

Appendix 8: Cranleigh Waters

Please refer to Figure 17a

Overview

Question C1: Does the Cranleigh Waters Extension Area have Sufficient Natural Beauty to be Designated as AONB?

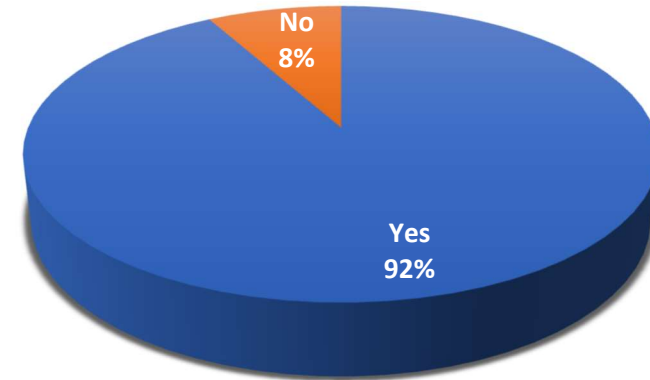
Desirability	Responses
Yes	34
No	3
Not sure	0

Of the 37 respondents who answered question C1, 34 (92%) felt that the Cranleigh Waters Extension Area has sufficient natural beauty to be designated as AONB.

In contrast, 3 respondents (8%) felt that the Cranleigh Waters Extension Area does not have sufficient natural beauty to be designated as AONB.

Desirability reasons for including and excluding land within the proposed extension focused on nature conservation, access, inappropriate development, house prices and housing delivery. These issues are addressed in Appendix 2.

Cranley Waters - Sufficient natural beauty to be designated



Question C5: Do you agree with the proposed boundary for the Cranleigh Waters Extension Area?

Boundary	Responses
Yes	23
Yes, but I wish to suggest an alternative	8
No	4
Not sure	3

Of the 38 respondents who answered question C5, 23 (60%) agreed with the proposed boundary for the Cranleigh Waters Extension Area and 4 respondents (11%) did not. 8 respondents (21%) agreed but wished to suggest an alternative boundary, many providing supporting evidence.

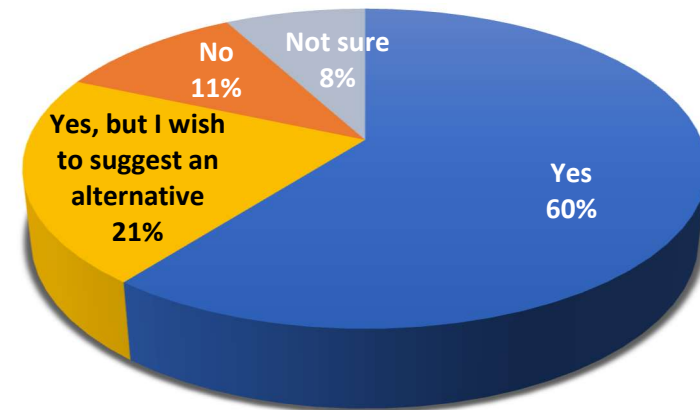
The additional areas of land that respondents wish to see included within the proposed extension are:

- Land to west as far as disused railway line
- All of Smithfield Common
- Cranleigh village and Downslink footpath
- All of Chinthurst Lane and Farm
- River Wey valley floor south of Guildford

The areas of land that respondents wish to see excluded from the proposed extension are:

- Chilworth Village and land at Halfpenny Close, Chilworth
- Exclude land at St John's Seminary, Wonersh

Cranleigh Waters - Agreement with the proposed boundary



Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
The proposed extension meets the Natural Beauty Criterion	<p>ANON-VUXE-W5UR-U (Surrey County Council) <i>‘Surrey County Council Supports all the proposed extension/refinement areas being designated as part of the Surrey Hills AONB/National Landscape.’</i></p> <p>ANON-VUXE-WSK2-F (Guildford Borough Council) <i>‘GBC agrees with the accompanying assessment that the quality of the proposed areas is of sufficient natural beauty to be included in the AONB. For clarity, within Guildford borough these comprise the following areas:</i></p> <ul style="list-style-type: none"> • <i>Hog’s Back – Fig 14</i> • <i>Binscombe Hills and Wey Valley, Farley Hill – Fig 15</i> • <i>Cranleigh Waters – Fig 17</i> • <i>Hatchlands and East Clandon – Fig 18’</i> <p>ANON-VUXE-WS1W-T (Waverley Borough Council) <i>‘Waverley also broadly supports the specific areas within Waverley proposed for inclusion in the AONB. The Council agrees with the accompanying assessment that the quality of the proposed areas is of sufficient natural beauty to be included in the AONB.’</i></p> <p>ANON-VUXE-WS1K-E <i>‘I am in favour of the areas proposed around Wonersh, Chilworth, Shamley Green and nearby common areas being designated. These are historic small villages surrounded by high-quality landscape and deserve to be incorporated into the AONB. The decision on the boundaries to meet the existing AONB boundary and to include the village of Chilworth, given its relationship to the landscape beyond, is also supported.’</i></p> <p>ANON-VUXE-WMUU-P</p>	<p><u>Commentary</u></p> <p>Natural England agrees that land within the proposed Extension Area meets the natural beauty criterion for designation as AONB and that additional evidence provided by respondents supports the findings of the Natural Beauty Assessment.</p> <p>Natural England has also taken account of detailed responses requesting changes to the boundary and proposes some amendments. These are set out below.</p>

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>'beautiful, combination of open space and wooded, bluebells in spring, biodiversity and habitat'</i></p> <p>ANON-VUXE-WSQE-8 <i>'There is no reference to the Scheduled Ancient Monument of Chilworth Gunpowder Mill site. This is not only a very important heritage site (400 years of making gunpowder) but a semi-wild, tranquil and unique area in this part of Surrey Hills. It should get a mention! it would add weight to the document. The inclusion of the whole of Chilworth is very important and that includes this tranquil and ancient site it is an important argument.'</i></p> <p>ANON-VUXE-WSQY-V <i>'The [Anon] welcomes and strongly supports the draft extensions of the AONB within the Parish of Shalford.'</i></p> <p>ANON-VUXE-WS11-M <i>'I welcome the extensive work carried out by Natural England with the support of the Surrey Hills AONB board and am in agreement with much of the proposed revisions incorporating extensions to the AONB.'</i></p> <p>ANON-VUXE-W5US-V <i>'Chinthurst Hill is close to us and visible to many residents.....This area has seen significant conservation work by volunteer bodies, and we believe meets all the criteria for AONB. It provides landscape, wildlife and cultural interest. The green lane footpath approach and dense vegetation provide a sense of wildness. The more open, rabbit grazed areas allow views giving a sense of</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>the vastness of the landscape. We strongly support this addition.'</i></p> <p>ANON-VUXE-WE9B-Y <i>'Excellent undulating hillsides and valleys, abundant treelife and water features, with numerous ancient tracks, paths and narrow scenic lanes all complementing the whole area. It is a naturally beautiful part of the Surrey Hills region and needs preserving for its own future and for peace of mind for those humans who walk in and enjoy its peace and wildlife.'</i></p> <p>ANON-VUXE-WMNQ-B <i>'Cranliegh are[a] has always been a farming area with good grazing. It has some wonderful natural walks with open spaces that are being spoilt by development.'</i></p> <p>ANON-VUXE-WM4H-8 <i>'The proposed boundary extension includes some of the best views in the local area. Chinthurst Hill is one of the highest elevation points for miles around, and there are amazing views on a clear day. Looking south from there, the view is mostly natural and on a clear day, you can see across the fields and woods to Loxhill and beyond. There is little traffic noise and it is incredibly peaceful. The majority of area enclosed within the boundary extension is noticeably tranquil compared to the surrounding areas, and includes a number of interesting sites and local landmarks including:</i></p> <p><i>- The folly / tower on Chinthurst Hill (there are local pamphlets and walks based around this)</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p>- <i>The disused (but beautifully maintained) old railway station at Bramley, along the Downs Link</i></p> <p>- <i>The Wey & Arun Canal and a small network of buildings & viewpoints along its path'</i></p> <p>ANON-VUXE-WEUC-V</p> <p><i>'Chinthurst Hill lies immediately to the East of our section of Cranleigh Waters and I was surprised that it is not already defined as AONB, as that is what it is - fabulous views in almost every direction, loved by locals for walking, sandy soil with several areas where sea shells are still visible.'</i></p> <p>ANON-VUXE-WMSA-Z</p> <p><i>'It always seemed anomalous that this area was outside the existing AONB, and indeed its status has been recognised as AGLV and in previous considerations as meriting inclusion. The area affords views to the ancient church at St Martha's, and includes the locally popular walking area at Chinthurst Hill. This is a much cherished landscape and the benefits of being included in the AONB are much needed to help protect and improve it.'</i></p> <p>ANON-VUXE-W59D-H</p> <p><i>'At all times of year this area is beautiful and unusual its needs to be protected. The fallen trees which are covered in flood water at times are beautiful s[a]nd melancholic.'</i></p> <p>ANON-VUXE-WEG3-X</p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>'This is a logical rural extension to the current area. Great views across to the hills in the distance.'</i></p> <p>ANON-VUXE-WMUN-F</p> <p><i>'It fills in a gap between two existing areas of AONB which is just as beautiful and needs equal protection.'</i></p> <p>ANON-VUXE-WEKD-K</p> <p><i>'The views within the area between Wonersh & Shamley Green are outstanding & this strip of land is a small piece with ANOB [AONB] already either side of it. Its views are over to Hascombe & onto Blackdown in one direction, up into the Blackheath area of the Surrey Hills in another, then facing Chinthurst Hill from one direction & the Winterfold woods in another . Wildlife abounds & has its home here - birds of prey, deer, badgers, butterflies.... The wildlife that exists in the area should not be overlooked. As mentioned above, badgers, deer, birds of prey, deer - they abound in this area. Indeed, the badgers, in particular, are regularly & randomly monitored by the Badger Trust in order to protect them.'</i></p> <p>ANON-VUXE-WMFY-B</p> <p><i>'Historic buildings, stunning countryside, blue bell woods, ancient common land such as The Platt in Wonersh, ancient woodland and amazing greensand geology. '</i></p> <p>ANON-VUXE-WMNU-F</p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>‘Cranleigh has beautiful countryside and old forest. I would like it protected for my grandchildren.’</i></p> <p>ANON-VUXE-W5YW-4</p> <p><i>‘As a resident in this area on Chinthurst Lane, I greatly enjoy the nature around Chinthurst Hill and the River Wey & Arun Canal. The nature is unspoilt and offers beautiful local walks, scenery and wellbeing for the local community and visitors. The River Wey & Arun Canal is beautiful and a well preserved area of nature. I would encourage including all areas around it as AONB.’</i></p> <p>ANON-VUXE-WMXJ-E</p> <p><i>‘This is a beautiful area well used by the public for many recreational activities (walking, riding, cycling) and links well to the existing AONB. Chinthurst Hill and it surrounds in particular are stunning in their beauty and rural nature with views in all directions. It has always seemed odd that this was not AONB and the proposed boundary change will be very welcome. It is a peaceful, beautiful, rural area full of wildlife and yet very accessible to the public.’</i></p> <p>ANON-VUXE-WMF2-4</p> <p><i>‘The 2 hills either side of Wonersh, Chinthurst and Barnett Hill (as we know it and Ordnance Survey maps; I assume this is Bartlett Hill referred to in the document) has beautiful woodland, and the bluebell woods on the South side of Barnett Hill are spectacular.</i></p> <p><i>The village of Wonersh as well has historic significance, the high street with its weaver’s windows, the platt, an</i></p>	

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
	<p><i>area of ancient common land, and Wonersh was listed in the Domesday book.'</i></p> <p>ANON-VUXE-W5PU-S</p> <p><i>'Beautiful rural views looking east from Chinthurst Lane and Hill towards the North Downs , open countryside with rural views interspersed with hedges and woods, a virtual absence of any buildings, quiet and tranquil, covered with footpaths and bridle ways providing access to the area, and where wildlife can be observed in a relatively wild environment.'</i></p> <p>ANON-VUXE-WEZ6-M</p> <p><i>'I spend many happy weekends walking across the Chantries (I was brought up in Guildford but now live in London), and going to Chilworth and Wonersh and Shamley Green. They all form part of the stunning Surrey Hills. They are a haven for Londoners - easily accessible and they lift the spirits. I am truly shocked that they are not already part of the AONB and should be protected at all costs. The area is totally beautiful and it would be sacrilege if these areas were not protected and managed carefully. The landscapes are historic and a mixture of woods, farms, pretty villages, the Tillingbourne, Chinthurst Hill - the walking is wonderful. A tonic from london.'</i></p>	
The proposed extension does not meet the Natural Beauty	(ANON-VUXE-W5T8-Z considered the area did not meet the natural beauty criterion, although no justification was given.	<u>Commentary</u>

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
Criterion	<p>ANON-VUXE-WERS-9 considers that the Extension Area of Cranleigh Waters is not of sufficient quality to merit designation as AONB for the following reasons:</p> <ul style="list-style-type: none"> • Gosden Meadow is already designated as a Site of Nature Conservation Interest and Area of Great Landscape Value • Existing designation and their related controls are adequate to protect the wildlife interest and aesthetic value of the land • Physical projects to reinstate bridges have existing planning permissions and are proceeding • Area is not conspicuous in long views • Detrimental impact of significant land-form alternations made for constriction of the former Horsham and Guildford Direct Railway <p>ANON-VUXE-WEX6-J considers that the settlement of Chilworth and the land east of Halfpenny Close does not meet the natural beauty criterion for designation as AONB and should be excluded.</p>	<p>Natural England disagrees that the land identified for designation does not meet the Natural Beauty Criterion for the reasons set out in the Natural Beauty Assessment Report.</p> <p>Natural England has assessed the landscape in considerable detail against the factors set out in the Natural England Guidance on Assessing Landscapes for Designation and has concluded that those areas included within the proposed boundary extension have sufficient natural beauty.</p> <p>Godsden Common does not fall within the proposed boundary extension. The effects of land-form changes following construction of the former Horsham and Guildford Direct Railway are not considered to adversely affect the natural beauty of this Extension Area. The area does not need to be visible in long views to contribute to the natural beauty of the wider area and designation as AONB does not prevent development including that associated with bridges.</p> <p>Chilworth Village was noted in the Natural Beauty assessment as not qualifying for designation and was excluded from the Candidate Area (page 61). At page 62 the assessment noted that the inclusion of Chilworth was finely balanced and that the definition of a legible and robust boundary which excludes the settlement may be problematic to define and should be given particular scrutiny at the boundary setting stage.</p> <p>Page 23 of the Boundary Considerations Report states <i>‘in the case of Chilworth, consideration was also given to defining a boundary which excluded the settlement. However, the narrowness of the village, its relatively small scale and the strong visual connection to the wider landscape which surrounds it (even from the sports grounds and allotments to the west), meant that on balance the settlement was considered to form part of a wider sweep of qualifying landscape. In this specific circumstance, a boundary was drawn further west to enable the sweep of qualifying land to extend up to the existing AONB boundary – this was judged to be preferable to a more convoluted boundary which created a narrow corridor between two qualifying areas.’</i></p>

Natural Beauty		
<u>Theme</u>	<u>Representations</u>	<u>Natural England Commentary</u>
		<p>Natural England therefore agrees that the settlement of Chilworth is not regarded as meeting the natural beauty criterion of itself but given its small scale, linear form and location, it was considered suitable to include as part of a wider tract of qualifying land.</p> <p><u>Conclusion</u></p> <p>No change.</p> <p>Where respondents have gone on to request a change to the proposed Extension Area boundary these are considered below.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
General agreement with proposed boundary	<p>A significant number of respondents agreed with the proposed boundary simply answering yes on the survey form while some provided reasons for their view. A representative sample of responses include:</p> <p>ANON-VUXE-WS1W-T (Waverley Borough Council) <i>'Waverley also agrees that the proposed boundaries for extending the AONB are logical and adhere to the principles for setting an AONB boundary. However, this view is based on a high-level assessment of the proposals and therefore it is appreciated that our local communities will have more detailed knowledge of their areas. As such, where our local communities have some concerns about the details of the boundaries on the ground or that in some cases, feel that additional land should be proposed for inclusion in the AONB, we would urge Natural England to carefully consider their representations.'</i></p> <p>ANON-VUXE-WSK2-F (Guildford Borough Council) <i>'GBC also agrees that the proposed boundaries for extending the AONB are logical and adhere to the principles for setting an AONB boundary. Whilst GBC provides high level support for the process and findings, it acknowledges that other stakeholders and residents will have more detailed views based on their in-depth local knowledge. It therefore requests that Natural England carefully considers any comments that are made by any of</i></p>	<p><u>Commentary</u></p> <p>Natural England notes the support for the proposed boundary and has provided a detailed commentary to the boundary issues raised by other respondents, which can be found below.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p><i>its residents in determining whether any variations to the proposed boundary are justified, including whether further areas meet the criteria for inclusion within the AONB.'</i></p> <p>ANON-VUXE-WMXJ-E</p> <p><i>'Yes the proposed boundary seems sensible.'</i></p> <p>ANON-VUXE-W5PU-S</p> <p><i>'I agree with all the boundary changes on Map 17 for the reasons stated previously.'</i></p>	
Requests for Additional Areas		
<p>Use the disused railway line as the western boundary not Cranleigh Waters in the vicinity of Bramley</p>	<p>ANON-VUXE-W5WP-U, ANON-VUXE-WE6D-X and ANON-VUXE-WMUU-P</p> <p>Reasons included:</p> <ul style="list-style-type: none"> • A defined well mapped boundary • Inclusion of ancient woodland, pastures and habitats • Inclusion of parts of the Wey and Arun Canal • Inclusion of woods and flood plain on the west side of Cranleigh Waters • Toads and Great Crested Newts 	<p><u>Commentary</u></p> <p>The disused railway line cuts through the centre of Bramley settlement. This settlement was noted in the Natural Beauty Assessment Report as not meeting the natural beauty criterion and was not included within the proposed Candidate Area. This was reviewed at the boundary setting stage. The Boundary Considerations Report notes at page 23 that given the size, extent and location of Bramley the settlement should be excluded. A boundary was therefore sought which excluded the settlement. It noted that the settlement boundary as defined in the Waverley Borough Local Plan does not follow a clear line on the ground but cuts across property boundaries and where this was the case, the boundary was drawn out to the watercourse. It is acknowledged that this results in some areas of ancient woodland and vegetation along the western side of the watercourse being excluded.</p> <p>Natural England Guidance states in Appendix 4 that when defining a boundary settlements should not normally be cut in two by proposed boundaries. If the disused railway line had been used then it would have split the settlement in two contrary to Natural England Guidance.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
Include whole of Smithwood Common	<p>ANON-VUXE-W5SB-9 and ANON-VUXE-WSQE-8</p> <p>Reasons given include:</p> <ul style="list-style-type: none"> • The presence of important orchids in the field. • The common extends on both sides of the road and both sides are of equal natural value. • Precious grassland areas and the Common extends either side and not just to the north. • It makes no sense to split this area and protect just one section. Both parts deserve to be in the AONB. • You say the existing boundary is clear and robust but visually it makes no sense as the Common covers both sides of the road, which is obvious to anyone approaching it. • We need to protect precious grassland areas and natural open spaces and for this reason it must be included in the AONB Extension Area. 	<p><u>Commentary</u></p> <p>The Natural Beauty Assessment Report noted on page 76 that ‘<i>Smithwood Common (which lies predominately within the AONB but also extends into this evaluation area) lies northeast of Rowly and is particularly valued for its orchids.</i>’ Although the common and the wider area was not included in the proposed candidate area the Natural Beauty assessment did note that Smithwood Common ‘<i>is a feature of interest on the edge of the AONB which is currently split by the boundary. This warrants further consideration at the boundary setting stage.</i>’</p> <p>The Boundary Report considered this at page 24 stating that ‘<i>This landscape retains some of its ‘common’ characteristics and is not readily distinguished from land further north between Smithwood Common Road and the edge of Rowly. Whilst the Common is not associated with any natural or cultural designation, it nonetheless is valued for its wildflowers in spring. However, the current boundary along the northern side of Smithwood Common Road is considered to be a robust boundary line. On balance, no change to the existing AONB boundary is proposed.</i>’</p> <p>Natural England has reviewed this in light of the consultation responses. Natural England agrees that the landscape does continue seamlessly across Smithwood Common Road which is a quiet lane. The management of the common appears to have allowed areas of scrub to develop along ditches and is noted in Historic Landscape Characterisation as being managed by mowing. The area forms part of a single area of open access land which extends into the AONB. West of the road the common is lower lying and flatter in character. It is also noted that the common is associated with the artist James Ogilvy who painted the common in 1911 as part of a sweep of landscape rising to the dark wooded greensand hills within the AONB, a scene which has changed little to the present day. A description of the painting states ‘<i>The focal point of this image is Smithwood Common itself - a picturesque haven that seems frozen in time. Lush greenery blankets the landscape as if nature herself has carefully curated each blade of grass..... It reminds us that even amidst modernity's</i></p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p><i>relentless march forward, there will always be places like Smithwood Common where tradition thrives and memories endure.'</i></p> <p>An alternative boundary has been identified which would allow the whole of the open common area to be included within the AONB. The boundary follows the access road to the north of comment edge cottages and then a ditch heading west to vegetation along property boundaries which it follows to rejoin the AONB in the north.</p> <p><u>Conclusion</u></p> <p>Minor addition to include the whole of Smithwood Common.</p> <p>(Addition 2 – Refer to Figure 17a)</p>
Include all of Cranleigh and the Downs Link Footpath	<p>ANON-VUXE-WE5P-9</p> <p>Reasons included:</p> <ul style="list-style-type: none"> • Exclusion would have a detrimental impact on tourism and tourists who will think the sections outside of the AONB are not worth visiting. • There is easy access from Cranleigh along the Downs Link footpath into the surrounding countryside. 	<p><u>Commentary</u></p> <p>The Natural Beauty Assessment concluded that the lands around Rowly and the northern fringes of Cranleigh/Little Mead did not meet the natural beauty criterion. In particular it noted that; <i>'Scenic qualities are less strong where the landscape patterns have been influenced by equestrian use and in the south, where development along the B2128 and the post war linear development associated with Rowly extends southwards towards Cranleigh. Here the landscape becomes less undulating, and the surrounding hills recede. These gradual changes, combined with development, causes the scenic quality of the landscape to reduce.'</i></p> <p>It went on to note that: <i>'there will be a need for further scrutiny to identify a suitable boundary within the landscape transition as it moves southwards towards Rowly and Cranleigh and in relation to settlements and equestrian land uses.'</i> <i>'Care will be needed when defining a conservative boundary within the transition, whilst also balancing the need for a clearly identifiable boundary line on the ground.'</i></p> <p>The extent of the Candidate Area reflected these findings and did not extend much beyond Whitley Manor Farm and Bridgeham Farm.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p>The Boundary Considerations Report defined a boundary taking account of the transitional landscape and stated:</p> <p><i>'The boundary includes land which is of high quality and where the surrounding greensand hills, within the existing AONB, contribute to the scenic qualities of the area. Where the greensand hills recede, the landscape is less undulating and the fringes of Little Mead, Cranleigh and Rowly exert an influence, land has been excluded. The boundary has adopted lanes, hedgerows and tracks through this area.'</i></p> <p>As a result, the southern sections of the Downs Link Footpath, where it approaches and enters into Cranleigh, has been excluded. Natural England does not consider that the exclusion of this section of footpath will have an adverse impact on tourism. There are many instances where long distance footpaths start from settlements and pass through non-designated land before reaching areas which are AONB and National Park.</p> <p><u>Conclusion</u></p> <p>No change.</p>
Include all of Chinthurst Lane and Farm	<p>ANON-VUXE-W5YH-N, ANON-VUXE-WS11-M and ANON-VUXE-S5PU-S</p> <p>Reasons included:</p> <ul style="list-style-type: none"> • All of the lane should be included • Concern there is an underlying reason for excluding Chinthurst Farm • This area is not allocated for development in the Local Plan • It forms a natural extension to the current and proposed AONB 	<p><u>Commentary</u></p> <p>Natural England has reviewed the boundary in this area in light of these comments and remains content that it is appropriate to exclude Chinthurst Farm with its associated modern farm buildings and more recent house to the north (Richfield House), which sit on lower lying slopes of Chinthurst Hill. Natural England is aware that there was a previous planning application on this site for 18 dwellings which was refused (19/P/01415), however there is no known current application or planning permission associated with this site. In reviewing the boundary in this area Natural England has identified the need to refine the boundary to exclude a small modern housing development at Drodges Close. The proposed boundary follows the edge of property boundaries in order to exclude the development.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
		<p><u>Conclusion</u> Minor deletion to exclude small housing development at Drodges Close.</p> <p>(Deletion 4 – Refer to Figure 17a)</p>
Requests for Exclusion of Areas		
<p>Exclude Chilworth Village and land to the east of residential properties along Halfpenny Close and north of properties along northern edge of Dorking Road</p>	<p>ANON-VUXE-WEX6-J</p> <p>A detailed landscape statement was submitted as part of this representation</p> <p>Reasons put forward for the exclusion of Chilworth and land east of Halfpenny Close include:</p> <ul style="list-style-type: none"> • Land at Halfpenny Close is in a zone of transition between the Scheduled Monument site and edge of the settlement. • The land at Halfpenny Close makes only a partial contribution to the AONB factors. • Natural beauty is more strongly expressed to the north of the River Tillingbourne due to distance from settlement edge and relationship to the Gunpowder Mills site. • Settlement edge contributes negatively to the natural beauty factors due to close board fences and garden paraphernalia. • Close to settlement there is a reduction in tranquillity and remoteness. • There is no clear justification for an extension to the AONB boundary beyond the existing AGLV in this location. 	<p><u>Commentary</u></p> <p>Natural England has reviewed the assessment justifying the exclusion of Chilworth Village and land east of Halfpenny Close, which is made by respondent ANON-VUXE-WEX6-J in the context of broader issues relating to development. These broader issues are addressed in Appendix 2.</p> <p>The assessment provided by this respondent focuses closely on the site on land east of Halfpenny Close and considers its character and contribution to natural beauty and relationship to the built edge. It concludes that the site does not contribute to wider natural beauty and suggests an alternative boundary which excludes the site and the settlement of Chilworth.</p> <p>Natural England Guidance (para 5.3) is clear that when undertaking a natural beauty assessment field by field evaluation is not appropriate.</p> <p>The Natural Beauty Assessment Report set out qualities associated with Chilworth and the surrounding landscape which were noted as important including the settlement, Conservation Area and Scheduled Monument associated with the Gunpower Mills Site. It is noted that the Scheduled Monument boundary cuts across and includes the northern part of land at Halfpenny close and that the boundary of the Conservation Area (which includes land at Halfpenny Close and follows the current built edge of the settlement) is not referred to in the technical report submitted by ANON-VUXE-WEX6-J.</p>

Boundary		
<u>Theme</u>	<u>Representation</u>	<u>Natural England Commentary</u>
	<p>Desirability The narrow focus of Desirability report means the wider social and economic implications of the proposed boundary variations have not been fully explored or understood.</p> <p>Boundary A boundary which follows the River Tillinbourne to the north of the site and is contiguous with the Gunpowder Mills Scheduled Monument is considered more appropriate because:</p> <ul style="list-style-type: none"> • Clear physical feature. • Less influence of settlement edge. • Enables the Gunpowder Mills SM to be included. 	<p>Land which was likely to qualify for designation was included within the Candidate Area was drawn with a hatched line with no outward boundary. The settlement of Chilworth was not included within the Candidate Area, although land at Halfpenny Close was.</p> <p>In relation to the inclusion or exclusion of settlement within a designation Natural England Guidance states at paragraph 6.11 that <i>'The effect of settlements and other major developments are assessed on their individual merits by considering their particular character and qualities and their relationship to the adjoining landscape. While this could be said to be true regardless of settlement size, in some cases a settlement may detract from the landscape to such an extent that it should be considered an incongruous feature. It is recognised that many settlements have cultural / geological heritage qualities that can make a positive contribution to natural beauty for example use of local stone reflecting the geology of the area and influencing local vernacular styles.'</i></p> <p>The desirability issues raised by Respondent ANON-VUXE-WEX6-J are addressed in detail in Appendix 2.</p> <p>At the boundary setting stage a boundary was sought which excluded the settlement of Chilworth but included qualifying land adjacent including the Conservation Area and Scheduled Monument. However, the Boundary Considerations Report noted in relation to Chilworth that <i>'the narrowness of the village, its relatively small scale and the strong visual connection to the wider landscape which surrounds it (even from the sports grounds and allotments to the west), meant that on balance the settlement was considered to form part of a wider sweep of qualifying landscape. In this specific circumstance, a boundary was drawn further west to enable the sweep of qualifying land to extend up to the existing AONB boundary – this was judged to be preferable to a more convoluted boundary which created a narrow corridor between two qualifying areas.'</i></p> <p>Natural England recognises that this results in the inclusion of some lesser quality or non-qualifying land and the inclusion of some land that has previously not been included in the AGLV, although it is noted that the AGLV boundary cuts across land at Halfpenny Close.</p>

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		<p>Natural England has therefore reviewed this judgment, given the above, and opposing requests for the inclusion of more land and the inclusion of the settlement of Shalford by other respondents (such as ANON-VUXE-WEAP-N) in the interests of consistency (refer to Appendix 7 for the detailed response in relation to Shalford). Natural England is of the view that the circumstances surrounding Chilworth are not the same for Shalford. Shalford is a more significant settlement and sits some distance from the surrounding hills and is not surrounded by qualifying land. Furthermore, the development found along the main transport routes means that the settlements comprising the fringes of Guildford, Shalford, Peasmarsh and Bramley give rise to perceptions of a developed corridor. In contrast Chilworth sits separately from this, and is narrow in its extent, forming part of a wider tract of qualifying hills.</p> <p>Nevertheless, in the interest of completeness, Natural England has considered an alternative boundary which excludes the settlement of Chilworth. Natural England is not aware of a defined settlement boundary for Chilworth in the Guildford Local Plan nor of any current allocation or approved planning permission associated with this site at Halfpenny Close. Natural England considers that land at Halfpenny Close reads as part of the wider landscape context to the settlement and to Tillingbourne Brook. Reference to the Guildford Local Plan indicates that land immediately north of land at Halfpenny Close and south of the Tillingbourne Brook forms part of the Scheduled Monument. The site also forms part of the Conservation Area. Natural England does not consider this landscape beyond the built edge of the settlement to be sufficiently affected by adjacent development to justify its exclusion, given its well vegetated character and sloping aspect towards the brook. In considering this option, Natural England is of the view that the whole of the Scheduled Monument and fields north of the village, which define the stream course and form part of the Conservation Area should be included. This alternative boundary would therefore still include the land to the north of the settlement and that at Halfpenny Close.</p> <p>On balance, taking all options into account, Natural England favours the current proposed boundary drawn further to the west and includes the settlement at Chilworth. This would address the current splitting of the settlement of Chilworth, splitting of the Conservation Area and Scheduled Monument by the existing AONB and is less convoluted and complex. Natural England has considered the circumstances</p>

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		<p>associated with Chilworth on their merits and does not consider this to be at odds with judgements made in relation to other settlement to the west.</p> <p><u>Conclusion</u> No change.</p>
Exclude land to the south of St John's Seminary, Womersh	<p>ANON-VUXE-WSKU-J</p> <p>Reasons given include:</p> <ul style="list-style-type: none"> • Changes to Evaluation Area boundaries in Natural Beauty Assessment and conclusion that majority of landscape qualifies is reason to challenge the inclusion of the full extent of EA3b. • Late designation of area as AGLV denotes its notably lower value and significance. • Landscape Value Sensitivity assessment undertaken demonstrating sites attractive nature relates to the scenic hills beyond but not the site itself. This assessment utilises the LI Guidance on assessing landscape value outside of national designations. • The site fails to meet the natural beauty criterion to be of national importance – lack of public access and recreational value, settlement edge location and B2128 which detracts from wildness, remoteness and tranquillity. 	<p><u>Commentary</u></p> <p>Not all of EA3b is proposed for inclusion – The settlement of Bramley are not proposed for inclusion.</p> <p>Natural England does not rely on past AGLV designation when making natural beauty judgments.</p> <p>Natural England agrees that is not practical to cover every part of the Candidate Area and assess the value of every field – indeed Natural England Guidance (paragraph 5.3) is clear that when undertaking a natural beauty assessment field by field evaluation is not appropriate.</p> <p>The assessment of landscape value by the respondent does not utilise Natural England Guidance on assessing Natural Beauty and as indicated at paragraph 4.2 undertakes the assessment in relation to the value of land at Halfpenny Close on a site basis. This approach is not in accordance with Natural England Guidance or the practical application of factors relating to Natural Beauty or value as noted above.</p> <p>Natural England agrees that the site is attractive and given its interrelationship and connectivity to surrounding hills and watercourses is considered to form part of a track of high-quality landscape which meets the natural beauty criterion.</p> <p>The consideration of access and recreational value is not a requirement of assessment for designation as AONB. In any event, there is no requirement for every parcel of land in a designated landscape to meet the designation criteria and in fact there are often areas within a designation which do not meet the criteria and which are 'washed over' in a wider sweep of land that does qualify overall.</p>

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		<p>Inclusion of land at Halfpenny Close within the AONB boundary extension does not prohibit development. The National Planning Policy Framework (Dec 2023) maintains the highest level of protection in relation to conserving and enhancing the landscape and scenic beauty of AONBs and includes a limited number of specific policies restricting development within them. The NPPF does not prevent appropriate, sustainable development being granted permission. Statutory development plans covering AONBs will set out policies to provide for appropriate development within AONBs which conserves and enhances the designated area whilst meeting local needs for housing and other development in line with the NPPF.</p> <p><u>Conclusion</u> No change.</p>