

Cranleigh Parish Council

Neighbourhood Plan Committee



ASVI Review

Purposes of Designation

The purpose of the designation 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



Background:

- 1981 Local Plan Brief set out the criteria for ASVI designation
- ASVIs were then defined in the 1984 Local Plan
- Local Plan 2002 reiterated the role of ASVIs and included an ASVI policy

Background:

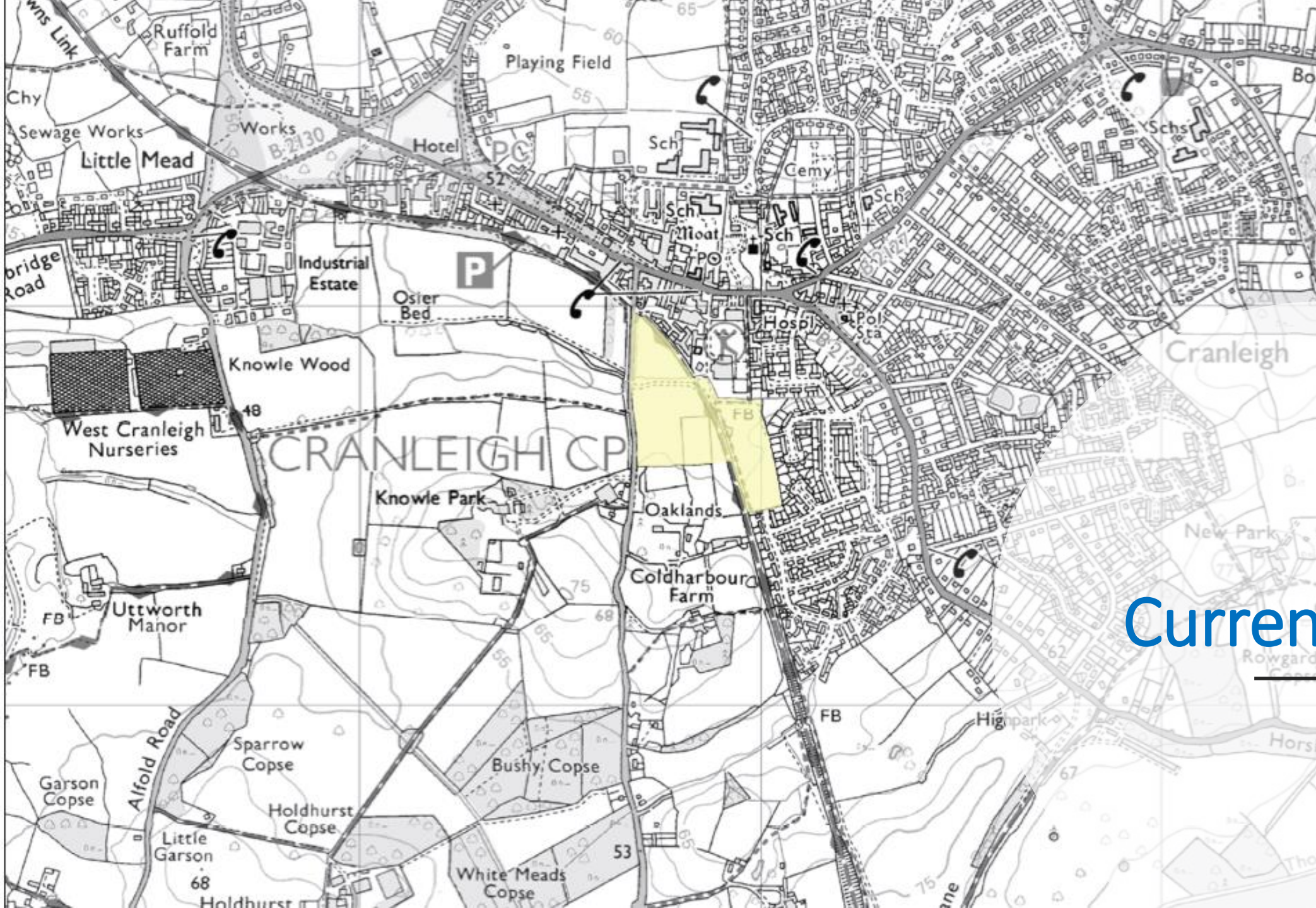
Local Plan Part One Policy RE3 retained the ASVI in Cranleigh pending a review:

iv. The Area of Strategic Visual Importance

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

Local Plan Part Two:

- 5.29 The ASVI in Cranleigh is being reviewed as part of the Cranleigh Neighbourhood Plan and so the boundary review will not be included in Local Plan Part 2 (although Policy RE3 of Local Plan Part 1 applies).



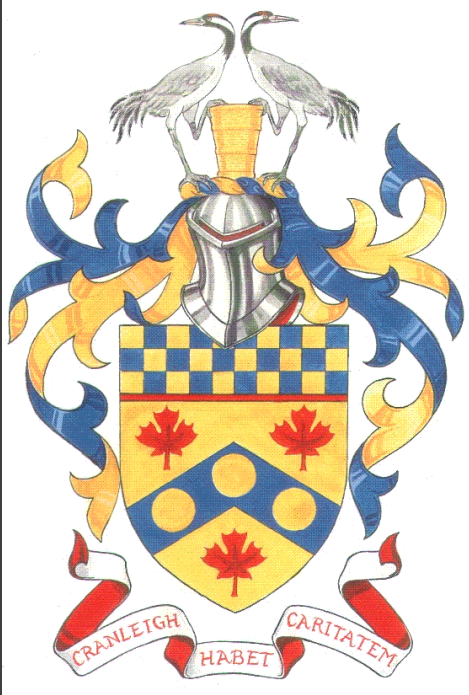
Current ASVI:





Proposed ASVI

ASVI Draft Proposal



- Draft review document sent to Waverley Borough Council 26 January 2018, with suggestion to include Centenary Garden Area, Bruce McKenzie Field, Beryl Harvey Field and Allotments
- Reply received from Officers 9 February 2018 suggesting extending the ASVI to include private land to the east of the Allotments and Beryl Harvey Field and to omit Bruce McKenzie Field.
- Clarification sought on inclusion of private land on 14 February 2018

Waverley Borough Council



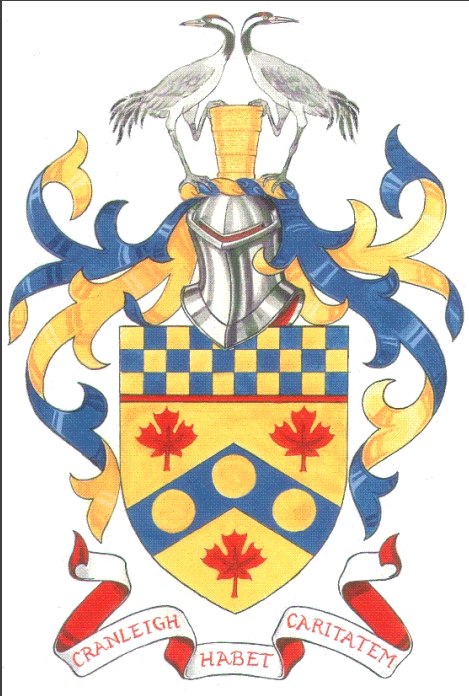
'The answer is that yes in theory you can include privately owned land in the ASVI and indeed some of the other ASVIs in the Borough do include privately owned land. If you do wish to include privately owned land in the ASVI then the land owner should be consulted and it would be preferential to have their agreement for the land to be included.'

Steps taken



- Private Landowners contacted
- Bruce Mc Kenzie Field removed in accordance with advice from Waverley and discussions with football club were in place regarding adding an additional playing pitch

NP Informal Consultation



- Advertised on Parish Council website
- Page in Challenger that went to every household
- Flyers handed out in the village
- Posters and Banners advertising event
- Cranleigh Community Facebook Page
- Parish Council Twitter feed
- Event was over 3 days and included an all day session, an evening and Saturday morning

NP Informal Consultation

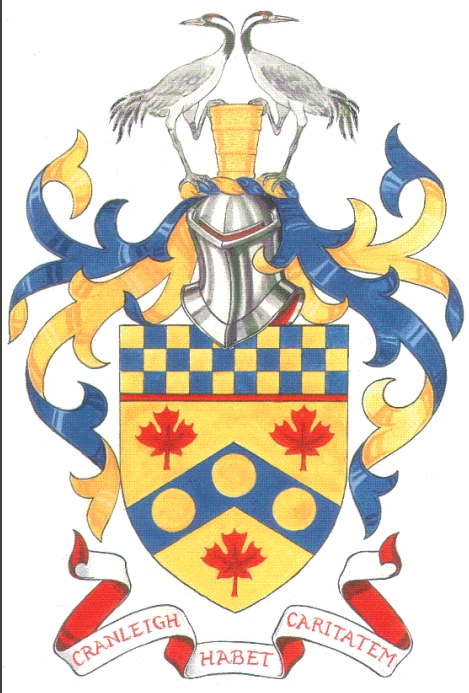


- Available at the ASVI informal consultation station:
 - Full copy of the draft review proposal document
 - Large maps of the current and proposed ASVI
 - Large poster of key points of an ASVI
 - Large poster of draft review conclusion
 - Councillor available to answer specific queries



NP Informal Consultation

- The consultation is informal and has not been confined to the July public events.
- We welcome the additional input from landowners and other interested parties. Our understanding is that all landowners have now engaged with this process.
- We welcome the opportunity to review the draft ASVI review document with stakeholders on a face-to-face basis.
- Our intended timetable means this will need to be completed by the end of October 2018.



Next Steps of the Plan Process

- Finalise the ASVI review document
- Draft plan to Waverley Borough Council for informal comment. Consider and make amendments as appropriate
- Put Plan forward for formal consultation at Regulation 14, amendment in light of representations as appropriate
- Proceed to Regulation 16 formal consultation, Examination
- Referendum