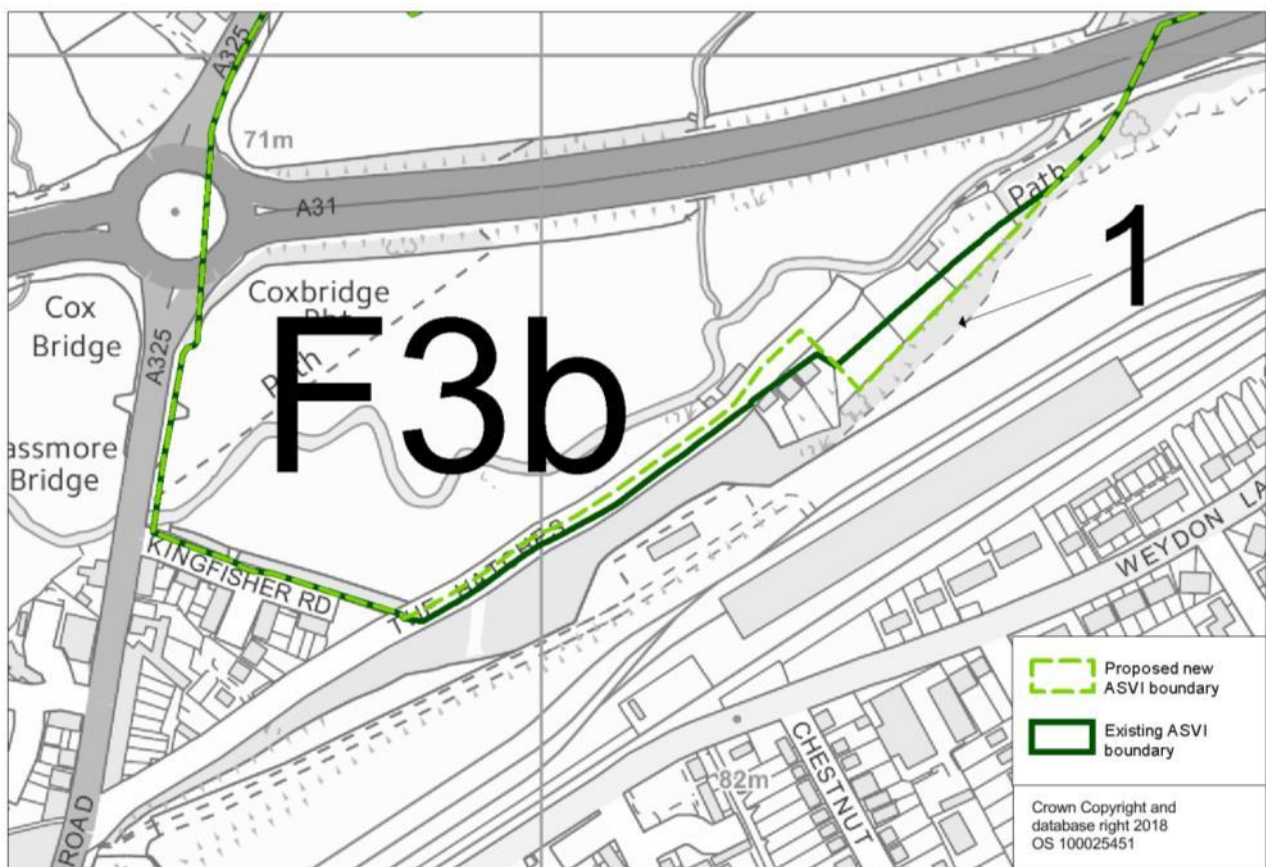


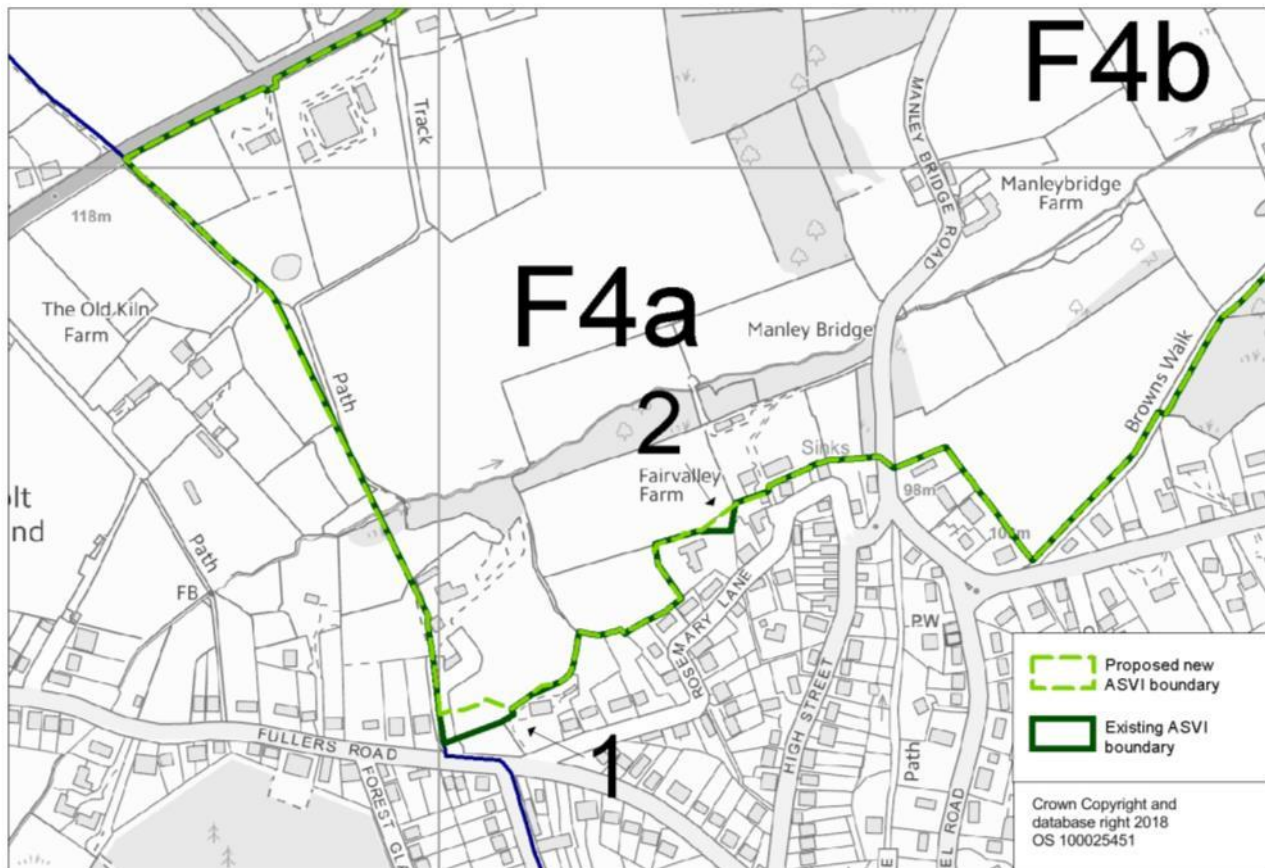
Figure 2 View from the south east of ASVI F3a looking north west to show the openness of the ASVI

ASVI F3b	
Site description	This area is comprised of a mix of fields surrounding the River Wey located between the A31 to the north and the residential area of Wrecclesham to the south.
LLDR assessment	The LLDR determined that the area makes a significant contribution to ASVI purpose because it provides setting and prevents coalescence.
Local Plan policies	None
FNPs policies	Farnham Built Up Area; Biodiversity Opportunity Areas (FNP27)
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths I Special Protection Area 5km zone; Thames Basin Heath 5km buffer zone
Proposed boundary amendments:	
1 (Map 13)	The existing boundary cuts through a number of dwellings at the Hatches to the south of the River Wey and through the middle of the garden area of further dwellings. It is proposed that the boundary should be amended to follow the road and therefore exclude the dwellings from the ASVI in their entirety and then to follow the tree line around the garden boundaries.



Map 13 Proposed Boundary Amendment to ASVI F3b

ASVI F4a	
Site description	This half of the ASVI covers the land to the south of the A325 and the west of Manley Bridge Road up to the Waverley boundary. The land is used for farming with fields bound by hedges and trees.
LLDR assessment	This ASVI makes a significant contribution to ASVI purpose because it is important in keeping the rural edge to Farnham and stops coalescence between Wrecclesham and Rowledge.
Local Plan policies	Countryside beyond the Green Belt (RE1)
FNP policies	Land Outside Built-Up Area Boundary (FNP10, 11, 20); Farnham Built Up Area
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths I Special Protection Area 5km zone; Thames Basin Heath 7km buffer zone
Proposed boundary amendments:	
1 (Map 14)	The current boundary crosses through the middle of an open area of field. There is a planning permission for this piece of land for one dwelling, which the current ASVI boundary would run through the centre of. It is proposed that the boundary should be moved to follow the north of the proposed development site. This would not have a strategic impact on the rest of the ASVI as only a small portion of the ASVI can be seen from this site and the already permitted development would limit this view even further.
2 (Map 14)	The boundary cuts through the garden of a dwelling and does not follow a defined boundary on the ground. It is proposed that the boundary be amended to follow the hedge which is the outside boundary of the garden and exclude the whole garden from the ASVI.



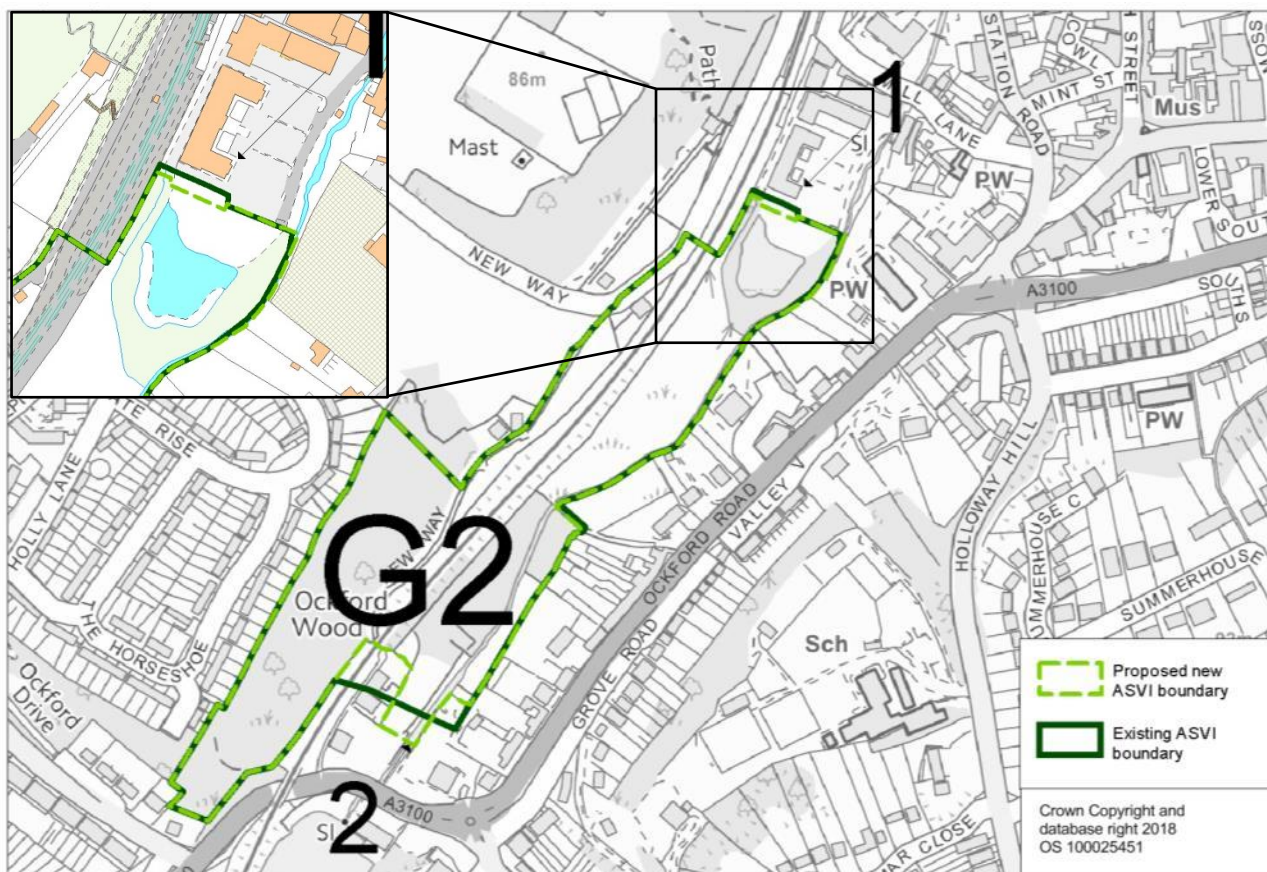
Map 14 Proposed Boundary Amendments to ASVI F4a

ASVI F4b	
Site description	The other section of the ASVI covers the area to the east of Manley Bridge Road and south of Echo Barn Lane. The land is currently used for farming with fields bound by hedges and trees and a small number of isolated residential properties.
LLDR assessment	This ASVI makes a significant contribution to ASVI purpose because it is important in keeping the rural edge to Farnham and stops coalescence between Wrecclesham and Rowledge.
Local Plan policies	Countryside beyond the Green Belt (RE1)
FNP policies	Land Outside Built-Up Area Boundary (FNP10, 11, 20); Farnham Built Up Area
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths I Special Protection Area 5km zone; Thames Basin Heath 7km buffer zone
Proposed boundary amendments:	
There are no proposed changes to this ASVI other than to correct minor digitisation errors.	

5.2 Godalming

ASVI G1	
Site description	The area covers the Lammas Lands to the north and south of the River Wey which is situated to the north of the main area of Godalming. The current land use is meadows which flood regularly and some smaller areas of formal recreational land.
LLDR assessment	The ASVI makes a strong contribution to the ASVI purpose because it strengthens the landscape character of the river valley and provides a green gap between the main part of Godalming and the northern areas of Frith Hill and Farncombe.
Local Plan policies	None
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths I Special Protection Area 5 km buffer zone; Thames Basin Heath 7km buffer zone; Sites of Nature Conservation Importance; Conservation Area: Godalming Centre; Conservation Area: River Wey and Godalming Navigations
Proposed boundary amendments: There are no proposed changes to this ASVI other than to update the boundary to reflect changes in the course of the river and corrections of minor digitisation errors.	

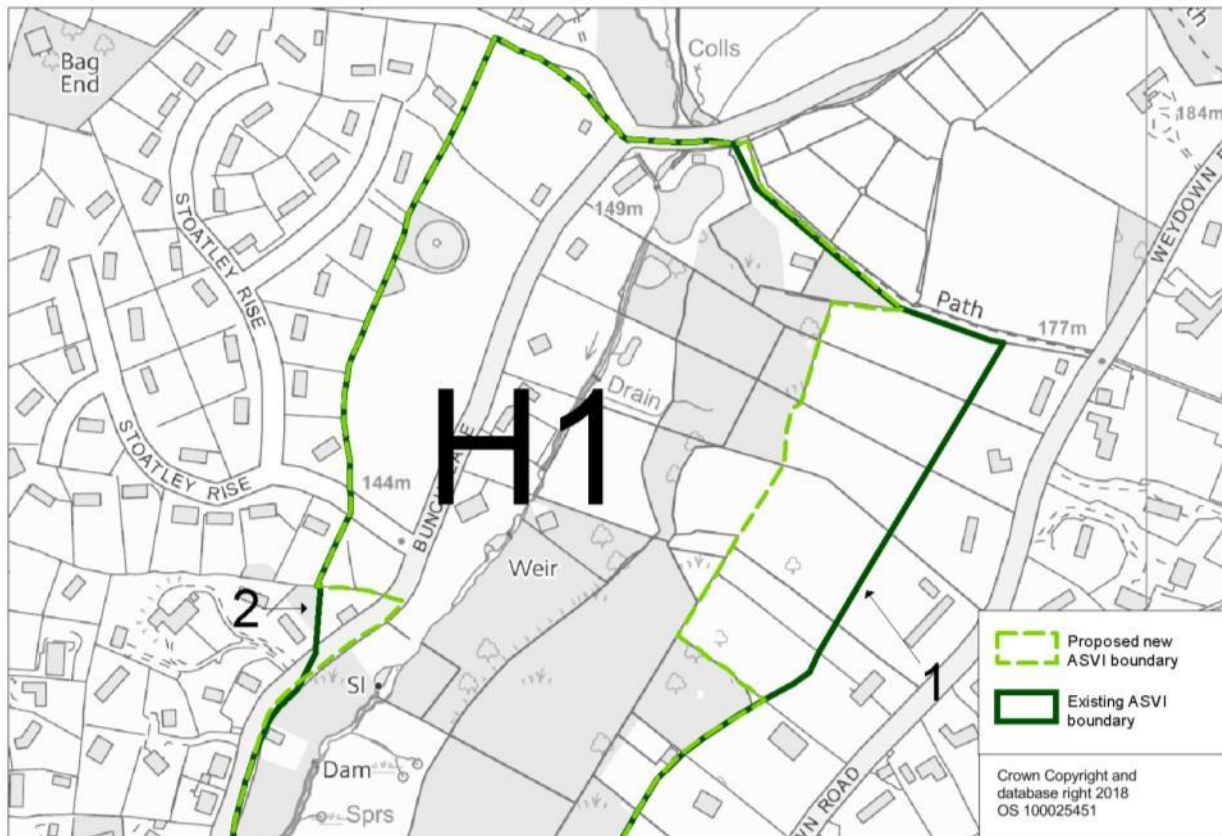
ASVI G2	
Site description	This ASVI covers the area both sides of the railway line to the south of Godalming train station and includes the route of the River Ock and Ockford Wood. The land consists of dense woodland, some of which is Ancient Semi Natural woodland and the terrain is very steep.
LLDR assessment	The ASVI makes a contribution to ASVI purpose because it prevents coalescence and contributes to the wooded character of Godalming.
Local Plan policies	Godalming Hillside (BE5/RE3)
Planning constraints	Ancient Woodland 500m buffer; Wealden Heaths Phase 1 SPA buffer; Sites of Nature Conservation Importance
Proposed boundary amendments:	
1 (Map 15)	The land use in this area has changed and an extra section of the land between the car park for Mill Pool House and the pond is now used for parking. It is therefore proposed that the ASVI boundary should follow the new perimeter of the car park so that the full extent of the car park is excluded from the ASVI and it follows a defensible boundary.
2 (Map 15)	The existing boundary of the ASVI runs through the centre of the plot for 1 Headley Cottages, through the car park at the rear of the Godalming Masonic Hall and 134 Ockford Road, and does not follow any defined boundary on the ground. It is proposed that the ASVI boundary should run along the boundary to the back of Headly Coach House and cross the river to meet the rear boundary car park at the rear of the Godalming Masonic Hall. The proposed boundary would follow a defined boundary on the ground and avoid the large tarmacked area of the car park.



Map 15 Proposed Boundary Amendments to ASVI G2

5.3 Haslemere

ASVI H1	
Site description	The ASVI is situated between the two residential areas of Weydown Road and the housing east of Farnham Lane. This ASVI covers the large plots of the properties on Weydown Lane and Bunch Lane and the land in between, including the River. The area is steep and densely wooded and includes some areas of Ancient Semi Natural Woodland.
LLDR assessment	This area makes a contribution to the ASVI purpose because, although there is limited visibility into the area, the trees preserve the character of mixed woodland in steep valleys. The ASVI does not however prevent coalescence as there is already a low density of dwellings.
Local Plan policies	Countryside beyond the Green Belt (RE1)
Planning constraints	East Hants SPA 5km buffer zone; Wealden Heaths II SPA 1km & 5km buffer zones; Ancient Woodland 500m buffer; Sites of Nature Conservation Importance
Proposed boundary amendments:	
1 (Map 16)	The proposed settlement boundary for Haslemere in Local Plan Part 2 Preferred Options takes the cultivated areas at the back of the properties on Weydown Road out of the Countryside Beyond the Green Belt and into the settlement area. As the ASVI in this location matches the Countryside Beyond the Green Belt boundary, it is therefore logical to remove this area from the ASVI as well. The cultivated sections of the gardens do not meet the ASVI criteria particularly when compared with the woodland at the rear of the gardens as the focus of the ASVI is on the character of mixed woodland in steep valleys.
2 (Map 16)	The new settlement boundary for Haslemere proposed for Local Plan Part 2 Preferred Options takes Stroatley Cottage out of the Countryside Beyond the Green Belt and into the settlement area. As the ASVI in this location matches the Countryside Beyond the Green Belt boundary, it is therefore logical to remove this area from the ASVI as it does not contribute to the ASVI because it is isolated from the open area to the north of it by a tree boundary and from the wooded area to the east by the road.
3 (Map 17)	The flats at Weydown Court do not contribute to the purpose of the ASVI because they are not open land and are two storeys built into the hillside, preventing the view into the ASVI area. The character of this ASVI is wooded steep valleys of which the flats do not form part of. It is proposed that this area is removed from the ASVI.



Map 16 Proposed Boundary Amendments (1 & 2) to ASVI H1



Map 17 Proposed Boundary Amendment (3) to ASVI H1

6.0 Further review of ASVI at Holy Cross Hospital

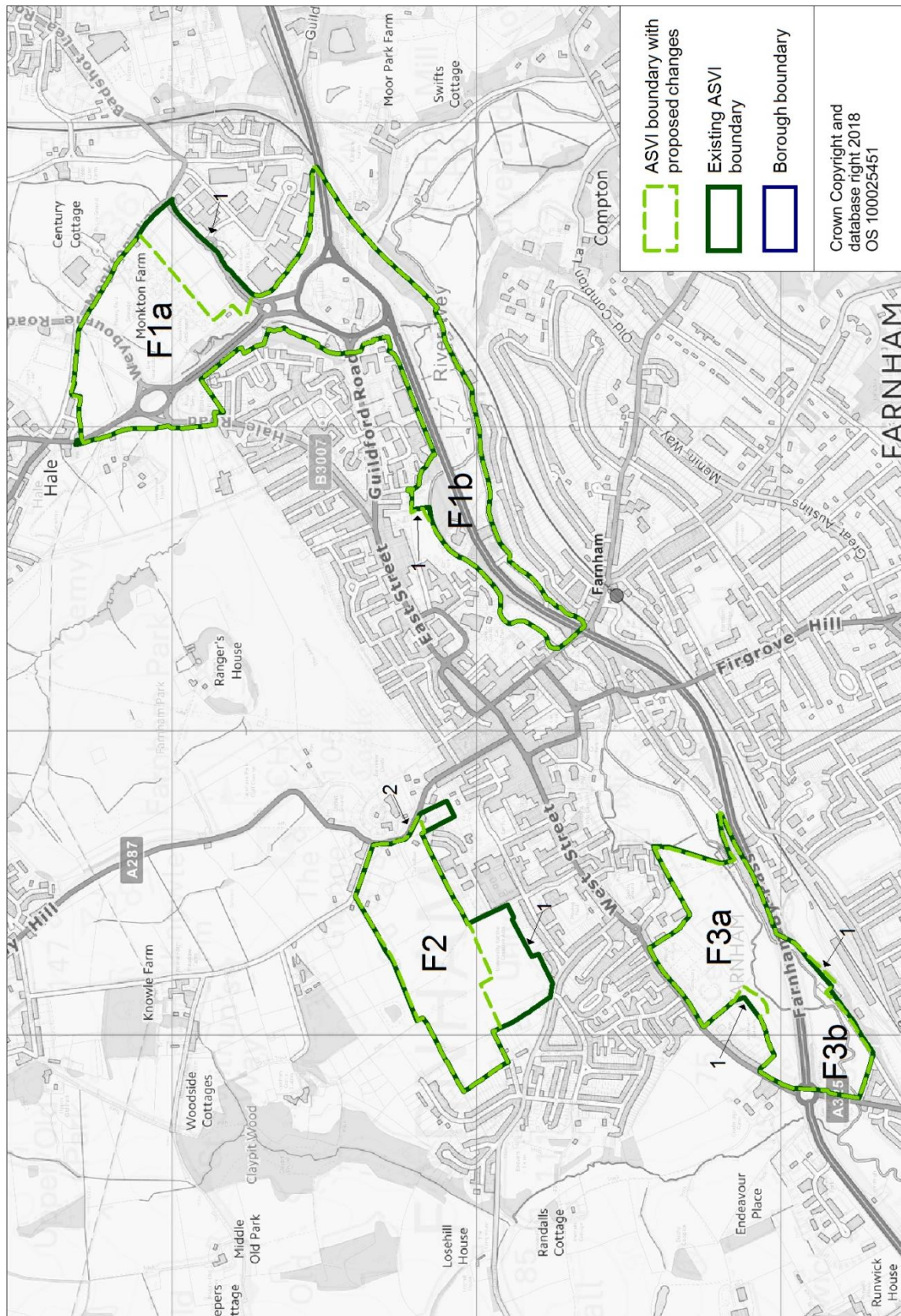
ASVI H2	
Site description	This area covers land in Shottermill, south of the Holy Cross Hospital and between Buffbeards Lane and Vicarage Lane. The landscape is covered in dense deciduous trees with little visibility into the area.
LLDR assessment	The area makes a limited contribution to ASVI purpose because it does not comply with the requisites of the ASVI. This is because the area is among a more developed part of Haslemere and is surrounded by housing, the hospital and a busy road. It is also not stopping coalescence as the area is part of the developed suburb of Shottermill.
Local Plan policies	Countryside beyond the Green Belt (RE1)
Planning constraints	East Hants SPA 5km buffer zone; Wealden Heaths Phase 2 SPA 5km buffer zone; Ancient Woodland 500m buffer

6.1 Further Detailed Review

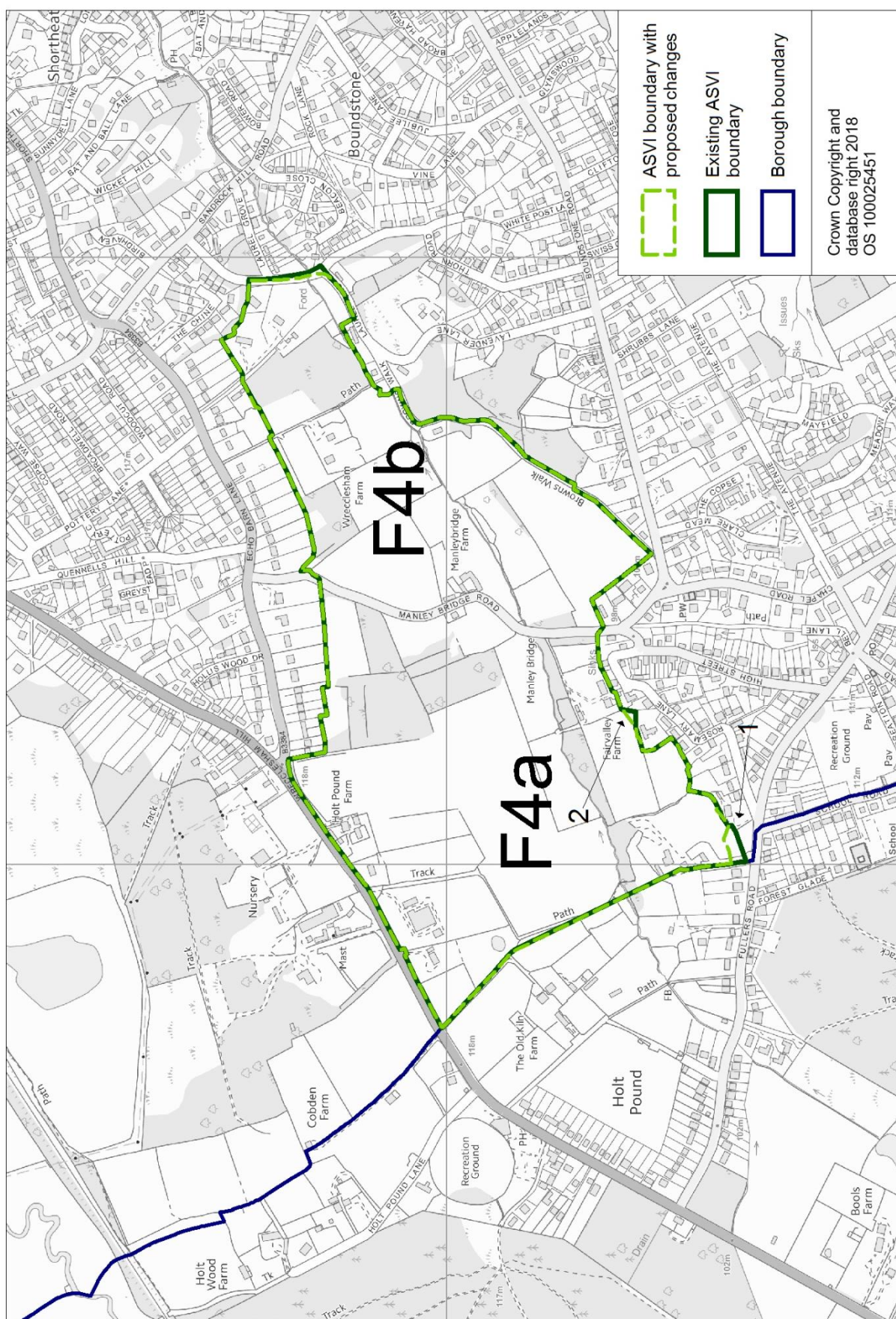
- 6.1.1 The 1984 Local Plan Topic Paper on the Rural Environment first introduced the ASVI designation and stated that they would be areas that were vulnerable to development pressure but needed to be protected because of *'their strategic visual importance or for strong environmental reasons'*. The land at Holy Cross Hospital is not open land, however the setting of Haslemere is one where the urban area is surrounded by woodland and the site therefore has a strong environmental importance because it retains the wider character of Haslemere and the locality of Shottermill. There are a number of areas around Haslemere where pockets of dense deciduous trees penetrate into the built up areas, one of these being the other ASVI in Haslemere, and these areas help to shape the character of Haslemere. The trees at Holy Cross Hospital provide a backdrop to Shottermill, particularly on the approach to the Hospital from Sturt Road, and provide immediate setting to Holy Cross Hospital and the residential areas on Vicarage Lane and Priors Wood. The area covered by the ASVI has also been identified as a Special Green Area in the Haslemere Design Statement.
- 6.1.2 While officers agree with the LLDR that the site does not prevent coalescence, the LLDR statement that the site does not comply with the requisites of the ASVI because *'the area is among a more developed part of Haslemere/Shottermill'* is contradictory to the definition of the purpose of the ASVI. The 1984 Local Plan Topic Paper specifically refers to ASVIs as being adjacent to urban areas and the 2002 Local Plan supporting text for policy C5 on ASVIs refers to the where *'the urban fringe is vulnerable to deterioration'*. The area to the north of the site remains Countryside Beyond the Green Belt in Local Plan Part 1, meaning that the ASVI is only surrounded by the built-up part of Shottermill/Haslemere on three sides and can be considered as adjacent to the urban area or as forming part of the rural-urban fringe.

- 6.1.3 There is evidence that the land could be subject to development pressure if the ASVI designation was removed because there were a number of planning applications for development of the site before it was designated as an ASVI (WA/1987/2335, WA/1987/0094, WA/1989/1971). The refusal of two appeals for development of this site (TAPP/R3560/A/87/072219 and 88/086549) by a Planning Inspector was one of the reasons why the site was originally designated as an ASVI.
- 6.1.4 Based on this evidence it is proposed that the ASVI south of Holy Cross Hospital is retained in Local Plan Part 2. It is also considered that there are no boundary amendments required other than to correct minor digitisation errors.

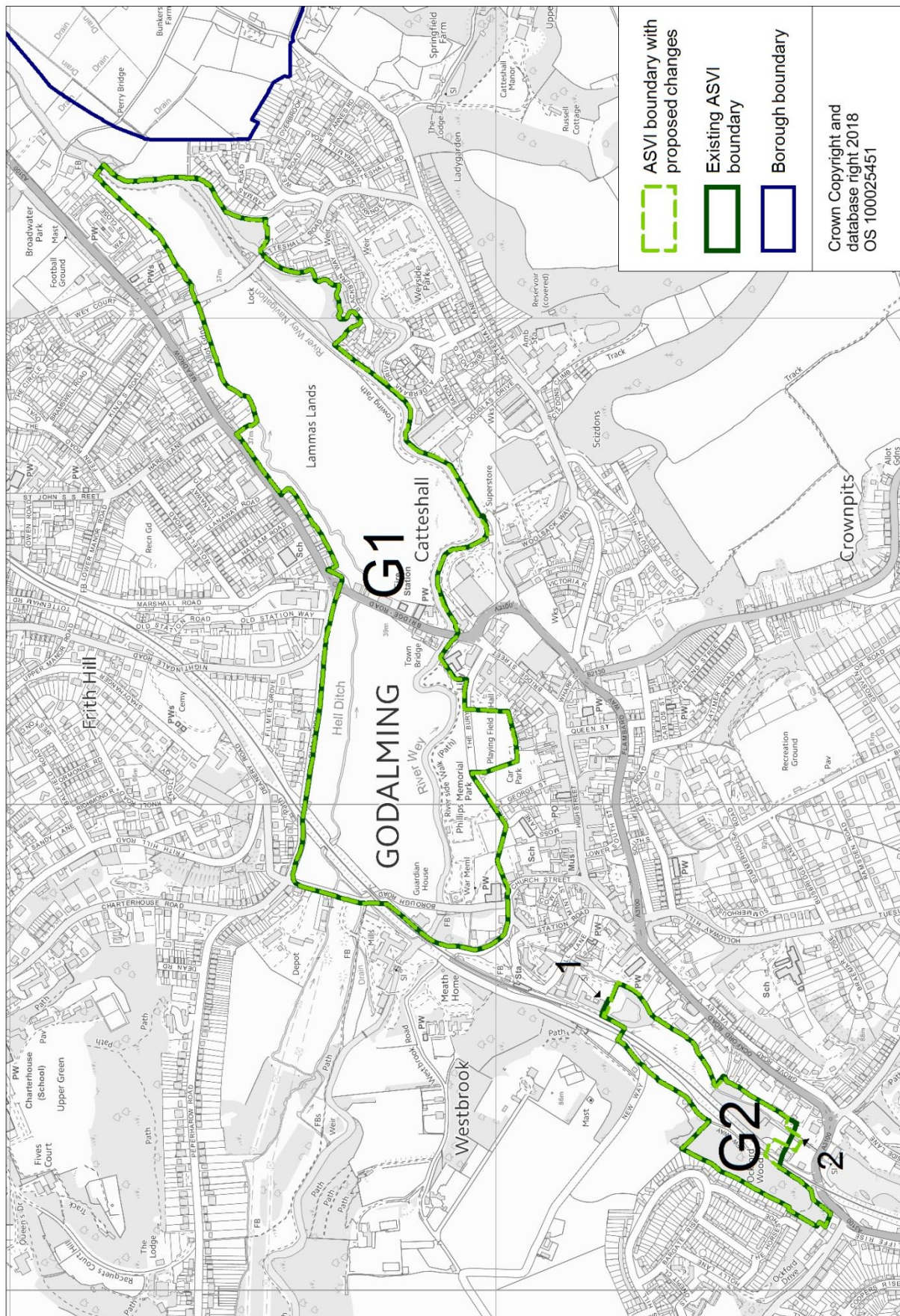
Appendix A: Maps of ASVI boundaries incorporating proposed amendments



Map 18 Proposed ASVI boundary changes in Farnham



Map 19 Proposed ASVI boundary changes in Farnham (South)



Map 20 Proposed ASVI boundary changes in Godalming

30