



Cranleigh Neighbourhood Plan

2018 – 2032

Consultation Statement

September 2019



CONTENTS

1	CONSULTATION PROCESS	1
2	KEY RESPONSES FROM CONSULTATION	7
3	JULY 2018 3 DAY INFORMAL CONSULTATION	17
4	REGULATION 14 PRE-SUBMISSION CONSULTATION	19
5	FURTHER COMMENTS REGULATION 14 PRE-SUBMISSION CONSULTATION FROM WAVERLEY BOROUGH COUNCIL	20

Appendix A Community Engagement Strategy

Appendix B Regulation 14 Consultation process

Appendix C Regulation 14 Consultation representations and responses

Appendix D Further informal comments by Waverley Borough Council following
Regulation 14 Consultation

1 CONSULTATION PROCESS

Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Cranleigh Neighbourhood Plan (CNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the CNP are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved community groups over approximately five years, as well as surveys, public meetings and events. This has been overseen and coordinated by firstly Cranleigh Parish Council, secondly the Neighbourhood Plan Committee of Cranleigh Parish Council and thirdly the Neighbourhood Plan Steering Group including working groups, which were formed to lead the CNP at the beginning. In the latter stages of the CNP process a Consultant was employed to assist with putting the Plan together, using the evidence we gathered from our consultation. Views and interactions from this entire process led to the Vision and Objectives in the CNP, and subsequently therefore form the basis for the key policies set out in the CNP.

Organisational structure of the CNP

- 1.4 The CNP has been prepared after extensive community involvement and engagement. The CNP has reflected the views of the community which expressed a strong preference for new development to be located on previously developed land (brownfield land) meeting local needs along with the provision of community infrastructure whilst protecting and enhancing biodiversity. They wanted energy efficient, well-designed homes with adaptability built in to accommodate residents' changing needs, whilst complementing existing styles and preserving the village character and heritage of Cranleigh. The community expressed the very strong view that they wanted Cranleigh to retain its 'village feel', whilst providing for a mix of housing with a variety of tenures, from social and affordable to market homes, reflecting the existing housing density of the village with adequate off-road parking and sufficient green spaces. Furthermore the community agreed that local employment and businesses should be encouraged and supported, including rural enterprises.
- 1.5 The structure put in place was a Steering Group comprised of residents with a link Parish Councillor who reported back to Cranleigh Parish Council. The Steering Group worked with Locality who helped and advised on major points in the process. The Steering Group worked alongside smaller working groups who looked at specific key areas such as Economy, Community and Infrastructure, Environment, Heritage and Design and Transport.

- 1.6 The Steering Group changed somewhat over the period of time it took to complete the CNP but originally comprised 7 volunteers from the community and 1 Parish Councillor. At one point we had approximately 60 community volunteers with regular Working Groups of 43 people in total. The Steering Group published minutes of their meetings and the link Councillor reported back to the Full Parish Council every month. There is more detail about the Steering Group on the Cranleigh Parish Council website (https://www.cranleigh-pc.gov.uk/Steering_Group_Minutes_18818.aspx). This includes minutes of their meetings held from 2015 to 2018.

Cranleigh Neighbourhood Plan timeline

- 1.7 Throughout the process, the Steering Group and the Parish Council worked with Waverley Borough Council (WBC) seeking advice and guidance on the emerging policies.
- 1.8 Regular meetings were held at various intervals with officers from WBC to address matters pertaining to, the progression of the CNP.

Public Events & Consultations	Further Information in Appendix 2	
Public Meeting at Village Hall Public Meeting at Glebelands School	13 Jan 2014 27 Jan 2014	Attended by approx. 300 residents, 117 signed up Attended by approx. 300 residents, 39 signed up
Neighbourhood Plan Group starts	31 Mar 2014	Steering committee and working groups set-up.
Village Businesses.	Summer 2014	Contacted businesses in the village, 350 by email & 200 by hand delivered letters. There were 70 responses.
Cranleigh Agricultural Show & Cranleigh Carnival	August 2014	Raising awareness of the neighbourhood planning process, mini survey completed
CNP Survey 1	February 2015	To obtain the views of the community
Littlemead Industrial Estate (15 units)	Mar 2015	Door to door NP Survey distribution & interviews to encourage participation
CNP Survey 2	26 Mar 2015	To obtain the views of the community on specific issues
Village Hall NP Open Day	26 Mar 2015	To engage the local community and launch NP Survey 1. Displays, information and progress to date given. Obtained demographic information. General comments received.
Spring into Cranleigh day	May 2015	Information provided, and NP Survey 2 launched. General comments received.
Park Mead School Parents	June 2015	Interviewed & offered parents the NP Survey 2 & online links aiming at young busy parents in a low response area.
Band Room Open Evening	16 June 2015	To engage the local community and obtain responses to draft objectives.

Public Events & Consultations	Further Information in Appendix 2	
Cranleigh Carnival	27 June 2015	Displays, information provided and public engaged and encouraged to note down comments - 'Have Your Say'. Responses to draft objectives.
Hewitt's Industrial Park (30 Units)	July 2015	Interviews using a questionnaire with 7 of the 8 businesses left on the Park (since closed and residential planning permission granted).
Glebelands School Children	July 2015	54 pupils in year 10 undertook a NP Survey with some giving additional verbal comments
Youth Club Members	Sep 2015	15 young people undertook the NP Survey, and some gave additional verbal comments
Exhibition at Village Hall	26 Nov 2015	To present the emerging draft Neighbourhood Plan and the Building for Life Standards. To present the concept of 'Shared Space'. To promote NP Survey 3. To pick up any points and general comments that may have been overlooked.
CNP Survey 3	Nov - Dec 2015	To present emerging policies from the draft NP and gather the community's views.
Talks with Developers & Landowners	Jan - May 2016	To exchange information about the current development proposals and the draft NP.
Chamber of Commerce Debate on EU	13 May 2016	To engage with the business community and note their needs and comments on the economic future of Cranleigh.
Cranleigh Community Showcase	21 May 2016	To showcase the CNP to the community as part of the pre-submission stage.
Interviews at Manfield Park (17 Units)	May 2016	A site visit to gain further insights into existing commercial businesses and encourage engagement
Waverley Borough Council	12 Oct 2016	Informal consultation on draft plan
Cranleigh Community Showcase	28 April 2017	To showcase the current draft of the Cranleigh Neighbourhood Plan to the community as part of the pre-submission stage
Village Hall Event (Update on draft CNP and Arts and Leisure Surveys)	10 Aug 2017	To obtain further general observations and further comments on Leisure and Arts activities in Cranleigh.
Farming Community	Feb 2018	Meetings with local farming community to gather feedback on neighbourhood plan and to establish communication channel between rural and urban communities.
Representatives of Summerlands Estate Residents Association	Feb 2018	Consultation on green spaces within the Summerlands Estate
Waverley Borough Council	1 April 2018	Informal consultation on draft policies

Public Events & Consultations	Further Information in Appendix 2	
Band Room presentation and update to residents	26 June 2018	Provided an update to residents on the Neighbourhood Plan and promoted next consultation dates.
Cranleigh Carnival	30 June 2018	Update on NP process and promote July informal consultation, flyers distributed.
Village Hall Event (over three days)	12, 13 & 14 July 2018	To obtain comments on objectives, policies, green spaces, ASVI review, call for sites and suggested projects. Advertised on Parish Council website Page in Challenger that went to every household Flyers handed out in the village Posters and Banners advertising event Promoted on Cranleigh Community Facebook Page Parish Council Twitter feed Event was over 3 days and included an all-day session, an evening and Saturday morning to capture all members of the community.
Waverley Borough Council	July 2018	Informal consultation on draft policies
Regulation 14 Draft Neighbourhood Plan	12 February 2019 until 26 March 2019	Six-week formal consultation see Appendix B.
Rowleys Community Centre	26 February 2019	Community Centre visit presentation to staff/members, copies of draft CNP and response forms provided (Reg 14).
Village Hall (all day event)	07 March 2019	All day public consultation 9.00am – 8.00pm on Regulation 14 draft of the Neighbourhood Plan.
Waverley Borough Council	02 July 2019	Informal consultation on draft policies after Reg 14 amendments
NP Surveys, Interviews & Consultations	The NP Survey questions and results are on http://www.cranleigh-pc.gov.uk	
Publicity	2014-2017	
Parish Council Website (minutes and information), Surrey Advertiser, Cranfold Life, The Challenger, Vantage Point, Round & About, West Sussex County Times, Parish Council Newsletter, BBC Radio Surrey, Flyers, Posters Cranleigh Carnival, Cranleigh Show.		

Engaging with hard-to-reach groups

- 1.9 Throughout the process, the CNP Working Group was aware that there was the potential for engagement to fail to reach certain groups. The Group reviewed the feedback from the main sources of engagement (Public Sessions and Questionnaires) to ascertain whether there were any particular sections of the community that were being under-represented. It was identified that there was a lower response from the Under 40 age groups, people living in the Park Mead

area and rural business owners. Targeted events were held at the Cranleigh Carnival which attracts large numbers of young working families, at Park Mead School and individual meetings held with local farmers. A youth survey was also carried out at Glebelands School. It was felt that a reasonable cross-section of the community had given their views or been provided with the opportunity to do so. Events were held during the day, evenings and on Saturday mornings to ensure that all groups had reasonable opportunities to attend.

- 1.10 It was also felt that the scope of our ongoing engagement and communications was sufficient to capture all age groups in the area.



Strategic Environmental Assessment

- 1.11 At the request of Cranleigh Parish Council, Waverley Borough Council undertook a Strategic Environmental Assessment (SEA) screening assessment in January and February 2016. This concluded that an SEA of the Cranleigh Neighbourhood Plan was required.
- 1.12 In May 2018, Cranleigh Parish Council issued an SEA Scoping Report for consultation to Waverley Borough Council and the statutory bodies (Environment Agency, Natural England and Historic England). Following representations by those bodies, the final SEA Scoping Report was prepared and issued in July 2018.
- 1.13 In March 2019, Cranleigh Parish Council prepared the Sustainability Report incorporating SEA. In April 2019, as part of preparation for Pre-Submission (Regulation 14) Consultation, an informal consultation on the Cranleigh Neighbourhood Plan and Sustainability Report was undertaken with Waverley Borough Council. Some minor comments were offered which were included in the submitted version of the Sustainability Report at Regulation 16 stage.
- 1.14 The screening opinion, scoping report and SEA document are provided separately.

Habitats Regulations Assessment

- 1.15 Screening undertaken by Waverley Borough Council as part of the SEA process also included consideration of the need for a Habitats Regulations Assessment, including Appropriate Assessment. This concluded that the Local Plan Part 1 2032 contains a sufficient policy framework to avoid adverse effects on the integrity of any European sites, within or beyond the borough boundary, either alone or in combination with other plans and projects.
- 1.16 Therefore, as the Cranleigh Neighbourhood Plan has to be in general conformity with the strategic policies of the Local Plan, and the amount and location of development is proposed to be in line with what has been assessed through Local Plan Part 1, it was concluded that the Cranleigh Neighbourhood Plan is unlikely to have a significant effect on a European site and therefore does not require an Appropriate Assessment.
- 1.17 Natural England, in its response (dated 19th February 2016) to the Cranleigh Neighbourhood Plan SEA screening process undertaken by Waverley Borough Council did not consider that the Cranleigh Neighbourhood Plan required an HRA.

2 KEY RESPONSES FROM CONSULTATION

2014 Business Survey

- 2.1 The Business Questionnaire was issued in 2014 to enable the Steering Group to understand the current status of business in Cranleigh. 550 emails and letters were issued and 70 responses were received: 32 on paper and 38 on Survey Monkey (full details on website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/BusinessSurveyResults.pdf>)
- 2.1.1 Responses were principally from Retail and Service companies, from small companies and from companies which have been in Cranleigh for over 10 years. Respondents said that Cranleigh's greatest assets were its local customer base, proximity to London, excellent parking, strong local business network, and low rental rates.
- 2.1.2 Impediments to business growth were identified as poor transport links, level of rents; tough economy, Poor parking and the level of business rates.
- 2.1.3 Respondents were mostly positive about remaining in Cranleigh with a number predicting steady growth with the majority envisaging this would be with the same number of employees.
- 2.1.4 Additional interviews were held with tenants on the Littlemead Industrial Estate who identified a lack of parking for customers and staff <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Appendix%203.2%20Littlemead%20Industrial%20Estate.pdf> and Hewitts industrial Estate <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Hewitts.pdf> they highlighted was in a dilapidated state and faced with closure (subsequently developed for residential dwellings).

2014 Mini Survey Cranleigh Show

- 2.2 The Neighbourhood Plan stall at the Cranleigh Show in August 2014 was to introduce the concept of Neighbourhood Plans and what they can achieve and to gauge community opinions on housing growth. There were approximately 300 visitors to the stall with 101 people completing the questionnaire (full details are on the website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Appendix%202.6%20Cranleigh%20Showground.pdf>). In summary, the main points raised were:
- 2.2.1 Respondents strongly agreed that housing should be on brownfield sites within the current settlement boundary and the preferred number of dwellings on each site 100 or less.
- 2.2.2 People wanted a mixture of market and affordable housing of varying types from small to large. A number of people also wanted homes for rent for people from Cranleigh only, as well as retirement homes/sheltered housing.

Resident Surveys

- 2.3 The CNP Steering Group undertook three surveys in 2015 on a variety of topics in order to identify the community's priorities (summarised on the website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Appendix%203.6%20General%20Surveys.pdf>). To keep the analysis as clear and simple as possible respondents were at first asked to give single answers to the questions. However, a few respondents wished for multi-choice answers and also wanted to be

able to provide comments. Survey 2 enabled multiple answers and comments to be made. Survey 3 then sought to confirm that the emerging objectives for the plan reflected the community's views, and also provided the opportunity for individual comments.

CNP Survey 1

- 2.4 Survey 1 was created to gather information about what people thought about Cranleigh including their likes and dislikes. 413 responded to survey 1 (full details on the website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/SurveyOne.pdf>). Some of the main points were:
- 2.4.1 People liked Cranleigh's 'village feel' and proximity to the countryside and disliked traffic congestion in the High Street.
 - 2.4.2 The most common methods of transport of respondents were by car and on foot.
 - 2.4.3 Green spaces should be protected.
 - 2.4.4 New development should be of differing styles but should complement existing character.
 - 2.4.5 New development should be within easy pedestrian access of the High Street.
 - 2.4.6 New housing should be sustainable, have off street parking and be adaptable for older people and those with mobility issues.
 - 2.4.7 New business should be located on existing unused business land.

CNP Survey 2

- 2.5 Survey 2 gathered additional opinions on affordability of new development as well as tenure and size of dwellings. 322 responded to Survey 2 (full details available on the website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Results-of-Survey-2.pdf>). Some of the main points highlighted were:
- 2.5.1 More housing was required for people with disabilities.
 - 2.5.2 Additional affordable homes including rented dwellings were identified as important.
 - 2.5.3 Shared ownership homes were identified as important.
 - 2.5.4 New development should be on previously developed land.
 - 2.5.5 A range of dwelling sizes were identified as being needed with 2 and 3 bedroom dwellings being popular.
 - 2.5.6 The height of dwellings should be limited to 2 storeys and have off-street parking.
 - 2.5.7 Preserving the heritage and character of the village was very important to the community.
 - 2.5.8 Preserving the local ecology was very important to the community.
 - 2.5.9 More business and employment identified required.

CNP Survey 3

- 2.6 Survey 3 outlined the emerging policies of the Neighbourhood Plan Steering Group and sought to gauge the general opinion of the community on these. 700 responded to Survey 3 (full details

available on the website [https://www.cranleigh-pc.gov.uk/ UserFiles/Files/Results-of-Survey-3.pdf](https://www.cranleigh-pc.gov.uk/UserFiles/Files/Results-of-Survey-3.pdf)). This included policies on:

- 2.6.1 Housing including the differing size, style and tenure of new development, including density and plot sizes.
- 2.6.2 Employment including the expansion of retail and commercial premises, attracting new business and encouraging rural enterprise.
- 2.6.3 General policies on flood control, protecting green spaces, build quality and enhancing the character of Cranleigh.
- 2.6.4 Aspirational projects were included for consideration for S106 contributions.

Youth Survey

- 2.7 Approximately 70 young people responded to the Youth Survey (full details on the website [https://www.cranleigh-pc.gov.uk/ UserFiles/Files/Youth-Survey.pdf](https://www.cranleigh-pc.gov.uk/UserFiles/Files/Youth-Survey.pdf)). Some of the main points were:
 - 2.7.1 Overall it was viewed as important to continue to live in a village like Cranleigh when the young people were older.
 - 2.7.2 Heritage and character of the village and surrounding countryside were viewed as important.
 - 2.7.3 The majority of those interviewed thought they would like to be at university in 5 years' time with the next largest group living with friends.
 - 2.7.4 The majority indicated they would be moving on to Sixth Form College and would be traveling there by bus.
 - 2.7.5 The majority used footpaths and cycle routes and thought they were adequately maintained.
 - 2.7.6 The majority thought they would travel to another town or city in order to pursue a career.
 - 2.7.7 The majority believed that sports facilities were adequate and used the Leisure Centre gym and pool. They also used the countryside around Cranleigh for walking and running.
 - 2.7.8 The majority shopped in Cranleigh but wanted more clothes shops and a cinema.

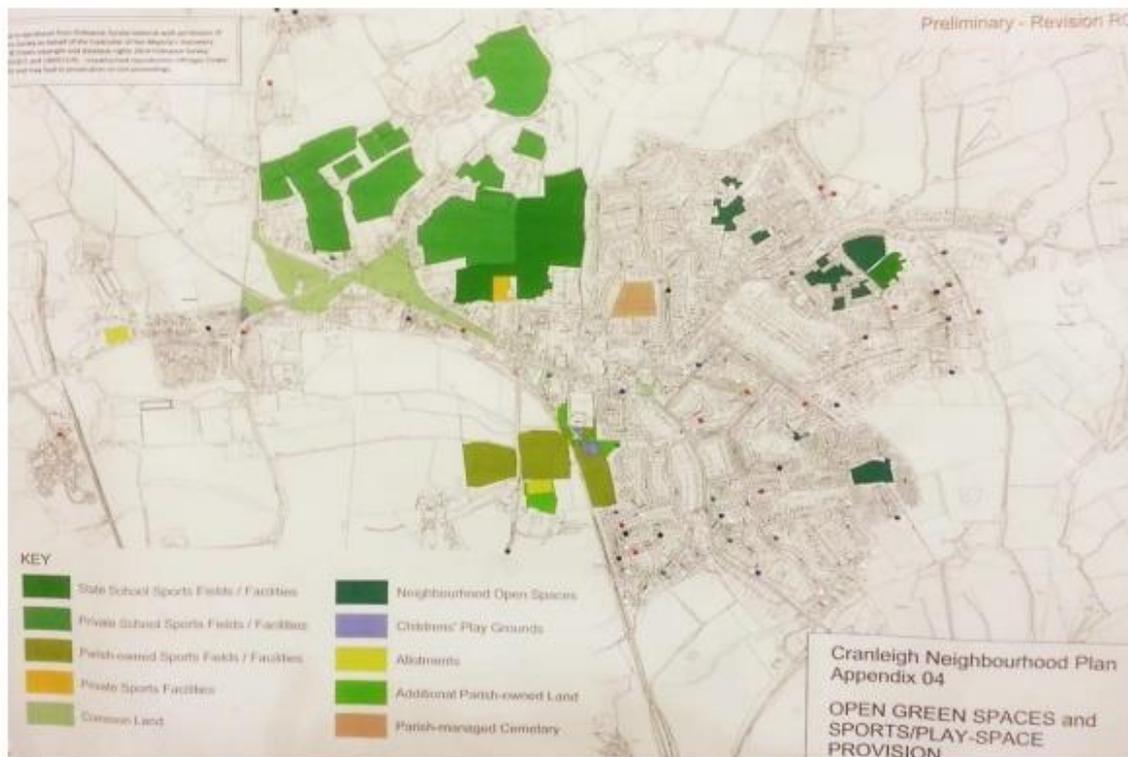
Band Room Open Evening June 2015

- 2.8 An evening workshop was held so that residents not able to come to events during the day had the opportunity to attend an event for the Cranleigh Neighbourhood Plan. Residents was asked to comment on the emerging vision and objectives of the Neighbourhood Plan.
- 2.9 A member of the Steering Committee of the Neighbourhood Plan sat with each group of participants to explain the process and answer any queries. Collective Responses are recorded in Appendix 2.3 [https://www.cranleigh-pc.gov.uk/ UserFiles/Files/Appendix%202.3%20Band%20Room%20Meeting.pdf](https://www.cranleigh-pc.gov.uk/UserFiles/Files/Appendix%202.3%20Band%20Room%20Meeting.pdf).

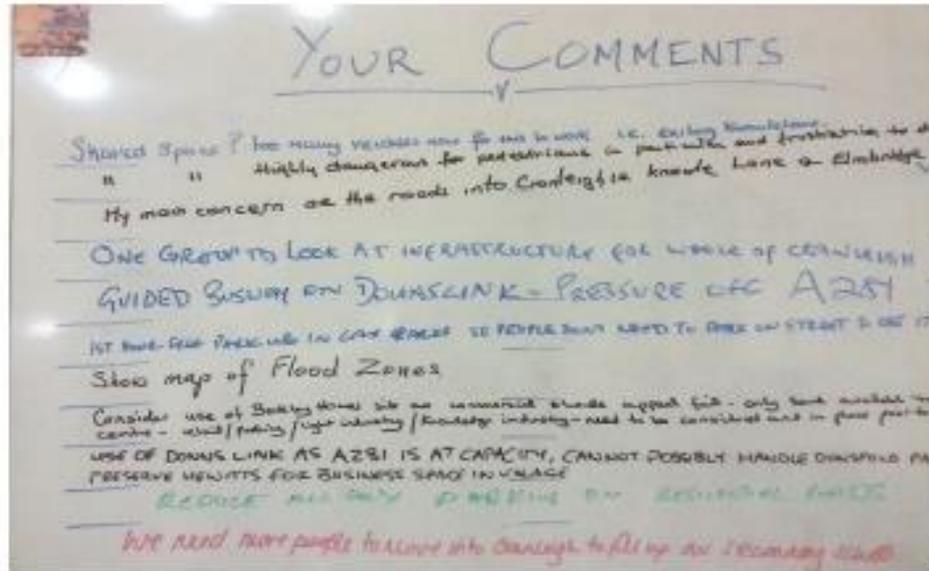
Village Hall Exhibition November 2015

- 2.10 Event to primarily present the emerging latest draft of the Neighbourhood Plan, the Building for Life Guide and to promote Survey 3 (full details on the website <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Appendix%202.5%20Village%20Hall%20Exhibition.pdf>).
- 2.11 Approximately 100 people visited the event and were asked to indicate which part of the village they lived in by adding a pin to a map. Neighbouring Parish Councils were also invited.

PIN-BOARD MAP OF CRANLEIGH SHOWING WHERE PEOPLE ATTENDING EVENT LIVED



- 2.12 People attending were also asked to leave comments on a Whiteboard. An example is shown below.



Summary of Comments:

- Shared space? – too many vehicles for it to work i.e. exiting Knowle Lane.
- Shared space – highly dangerous for pedestrians in particular & frustrating to drivers.
- My main concern are the roads into Cranleigh i.e. Knowle Lane & Elmbridge.
- One group to look at infrastructure for whole of Cranleigh.
- Guided busway on Downlink – pressure off A281.
- First hour free parking in car park so people don't need to park on street for free.
- Show map of flood zones.
- Consider use of Berkley home sites as commercial should appeal fail, only land available to expand centre – retail / parking / light industry / knowledge industry, need to be considered and in place prior to February.
- Use of downlink as A281 is at capacity, cannot possibly handle Dunsfold Park.
- Preserve Hewitt's for business space in village.
- Reduce all day parking on residential roads.
- We need more people to move into Cranleigh to fill up our secondary school.
- Extend village way car park into Snoxhall fields by demolishing tennis courts.
- ECO homes are needed.
- Business needs grow own spaces.
- The mix of housing should include more 1 / 2 people houses available to rent.
- Development companies forced to keep traffic off high street. They must use A281 & enter their construction sites via Alford Road.
- Affordable housing for Cranleigh's children.

- Youth café needs to be re-opened
- Reduce parking charges

August 2017 Arts and Leisure Surveys and Neighbourhood Plan Update

- 2.13 Update on progress of Neighbourhood Plan by the Neighbourhood Plan Committee and mini surveys to gauge satisfaction with Arts and Leisure provision in the village, identify S106/CIL projects, and find out what residents would like to see more of (full details on the website https://www.cranleigh-pc.gov.uk/_UserFiles/Files/Appendix%202.7%20Arts%20and%20Leisure%20Consultation.pdf)
- 2.14 Approximately 120 people attended the event with 49 people completing the Leisure Survey and 81 completing the Arts Survey.
- 2.15 32 people were satisfied with the quality of the Leisure facilities with the majority of these thinking there was enough provision in Cranleigh. Approximately half of the people surveyed didn't think it was difficult to access Leisure in the village. Comments on what additional leisure provision they would like to see included tennis, a MUGA, disabled access and better changing facilities.
- 2.16 72% (58 people) were happy with the quality of local arts provision in Cranleigh with about half stating there was enough, and that it was not difficult to access. Comments on what additional arts provision people wanted to see included exhibitions, theatre, live streaming, more workshops and music education. People were also asked to rank their preferred options, the top three were theatre followed by live music and cinema.
- 2.17 A map was provided for people to place a dot on the community facilities that were most important to them:

Facility	No. of Dots
Community Recycling Centre	63
Arts Centre	34
Leisure Centre	18
Snoxhall Fields	15
Market	14
Cranleigh in Bloom	13
Hospital	11
Library	10
Tennis courts	10
Village Hall	9
War Memorial	9
Beryl Harvey Field	7
The Band Room	7
C of E Church	7
Health Centre	6
Public Toilets	6
Fountain Square	5

Cemetery	4
Allotments	4
Baptist Church	4
Obelisk	3
Bruce Mackenzie Field	3
Rowleys	3
CAB	2
Trough	2
Cricket Club	2
Roman Catholic Church	2
Skate Park	1
Public Art	1
Council Offices	1
The Common	1
Grass Tennis Courts	1
Methodist Church	1
Girl Guides	
Scouts	
Millennium Sculpture	
Youth Centre	
Flagpole	

2.18 General ideas about community facilities needed for Cranleigh were also asked for, a number of people made the same point which is indicated in the second column below:

Your Ideas	Number of People
Youth Club	
Help Cranleigh remain a village and not get too big	
More speed limits	
Declare independence from WBC	
We could do with the railway re-opening	2
Stop illegal parking on the grass on the Common	
More regular emptying of waste and pooh bins along Snoxhall path	
Indoor tennis and tennis club	3
Improve High Street pavements surface	
Crossing needed nearer the Common	
Look at the mix of buildings on the High Street old and modern unattractive	
No more houses	
More affordable housing	
No more housing til infrastructure is improved	

Your Ideas	Number of People
Traffic to/from Guildford too heavy already	
s106/CILs need to come to Cranleigh not Waverley	
Keep Cranleigh a village	
More consultation re-planning so village is involved/listened to	
Keep recycling centre	13
Stop unfair burden on Cranleigh re all this new housing. Waverley can send to other towns	
Protect our hedgerow and trees especially re development - don't let developers just cut all all down and replace with fences	
Improved roads re 1,300 more houses and more to come	
No more housing developments, infrastructure not here, brownfield sites first	
Enforcement of High Street parking restrictions	
Get rid of High Street pavement sweeper	
Better cycle lanes	
Encourage more local employment	
Re=organise recycling on lines of Billingshurst which is so much more accessible for those of us who cant cart rubbish up steep steps. Help seldom at Cranleigh	
Public transport south	
Lawn tennis courts on Snoxhall cricket pitch	
More renewable energy	
No more development without realistically considering impact on roads/traffic/car parking	
More pavements and roads	
Air quality	
Stop High Street parking totally	
Museum	
Become involved in Neighbourhood Plan	
Re-instate free swimming for pensioners	
Traffic lights on one way road at Cedar Court	
Resident parking for people with no parking who live on the Common	
Sports hall in Leisure Centre for specific groups age and activities	
Park bench by end lamp post along Snoxhall footpath	
More park benches Snoxhall	
Indoor and outdoor tennis facilities	
Better leisure centre facilities	
No more building houses on green spaces	
Don't spoil Cranleigh with too much development	
Don't make Cranleigh feel like a town	
Celebrate Cranleigh - it's a fab place	
Air quality in the High Street already at dangerous levels without all the cars to be added by the housing	

Your Ideas	Number of People
Increase village hospital provision	
No more housing	
First hour of parking should be free	
Increase support for local shops	2
Stop High Street parking totally	
Cheaper tennis court hire discount for juniors	
Check flooding map issued by Amlets development it covers the whole village	
Leave WBC, Cranleigh first	
Love hospital	
Need for a new community hospital and/or an additional doctors surgery?	
Improved/new Sewage Treatment plant?	
All external boundaries of new building plots for ,say 25+ houses, to be surrounded with any existing hedgerows/trees or, if none are 'existing', then an appropriate planting schemes to be encouraged/required so the building sites/developments don't simply have wooden fencing.	
Plan re phased replacement of asbestos pipes or at least a full report to be commissioned on their safety	
Existing flood provisions having to change in light of the new developments, so a plan is needed/extra investment to effect such plans g. to remain a village, not become a town	
Increased levels of (and a known structure for) public consultation re planning matters for any significant building pots eg 25+ houses, including WBC surgeries, public meetings (with WBC, SCC, Surrey Highways all attending)	
Potholes from additional lorries to all the developments	
Any 'special projects' such that additional funding would be made available from the Governments pot? Who would make the case for any of them to be a special project?	
New secondary school	
Massively improved transport links esp. A281, Elmbridge Road m. water pressure n. other???	

February 2018 Interviews with Rural Communities

- 2.19 Farming was acknowledged to be an isolated occupation with few opportunities to meet with other similar businesses, however attempts to arrange wider group meetings proved to be unsuccessful. Three farmers were interviewed with land (One small farm, two larger enterprises, all with varying mixed usage) situated all or partly within the Cranleigh Parish boundary (full details on the website https://www.cranleigh-pc.gov.uk/_UserFiles/Files/Appendix%203.8%20Farming%20Community.pdf).
- 2.20 None of the interviewees had been approached by Waverley Borough Council in connection with the Local Plan or Economic Development. It was felt that farming had a very low priority in Waverley and was not even on the Council's radar.
- 2.21 Concerns were raised about the significant amount of new residential development in and around Cranleigh, this would result in an increase in vehicle movements on the rural road

network and have a detrimental impact on farmers when moving stock (incidents reported of road rage amongst motorists towards farmers had increased with one farmer reporting a recent incident of physical assault).

- 2.22 The interviewees felt that additional local affordable housing would probably have little impact on the supply of farm workers, although it was generally welcomed.
- 2.23 Slow broadband speed was highlighted as a problem in some areas despite fibre being available, however the cost was prohibitive to install fibre from the public highway, where it is installed, to farm buildings. Some funding towards this cost would be helpful.
- 2.24 Difficulties in attracting farming staff had been experienced, this was mainly but not solely attributed to lack of local entrants to farming, negative perception of farming as a career, high local house prices and the cost of supplying tied housing. Farming was now far more technical in nature and there was perceived to be a lack of information, training courses and qualifications available. Attempts to arrange a talk on farming as a career was not taken up by Glebelands Secondary School in Cranleigh.
- 2.25 Queries concerning the impact of a reduction in supply of employees from EU countries post Brexit did not appear to be viewed as a serious problem. There were concerns expressed with regard to the receipt and level of EU farm subsidy payments which will be made until 2024 but there was no information available as to what would happen after this. There were also considered to be some advantages to be had in exchange rates for exported produce.
- 2.26 It was acknowledged that farms needed to diversify in areas such as the commercial use of outbuildings, glamping, residential conversions of outbuildings under permitted development rights, renting additional houses on farmland, as well as taking advantage of local opportunities to sell high quality produce (meat, milk, cheese) which would result in lower costs for farmers in getting their produce to market.
- 2.27 Additional opportunities were identified in the recent boost in demand for raw milk, the siting of communication masts on farmland, renewable energy and also providing wider recreational access to the countryside.
- 2.28 Identified threats included the change in business rates from April 2017 which meant many farmers had been faced with considerable increases. While farm buildings and agricultural land are exempt from business rates as long as they are being used for agriculture, diversified farm businesses are often subject to business rates.
- 2.29 There were also complaints about the general level of business rates charged which were not seen as commensurate with other farming areas across the country.
- 2.30 Concerns about additional costs and animal welfare issues associated with local cattle markets closing as well as local abattoirs.
- 2.31 Climate change was also identified as an issue which affected lambing season as well as the sowing, growth, and harvesting of crops. Farmers needed to have additional capacity to store water so that they could deal with drought situations, however this was costly.

3 JULY 2018 3 DAY INFORMAL CONSULTATION

- 3.1 Informal Consultation held over three days from Thursday 12 to Saturday 14 July 2018 to ensure maximum participation with community and opportunity to comment. Displays in Village Hall on the emerging draft plan, its vision, emerging objectives, emerging policies, call for sites, green spaces, Area of Strategic Visual Importance (ASVI) and aspirational projects.



- 3.2 Separate stations were set up with a Parish Councillor assigned to each station to answer any queries together with questionnaires/comment forms, full details available on the website https://www.cranleigh-pc.gov.uk/Survey_Results_18798.aspx .
- 3.2.1 ASVI questionnaire provided with maps of existing and proposed ASVI with copies of the Review of Cranleigh's Area of Strategic
- 3.2.2 Visual Importance (ASVI) Report July 2018 <https://www.cranleigh-pc.gov.uk/UserFiles/Files/Cranleigh%20ASVI%20Review%20July%202018%20FINAL.pdf>
- 3.2.3 Green spaces questionnaire with maps of all areas.
- 3.2.4 Cranleigh Neighbourhood Plan Vision, Objectives and Policies Consultation questionnaire with full copies of the merging CNP draft development plan.
- 3.2.5 Call for sites information provided on all the sites assessed (full details on website including site maps https://www.cranleigh-pc.gov.uk/Site_Assessments_18814.aspx), copies of the Waverley Borough Council Land Availability Assessment May 2018 https://www.waverley.gov.uk/downloads/download/2389/land_availability_assessment_la_a_may_2018 were available together with a summary report <https://www.cranleigh-pc.gov.uk/UserFiles/Files/12.02.19%20->

[%20Cranleigh%20NP%20Summary%20of%20assessed%20development%20sites.pdf](#).

Those with minor and no constraints were consulted on with the community through the comments form.

- 3.2.6 A list of projects was also consulted with residents placing dots next to the projects that they wanted to prioritise and this formed the basis of the Parish Council Business Plan [https://www.cranleigh-pc.gov.uk/ UserFiles/Files/Cranleigh%20Parish%20Council%20Business%20Plan%202018%20Final%20Version.pdf](https://www.cranleigh-pc.gov.uk/UserFiles/Files/Cranleigh%20Parish%20Council%20Business%20Plan%202018%20Final%20Version.pdf)

4 REGULATION 14 PRE-SUBMISSION CONSULTATION

- 4.1 The Neighbourhood Plan Committee finalised the Draft CNP in February 2019. The Regulation 14 Pre-Submission Consultation ran for six-week period from Tuesday 12 February 2019 until 5.00pm on Tuesday 26 March 2019. Paper copies of the draft CNP were made available at the Parish Council Offices, at Rowleys Community Centre, and on request. The document could also be read on the website https://www.cranleigh-pc.gov.uk/_UserFiles/Files/N%20Plan/19.02.06%20-%20Cranleigh%20Neighbourhood%20Plan%20-%20Reg%2014%20Version%20Amended.pdf together with a summary leaflet https://www.cranleigh-pc.gov.uk/_UserFiles/Files/19.02.10%20-%20Leaflet%20for%20Reg%2014%20-%20final%202.pdf.
- 4.2 A consultation survey was also issued using downloadable pdf and word documents on the website, as well as paper copies from the Council offices together with a online form via Survey Monkey to enable people to input their views, although views were accepted by post and email as well.
- 4.3 There was also a drop-in session at Cranleigh Village Hall, High Street, Cranleigh GU6 8AT on Thursday 07 March 2019 from 9.00am through to 8.00pm for people to look through the draft plan with Councillors and fill in, or take away a comments form.

Distribution to statutory and non-statutory consultees

- 4.4 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Neighbourhood Plan Committee considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan but were advised that hard copies could be issued on request.
- 4.5 The full list of statutory consultees and local organisations, as well as a copy of the website content and email is available in Appendix B.

Responses

- 4.6 In total there were 77 non-duplicate representations:
- 2 letters
 - 19 emails
 - 32 questionnaires
 - 24 Survey Monkey online responses
- 4.7 The representations and the responses are shown in Appendix C.

5 FURTHER COMMENTS REGULATION 14 PRE-SUBMISSION CONSULTATION FROM WAVERLEY BOROUGH COUNCIL

- 5.1 Meeting with Planning Policy Officers at Waverley Borough Council as requested in Regulation 14 comments took place on 2 July 2019 to discuss the amendments suggested by the Council.
- 5.2 A copy of the draft plan with changes from comments received at Regulation 14 was subsequently forwarded to the planning officers and the further comments were received, see Appendix D.

Appendix A Community Engagement Strategy



CRANLEIGH PARISH COUNCIL

**Communication and Engagement Strategy
Cranleigh Neighbourhood Plan**

Cranleigh Parish Council intends to have meaningful engagement and collaboration with the community to prepare the Cranleigh Neighbourhood Plan.

VISION STATEMENT

“In 2032, Cranleigh will have maintained its village character, whilst adapting to the needs of a diverse and growing community with well-designed, sympathetic development and protected green spaces.”

AIMS AND OBJECTIVES

Our key objectives	What we are going to do to achieve our objectives.
To Strengthen Partnerships	Work proactively to strengthen and improve working relationships with our partners; statutory bodies, organisations, local business and voluntary groups.
	Through proactive networking and Parish Council representatives, encourage partners to approach the Parish Council with clear, well thought out constructive ideas which will benefit all sections of the community and on which there can be joint working.
To promote Communication at all levels	Publicise the work of the Neighbourhood Plan through its website and the local press.
	Give the public the opportunity to ask questions at all public meetings.
	Encourage public feedback, both positive and ideas for

	<p>development, by visiting the Parish Council Offices, on the website and during public participation at Neighbourhood Plan Committee meetings. By including the community through questionnaires, by staff and councillors canvassing opinion and by any method which is relevant to the subject being considered.</p>
<p>To Manage the Council's resources wisely</p>	<p>Have good financial control through legal procedures and quality auditing to ensure that resources are spent efficiently for the Neighbourhood Plan.</p>
	<p>Focus resources on what matters to our community.</p>
<p>To promote a Sustainable community.</p>	<p>Acknowledge the diversity of what heritage means to Cranleigh and seek to maintain this through active engagement in the Neighbourhood Plan.</p>
	<p>Encourage ways in which our community can improve our environment and promote building resilience for the future, this includes being proactive in emergency planning and flood awareness.</p>
	<p>Work to encourage balancing the current needs of people, the economy and the environment without compromising the future. Be sensitive to our environment and contribute to a high quality of life.</p>
	<p>Promote safety and inclusion, opportunities and good services for all.</p>
	<p>Work wherever possible with the business community to sustain economic vibrancy.</p>

DEFINING THE COMMUNITY

Cranleigh's community is those people living or working within the Parish boundary. When using the term 'community', it includes:

- Those residing or working in the parish.
- Businesses based in the parish.
- Users of Parish Council services.
- Visitors to the parish.
- Community and interest groups.
- Voluntary and not-for-profit organisations.
- Church and faith groups.
- Educational establishments.

METHODS OF COMMUNITY INVOLVEMENT

The steps set out below detail how this Council is consulting with the local community for the Neighbourhood Plan preparation:

Council Office

The Council Office is situated in Village Way and is open Monday to Friday 9.30am to 12.30pm, and at other times by appointment.

Corporate Identity

Neighbourhood Plan correspondence and posters to carry the Cranleigh Neighbourhood Plan header.



Cranleigh Neighbourhood Plan

Meetings Notices

All Council and Committee meeting agendas are displayed on the Council's noticeboard in Village Way. Meeting agendas are also posted on the Council's website with the background papers.

Noticeboard

The noticeboard on the right at the rear of the Village Hall to be used for Neighbourhood Plan purposes and kept up to date with consultations.

The Library

Copies of approved Neighbourhood Plan Committee minutes are provided to Cranleigh Library.

Meetings Open to the Public

Under s1(2) of the Public Bodies (Admission to Meetings) Act 1960, all meetings of Cranleigh Parish Council are open to the press and public. Meetings or part thereof are only closed to the press and public when there is business to be transacted that is of a confidential nature.

Public Participation in Council Meetings

At all Council meetings, time is set aside early in the agenda for members of the public to speak for up to three minutes (or longer at the Chairman's discretion) on items on the agenda.

Website

There is a bespoke page on the Council website for the Neighbourhood Plan.

Details of Neighbourhood Plan Committee meetings, minutes, projects, Council documents, contact details for Parish Councillors and much more are frequently updated on the Council's website.

Email

The Council publishes an email address for the Parish Office and for all Parish Councillors enabling members of the public and other authorities, community and voluntary organisations to communicate with the Council.

Monthly Page in the Challenger

The Parish Council publishes Council news on a page in the Challenger which is delivered to every household in the parish on a monthly basis. Updates about the Neighbourhood Plan will be included on this page.

Freedom of Information

Cranleigh Parish Council has adopted a Publication Scheme which is available from the Parish Office or via the Council's website. The Council publishes routinely as much information as possible on its website, including draft minutes of Council meetings usually within a week of the meeting. Hard copies are available on request.

Openness and Transparency

The Parish Council routinely shares information on its website under the Open and Accountable Local Government Act 2014 and the Local Government Transparency Code 2015.

Complaints Procedure

In the unfortunate event that the Council receives a complaint about its facilities or services, the Council operates a Code of Practice for Handling Complaints.

Appendix B Regulation 14 Consultation process

Neighbourhood Plan Regulation 14 Consultation

The Regulation 14 consultation runs from 12 February 2019 to 5.00pm on Tuesday 26 March 2019.

It will be available as an online questionnaire, downloadable questionnaire and hard copies available from Cranleigh Library and the Parish Council Office.

The consultation will be promoted through:

- Parish Council website and social media
- Press Release to Surrey Advertiser and Challenger
- Banner in front of Council Offices
- Consultation event at the Village Hall Thursday 07 March 2019 9.00am – 8.00pm
- Email to all community and voluntary organisations for forwarding on to their members

Email to Local Organisations and list of Consultees:

Dear

CRANLEIGH NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION

I am writing on behalf of Cranleigh Parish Council to invite your comments on the pre-Submission (Regulation 14) version of the Cranleigh Neighbourhood Development Plan because you are either Statutory Consultee; are listed on Waverley Borough Council's list of Neighbourhood Plan consultees; are affected by the plan proposals; or, have actively engaged with the preparation of the Pre-Submission Cranleigh Neighbourhood Development Plan to date.

Cranleigh Parish Council has now completed the Cranleigh Neighbourhood Development Plan. The Parish Council has been working on the plan since 2014 and have used the responses from previous community consultations to develop the plan.

The Parish Council are now consulting on the plan, and its associated evidence base, to make sure that the plan reflects the aspirations of the local community whilst adhering to its legal requirements and constraints before it is submitted to Waverley Borough Council. For more information on the [key stages of preparing a neighbourhood plan please click here](#).

This consultation which you are invited to take part in is a formal public consultation in accordance with Regulation 14 Neighbourhood Planning (General) Regulations 2012. It is a six-week consultation which runs from **Tuesday 12 February 2019 until 9.00am on Tuesday 26 March 2019**.

We are seeking views and comments from everyone that has an interest in the parish. Views and comments may relate to the proposed policies, the content/wording of the plan, whether the evidence base is appropriate/correct or whether anything is missing from the plan. If your comments do not fit into one of these categories please don't worry – send us your comments anyway as we would value your thoughts.

All consultation documents and details of how to submit consultation responses can be found at www.cranleigh-pc.gov.uk. The documents can also be inspected at Cranleigh Parish Council, Council Office, Village Way, Cranleigh, Surrey GU6 8AF

All responses to this consultation must be received in writing prior to the end of the consultation period and will be published verbatim when the plan is submitted to Waverley Borough Council. Anonymous responses, responses that contain inappropriate language, defamation or are deemed to be offensive will not be accepted. If your comment is not accepted we will notify you, so long as contact details have been provided and consent given for us to contact you.

When submitting your response, please download the comments form at www.cranleigh-pc.gov.uk and email it to clerk@cranleigh-pc.gov.uk or posting it to Cranleigh Parish Council, Council Office, Village Way, Cranleigh, Surrey GU6 8AF.

Over the consultation period, there will be a drop-in session at Cranleigh Village Hall, High Street, Cranleigh GU6 8AT where you will be welcome to discuss the plan with those that have developed it. The Parish Council has been working hard to put this together so please do come along and talk through the proposals with them on

Thursday 07 March 2019

From 9.00am through to 8.00pm

If you are unable to attend the above day there will also be a permanent exhibition in the Council Office from Tuesday 12 February 2019 until the end of the consultation period (accessible Monday to Friday, 9:30am till 12:30pm and at other times by appointment). A hard copy of the Cranleigh Neighbourhood Development Plan will also be available to view at Cranleigh Library.

We look forward to receiving your consultation response, please remember the deadline for submissions is **9.00am on Tuesday 26 March 2019**.

Should you have any difficulty accessing www.cranleigh-pc.gov.uk or require any further information about this consultation, please do not hesitate to contact me.

If you would like to be removed from our database and not contacted again with regard to the Cranleigh Neighbourhood Development Plan please reply to this email with the word "STOP".

Consultees:	
where the local planning authority is a London borough council, the Mayor of London	N/A
a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	<p>Surrey County Council contactcentre@surreycc.gov.uk</p> <p>Waverley Borough Council – planningpolicy@waverley.gov.uk</p> <p>Neighbouring parish councils</p> <p>Alfold Parish Council clerk@alfoldparishcouncil.co.uk</p> <p>Bramley Parish Council bramleyparish@gmail.com</p> <p>Dunstable Parish Council dunstableparishclerk@btconnect.com</p> <p>Ewhurst Parish Council clerk.epc@btinternet.com</p> <p>Loxwood Parish Council clerk@loxwoodpc.co.uk</p> <p>Rudgwick Parish Council clerk@rudgwickpc.co.uk</p> <p>Shere Parish Council clerk@shereparishcouncil.gov.uk</p> <p>Woburn Parish Council clerk@woburnparish.org</p> <p>Neighbouring district councils</p>
the Coal Authority	planningconsultation@coal.gov.uk
Natural England	consultations@naturalengland.org.uk
the Environment Agency	planning_THM@environment-agency.gov.uk nationalenquiries@forestrycommission.gov.uk
the Historic Buildings and Monuments Commission for England (known as Historic England)	southeast@historicengland.org.uk
Network Rail Infrastructure Limited	townplanningse@networkrail.co.uk
the Highways Agency	Now Highways England planningse@highwaysengland.co.uk
the Marine Management Organisation	N/A
Any person to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003	Vodafone (The Courtyard 2-4 London Road Newbury RG14 1jx)
Any person who owns or controls	EE - publicaffairs@ee.co.uk Orange - executive.office@orange.co.uk

electronic communications apparatus situated in any part of the area of the local planning authority	
a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section	The contacts on our database are: Dominic Wright - dominicwright@nhs.net Kathleen Andrews - kathleenandrews@nhs.net Laura Dennett - l.dennett@nhs.net
a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	UK Power Network - asknetworks@ukpowernetworks.co.uk Scottish and Southern Energy - system.planning.south@sse.com
A person to whom a licence has been granted under section 7(2) of the Gas Act 1986	Southern Gas Network - strategicplanning@sgn.co.uk
a sewerage undertaker	South East Water - wre@southeastwater.co.uk
a water undertaker	Thames Water ThamesWaterPlanningPolicy@savills.com Southern Water - planning.policy@southernwater.co.uk
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Age UK Waverley - enquiries@ageukwaverley.org.uk Alzheimers Society (Haslemere and Waverley) - hdh.alzheimers@btconnect.com
bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	Surrey Minority Ethnic Forum - admin@smef.org.uk
bodies which represent the interests of different religious groups in the neighbourhood area	St Nicolas Church office@stnicolascranleigh.org.uk Cranleigh Methodist Church keithbeckingham@gmail.com Cranleigh Baptist Church office@cranleigh.org.uk Cranleigh Catholic Church office@cpcb.org.uk
bodies which represent the interests of persons carrying on business in the neighbourhood area	Enterprise M3 - info@enterprisem3.org.uk Local Chamber of Commerce hello@cranleighbiz.co.uk
bodies which represent the interests of disabled persons in the neighbourhood area	funding@sportengland.org info@fieldsintrust.org

Local Organisations Consulted:

Arts & Craft Society, Cranleigh
Arts Society Cranleigh, The
Badminton Club, Cranleigh
Bridge Club, Cranleigh
Camera Club, Cranleigh
Church of England Primary School, Cranleigh
Citizens Advice Bureau
Community Choir, Cranleigh
Community Fund, Cranleigh
Community Skateboard Park
Cranfold Confederation
Cranleigh and Semur-en-Auxois Twinning Association
Cranleigh Arts Centre
Cranleigh Choral Society, Cranleigh
Cranleigh Civic Society
Cranleigh In Bloom
Cranleigh School (Community Work)
Cranleigh Sunflowers
Cranleigh Tortoise and Hares
Cranleigh Vallendar Friendship Club
Cranleigh Village Hospital Trust (CVHT)
Cranleigh Village Sport & Social Club (CVSSC)
Cycling Club, Cranleigh
Fairtrade Committee, Cranleigh
Folk Club, Cranleigh
Football Club, Cranleigh
Glebelands School (In Harmony Choir)
Guide & Brownies Group, Cranleigh
History Society, Cranleigh
Karate Club, Cranleigh
League of Friends of Cranleigh Village hospital
Leisure Centre, Cranleigh
Library, Cranleigh
Lion Tamers, Cranleigh & District
Lions Club, Cranleigh & District
Men in Sheds
Naturedayz
Park Mead Primary School (Orchestra)
Park Run, Cranleigh
Police, Surrey
Probus
Riding for the Disabled
Rotary Club
Rowleys Centre for the Community
Scout Group, Cranleigh
Smart Villages

Soroptimists
St Cuthbert Mayen R C Primary School
St John Ambulance, Cranleigh
St Joseph's Specialist School and College
Sub Aqua Club, Cranleigh
Surrey & Sussex Air Ambulance
Surrey Hills Choir
Surrey Rehab
Tools With a Mission
U3A
Village Care, Cranleigh
WI Country Market Cranleigh - Refreshments
Wye & Arun Canal Trust
Youth Council
Youth Football Club, Cranleigh

Parish Council Website Copy for Neighbourhood Plan page Regulation 14:

CRANLEIGH NEIGHBOURHOOD PLAN NOW AT REGULATION 14 CONSULTATION

12 February 2019

After a lot of hard work our plan is now at a crucial stage and we need you to let us know what you think.

The plan has been developed from all the comments we have received so far and is now at the official Regulation 14 stage. You can read more about the stages of a Neighbourhood Plan [here](#).

We are now consulting on [this version](#) of the plan, and its associated evidence base, to make sure that it reflects the aspirations of the local community whilst meeting its legal requirements and constraints before it is then submitted to Waverley Borough Council.

We are seeking views and comments from everyone that has an interest in the parish. Views and comments may relate to the proposed policies, the content/wording of the plan, whether the evidence base is appropriate/correct or whether anything is missing from the plan. If your comments do not fit into one of these categories please don't worry – send us your comments anyway as we value your thoughts.

The deadline for submissions is **5.00pm on Tuesday 25 March 2019.**

How do I comment?

You can submit your comments using the forms here ([add hyperlink on the word here to comments page](#)) pdf and Word versions of the form are available. If you have any problems filling in this form please [get in touch](#).

Email your completed form to clerk@cranleigh-pc.gov.uk or post it to Cranleigh Parish Council, Council Office, Village Way, Cranleigh, Surrey GU6 8AF. **It is really important that you tell us what you think.**

What is this Consultation?

This consultation which you are invited to take part in is a formal public consultation in accordance with Regulation 14 Neighbourhood Planning (General) Regulations 2012. It is a six-week consultation which runs from **Tuesday 12 February 2019 until 5.00pm on Tuesday 26 March 2019.**

Where do I find all the documents?

All consultation documents and details of how to submit your responses ([add hyperlink on the words consultation responses to comments page](#)) can be found at https://www.cranleigh-pc.gov.uk/Neighbourhood_Plan_15176.aspx.

The documents can also be inspected at Cranleigh Parish Council, Council Office, Village Way, Cranleigh, Surrey GU6 8AF from Tuesday 12 February 2019 until the end of the consultation period (accessible Monday to Friday, 9:30am till 12:30pm and at other times by appointment).

A hard copy of the Cranleigh Neighbourhood Development Plan will also be available to view at Cranleigh Library.

What will happen to my response?

All responses to this consultation must be received in writing prior to the end of the consultation period at 5:00pm on 26 March 2019 and will be published verbatim when the plan is submitted to Waverley Borough Council.

Anonymous responses, responses that contain inappropriate language, defamation or are deemed to be offensive will not be accepted. If your comment is not accepted we will notify you, so long as contact details have been provided and consent given for us to contact you.

When submitting your response, please use the comment form here ([add hyperlink on the word here to comments page](#)) (pdf and word versions are available).

Can I talk to anyone about the Plan?

Over the consultation period, there will be a drop-in session at Cranleigh Village Hall, High Street, Cranleigh GU6 8AT where you will be welcome to discuss the plan with those that have developed it. The Parish Council has been working hard to put this together so please do come along and talk through the plan with them on

Thursday 07 March 2019

From 9.00am through to 8.00pm

If you are unable to attend the above day there will also be a permanent exhibition in the Council Office from Tuesday 12 February 2019 until the end of the consultation period (accessible Monday to Friday, 9:30am till 12:30pm and at other times by appointment).

How long does the consultation last?

This formal public consultation is in accordance with Regulation 14 Neighbourhood Planning (General) Regulations 2012. It is a six-week consultation which runs from **Tuesday 12 February 2019 until 5.00pm on Tuesday 25 March 2019.**

What do I do if I need some help with the consultation?

Should you have any difficulty accessing any of the documents or completing the Comments Form [\(add hyperlink to Comments page\)](#) please call Cranleigh Parish Council on 01483 272311, we would be happy to help. Or you can call in to the Council Office on Village Way, Cranleigh between 9:30am to 12:30pm Monday to Friday and at other times by appointment.

Appendix C Regulation 14 representations and responses

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
David Weaver	Resident	Typo	4.3	28		over the plan period <u>in</u> addition	changed	
		Additional requirement	CRAN7	30	L	Homes standards and <u>should be close to village facilities</u>	included as relevant point	
		Addition	4.3.2	32		to a high quality, <u>be well proportioned</u> , and	included as relevant design point	
		Addition	CRAN8	39		appropriate, <u>innovative</u> , and	echos point in CRAN8: Innovation in design is encouraged where this demonstrably enhances the quality of the built form in a character area.	
		Alteration				the country market no longer exists	amended	
		Addition	6.1	50		provide a life enhancing visual amenities	added	
		comment	CRAN13	52	b	this allows residents to remove any trees without penalty	reworded	
		Addition	CRAN13	52	c	<u>should</u> include street trees	reworded	
		Alterations	CRAN13	52	f iii	designed to be inclusive rather than exclusive	included reworded f iii	
		Alterations	CRAN13	52	f iv	a safe environment <u>benefiting from good lighting and layout</u>	reworded	
		Alterations	CRAN13	52	f v	<u>enhanced</u> by landscaping	reworded	
		Typo	6.2	53	3rd para	map below. <u>This</u> consists	amended	
		Typo	6.3.1	57	2nd para	sports hall and it is situated (no 'as' after 'and')	amended	
		Typo	6.3.1	58		petangne' not 'petange'	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Addition	6.5	62		add location of photo	added	
		Typo	7.1.1	66	2nd para	the private car, the village centre (remove 'to' after 'car')	amended	
		Addition	CRAN21	74		inspired, <u>21st century</u> landmark	Do not see the need for this.	
		Addition	8.1	75		cranleigh sub aqua club	included	
Dr Anthony J Tyrrell	Resident, Statutory Consultee - Wey and arun Cannal Trust	Wey and Arun Canal as it passes through Cranleigh Parish. Unsure as to section but probably tourist, amenity and green spaces with some possible employment. To avoid any confusion, this does not impinge on the Downs Link within the Parish				The following was submitted for inclusion in original drafting but was subsequently removed. We wish it to be re-instated as it is important for the future of the canal restoration. <i>The 23-mile long Wey & Arun Canal - known as London's Lost Route to the Sea - was formerly the only connection from the national inland waterway network to the English Channel. It runs from the River Wey at Shalford, near Guildford in Surrey, to the River Arun at Pallingham, near Pulborough in West Sussex. Restoration of the canal started in 1971, initially by the Wey & Arun Canal Society and now by then Wey & Arun Canal Trust (WACT). The canal passes through Cranleigh parish on the Western edge, from Rowly to Utworth Manor, passing under the Elmbridge Road. The eventual aim is to fully restore this section, along with the rest of the canal, thus creating part of a 23-mile "green corridor", important wildlife, through the West Sussex and Surrey countryside. This will include the restoration or creation of a canal-side path for use by walkers, horse riders and cyclists.</i>	Added was included in July 2018 informal consultation, and supported. Removed in error when Waverley asked for section on Downs Link to be removed as considered to be Strategic policy	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		boundary.				<i>The restoration will provide opportunities for water born recreation initially for such activities as canoe and paddle boarding with full boat opportunities when eventually joined to the River Wey. Restoration will also provide buisness and employment opportunities, become a tourist attraction, as it has in Loxwood. Restoration is already well under way in the Dusfold area adjacent to this section. Ther aspirations should be considered along with development proposals."</i>		
Dr Anthony J Tyrrell	Resident					No major issues with current content	noted	
Susan Dewhurst (Secretary)	Resident, Statutory Consultee - Summerlands Estate Residents Association	Local Green Spaces	Appendix 4.3			This particular section has been well researched and written up in depth. It is essential that the open spaces in Cranleigh are protected in order to preserve the character of the village and its envisions the Summerlands Estate Residents Association (SERA) is particularly pleased with the description of the Summerlands Estate's green areas. It is grateful for the support and help, received from the WBC Countryside rangers in recent years, for the management and maintenance of its green spaces. It is hoped that this plan will result in a continuation of this support in the future.	Noted	
Susan Dewhurst	Resident	The whole plan				A very comprehensive document. Congratulations to all those who contributed. Thank you for all	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						your hard work.		
E J Charlton	Resident	Location of development	CRAN1	18		I am supportive. I like the that that development will not encroach ley and the settlement boundary. Several sites HAVE planning permission. Going forward I want the limited.	Noted	
		Infant/St Nic's School sites & Longfield	3,4,5,7 & 8	22 - 26		I am supportive. I recognise the need for new housing I want quality <u>in character</u> design. The school & Longfield sites makes sense.	Noted	
		Protect Employment	11	45		I am supportive. Protecting employment/ commerce makes sense especially given increased housing.	Noted	
		Agricultural buildings change of use	12	46		No I don not support. I fear this would present too many opportunities for business set ups. It would be v difficult to prove "adversely affect"	The policy requires such uses to be 'appropriate in a rural location'. This doesn't mean all types of business. The general test of 'adverse effect' is commonly used in planning so should be capable of being applied in the limited number of cases where an application meets all the other stringent requirements of the policy.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Green spaces	14	60		I am supportive. I agree these are <u>all</u> of importance to Cranleigh.	noted	
		Gardens & amenity	15	61		I am supportive. I hope this policy has teeth. Proportionate garden space has not been provided recently (large houses Ewhurst end of village on hill). It needs to be in the future.	Noted	
		Floods	16	63		I am supportive. These measures preventing flooding are vital.	Noted	
		Transport	17	66		I am supportive. B. (Developers) is particularly vital.	Noted	
		Downs Link	18	67		I am supportive. It's a unique valued feature - needs to be protected.	Noted	
		Parking	19	68		I am supportive. All points will help provide parking which is a looming increasing issue. In addition can more spaces be provided on High Street and in Co-op (do staff need all those spaces) and sainsbury's why has the church's builders taken up vital spaces for so long.	Noted	
		Sewage	20	17		I am supportive. And of all points.	Noted	
		C Projects & Priorities		75		I like the priorities (e.g. 8.1.1 a i-iv for ? Improvements) Please note I would specifically oppose any facility anything of benefit to Cranleigh School unless 100% funded by them then offered to community. Real time bus times info may increase bus use can it be considered? But yes to bus shelters p.76.	include real time info in wording	
Sean Murphy	Business		8.1	75/6		There is no mention of other not for profit club like netball & hockey bur there is about private.	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Also the Cycle Club.		
			8.1	75/6		I feel it is somewhat misleading when it talks about the leisure centre undergoing an extensive refurbishment.	amended wording to make clearer	
			8.1.1	76		What are the improvements plans for the tennis courts.	amended	
			8.1.2	76		I there a consideration for dedicated cycle lanes.	CRAN17 B	
			8.1	75/6		There is no true provision for indoor facilities as the Glebelands school is not truly available. Only in school opening hours.	noted	
			8.1.2	75/6		There is comment about improving the bus network. Therefore this implies outside the immediate parish & yet there is no public transport South of the parish i.e Alfold Loxwood & Ifold.	noted	
David Weaver	Resident	Addition	CRAN8 B b	39		Landscaping i.e addition of trees.	dealt with in separate policy CRAN13	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Removal	CRAN13 B b	52		unlesspossible'	It would be sensible to reflect that this might not be possible. AMENDMENT MADE TO 13B(b). Separately I have suggested amendment to 13B(a) to remove reference to 5m buffer. This follows outcome of other NP examinations. AMENDMENT MADE TO 13B(a).	
		Addition	B f	52	vi	enhances the environment	Change to policy wording in line with Natural England Response and Waverley Borough Council.	
		addition				Parking 'deck' to Sainsbury car park perhaps not applicable to ??? Plan?	Noted	
		can't find location in draft, isnt have a memory of the Phrase 'landmark				landmark buildings appropriate to the 21st Century' should be the forward looking not apeing the past.	Noted above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		building'						
A Armstrong	Resident	General				off-road parking - more. Traffic congestion - problem. Flooding - more consideration. Elmbridge bridge - still difficult. Downs Link - KEEP. Much thought has been given to plans.	Noted	
Peter Rands	Resident	Location of development	Cran1	18		I agree wholeheartedly that development should not erode the undeveloped gap between Cranleigh and Rowley.	Noted	
			CRAN2	20		I agree	Noted	
			CRAN3	23		I agree	Noted	
			CRAN4	25		I agree	Noted	
			CRAN5	26		I agree	Noted	
			CRAN6	27		I agree	Noted	
						I also agree with policies 7-21	Noted	
Margaret Plank	Resident	Strengths	2.1.1	12		The strengths will not be accurate until improved infrastructure has been developed.	SWOT analysis based on comments by residents. Comments moved to background document.	
		Weaknesses	2.1.2	12		All of these apply more so since increased population.	Noted	
		Opportunities	2.1.3	12		The residents have had virtually no say on these subjects - homes not affordable for locals, only bringing in from outside.	Noted	
		Threats	2.1.4	13		All apply to present developments	Noted	
		Vision	2.2	13		Until we see updated infrastructure, this is still a	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Statement				vision.		
		Objectives	2.3	14		Houses built on flood plains. Inadequate roads, Cranleigh did not need so many top of the market homes - needed more Social housing. A lot of the scenic beauty has been bulldozed. I appreciate this is a Neighbourhood Plan for the future, but do fear the W.B.C has not catered for existing Cranleigh young couples as generally the houses have been unaffordable.	Noted - minimum affordable housing percentage set by Waverley LPP1	
Roger Beazer	Resident	Cranleigh Today		10		Over recent years the market has diminished in size and diversity of offering. Many smaller traders have now stopped attending making the market less of a destination for villagers and outside visitors. My suspicion is that they are being priced out. Ultimately the market will become unviable and another important village asset will be lost.	Noted	
				11		Although Cranleigh has maintained a broad choice of retail businesses in many cases better than larger towns, Business rates and Rents have resulted in a number of independents closing. Future cost increases will only result in further loss. Eventually Cranleigh will lose its individual character and appeal. I acknowledge that all 'high Streets' are changing as a reflection of the change in lifestyles and shopping habits. To remain a viable destination Cranleigh must ensure that the High Street does not become the domain of National	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Brands, Charity Shops and takeaways.		
		Vision Statement		14		None of the current building explosion (1600 properties) is designed to meet Cranleigh's housing need. Very little 'Affordable' housing is included in any of the developments under development. It is very likely that in the current climate developments will remain uncompleted for several years.	Noted	
				14		Many of the infrastructure projects that were supposed to accompany the developments have shown no sign of being started. Examples include Elmbridge Road bridge widening, Pavement widening in Knowle Lane, the Elmbridge Rd/Alfold Rd junction Relief Rd.	Noted - S106 contributions have been secured for bridge widening, new pavement in Knowle Lane.	
		Flooding & Drainage		62		Despite all the evidence the building of some 400 properties was approved for building on a known flood plain (Berkeley Homes, Knowle Lane/Alfold Road.) Only time will tell whether flood prevention measures will have the desired effect and not just move the problem somewhere else.	Noted	
Patrick Roberts	Resident, Business	Community engagement		3 & 7		It would be helpful to know the age of contributors in order to assess whether the plan is representative of all age groups.	See Evidence Base	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Cranleigh Today		8 - 11		<p>a. There has been no attempt in this section to make a judgement about what it is that people feel is good and what they feel is not so good about Cranleigh. This is an opportunity missed.</p> <p>b. Cranleigh is a town in all but name and the housing estates referred to in the text indicate that Cranleigh is an urban area. The realisation that Cranleigh is, to all intents and purposes, a (market) town with an urban area presents opportunities that are not considered in this draft plan. This is an opportunity missed.</p> <p>c. There is no assessment in this section of the Cranleigh economy. An analysis of the main businesses perhaps through the eyes of the Chamber of Commerce and as an annex would add context. This is an opportunity missed.</p>	SWOT analysis Workshop, local business surveys - see Evidence Base and Reg 14 consultation list	
		Vision Statement and Core Objectives		12 & 13		<p>a. The SWOT analysis is succinct and helpful. There are no references to its findings in other parts of the document and so the value of this analysis is diluted significantly.</p>	Residents Workshop results, comments not evidenced based, surveys investigated key points made.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
				13		<p>a. The Vision Statement is regressive rather than progressive. Its impression is to restrict rather than encourage energy, vibrancy and growth. The manifestation of this vision is dull and so it is unattractive to the aspirational future generations that will sustain our community in Cranleigh. I had drafted a possible revised mission statement but felt that it would be presumptuous to include it here.</p> <p>b. Notwithstanding the regressive vision statement there seems little reference back to it within the rest of the draft document. Its purpose is therefore of limited value.</p>	Noted	
		Objectives		14		<p>a. An object that would add much weight would be to state as a formal objective that Cranleigh is a market town and, as such, a hub for surrounding areas. This would in turn feed into policies that promote businesses which support Cranleigh as a market town in order to develop the local economy for the benefit of the community.</p> <p>b. There are few references to schools, youth groups and sports facilities (as distinct from leisure facilities). This is an opportunity missed particularly given the paucity and breadth of variety of facilities.</p>	Evidence base provides further details of health, sports, leisure, education establishments	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Location of development	CRAN1	18		The restriction of development to the settlement boundary is arbitrary in this plan. The provision of much needed housing that conforms to the plan's other development criteria in the areas around Cranleigh parish but outside the settlement boundary could ease the shortage of houses in this area of Surrey.	Settlement boundary has been extended to include significant new development sites	
		Sites for Development	CRAN3, 4 & 5	22 - 26		There is an assumption that the Waverley declared total of 1,700 new homes is an absolute ceiling. This assumption has not been challenged. Some people would claim that further expansion of Cranleigh would create greater economic activity and, with it, wealth that will sustain the community. Furthermore, with careful thought Cranleigh could become the leading market town in south Surrey (this is a wider debate and involves issues such as superfast broadband for start-ups, 5G (we don't even have 4G), affordable housing, education and transport so that Cranleigh is well connected. There are many issues not touched on in this plan.	1,700 is a minimum number allocated in LPP1 Subject to JR. Plan period up to 2032, review after three years. Village increased by 38% under LPP1. Communication policy added.	
		Character of Cranleigh	CRAN8			a. It is a stretch to classify Cranleigh as 'rural, green and leafy'. A visit to any of Cranleigh's housing estate shows that we live in as urban an area as other local towns. b. Cranleigh does not really have a distinctive 'village feel': traffic on the high street, parking on Saturday, charity shops, et al are all hallmarks of	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						English towns, and Cranleigh. The findings here are not consistent with the earlier SWOT analysis.		
		Local economy	CRAN11	44		<p>a. There is little or no reference in this section to liaison with business or the Chamber of Commerce. I assume that there has been detailed consultation with the major businesses in Cranleigh and so it would have added weight to have included the findings of this consultation in the plan, perhaps as an annex.</p> <p>b. You identify in the SWOT analysis that a weakness is the 'declining economy'. This is not consistent with the statement that 'Cranleigh retains a thriving local economy'. The Cranleigh economy is not 'thriving'. It needs proactive support from this Development Plan. The analysis on page 44 is helpful as is the SWOT but this analysis has not been taken forward in policy statements. There are no initiatives in the policy that encourage business to a greater extent than other towns. The identified impediments should be addressed through such measures as a study of parking, initiatives to promote the high street, communication (5G, broadband and transport). A general policy of giving business development priority in identified areas such as close to the high street; would help. This is an important opportunity missed.</p>	Evidence Base supporting Neighbourhood Plan, business surveys and interviews. SWOT analysis results from workshop with community, specific points were investigated and Waverley reports supporting Local Plan studied. Business policies in Waverley Local Plan Part One cannot duplicate in Neighbourhood Plan	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Environment	6	55		In general this important section covers the issues effectively. On page 55 the balance between open space and sport's facilities is recognised but without a conclusion or policy. Sports facilities should be given priority for use of land within the settlement boundary. This is an opportunity missed.	Recreational Land has been protected under Fields in Trust , added to CNP	
		Infrastructure	CRAN19	64 - 68		This section covers: roads & transport, the Downs Link and residential parking. It does not cover:power (which is not robust in Cranleigh), communications, schools, medical services and refuse/recycling. Good infrastructure is essential to quality of life and a key factor for both businesses and residents. The Neighbourhood Plan could have an objective to provide support in all areas of infrastructure with an aspiration to achieve excellence. I had considered adding a section on ways in which the Neighbourhood Plan could provide policies to support maintained schools, for example the new primary school, but felt it presumptuous to include these here. The omissions from this section are disappointing and an opportunity missed.	Communication Policy to be included. Waverley published IDP and allocated S106, aspirations reasonable considering development numbers and potential contributions.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Community leisure and wellbeing	?	75 - 78		<p>This short section on an important matter does not have an associated policy. The leisure and sport facilities in Cranleigh are, at best, moderate in breadth and quality. The municipal grass surfaces, which only provide facilities for football, can suffer in winter from mud and in summer they are maintained to the minimum standard. There are no artificial or floodlit surfaces. The sports centre is essential to the community but it is in need of refurbishment. It must not be relocated to Dunsfold. A town of circa 15,000 people deserves better sports provision. The Arts Centre receives inadequate support and it relies on volunteers. It is disappointing that no policy or decisions concerning sports facilities, children's play parks, pedestrian areas, cycle routes and leisure facilities have been drafted. This is an opportunity missed.</p>	<p>See Projects section. S106 3G pitch contributions secured from developments, application for siting at Glebelands progressing. Leisure Centre investment commitment by Waverley Borough Council and project progressing, no plans to move to centre to Dunsfold. S106 contributions secured for Arts Centre.</p>	
						<p>It will be seen from the comments above that I view this Neighbourhood Plan as regressive and not progressive. It is an opportunity missed. The plan presented identifies in general terms, through a SWOT analysis, the strengths of Cranleigh but the rest of the plan, to be harsh, adopts an approach that Cranleigh is special, thriving and that people and businesses will come to Cranleigh come what may. I believe this to be complacent.</p>	<p>Noted</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>I would have liked to have seen a plan that develops the theme of maximising the good and mitigating the not so good. Cranleigh cannot stand still and I would welcome an innovative, energetic approach to development. The first element of this is to treat Cranleigh as a market town and promote the high street and business potential. Then, a plan that concentrates on quality of life for younger generations is needed if this community is to have a sustainable future. This requires a state of mind that development is welcomed and that the community will work proactively with developers for the best outcomes. The impact of failing to grasp this opportunity is that the local economy will stagnate and there is a danger that Cranleigh will become little more than a dormitory for Guildford.</p> <p>A significant number of the draft policy statements have limited objective foundations and discussions lack breadth or innovation. I do not support the draft Neighbourhood Plan in this form. I would be happy to meet the Committee to discuss this in more detail should that be appropriate.</p>		
Mr & Mrs P Blay	Resident, Business		4	22		Longfields Site should be for younger <u>local</u> people it is too far from the village centre for elderly.	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
				23		The school sites should include accommodation for elderly. All should first be allocated to local people	CRAN6 policy	
			4			Design of all sites is far too high & does not blend with existing buildings.	CRAN7 policy	
			6	49		T.P.O's must be enforced. We have lost too many trees already.	CRAN13 policy	
			6.5	62		Developers must be held responsible for any future flooding caused by overdevelopment.	CRAN16 policy	
			7	64		Infrastructure currently inadequate. Must be addressed by developer before occupation. Roads unable to cope with amount of traffic. In the 1970's a relief road was planned. This has never materialised. If it was thought necessary then why was it never built!	Noted	
Karen Brock	Resident	Overview				The Plan is a very detailed, thorough and professional document that has benefited from the multiple consultations with the Cranleigh Community. I SUPPORT it wholeheartedly.	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Date				The Plan should state the formal start date of the Plan, since the allocation and monitoring of 1,700 houses in the Waverley Local Plan is central to the strategy. Is the year Fiscal or Calendar for accuracy ?	It is not necessary to state whether the Plan starts on 1st Jan or 1st April of a given year. The most relevant matter for precision with dates relates to housing completed - to assist this, an amendment has been made to para 2 of Section 4.1 to make this clearer.	AMENDMENT MADE TO SECTION 4.1, PARA 2
		planning approvals				The Plan should include a table of all the major Planning Approvals since the start date stating the number of Affordable houses and number of Houses and Flats included for each development with Windfall Approvals shown separately. The table should show the number of houses completed for each site at a given date.	Unclear what a table of major planning approvals would add. It would also be very quickly out of date. A list of the major sites in the Local Plan is included in Section 1.2, 7th para.	NO CHANGE
		"				The Plan should include an update of the table above (or a separate table) of all the houses 'begun and completed' each [fiscal or calendar] year, so the community can see how the developments are proceeding, when a development is nearing completion etc	Information available from Waverley Borough Council	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Planning approvals				Need to make the 'facilities/amenities' of a development conditional on building ie once eg first 5 houses are built, the SUDS, the playgrounds, the roads, the landscaping etc must all be finished. I know people who have moved to Longhurst Avenue with a 3year old but the promised playground has not been finished and they are surrounded by half finished houses.	Community Infrastructure Levy (CIL) now introduced	
		Incremental Houses				The Plan should include a policy on how applications should be treat-ed for houses that are incremental to the required 1,700	Noted	
		House Size				The plan should have a policy on the proportion of different sized houses re 1,2,3 or 4 bed and also the minimum size of each house - I believe rules are already in place but developers find ways around them. Councillors made comments on this re the Thakeham application circa 2007/8	Subject to market conditions	
		Affordable Houses				I believe there is already a policy requiring (30%?) affordable housing, but it is not always built - eg if the developers say it is uneconomic, but it must be made a condition that it is built first or some condition that means the developers can't make excuses not to build it. Any claim that it is uneconomic must be subject to independent audit by a quanti-ty surveying firm acceptable to CPC to ensure no exaggerated prelims	Waverley Borough Council policy LPP1	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Community				The Plan should include provision to enable Cranleigh to be SMART – supportive of those who are elderly, have additional needs, young children, those who use bikes and skateboards.	Policy CRAN7	
		Dows Link/Amenity	CRAN18	67		SUPPORT BUT the plan should protect the old railway line - to keep it as a 'countryside' amenity for dog walkers, horse riders, cyclists etc, and to protect wildlife and the environment NOT to tarmac it over to make it a cycle highway to Guildford.	Policy removed as considered strategic policy by Waverley Borough Council and beyond remit of CNP	
		Vision Statement		13		NP seeks to maintain it's village character. I believe this is vital. With all the additional houses (c.1,700) already approved, we must make sure our settlement boundaries are maintained, so we don't 'merge' with Ewhurst or Rowly.	Noted	
		Settlement Boundary 3.1	CRAN1	15		SUPPORT. I agree that Settlement boundaries are key. WBC Local Plan Part Two based on Local Plan 2002 should be maintained to en-sure that Cranleigh and Rowly do not 'merge'. The two settlement boundaries should be kept distinct/separate per provisions on page 16. Only 'brownfield' sites should be used.	Noted	
		Green Belt	CRAN2	19/20		SUPPORT - There does however seem to be an anomaly in that it's so much harder (impossible) for individual homeowners to get planning permission for a home extension which would hardly impact on infra-structure/environment, than for developers to get mass permissions for	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						hundreds of houses which negatively impact on our infrastructure and environment!		
		Longfields	CRAN3	22		SUPPORT as within the settlement and already built on. Also good to address the needs of older people as Cranleigh has an ageing population. More bungalows are needed, rather than 'tall' thin houses.	Noted	
		St Nicholas' junior school	CRAN4	25		SUPPORT subject to suggested conditions. How can 'detrimental impact' to historic churches/houses be avoided? What is the sanction if they are impacted detrimentally?	Noted	
		Cranleigh infant school	CRAN5	26		SUPPORT as within settlement boundary and already built on but must protect surrounding houses etc against detrimental impact.	Noted	
		Housing mix	CRAN6	27		SUPPORT but need more than 10% to be bungalows - Cranleigh's ageing population etc.	Impact on viability	
		House design	CRAN7	30		SUPPORT. c, d and g are particularly important. The Plan should insist on 'Surrey Vernacular' being used - redbrick/red tiles and no flat roofs - more to maintain and visually ugly.	Noted	
		Character of Development	CRAN8	39		SUPPORT - but what are the sanctions if these conditions are not met? They need to be insisted upon.	Noted, Policies have to be 'reasonable'	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Safeguarding amenity	CRAN9	40		SUPPORT totally. The phrase 'appropriately mitigated' is too wooly. There should be no adverse environmental impacts allowed.	Noted, Policies have to be 'reasonable'	
		Energy efficiency and design	CRAN10	42		SUPPORT	Noted	
		Natural Landscape and rural character	CRAN13	51		SUPPORT but rather wooly. who decides if 'need for/benefits of devel-opment' in the particular location 'outweighs' the loss of the features?? Too subjective. These features need to be protected for the current community and future generations eg as Runnymede was when developers wanted to build in it about 30 years ago. It wasn't allowed and is now enjoyed by many today. PROTECT Cranleigh. With 1,700 more houses already approved we don't 'need' and there will be no 'benefit from' any more development which negatively impacts on our natural landscape and rural character!	National Planning Policy (NPPF) supports development. Waverley Borough Council comments support the policy in general with some amendments.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Flooding/drainage	CRAN16	63		SUPPORT but needs to be strengthened. Flooding is such a big issue in Cranleigh and the WBC JPC seem to simply ignore it/don't listen to councillors who are trying to provide info on catastrophic flooding eg in 2013/4. Some of our flood plains are already to be built on with the approved 1,700 houses but they will just push the water downstream as it will always find it's natural outlet when rooves, driveways etc won't let it seep into the fields/ground/floodplains where it used to. My garden is now waterlogged in the winter months but it wasn't when I moved in 10 years ago. Developers/WBC say that SUDS are enough, but they may sort out the drainage for the particular site, but that ignores what happens down stream. The Neighbourhood Plan need to do more to protect 'others' downstream of approved sites.	Policy CC4 of WBC Local Plan deals with flooding we can only strengthen this policy, supported by WBC subject to any comments from the Environment Agency.	
		Water supply/waste water	CRAN20	71		SUPPORT but developments have been approved despite our Sewage works ALREADY being at/over capacity and some people have had to deal with overflowing toilets etc. Our water supply is admittedly inadequate (a new supply from Netley is apparently having to be built) and our sewage works needs to be expanded - but who will pay???	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Heritage assets	CRAN21	74		SUPPORT but esp. re d. Huge lorries rumbling past historic/listed build-ings is not good for them. This seems to simply be ignored by WBC JPC. Can the Plan put in sanctions on developers for harm?	Noted, would be difficult to attribute harm to a particular development	
		Progression of developments				I think CPC/NP/WBC needs to find a way to a. monitor b. record (which should be publically available) c. fine/sanction or otherwise developers if they don't build XYZ number of houses per year/per plot/per agreed designated area eg Council Tax should be payable from the moment planning permission is given to encourage develop-ers to get on with it - otherwise, once they have started the development they can simply stop at any time with no sanction/detriment to them. Local's are left not knowing what will happen re the site, new residents of part of the site are left with empty shells /building rubble around them/Councils don't receive the income stream they are anticipat-ing/communities fail on the 'housing delivered' test so then have to put up with more sites being put forward for potential housing. A real MESS!	Noted, Five year housing supply delivery test is beyond the scope of the NP, however points have been noted.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Lauren Schofield - Natural England	Statutory Consultee	Objectives:				We would like to remind you of your commitments to the environment as set out in the NPPF and also the Waverley's Local Plan Part 1: Strategic Policies and Sites. We recommend strengthening your position on the environment and suggest adding a series of environmental objectives in section 6. Objectives could include: <ul style="list-style-type: none"> o To maintain and enhance biodiversity in the neighbourhood plan area, with a goal towards providing a net gain of biodiversity for all development proposals o To create, protect, enhance and manage green infrastructure and networks of biodiversity o To plan for biodiversity at a landscape-scale and safeguard and enhance connectivity of local ecological networks 	Included	
		Policies				Following on from the objectives, we recommend creating a new set of environmental policies for you to include in your existing Environment chapter. We have provided a list of suggestions to include in the policies and have linked them to the relevant legislation for ease of reference:	noted and included	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Net gain of biodiversity:				We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and paragraphs 170 and 175 of the National Planning Policy Framework). All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible. Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”. Where appropriate, on-site enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of development. Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;	Included	
		Green infrastructure (GI):				Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate	included	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						change. Please see Paragraph 171 of the NPPF for further reference. Annex A provides examples of Green Infrastructure;		
		Connectivity				Proposals for development should provide wildlife corridors that allow wildlife to move from one area of habitat to another. Where ecologically relevant, fences and walls are encouraged to incorporate features that allow dispersal of wildlife through areas of green space and gardens. We recommend keeping green space within villages and across developments in order to maintain connectivity of wider ecological networks. Green spaces in built-up areas also help the health and wellbeing of residents. For further reference please see paragraphs 170, 171 and 174 of the NPPF;	included	
		Priority Species and Habitats:				Planning policies should promote the conservation, restoration and enhancement of priority habitats, and promote the recovery of priority species populations. Please consult Annex A for guidance on how to find priority species and habitats in the Hailey neighbourhood area. Please consider ancient woodland that falls within the neighbourhood area in this policy. For further reference please see paragraph 174 of the NPPF.	included	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Surrey Hills Area of Outstanding Natural Beauty (AONB):				the setting of the Surrey Hills AONB should be protected and enhanced. Paragraph 172 of the NPPF describes the strong protection afforded to AONBs. As Cranleigh parish lies adjacent to the AONB, it is a requirement to ensure that any application for a new development in the parish which may affect the setting of the AONB includes a Landscape Visual Impact Assessment (LVIA). As such, we recommend an additional policy to the effect of “All new development which may affect the setting of the Surrey Hills AONB will be required to submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition) as part of an application”.	included	
						Natural England Guidance NP 1 - Annex A - attached	On website with Reg 14 Responses	
Michael Gimber - Cranleigh Bridge Club	Other Stakeholder					No Comments. We note that improvements to the Village Hall are proposed.	Noted	
						On a personal note; electronic bus arrival time indicators at the stop by the Richard Onslow would be helpful. Because the village has a stylish bus shelter they have not been placed here. It would help promote bus travel.	Real time information at bus stops included in projects and investment priorities	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Richard Hill - Thames Water	Statutory Consultee	Water Supply and Wastewater Infrastructure	CRAN20			Policy CRAN20 and supporting text should be amended in light of the above. We recommend the Neighbourhood Pan include the following policy/supporting text:	noted and policy amended	
		PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT				<p>“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”</p> <p>“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”</p>	added	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Waste Water Infrastructure and Water Supply			7.2	The first few sentences of section 7.2 should be deleted (as shown struck through below) as the text does not represent the current performance of the Sewage Works. Below is a draft amendment in red to replace the first few paragraphs. Open to any amendments or suggestions.	noted	
		Delete				Cranleigh Sewage Treatment Works (STW) located on the Elmbridge Road was opened in 1967. It is bordered to the south by allotments and to the southeast by residential properties. The sewage treatment works were designed to serve between 10,000 and 15,000 residents from Cranleigh, in addition to parts of Alfold, Dunsfold and the village of Ewhurst. Thames Water calculated in 2011 that the number of residents it was serving had reached 14,200. This number now exceeds the maximum design figure. Much of new development in Cranleigh is reliant on on-site pumping stations, some with storage tanks that only release sewage when there is spare capacity in the network. Cranleigh STW and sewerage infrastructure need considerable investment to accommodate development in the parish as well as in other villages within the catchment area of the STW. Thames Water has confirmed that with investment the STW will be able to accommodate the proposed level of	not all deleted as based on information received from the Environment Agency (EA), they have not sent anything else to suggest this is not the opinion of EA	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>growth in the Waverley Local Plan Part One. A phased and funded programme of work to increase capacity for the treatment of sewage on site will be required, together with a new Environment Agency permit to discharge effluent into Cranleigh Waters in compliance with the Water Framework Directive (WFD) legislation. The permit sets the maximum levels of chemical elements the STW can discharge. The Environment Agency has confirmed that it is technically infeasible at this time for the discharged effluent to meet the phosphate level required under the WFD and therefore a new permit cannot be issued. Therefore, the STW will continue to discharge under the current permit until such time as it is renewed. Water companies are carrying out national trials to identify a financially viable solution to this problem. Effluent from the STW is discharged into Cranleigh Waters which is located to the east of the site. The river has failing elements (phosphate (moderate status), macrophytes (moderate status) and diatoms (poor status)) as measured by the Environment Agency. The river also suffers from low flow rates for several months at a time and there have been reports of dwindling fish stocks from the Shamley Green Angling Society.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Under the Water Framework Directive (WFD) the river should achieve good status for all elements by 2027. Cranleigh Waters is part of the Wey Catchment which comes under the Thames River Basin Management Plan produced by the Environment Agency.		
		Replacement wording				Cranleigh Sewage Treatment Works (STW) is located on the Elmbridge Road with effluent from the STWs discharged into Cranleigh Waters. Thames Water work with the EA to model the predicted impacts of growth on rivers so that the consent limits are amended accordingly where necessary. As part of the EA's current national review of consent limits, the EA has proposed tightening the phosphorus consent at Cranleigh between 2020 and 2025. If the lower phosphorus limit is brought into force, a further review of growth forecasts will be undertaken, in order to develop an appropriate programme of upgrades to continue complying with the discharge consent.	paragraphs added to existing text	
Brenda Hobson - Rowleys	Business, Statutory Consultee	Question				What remedies will be put in place to deal with Traffic Congestion in the town	CRAN17	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Question				Are there any provisions for repairing the road, following the damage caused by developers lorries	There are general conditions attached to construction. This would include damage caused by construction traffic. In practice though it would be difficult to provide damage to the road surface by a specific vehicle or set of vehicles unless there was an accident that caused the damage.	NO CHANGE.
		Question				What is the latest position with regard to the potential closure or refurbishment of the leisure centre	outside of the scope of the NP a Waverley Borough Council project	
		Question				Is there provision for increased medical provision (Hospital and Local GP Practice) in Cranleigh	The GPs have commented on the NP - see evidence base	
		Comment				All other questions raised by Rowleys members were answered by referring to the Plan.		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Comment				Affordable housing, Footpath and Cycle paths, Disabled/wheelchair access, Whether there was disability awareness representation on the group, what were the plans around improving employment prospects in the village.	Affordable housing is a strategic policy in LPP1 CRAN17 b seeks for developers to provide adequate accessibility to safe pedestrian routes for people with impaired mobility. Employment sites covered in CRAN11 and CRAN12	
Gary Wallis	Resident					Skipped all questions	noted	
Christina Philpott	Resident, Business					Skipped all questions	noted	
David Barrett	Resident	Comment				Being new to Cranleigh I read as much of the plan as I could. Like many such documents parts are of direct interest to me including the need for continuing development of the services infrastructure and also strong control of future developments to avoid Cranleigh becoming a medium size town attached to Rudgwick and Dunsfold.	noted	
Sue Kidd	Resident, Business	Infrastructure	7	64		From the introduction to the plan back in January 2014 concerns have been raised about the infrastructure, particularly traffic through Cranleigh High Street. Since 2014 there has been a considerable increase in the volume of traffic but will there ever be "sufficient and functional	CRAN17	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						infrastructure capacity in place to serve new developments to avoid having a negative impact on existing residents". There does not seem to be any solution.		
		Refuse Dump amenity	8?	75		The dump at Elmbridge Road should be retained with the large increase in housing. It doesn't make sense to have to drive all the way to Witley for this facility.	noted	
Averil Rands	Resident	location of development	CRAN1	18		I agree wholeheartedly that development should not erode the undeveloped gap between Cranleigh and Rowly	noted	
		Extensions etc	CRAN2	20		I agree with all comments	noted	
		Land at Longfield	CRAN3	23		I agree	noted	
		St Nicholas School	CRAN4	25		I agree	noted	
		Infant School site	CRAN5	26		I agree	noted	
		Comment				I agree also on Policies CRAN6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-12	noted	
Pat Adams	Resident	Green spaces	6.3.1	57		Summerlands Estate Green Area: vita for recreation, visual green space and wildlife. In additon the community are involved with maintenance of the area alongside the Waverley Ranger. The woodland area is important for the variety of trees and wildflowers, plus I enjoy picking blackberries and sloes in the autumn. The	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Summerlands pond is a very important habitat and has resident moorhens. It is very important to classify this area as a green space to be preserved.		
		Longfield	4.1.2	22		Proposed development for 20 dwellings: needs to be started asap: it is criminal that that site is standing unused when there is such a shortage of local affordable housing. Hopefully this housing will be affordable/housing association/shared ownership	noted	
		water pipes	7.2	70		Burst mains are constant on Summerlands: the whole main needs replacing as currently a new section is put in and then the next piece of pipe bursts! In this smal cul de sac we have had 4 major main bursts alone where the force of the water lifts the pavements!!	noted	
		Comment				It is a good plan, hopefully it will safeguard our village and maintain it as a place where people have a good quality of life.	noted	
L.J.Faulkner , BEM	Resident	Vision Statement Strengths		12		Changing facilities for sport do not meet defined standards showing them as a strength will minimise chance of financial support to improve them.	SWOT analysis which contained this point has been moved to the background evidence base highlighted as initial opinion of community	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		St Nicholas Junior School development	CRAN4	25		Item B replacement site - there is a likely drainage problem at the suggested site. There should be a place for children's play. Access to other play areas will be across busy roads.	The EA confirmed, in a letter to WBC dated 10.08.18, that they had reassessed the site and it sits entirely within Flood Zone 1. Any site specific drainage issues will be dealt with at application stage.. Play areas - this seems reasonable.	. NO CHANGE ADDITION MADE TO POLICY CRAN4 AND SUPPORTING TEXT

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Access to Cranleigh Infant School Site	CRAN5	26		The access via Church Lane would be dangerous. It is a single track road which also acts as a footpath. The footpath leads to alleys which are heavily used and many of the users are disabled. It is a private road which needs significant repair with its current use. The access to the church via the lych gate and the access to the housing development opposite the churchyard already make an area where there is risk of accident.	Given that the site is only for 15 dwellings, the effects of vehicular traffic are likely to be low. Nevertheless, we are in the hands of Surrey County Council (SCC) and not aware that they have objected. SCC would recommend, at application stage, that suitable safety provision is made in respect of vehicular access. Have added a short additional paragraph into the supporting text.	ADDITIONAL SUPPORTING TEXT ADDED
		Local Green Spaces	CRAN14	57		Swallowhurst Estate - Parklands Drive - I may have missed it but there is a green space and children's play area here.	Green Space not previously identified to be protected and why demonstrably special.	NO CHANGE
		Appendix 1 Cranleigh Character areas		80		Barhatch Road exists either side of Barhatch Lane. The road between Amlets Lane and Ewhurst Road is not in this list (maybe I missed it) - Copse Edge also appears to be missing. The houses in Barhatch Road are of a very varied character and are being regularly modified. The important thing	Not every road has been included, however these have been added in to identify character area.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						to note is that many of them have large gardens.		
		Comment				Well done for issuing the report. It is a pity that some of the policies such as drainage do not appear to be reflected in planning decisions. The problems with surface water appear to have increased since some developments have been put in place.	noted	
Sue Dale	Resident, Business	support				plan is very thorough and seems to address all issues	noted	
		ASVI	LP Part 1 Policy RE3	78		part is now legally owned by CVHT and had previously acquired planning permission therefore this designation should be stopped	ASVI was found sound by the Inspector of LPP1	
		dates of NP and it's housing requirement				can the dates of the formal start and end of the plan be shown next to the planning permissions granted and built - and kept up to date live?	the plan can be reviewed and updated in accordance with Government advice	
		housing stock				The plan should include recommendations as to the housing stock of differing sized dwellings from 1 bedroom up, making sure there are plenty of smaller dwellings.	Has to be broadly in line with the SHMA	
		Overall living quality				The NP should state that Cranleigh must be actively supportive of people who are elderly, very young, use bikes and skateboards, have additional needs, etc. SMART	CRAN6 Housing mix	
		Comments				Any desired reductions in numbers of affordable homes on a development should be supported by a report from the developer and be audited as	Subject to S106 legal agreement between Local Authority and developer	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						being accurately prepared by an independent quantity surveying firm acceptable to Cranleigh Parish Council.		
Robert McDonald	Resident	Land at Longfield, off Killicks– approximately 20 dwellings	4.1.1	22		It is stated that The site is within walking distance of the village centre shops and amenities. For a fit and able person walking to the village center would take at least 20 minutes and this by way of either Ewhurst Road with a narrow pavement or via the path by the Cranleigh Cemetery which is very narrow and not suitable for Mobility Scooters. We would like to see low level properties with good access to social and health services sympathetic to the surrounding residential properties and much appreciated open green spaces.	Have added supporting text and to Policy CRAN3. Whilst the site is not very close to the shops in Cranleigh, it is the closest site available therefore represents the best opportunity to provide development within reasonable walking distance.	SUPPORTING TEXT AND POLICY 3 AMENDED
		Developer Constraints	CRAN8	30		Very real concern over the freedoms given to developers over the choice and management of building sites in respect of the provision of mains services and road access through the village. Re Amlets Lane development there is great concern of the failure to ensure proper drainage facilities to protect Summerlands and Copse Edge from flooding due to surface water run off. Also the great lack to housing suitable for those wishing to downsize or purchase their first low cost property. services,	Affordable Housing level set by Waverley LPP1 included housing mix policy CRAN6. Drainage Policy CRAN16	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Sharon Duggan	Resident, Business	Comments				Waverley Borough Council admitted to me that the development they've already allowed was not due to housing need but because it was easier to get planning permission in Cranleigh than in some other parts of the Borough. I find this quite shocking and unethical. I also note that there are very few, possibly no starter homes being built.	Development in Cranleigh due to position of settlement on countryside beyond the green belt	
Jane Griffiths	Resident	Comments				Will a formal start date for the Plan to take effect be entered in the document? Could the plan include a table of all the major Planning approvals since its start date with figures for numbers of affordable home and the house and flat sizes for each development? With a separate table for the minor small developments giving the same information? Could the CPC include as policy in the Plan, the need for developers to produce a report giving reasons for any reduction in their planned numbers of affordable homes? The reports could be analysed by an independent company approved by CPC. This would help to protect against the reduction in the numbers of affordable homes which we have seen in the developments which are currently underway. The Plan needs a policy on the proportion of different house sizes, flats, affordable, low rent and low cost homes which should be the basis for all new development. Are the policy statements on infrastructure (roads, transport, sewage, water	Once plan has gone to referendum and is adopted by WBC will be the start date. Information on developments available from WBC. Reductions in affordable housing numbers would go before the planning committee at Waverley. Housing sizes are in compliance with the SHMA and the Local Plan strategic policies. Housing Mix CRAN6 covers bungalows and impaired mobility. The SHMA includes population growth predictions.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						supply and quality etc strong enough in the light of the lack of improvements underway as a result of current developments. Future development could be curtailed until infrastructure improvements have taken place. Does the Plan provide sufficient intention of support for the rapidly growing ageing population, for adults and children with additional needs, and for the increase in the numbers of children and young people moving into the area as a result of the large number of new family homes currently under construction and with more to come in the future.		
M Walton	Resident		2.1.1	12		It is ironic that council talks about leisure facilities when there is a proposal to remove the leisure centre and replace it "somewhere"	noted	
		problems in Cranleigh weaknesses	2.1.2 2.1.3	12		Given the fact that the vast majority of housing already in development is outside this proposal it does not appear to be much good in having a plan the developers and politicians have already damaged Cranleigh without having financial return to the village or improvements in our current inadequate infrastructure	noted	
			2.1.4	13		As above we have missed the boat on many of these aspects. Some of the housing is of poor design out of character and does not address the needs of the people mentioned i.e young people smaller houses etc. The developer have been	The housing allocation number and SHMA was found sound by the Inspector of LPP1	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						allowed to decide what they want and how they can have maximum profits at the expense of the needs outlined by villagers. The NP does not address this in any meaningful way		
			4.1.2	22		Longfield was shut down for political reasons and it offered a sensible solution for people who were struggling to maintain an independent lifestyle. It needs to be brought back into use for the same or similar purpose to provide safe homes for older local people who cant afford private residents care home fees	noted	
		Longfield		22		There must not be any consideration of extending of the footprint of Longfield into the green spaces next to the site	The red line boundary denotes the extent of the site.	
		Comments				I fear the NP is too little too late. It will only be taken into account for a small number of properties going forward. I have no confidence in Waverley even delivering on any promises they make under this plan as it appears Cranleigh has been left to be the dumping ground for the rest of the borough who did not want any developments in their villages etc. The only thing I can see from this plan that is anyway positive is an initiative to protect green spaces and I am not confident that this will happen. We are being expected to take more housing without any significant improvement in infrastructure or any levies	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						coming our way.		
John Ashworth	Resident	The complete plan	CRAN1 - 21	18 to 74		Altogether a good aspirational plan - I am content with this draft!	noted	
		Comment				The drafting team should be congratulated on a good draft document.	noted	
Karen Brock	Resident	Overview				very detailed, thorough and professional document that has benefited from the multiple consultations with the Cranleigh Community.	noted	
		When does the plan actually start?				the allocation and monitoring of 1,700 houses in the Waverley Local Plan is central to the strategy. Is the year Fiscal or Calendar for accuracy?	months added 1st April to 31st March	
		Planning Approvals				The Plan should include a table of all the major Planning Approvals since the start date, stating the number of Affordable houses and number of Houses and Flats included for each development, with Windfall Approvals shown separately. The table should show the number of houses completed for each site at a given date.	Information updated by Waverley Borough Council Evidence Base	
		Incremental Houses				The Plan should include a policy on how applications should be treated for houses that are incremental to the required 1,700, with the	Policies have to be applied equally across all development	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						priority policy for these incremental houses.		
		House Size				The Plan should have a policy on the MINIMUM SIZE and proportion of different house sizes: 1, 2,3 or 4 bed sizes.	Set by the SHMA	
		Comment				Why limit us to 9 comments??? I want to say more! Also, this computer form jumps from comment 1 to comment 6 so actually only lets me have 5 comments. PLAN is good. THIS online comment facility is not!	The online form allowed additional comments in the last question on the form	
Trevor Dale	Resident	plan versus current build numbers				how does this fit with current permitted building.	development numbers included in section 4.1	
		affordable homes				Who are they for? Current recently built affordable homes are not occupied by local people but from a way away. Where is the evidence that locals require them?	Affordable Housing policy set by Waverley Borough Council	
		supporting infrastructure				The plan should ensure the appropriate infrastructure is built before any building.	development must mitigate its impact not meet current deficiencies in infrastructure. Introduction of CIL is meant to provide the basis for a charge in a manner that the planning obligations system alone could not easily achieve; enabling, for example, the	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
							mitigation of cumulative impacts from development.	
Bob Callard & Nick Galpin		Vision of Cranleigh Overview				Whilst we applaud the general basis of the Cranleigh Neighbourhood Plan in terms of the detailed consideration of house design, character, parking, etc we feel that the one aspect that has been overlooked is the Soul of the village. Why people would choose to live, shop, socialise and access facilities within the village is determined by its character and sense of belonging to a friendly community. We feel that the village's character id being diluted by the growth of traffic through the High Street making it a less welcoming place to visit. This in turn affects the viability of the shops and local businesses which rely on the goodwill and spending power of the local population. We have cross referenced the relevant headings within the Neighbourhood Plan to the comments expressed below	This is a large and strategic infrastructure project, requiring significant investment and currently beyond the scope of the current NP. S106 monies are already allocated to road infrastructure projects for almost 1600 new dwellings so far as identified by Surrey Highways which are yet to be completed. This would require potentially double the number of development on Cranleigh's green fields to fund, which would not be in accordance with the community's current identified objectives. Opportunity to work in future with SCC about possible options for reducing traffic impact	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
							once current projects are in place. Road widening Scheme Elmbridge Road bridge. Improvements to Arts Centre junction and some minor alterations on the High St.	
		Main Aims	1.2,2.2, 2.3,5.1, 6.3.1,7. 1.1 and 7.4			To restore pedestrian character and priority of use. To reduce traffic congestion and improve parking provision. To promote local traders and increase footfall to the shops.	Shared space schemes currently on hold by Government due to major concerns raised on behalf of visually impaired and other disability groups	
		How this might be achieved				By introducing 2-way relief road to allow all through traffic to by-pass the High Street but allowing bus routes to be maintained plus improving deliveries and short stay parking adjacent to the shops.	see above comment on road infrastructure improvements.	
						By introducing traffic calming measures in the High Street to indicate a change to pedestrian priority, possibly employing gates or arches at entry points.	Shared space schemes currently on hold by Government due to major concerns raised on behalf of visually impaired and other disability groups	
						By removing conventional road kerbs and resurfacing whole central area with small scale block paving more appropriate for pedestrian areas.	See above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						By removing redundant road signs and providing a co-ordinated range of street furniture and signage.	Cranleigh has undergone a decluttering phase, and new street lighting has been installed	
						By replacing existing street lighting with more attractive amenity lighting	see above	
						by planting additional trees to soften and define the street scene	Additional funding has been secured for trees from the Berkeley Homes development.	
		Benefits of scheme				To reduce the increasing conflict between pedestrians and vehicles in the High Street (there have been 3 serious accidents here in the last year), a situation which will only become worse once the new housing developments are occupied	Accidents involved elderly drivers it is unclear how a shared space scheme would've avoided these.	
						To create a more enjoyable and accessible shopping experience	noted	
						To provide more short stay car parking adjacent to the shops	new car park provided within the Parkland application on Knowle Lane	
						To create an attractive environment for out of town shoppers within which to promote the local shops and super markets	proposal to periodically shut Bank Buildings access road at weekends to provide for more outdoor eating space already being undertaken.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						To restore a sense of place that is attractive, safe, clean and quieter	noted	
						To provide additional venues for out-door eating and socialising	see above	
		Relief Road	7.1.1			It will reduce the through traffic currently using the High Street	see above comments	
						It will provide convenient access to the rear of Sainsbury's, Marks and Spencers and the proposed new Care Home off Knowle Lane, allowing the dangerous junction between Knowle Lane and the High Street to be restricted to the access by emergency vehicles	see above comments	
						It will allow safer alternative access routes into the new housing developments without them adding to the congestion in the High Street	see above comments	
						It would be outside the current developments and avoid the area designated for surface water collection into the proposed new ponds and reed beds	see above comments	
						It would provide safe access to Snoxhall Playing Fields and the new sports pitch and parking alongside Knowle Lane	see above comments	
						As Cranleigh is a historic junction of roads radiating in all directions it is not possible to suggest a route for a by-pass outside the village limits which will adequately connect up these divergent roads. It is therefore considered better to keep the relief road more centrally located	see above comments	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						where it can prove to be more useful and cheaper to construct		
		Promters				Nick Galpin and Bob Callard are both local architects who have been residents of Cranleigh for over 40 years	noted	
						They have been considering similar proposals for the last 10 years and have discussed them informally with local people and Councillors in the past	noted	
						This latest proposal is an attempt to gain local support for their ideas which hopefully might be incorporated into the Waverley Local Plan	noted	
						Neither have any financial interest in the proposals but just wish to achieve a viable attractive village within which future generations will be proud to live	see above comments	
		Attachments				NP 2 5 artist's impressions of the re-vitalised Village Centre, a large scale plan of the Village Centre itself, an overall plan of Cranleigh showing the proposed relief road, an schematic layout of Cranleigh showing the current new housing developments, copies of comments provided by local people who have viewed the exhibition held at a Cranleigh Arts Centre between 3rd and 26th January 2019	see above comments NP2 added to website under Regulation 14 comments.	
Rosemary Hurtley	Resident	Attachment				NP 3 Community needs assessment - presentation format. Facebook housing need research	NP 3 had some personal data that would identify individuals and could not	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
							be published, organisation advised.	
		NP Feedback - General points				Forward – how were the thoughts and feelings of people captured? How many were surveyed? What is the evidence of gathering the views of people re numbers of people surveyed?	See evidence base	
						The People’s plan was heavily edited and large sections of it removed.	CNP evolved with comments and advice from Waverley.	
						Is a NP all about future developments? Surely it is more than this!	Land usage policies	
						SWOT is ageist – seeing younger people as a positive and older people as a weakness vs opportunity	SWOT was a workshop by residents not evidence based, points were then investigated further in surveys and from reports. SWOT has been removed from the document and added as background document.	
						Vision is limited and objectives sketchy – nothing about sustainable solutions set against population health and its implications for joining up the dots with a wider agenda under wellbeing. It is not just about leisure centres or doctors surgeries per se. No mention of new facilities coming to Cranleigh in this section.	Vision supported so far by residents	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Employment		43		not enough emphasis on new creative ways of thinking to keep Cranleigh a thriving centre as this is being significantly challenged and shops closing with high rents losing important small independent shops is a major change as Cranleigh has been renowned for its 'independents' . More people are working from home which requires a new type of thinking about type of facilities home workers will need for networking, meetings and connectivity. This means good mobile phone connection and suitable buildings with enough electric points and good WiFi connectivity for increasing use of technology based solutions.	Communication policy added	
		Lack of protected housing		22		Longfield We could mitigate weakness of lack of planning for extra care housing facilities for Cranleigh (as Godalming or focusing on) – we need a graduated pathway. We also need housing that is protected for a range of key workers across the community plus new forms of business hubs – agreed protected housing for older people such as Moat Lodge type accommodation is desirable to enable downsizing and release of stock.	Housing mix policy added, subject to SHMA	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
				27		<p>what is being envisaged for the less mobile elderly people</p> <p>Need to focus on the needs of both young and old within an ageing population to keep the demographic balance.</p> <p>Is an ageing population in itself a sign of weakness or opportunity for change and employment etc.</p> <p>Very negative statement. Why don't we focus on the social capital it yields and press for the right options for the built environment to capture and sustain this, the potential for intergenerational connectivity and keeping well.</p>	Housing mix policy added, subject to SHMA	
		Parking - Cranleigh infant School		26		Why is parking not discussed adequately? Options for increased usage of large car parks	Car parking occupancy document from Waverley Borough Council highlights approx. 50% occupancy.	
		Local Green Spaces				nothing mentioned about the value of a local park and need for additional play spaces. Playpark needs updating and little available for older children to enable a more adventurous experience.	Projects includes Snoxhall Fields, where play park located. additional equipment being planned.	
						Water and flooding extensively discussed but other infrastructure needs such as electricity, parking etc.	electricity and gas policies were advised by Waverley to be removed as already covered in Local Plan and would be duplicate policies.	
		Education				limited section -not linked to population health	Health see Appendix 1.4	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Transport				section very small	Mostly strategic projects already decided by Waverley Borough Council IDP and S106 agreements for strategic sites across Cranleigh	
						No reflection of the Community Needs Assessment* (attached) and how assets are used – what people said and what people want in this area of living locally	Several survey and consultations carried out, this was not carried out by the Np, included in background evidence.	
						Room for another surgery in Cranleigh not just at Dunsfold– competition needed to give more choice. A good number go to Shere and some to Bramley. As other surgeries are not taking more Cranleigh patients there needs to be more competition locally.	See comments August 2018 from Practice Manager Appendix 1.4	
						Missing appendix items from community developed NP which included ideas for health and wellbeing, arts and culture, community groups and infrastructure, play areas and sports fields, education, a history timeline	All evidence handed over by Steering Group included in Appendices on website	
						Join up with wider system as a community plan included wider elements that impact communities living well.	CRAN7 includes 'Built for Life' quality mark policies and Lifetime Homes standard	
						It appears Parish Council is trying to stop any development rather than consider the needs of	Permission has been granted for over 1,600	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						the community	new dwellings.	
		Headings could include:				<p>EDUCATION PROVISION- school growth etc New expanded healthcare facilities, education and training are key elements for linking with crime reduction, improved youth provision creating safer places for crime prevention COMMUNITY INFRASTRUCTURE HEALTH INFRASTRUCTURE ** NON LAND ISSUES- creation of play spaces, creations of habitat, extra care housing development (Moat lodge is regularly being contacted for this type of accommodation in Cranleigh) ageing demographic) **</p> <p>Where is health? Not sufficiently included under Community Leisure and wellbeing - needs to link this to the CNA After the Smart Cranleigh Community Assessment the following conclusions were drawn: Community Needs Assessment (Public Health, Surrey in collaboration with SMART Cranleigh) statistics need to be included as issues that a neighbourhood plan needs to consider in terms of Health and wellbeing. See attached</p>	See Appendix 1.4 re health facilities.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Low level determinants :				Housing – financial accessibility of housing for much of essential workforce, teachers, retail, services and care. This information is documented. Barriers are both geographic i.e. Cranleigh East homes are the furthest away from a hospital by public transport than the rest of Guildford and Waverley residents. Need protected key worker housing	Housing numbers and mix based on SHMA and allocation in LPP1	
						Life time homes: The housing need for downsizers and less mobile residents is increasing. Nearly a quarter of the population in Cranleigh is over 65. Many homes have been found to be inaccessible and inconvenient for large sections of the population. Houses need to be adaptable to address changing circumstances and needs and offer a more holistic approach. This reduces stress of not coping and with difficulties accessing care. Lifetime homes include 16 design criteria that can be universally applied to new homes at minimal cost and supports the changing needs of individuals and families at every stage of life and create better flexible living environments. This enables people to remain independent when activities of daily living are compromised to enable them to stay at home when frail. This will help reduce the burden on other parts of the system including social care and the NHS (part of the ICP) This enables Cranleigh people to	Housing mix policy CRAN6 and Building for Life included CRAN7 Lifetime homes is referenced.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						continue to live well.		
						Consider Extra Care facilities alongside current provision	We have no evidence regarding the need for Extra Care facilities and, more pertinently, no available sites where this could be delivered. When the Np was being prepared and the objectives were being established, this was not identified as a priority objective for the plan.	
		Transport				expensive transport and parking	noted	
						We need to include the new facilities including ambulatory services, xRay, MRI and potentially maternity services coming to Cranleigh , specialist nursing home for dementia, 20 ICP beds for the wider community centred in Cranleigh (as with previous hospital beds, free at the point of delivery for post-operative, step down and possibly continuing care/ End of Life care)	See above re extra care facilities..	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Community Needs assessment findings demonstrate need to address joined up solutions for addressing:</p> <p>Loneliness and social isolation – (see place shaping diagram below) need to provide accessible meeting places for informal socialisation for all ages)</p> <p>Access to services and facilities – parking, pavements uneven, sitting places along high street</p> <p>Physical health, more play facilities needed, park to promote getting people outdoors and promoting physical activity for all ages</p> <p>Income deprivation – 15% pensioners providing unpaid care, 1/3 pensioners living alone, 10% pensioners living in poverty and food bank</p> <p>Environment – issue regarding unsafe pavements and accessibility to buildings</p> <p>High levels of carers, dementia and autism, traveller population = health inequalities</p>	<p>The Plan does try to address some of these issues and does recognise the importance of simple actions such as improving the quality of pavements. There are some matters such as food poverty where the heart of the problem lies in policies not directly related to planning.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>We have a higher than Surrey Average (affecting whole population health)</p> <ul style="list-style-type: none"> • Young people carrying excess weight • 0-4 year olds hospital admissions for injuries • Binge drinking • Limited long term illness/disability/depression • Only 1/3 eat 'healthily' • 2.5% never talk to neighbours • Higher dependency ratio • Long GP waits 	Noted	
						NP 4 - Charts within document.	Document available on website with Regulation 14 responses	
		Opportunities (two slides attached NP 4)				<p>The newly developed ICP, forthcoming devolved status gives councils (with joined up place based solutions affecting walkable areas with accessibility,, small scale entrepreneurship, local ownership, places for facilitation of social interaction to address loneliness, enabling of increased physical activity, greater community action supported, sense of pride and volunteerism, safe and easy to navigate surroundings *) , health, voluntary, community and care sector a means of joining up in areas that affect quality of life such as housing and the wider environment . it provides a platform for Cranleigh to become a joined up community</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						where the community is fully engaged and empowered by local authorities to take more responsibility for their health and wellbeing, of which the environment is a significant part.		
		Other Comments:				Design issues: Housing and design vernacular and local materials needed to differentiate buildings Ref: Times article here link https://www.thetimes.co.uk/article/ugly-developments-demolish-britain-s-spirits-d09ct05dq?shareToken=7504a4309d6ef4136766d5aa92ad7edf	CRAN7	
		Appendix				The role of planning in health and wellbeing The Waverley local plan draft report states that healthy and active lifestyles include the use of open space, local green space, active travel and access to countryside. There is a strong link between built and natural environments and the health and wellbeing of residents and visitors. 'Planning has a role to play in promoting the health and wellbeing of local communities. There is a strong link between built and natural environments and the health and wellbeing of residents and visitors. Healthy environments promote active lifestyles through the pattern of development, good urban design, good access to local services and facilities; and by making active travel modes, such as walking, cycling and public transport accessible.'	Policy CRAN17 very much focuses on the importance of maximising 'active travel' in terms of walking any cycling.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Further thoughts: An example of this could be about having access to ponds, bird life and easy to navigate country walks within an accessible local park, with good signposting particularly valuable for people with dementia. (REF)</p> <p>Having strategically positioned seating along walking routes within the village on route and within a local park, particularly where there is something interesting to look at in terms of view or activity for reasons stated in local green space policy is essential. Older people simply don't want just to be only offered seating near to bus stops! This came up as an important matter to some of the older people who participated in a Cranleigh Conversation last year, a set of questions which covered quality of life and what would make a difference in getting out and about for SMART Cranleigh*. Having places where young and old can naturally come together informally outside for mutual enjoyment promotes cohesion whilst engaging in different forms of physical activity in a natural setting such as visiting a local park with well positioned 'destination' benches to sit for older people who need short rests. These will also need to be strategically placed across the village. Natural fitness equipment dispersed within a country park with challenges for all different abilities would also add value to what we have</p>	<p>Outside gym equipment installed in Snoxhall Fields (Recreation and Playing Fields) and new Centenary Garden. Current project to add several benches with PIC/S106 contributions already secured through Parish Council in consultation with Cranleigh in Bloom. Some already installed.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						already in Cranleigh. At present, there is no park in this growing community, but having one would be highly beneficial for all ages. Getting people out doors in a natural setting for play, recreation, wellbeing and fitness is a positive goal for many aspects of health and wellbeing. This approach to infrastructure is done very effectively in Sweden.		
						Play for all Having 'satellite' play areas, possibly with fitness equipment nearby such as by the Common and within all new housing developments will also provide opportunity for more active lifestyles. Outdoor access for young children could be improved further with forest style nurseries common in the Nordic countries where children have the right technical clothing to sustain long periods outside. The same approach is part of mainstream care of older people in care homes in Sweden (see below), where time is allocated to staff in afternoons to get people outside pursuing purposeful activity. Diagram illustrates specialist trikes.	Waverley Borough Council has a LEAP/LAP policy. These can only be secured directly as part of site allocations. In this regard, we have added the requirement for a Local Equipped Area for Play to the site allocation at the Junior School. CIL contributions can be used to deliver new play facilities as well. Para 8.1.1 lists a number of possible improvements which could be funded in this way.	
		The draft policy				The draft policy states 'The open spaces within our towns and villages are a vital part of vibrant and sustainable settlements - their presence and configuration	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						and the opportunities that they offer contribute towards making places where we would wish to live, work or visit.'		
						<p>Helping people to make healthy choices 'The Council recognises these challenges particularly relating to an increasing demand for health and social care services and infrastructure, particularly in rural areas, and increasing opportunities to exercise outdoors.' The plan states that providing healthy environments and opportunities for the frailest means that everyone has access to a healthy choice within a sustainable vibrant environment. This is good for mental health and feeling safe. However, we believe this must be joined up with ensuring even pavements that are maintained to prevent falls and what people have a right to expect, which will give confidence to the vulnerable along with well-lit paths and well positioned benches. Other local amenities will be needed for young people as well as those living with long term conditions.</p>	CRAN17 including walkable neighbourhoods	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Cranleigh profile and access to health services to meet forecast demands</p> <p>A growing ageing population in Waverley’s plan also accepts health and care services need to be close to home to promote independence with easy access to a health and care campus. This is particularly important for Cranleigh people who live in outlying areas with least access and high levels of older people. Therefore, we need the campus functioning as a local hub comprising outpatient and multidisciplinary support with a range of services. Near to this, the proposed nursing facility with 20 NHS community beds, planned for by the community over many years to replace the old hospital beds is essential. This community driven bottom-up approach shows a community taking control, being resilient and determined against brick walls and constantly changing goal posts. This ‘disruptive’ innovative thinking of a resolute few, has challenged the status quo at all levels. It has enabled the change needed which has taken many years to bring parties together in a co-ordinated way. Thankfully, everyone is now coming together to create what is needed for outlying ageing populations such as Cranleigh on the edge of county borders, to come into fruition.</p>	<p>See responses above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Joining up housing for a self-sustaining community- carers accommodation</p> <p>The Plan rightly makes provision for a range of types and sizes of housing to meet the needs of the community, with a emphasis on the elderly, and people with disabilities. However, this needs to be considered not only in terms of having dementia-friendly housing but also with consideration for people with long term disabilities. We need bespoke key worker protected truly affordable accommodation. This will enable people to be cared for within the community by staff who are locally connected with the community, rather than being 'helicoptered' in due to lack of affordable rented or purchased property. This is where we believe lateral thinking is needed with both Waverley and Surrey County Council to find solutions. The ongoing use the Longfield site working with the community would be well positioned to support both local business and home workers. This would be as a small business hub combined with affordable accommodation for key workers across the community.</p>	<p>See responses above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Co-ordination for healthy choices in day to day life for all</p> <p>For Health lifestyles to be fully encouraged further joining up of organisations working closer together will help us to be more self-sufficient and prevent inequalities in access to facilities. This means co-ordinating social and physical activity, using technology smarter with an interactive crowd sourced community calendar, local co-ordinators/ community connectors, transport, and learning opportunities for the wider community in self-management. Co-ordination can bind communities together and better join up the interrelated actions necessary to address needs more efficiently for a modern age. It will also help to ensure that amenities are better utilised by those who may not be as able to access them without help and support to stay in the mainstream of life.</p>	See responses above	
						<p>Addressing Loneliness</p> <p>The Waverley plan recognises that older people are particularly vulnerable to loneliness and social isolation. This particularly important particularly where loneliness ‘behind high hedges’ and other forms of social isolation, as recognised and supported in other local neighbourhoods such as Busbridge can be ameliorated with co-ordinated initiatives. These include neighbourhood</p>	See responses above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						befriending, time banks, dementia friendly shops, churches and other amenities informally supporting those at risk.		
						Changing the way we think: taking more responsibility for our own health and wellbeing We are pleased that the council is recognising these environmental needs and would get better buy-in, working alongside, supporting existing groups and community activists. There is a need for co-ordination across Cranleigh, use of social prescriptions and a whole system approach to supporting people to exercise outdoors e.g. walking for health and other local fitness opportunities. With greater understanding of self-management, the choices people make can change the brain habits at any time of life as the brain is able to change (its 'neuroplasticity', used in rehabilitation after a stroke) can also be mobilised and rewired in terms of how we think to change our own biology and wellbeing.	See responses above	
						Cranleigh Cares- working towards a compassionate community We believe local plans should integrate the human factor for a **compassionate community including wellbeing along with the amenities, infrastructure and build the environment needed around it. A local co-ordinator role will link people	See responses above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						with places, amenities and services.		
						<p>Call to Cranleigh</p> <p>We now have an unprecedented opportunity for increasing community action in response to the wider health and wellbeing needs of our community. Using our immense collective resources in a truly coordinated way we can to take back control at a local level, maximising community participation with other joined up and co-ordinated services. Together, these will allow people to live well and where possible stay in their homes longer, regain independence at various stages of need with care close to home. If the community comes together, with improved co-ordination there is likely to be a timelier response to needs.</p> <p>This is a testament of the power of trusting human relationships where individuals and groups feel confident to take back more control and follow their shared ambitions with both their head and their hearts.</p> <p>*SMART Cranleigh is a citizen driven initiative for healthy living and quality of life in Cranleigh for all ages within an ageing community.</p>	See responses above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Jon Verdon	Resident?	Downs Link				With reference to the Downs Link being 'safeguarded as a sustainable movement corridor". Does this mean it should be preserved for walkers, cyclists etc, or for a new railway/tram system in future. I sincerely hope that it is the former, as a new rail link would destroy the ecology of the 'wildlife corridor'. A new surface would make it so much better for cyclists and walkers too.	Waverley confirms strategic policy and beyond scope of NP. Aspirations of Canal Trust will be encouraged.	
				76		I am pleased to see that you have highlighted both the new Medical Centre building (full marks to the old PCT for stumping up with £5.5million to build it) and also the existing Village Hospital. The future for the Old Hospital now looks bright, with the new Xray dept (funded by the League of Friends) and proposed maternity 'hub' adding to the excellent Outpatient services we have.	noted	
						The village really needs to get behind the Village Hospital and LoF as that (together with CMP) is the only sustainable NHS facility in Cranleigh. (Perhaps we could meet up with the Parish Council sometime)	noted	
						So much money has been wasted on the CVHT scheme, which now looks as though it is only going to deliver a Private Care Home with rather nebulous model of care for the 20 'community beds'. To talk of it as a 'Hospital' is a complete misnomer, and serves only to confuse the public.	noted, clawback clause was not pursued by previous Parish Council administration	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Such a shame that the Parish Council let their valuable (£2.4m) piece of land go. Whatever happened to the 'clawback' clause		
M. Scully	Resident, Landowner					I support the Cranleigh Neighbourhood Plan and are keen to ensure that any effects are made to protect and ensure our village is not a victim of poor and inappropriate infrastructure changes.	noted	
E Atkinson	Resident	Land at Longfield	CRAN3	23		Support redevelopment of Longfield. Concern at number of dwellings as will need plenty of off street parking because of location. Support conditional on no green space being used or encroached on.	noted	
		Redevelopment of school land	CRAN5 & 6	25/26		Whilst redevelopment is central to village, how will vehicles easily access High Street, where it is already difficult to turn R into High off relevant roads. Risk to church car park being used by "non users"	site specific policies	
		Characher of development	CRAN8	39		Strongly support this policy	noted	
		Energy efficiency	CRAN10	42		Support this policy for all future developments	noted	
		Employment	CRAN11	45		Concern over employment opportunities within Cranleigh. Most people surely will still need to leave village to work inv. cars mainly	noted	
		Green spaces	CRAN14	60		Strongly support retaining and increasing green spaces for pleasure, leisure and wild life/ environment reasons. Living on Summerlands	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Estate, I value strongly the green spaces & love idea of wildflower corridors.		
		Flooding & water supply	CRAN16 & 20	63/71		Major concerns over inadequate infrastructure now, let alone with increased population. Summerlands piping now past its sell by date & totally frustrated by water pipes busting.	noted	
		Transport	CRAN17	66		Major issue of further developments (inc. these being now built) is extra traffic in village but also into surrounding areas. The A281 is totally inadequate through Bramley and Shalford. Amount of heavy vehicles using road up to Winterfold and into Shere onto A25 being a considerable issue.	noted	
		Community		75		Concern at facilities for bored, drug taking teenagers	noted	
James Greene - SCC	Statutory Consultee	Heritage	CRAN21		c	Heritage Assets should be amended to reflect national policy set out with in paragraphs 193-197 the NPPF as currently, it would appear to run contrary to national policy. We would suggest that point c. be changed to say that whilst harm to significance or loss of heritage assets should be avoided (or be "wholly exceptional"), it can be permissible if it is necessary to "achieve sustainable public benefits".	amended	
		Transport				We would expect to see that any planning application should be accompanied by a Transport Assessment and Travel Plan that assesses the impacts arising from the	added to CRAN17	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						development and delivers appropriate infrastructure improvements where required to mitigate any residual cumulative impacts.		
		St Nicholas Junior School site	CRAN4			We have highlighted suggested amendments to be made to the supporting text of Policy CRAN4 as well as the policy itself. The school site should be referred to as St Nicholas CofE Junior School site. The below comments in red are included in order to avoid any confusion:	Amended	
						Cranleigh CofE Primary School currently operates from two separate sites - the junior phase on this site at Parsonage Road (formerly St Nicholas CofE Junior School) and the Infant phase at Church Lane (formerly Cranleigh Infants School) (which addressed in Policy CRAN5). Surrey County Council wish to re-provide an improved Primary School in Cranleigh for the benefit of the local primary school community. This means bringing the infant and junior phases of Cranleigh CofE Primary together onto one site with modern fit-for-purpose school accommodation and facilities. This would be on nearby surplus land within the existing grounds of Glebelands Secondary School. The new building will completely replace the existing provision on the two current sites which will be demolished once the new school building is opened and developed as per Policies CRAN4	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						and CRAN5.		
		Cranleigh Infant School site	CRAN5			In addition, the second point within Policy CRAN5 should be amended to say:	noted	
						Development will be conditional on a new primary school facility being available to accommodate existing pupils from the infant site of Cranleigh CofE Primary School.	amended	
Chris Britton	Other	Erosion of undeveloped gaps	CRAN1, Vision Statement, ASVI	18, 13, 53-54		I live just to the west of Cranleigh, and use Cranleigh regularly for shopping and community services. I passionately agree with the Vision statement and want to see Cranleigh retain its village character.	noted	
						Part of the solution to this is to prevent urban sprawl outside the settlement boundaries, so I welcome policy CRAN1. Another good example of applying this principle is the ASVI, set out in section 6.2.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						However, my concern is that there still remains a risk (as per 2.1.4 'Threats') of further unurbanisation and eventual coalescence with existing and planned communities to the west of Cranleigh. This includes significantly the proposed new settlement at Dunsfold Park. While situated in the parish of Alfold, this sits just 1 or 2 fields away from Cranleigh Parish boundary. I would therefore advocate a strong policy statement in the Cranleigh NP to prevent unacceptable erosion of this undeveloped gap.	see below	
						Possible ways to do this include: Adding a sub clause E to policy CRAN1. Considering introducing an amenity (green space) buffer zone along the Wey & Arun Canal which sits partly on the Cranleigh/Alfold parish boundary.	Policy to meet the aspirations of the Wey and Arun Canal Trust included. Buffer zone would be enforced by EA.	
Kathy	Resident	Cranleigh Primary school				I think this school should be regenerated on the existing site preserving the playing fields and keeping the traffic in this area under control.	Noted, application already submitted to Surrey CC.	
		Ancient woodland				Ooh think it is imperative that we preserve every piece of ancient woodland we have remaining.	noted	
		Water supply				I am in agreement with the plan that we need to provide and preserve our water supply and ensure the asbestos pipes are properly dealt with.	noted	
		Playing fields				It is imperative that we preserve our playing fields for recreational activities.	noted	
		Affordable housing				The developments underway should be providing a great proportion of affordable housing.	noted, affordable housing level set in WBC LPP1	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Comments				I do concur with the neighborhood plan but do emphasize the need to keep the primary school where it is.	Noted, the application will probably be decided prior to the adoption of the CNP	
Tony Griffiths	Resident	Appreciation of the Plan				I'd just like to say how impressive I think this work is. It's very thorough and very professionally done. Thank you to everyone who contributed.	noted	
		Car Parking	19	29 & 66 and others		The plan acknowledges that there is huge pressure on car parking. Vehicle ownership is high and will probably increase (per household). The policy requires that this should be taken into account but it does not lay down standards. It feels woolly and will allow developers to interpret as they wish. Can it be made more effective?	Waverley has adopted Car parking guidelines that are used when considering planning applications	
		Use of Knowle Lane		various		The discussions of access to the village major on Guildford Road, Horsham Road and Elmbridge Road. There is no discussion of Knowle Lane which is the main drag in from the A281 from Horsham and the South. Visitors from the Sussex villages will use Knowle Lane either via Cook's Hill or Wildwood Lane and it is not built for that volume of traffic. If the Dunsfold development were to happen the load on Knowle Lane would increase dramatically. I felt that this road should be given as much thought and analysis as the others.	Point noted. Weight restriction on Knowle Lane deters larger vehicles from using the road.	
		Comments				Well done and thank you.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Diane Littlewood	Resident	Overview				I strongly SUPPORT the Plan. It is very detailed and very thorough and has used the comments from numerous members of the Village community .	noted	
		Vision Statement	2.2	13		It is good that the Plan supports the maintenance of the character of the village. This is essential - and I strongly SUPPORT it. With 1700 houses already approved the Plan has to ensure that the boundaries of the Village are maintained so that merger into Ewhurst or Rowley does not happen.	noted	
		Water Supply and Sewerage infrastructure	CRAN20	71		Support strongly the fact that the Plan says that the proposals on development sites MUST demonstrate an adequate water supply and sewerage infrastructure capacity exists both on and off site to serve the development and that it would not lead to problems for existing users. I also support strongly the other 3 policy sections on this subject.	noted	
		All other Policies				I SUPPORT all remaining Policies but would prefer some of them to be more in the realms of 'must' rather than 'should' for their implementation - but understand that these Plans need to be framed in certain language in order for them to get official approval.	noted	
		The Whole Plan				I strongly SUPPORT the whole plan and would like to thank all those involved in its production for their hard work and dedication. Once approved and in place I feel that it should be able protect	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Cranleigh from future over development of the sort we are experiencing currently.		
Rachel Robinson (wyg) on behalf of client Farmland Cranleigh Ltd		Location of Development	CRAN1			<p>Policy CRAN1 relates to the location of development and identifies criteria where development proposals outside the settlement boundaries will be permitted.</p> <p>Policy CRAN1 should be more flexible in accordance with Policy DM12 of the emerging Waverley Local Plan Part 2: Site Allocations and Development Management Policies. Waverley Borough Council's (WBC) view is that a policy approach which sets out specific forms of development which would be encouraged or constrained in the rural areas would be inflexible and unjustified. As such, WBC's preferred policy approach is to set out the criteria which will apply to all development in rural areas to balance facilitating appropriate development with protecting the character and beauty of rural areas.</p> <p>Accordingly, we suggest that Policy CRAN1 should be more flexible in accordance with emerging Policy DM12. Policy CRAN1 should also recognise a site's proximity to existing built development and identified settlement boundaries to encourage contiguous development where</p>	<p>Noted. The focus on small sites for affordable housing has been removed from Policy CRAN1.</p> <p>A policy that is overly permissive of development adjacent to settlement boundaries effectively serves to move that settlement boundary out further from its current position. This is not considered to be a sustainable approach; development should be focused within the settlement boundaries</p>	POLICY CRAN1 AMENDED

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						possible.		
		Housing Strategy	4.1			<p>Section 4.1 of the NP identifies that Cranleigh is required to deliver a minimum of 1,700 new dwellings over the Local Plan period to 2032, as set out in the Adopted Local Plan Part 1 Strategic Policies and Sites (February 2018). Notably, the government published a Housing Delivery Test: 2018 Measurement and Technical Note on 19 February 2019 (attached at Appendix A for reference). Under the housing delivery test's criteria, all authorities under 85% of their housing requirement are required to add a 20% buffer to their five-year housing land supply requirement, instead of 5%.</p> <p>The recently published 2018 measurement identifies that WBC was at 79% of their housing requirement between 2015 and 2018, with a total of 1,575 homes required and only 1,240 homes being delivered within this time period.</p> <p>Given the foregoing, the NP should take the above into account in future versions of the NP to ensure that the council's updated housing land requirement, based on a 20% buffer, is met.</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Site Allocations	CRAN4 and CRAN5			<p>We have reviewed the three sites allocated for housing in the NP and would make the following comments in respect of the two allocated school sites: St Nicholas Junior School site (CRAN4) and Cranleigh Infant School site (CRAN5), which are allocated for 75 dwellings and 15 dwellings respectively.</p> <p>We note that in terms of these two site allocations, Surrey County Council wishes to re-provide an improved Primary School in Cranleigh, which currently operates from these two sites. The NP suggests that the new school will be on nearby surplus land within the existing grounds at Glebelands Secondary School.</p> <p>We would question whether the two allocated school sites are in fact available and deliverable owing to the fact that they are conditional on a new primary school facility being made available on an alternative site.</p> <p>A regulation 3 application was submitted in 2017 by Surrey County Council for the construction of a two storey building with associated car parking provision, landscaping, all-weather sports pitch and new access road from Parsonage Road to provide a replacement for Cranleigh Primary School (LPA Ref: WA/2017/0696). There were a number of objections to the proposed development by local residents and notably by</p>	<p>The need for a new primary school is predicated by the scales of growth that have been allocated in LPP1 and granted planning permission. There is a clear need for the school and SCC has a duty, under the NPPF, to provide sufficient places. This is the clearly preferred option and SCC continues to pursue this option. There is no evidence to suggest this will not come forward. The fact that there were objections to the Reg 3 application does not mean it is not deliverable. Surrey County Council has confirmed by email 12 August 2019 that the sites would be delivered within the period 2018 -2032.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Cranleigh Parish Council (CPC).		
						<p>Furthermore, 'serious concerns' to the proposed development were raised by the Head of Planning Services at WBC 'in relation to the highway safety and parking implications in what is already a restricted area with limited available parking provision'. Consequently, the application was withdrawn in November 2017.</p> <p>We note that a further regulation 3 application was submitted by Surrey County Council in December 2018 for the replacement primary school at Glebelands School (LPA Ref: WA/2018/2044). As with the above application, further objections to the proposed development have been submitted by local residents and again by CPC. The response submitted by CPC includes an objection on a number of matters including; the existing site is best placed for an expanded school, highway safety and parking implications; risk of flooding; impact on residential amenity; and loss of school playing fields at Glebelands School. This objection is somewhat at odds with the aspirations of the emerging NP for the Glebelands School site and primary school sites.</p>	<p>Matters raised in a previous planning application are being addressed through the ongoing work of SCC. The Environment Agency, in a letter dated 10th August 2018, confirmed that the site is within Flood Zone 1.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>In addition, the Head of Planning Services at WBC again raised an objection identifying ‘serious concerns’ in relation to highway safety and parking implications.</p> <p>Copies of the consultation responses referred to above from CPC and WBC are attached at Appendix B for reference.</p> <p>In addition to the above, the majority of site allocation CRAN4 is within Flood Zone 3 i.e. has a high probability of flooding. Technical guidance to the National Planning Policy Framework identifies that only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses. Residential dwellings are identified as a ‘more vulnerable’ use. We also note that in the Site Assessment undertaken by Navigus following the 2015 Call for Sites, it was concluded that this site ‘has significant flooding issues, which could be exacerbated by development’. Owing to flooding matters, Navigus concluded that the site has ‘significant constraints’ . Accordingly, it can be concluded that the site at St Nicholas Junior School is not suitable as a housing allocation owing to matters relating to flood risk, particularly given that a site within Flood Zone 1 is available, namely our client’s site at Amlets Lane.</p>	<p>See comments above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Given the foregoing, it can be concluded that there is significant doubt as to whether the site at Glebelands can indeed accommodate a replacement Primary School. As such, it is not certain that site allocations CRAN4 and CRAN5 will be available and/or deliverable for housing development as their redevelopment for housing is conditional on a new primary school facility being made available. In addition, the majority of site allocation CRAN4 is within Flood Zone 3 and so is not suitable as a housing allocation when other sites in lower flood risk areas are available. Accordingly, the NP should allocate alternative sites, such as the site at Amlets Lane, for housing.	See comments above	
		Amlets Lane Site				Our client's site at Amlets Lane is available and deliverable in the short term. For ease of reference, we set out below a summary of the suitability of our client's site for housing development and a site location plan is attached at Appendix C. The summary below also makes reference to the Site Assessment of the site at Amlets Lane carried out by Navigus following the 2017/18 Call for Sites (attached at Appendix D for reference).	The NP SEA process has assessed the sites in light of all relevant and up-to-date information. It concludes that the sites proposed for allocation represent sustainable options when considered against alternative options. It is not considered appropriate or necessary to undertake further assessment of other sites.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The 1.21 ha site at Amlets Lane offers a prime site for meeting housing need in Cranleigh in a location which would not be a major intrusion into the countryside. The site does not fall within the designated Green Belt, the Surrey Hills Area of Outstanding Natural Beauty (AONB) or an Area of Great Landscape Value (AGLV) and is therefore free from any landscape designation constraints itself.</p> <p>The site assessment undertaken by Navigus states that the site 'is surrounded by green fields' and 'is remote from the village boundary' . However, this assessment is incorrect. The site adjoins the recent Cala Homes development, which lies to the south and east, and comprises up to 125 dwellings. There are also existing residential dwellings immediately to the west of the site. As such, the site adjoins existing residential development. Moreover, the site adjoins the revised Cranleigh Settlement Boundary as identified in Figure 8 of the NP and the Waverley Local Plan Part 2: Site Allocations and Development Management Policies Preferred Options document which was out for consultation in 2018. Accordingly, the site is not remote from the village boundary but would offer the opportunity for contiguous development with existing built development and the settlement</p>	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						boundary for Cranleigh.		
						The site is also within easy walking distance of the shops and services available in the centre of Cranleigh, with access via the public footpath which adjoins the eastern boundary of the site. A safe vehicular access to the site can also be provided onto Amlets Lane, by creating a priority T-junction 4 with the required visibility splays. Notably, access off Amlets Lane for the adjacent Cala Homes development of up to 125 dwellings was considered acceptable by the Local Planning Authority and Surrey County Council Highways Team.	See comments above	
						As we have previously advised in our submission at the Site Options (Housing) consultation stage, a significant amount of work has previously been undertaken in the preparation of supporting documents to accompany a planning application for residential development of the Amlets Lane site. These works include an ecological survey (and subsequent reptile survey report), a transport statement, a landscape and visual impact appraisal, a flood risk assessment, a preliminary infrastructure appraisal and an archaeological assessment. Proposed site layout drawings have also been prepared, which take	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						into account comments received from the council through the preapplication process and work undertaken through the preparation of the supporting documents. The latest proposed site plan is attached at Appendix E for reference.		
						<p>The proposed site plan illustrates that the site can provide the following:</p> <ul style="list-style-type: none"> • 10 dwellings (comprising a mix of 2, 3 and 4 beds); • an overall density of 8-9 dwellings per hectare in accordance with the adjoining Cala Homes development, which reflects the transition from the settlement area to the south into the countryside and the AONB to the north. • a substantial buffer zone, with a minimum width of 32m, between Amlets Lane and the proposed development so as to retain the rural character of the local area and limit any detrimental impact on the AONB, AGLV and designated 'countryside beyond the Green Belt'. • a safe vehicular access onto Amlets Lane; • the provision of adequate off-road parking spaces for each dwelling through the inclusion of garages and driveways; • a Local Area for Play (LAP); • the provision of sufficient private amenity space for each dwelling; and 	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<ul style="list-style-type: none"> • an acceptable level of residential amenity for both future occupiers of the proposed development and existing adjoining residents. 		
						<p>In summary, the site south of Amlets Lane offers a logical extension to Cranleigh which would be contiguous with existing built development and the revised settlement boundary. Notably, the site is also outside of the Green Belt, AONB and AGLV, thereby reducing the need to develop elsewhere within these designations and has easy walkable access to the shops and services in the centre of Cranleigh. Moreover, the site south of Amlets Lane is not only suitable for housing, but significantly it is available and deliverable for development in the short term.</p>	See comments above	
		Conclusions				<p>In conclusion, our key representations are summarised as:</p> <ul style="list-style-type: none"> • Policy CRAN1 should be more flexible in accordance with emerging Policy DM12 to balance facilitating appropriate development with protecting the character and beauty of rural areas. • Future versions of the NP should take into account the 20% buffer now required to WBC's five-year housing land supply requirement following the recent publication of the Housing Delivery Test 2018 Measurement. 	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Two of the three site allocations (CRAN4 and CRAN5) may not be available or deliverable owing to the fact that they are conditional on a new primary school facility being made available on an alternative site. Moreover, the delivery of the new primary school facility on the identified alternative site is currently subject to significant local objections from local residents, the Parish Council and Local Planning Authority.</p> <ul style="list-style-type: none"> • The site at St Nicholas Junior School (CRAN4) is not suitable as a housing allocation owing to matters relating to flood risk, particularly given that a site within Flood Zone 1 is available, namely our client's site at Amlets Lane. 	See comments above	
						<ul style="list-style-type: none"> • Our client's site at Amlets Lane is available and deliverable in the short term and is suitable for housing development. As such, our client's site should be allocated for housing in future iterations of the NP and accordingly included within the settlement boundary for Cranleigh. We trust that the above will be of assistance. Should you have any queries or require any further details please do not hesitate to contact us. 	See comments above	
		Attachments				NP 5 APPENDIX A, B, C, D & E	Appendices added to Regulation 14 responses on website	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
David Hansell	Resident	Comment				Great job!	noted	
Sue Mellor	Resident	Comments				I think this is an excellent neighbourhood plan and I agree with it. I would like to add a few comments/observations. I really wish this plan had been put forward prior to the current housing explosion which appears to have happened with little planning for the village community needs. The infrastructure should have been addressed and attended too before the building began. Consequently we are all suffering the effects and will do for years to come. Many of the new houses are being built on marsh/wetlands. Amlets Lane and Elmbridge being perfect examples. This plan is excellent and obviously much thought has been put into compiling it.	noted	
		Threats	2.1.4	13		I agree to threats list. The young have already moved out, or will have too in the future, due to lack of affordable or social housing. The prices of the new houses are very much too expensive for the average family income.	noted	
		Objectives				All the objectives are good and must be met. We can't have another disastrous, unthought out and inadequate housing explosion.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Longfield	4.1.2	22		Why is Longfield not being preserved as a social care home when there is clearly not enough provision at the moment, let alone when these new houses and new houses of the future are filled with real people. Many of the expensive houses around here have professionals based in London who buy houses here to be within the 'commuter belt' and promptly move their elderly relatives here.	Owned by Surrey CC put forward by Council to Neighbourhood Plan call for sites.	
			4.1.3	23		When there is a general national and government consensus that our young people/children do not get enough exercise, why take the sports fields of Glebelands! This school has already lost 50% of it's fields to school expansion over the last 40 years. I really disagree with this plan. There is a perfect place for a rebuild of the junior and infant on the St Nicolas site.	Noted	
						The sewage water and sewage works were in the same location in 1957. I know as I fell in it as a child!	Noted and date removed	
						I would have liked to have seen out of village park and ride, and even vehicle free centre of village as a proposal. The increased traffic is having a negative effect both potentially physically and mentally on most of the current residents.	noted	
						I would very much like to receive communication about the implementation of this plan and especially if there are deviations from it. Thank	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						you to all who put so much thought and effort into, what I feel, is a very good plan.		
Tom Hutchinson - Land & Partners Limited	Agent	Query whether CRAN1 meets the Basic Conditions.	CRAN1 Location of Development	18		The policy, in combination with the Policies Map, may conflict with the requirement to provide a new school as referred to in Policies CRAN4 and CRAN5. The proposals for a new school are outside of the development boundary where CRAN1 restricts development. This new school is necessary for the delivery of CRAN4 and CRAN5 but there do not appear to be criteria within CRAN1 which allows education development outside of the settlement boundary. The examiner should be satisfied that the policy meets the basic conditions, in particular that, "having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan)." The examiner therefore must be satisfied that the policy is consistent with the NPPF and does not provide less development than envisaged in the Local Plan Part 1.	Noted. Policy CRAN1 has been amended to provide the appropriate policy framework.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Query whether CRAN3 meets the Basic Conditions and is a deliverable allocation	CRAN3 Land at Longfields	22--23		<p>This site is allocated for approximately 20 dwellings. The site is previously developed and the existing buildings are vacant, having closed approximately 3--4 years ago. The redevelopment of the site is consistent with existing national policy and district policy, however no planning application has been forthcoming in the years since the care home on the site closed.</p> <p>The potential housing development capacity in the site assessment is 10 units, the proposed site yield doubles this to 20 units requiring a density of over 50 dwellings per hectare on a site which is in an existing residential estate. We question whether the proposed yield is realistic.</p>	<p>The policy - which requires 'approximately' 20 dwellings - reflects engagement with the site promoter and an understanding of the type of scheme that could be brought forward. This location, in reasonably close proximity to the village centre, is seen as one of the best opportunities to deliver housing which can meet the needs of older people. Therefore the overall mix is likely to provide a high proportion of smaller units, hence the overall higher yield. The initial assessment assumed a standard mix at a density of 30dph, which would be low for a site in this location.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>We are not aware of any evidence that the site is viable and deliverable in the light of the lack of a proposal for redevelopment despite several years passing since the care home closed. The allocation should be supported by evidence that the site is deliverable within the plan period. Nevertheless, if the redevelopment is viable an allocation would not be necessary for the site, which would be suitable for windfall development within the settlement boundary on previously developed land.</p>	<p>The site promoters have said that the proposals are deliverable. The site is allocated in order that the NP can deliver in full the remaining housing requirements identified for Cranleigh in the LPP1, rather than seeking. Surrey County Council have confirmed (August 2019) that the site would be delivered within the period 2018 -2032.</p>	<p>to rely on windfalls.</p>
						<p>Other available sites should be allocated Land & Partners controls deliverable land at Amlets Lane which is well related to the built edge of Cranleigh. The sites promoted by Land & Partners have the references N26, N28, N35 and N36 in the neighbourhood plan assessments and considered together they adjoin the proposed settlement boundary. These sites are available for development now and are not constrained by existing uses. We would expect those to be a component of the housing supply and we were surprised to find that the whole allocation requirement is reliant on sites with deliverability issues. We would expect to see allocations on</p>	<p>See comments above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						land adjoining the built edge of Cranleigh and the currently proposed allocations on previously developed land treated as part of the potential windfall development.		
		Query whether CRAN4 meets the Basic Conditions and is a developable allocation	CRAN4 St Nicholas Junior School Site	23-25		Land & Partners queries whether the basic conditions have been met though this allocation. The allocation is dependent upon the delivery of a new combined school, and this being able to accommodate St Nicholas pupils. The site for the new school is referred to as being located at Glebelands School, and this land is outside the proposed development boundary where development is restricted. There is no supporting policy for the new combined school, or criteria which would allow education development outside the development boundary.	currently proposed	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>The replacement school- outstanding issues preventing development</u></p> <p>The application for a new school under reference WA/2018/2044 was objected to by Waverley Borough Council, citing serious concerns in relation to the highway safety of the proposed access and parking implications in the vicinity. Cranleigh Parish Council itself objected to the proposal for reasons including flooding, neighbour amenity and traffic/pedestrian safety. The 7th January 2019 minutes state: "The existing site was best placed for an expanded school." Concerns about safety in relation to the handing of increased vehicle movements were raised by Cranleigh Civic Society in 2017 and it appears from the more recent objections that this issue has yet to be resolved. A decision on the new school proposal is yet to be decided by Surrey County Council. The Parish Council objected to the replacement school whilst the Neighbourhood Plan was in preparation, and suggested expansion should take place within the existing school site. Therefore, the examiner should be satisfied that there is sufficient evidence in terms of deliverability that the Neighbourhood Plan meets the basic conditions.</p>	<p>The need for a new primary school is predicated by the scales of growth that have been allocated in LPP1 and granted planning permission. There is a clear need for the school and SCC has a duty, under the NPPF, to provide sufficient places. This is the clearly preferred option and SCC continues to pursue this option. There is no evidence to suggest this will not come forward. The fact that there were objections does not mean it is not deliverable.</p> <p>Surrey County Council have confirmed that the site would be delivered within the period 2018 - 2032</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>The allocation site – significant constraints</u> The St Nicholas School site assessment concludes the site has a potential capacity for 40 units before taking account of flooding issues. Most of the site is in the highest risk flood zone and so the assessment concludes that the site has significant constraints. A live application for residential redevelopment of the existing school sites was validated in 26/07/2017 and is still pending consideration. It was revised to provide 74 dwellings at the Junior School Site and 20 on the infant school site. The Parish Council objected to the application in October 2018 due to the height of apartment blocks conflicting with the Cranleigh Design Statement, the loss of playing fields, the high density and lack of parking and the access posing a danger to pedestrians. There are no new documents uploaded to the application since October 2018. It is unclear that the allocation for approximately 75 dwellings can be delivered in the light of the issues raised regarding the 74 home application.</p>	<p>Matters raised are being addressed through the ongoing work of SCC.</p> <p>Surrey County Council confirmed on 12 August 2019 that the site would be delivered within the period 2018 -2032</p>	
						<p>If the amount of housing in the Part 1 Plan cannot be achieved as result of these deliverability issues then it would effectively be providing less development than set out in the strategic policies for the area, or otherwise undermine these strategic policies. In other words, the plan would</p>	<p>See comments above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						not be in general conformity with the strategic policies of the adopted local plan.		
						We note that both applications that the delivery of this allocation relies on appear to have encountered planning problems and it is unclear whether there is a reasonable prospect that the allocation can be viably developed at the numbers envisaged. Therefore, we are not convinced the basic conditions have been met in terms of conformity with National Policy on plan-making and ensuring selected sites are developable/deliverable. We note that paragraph 16 of the NPPF requires that plans should be prepared positively, in a way which is aspirational but deliverable.	See comments above	
						<u>Other available sites should be allocated</u> Land & Partners controls deliverable land at Amlets Lane which is well related to the built edge of Cranleigh. The sites promoted by Land & Partners have the references N26, N28, N35 and N36 in the neighbourhood plan assessments and considered together they adjoin the proposed settlement boundary. These sites are available for development now and are not constrained by existing uses. We would expect those to be a component of the housing supply and we were surprised to find that the whole allocation	School sites part of Waverley LAA.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						requirement is reliant on sites with deliverability issues. We would expect to see allocations on land adjoining the built edge of Cranleigh and the currently proposed allocations on previously developed land treated as part of the potential windfall development.		
		Query whether CRAN5 meets the Basic Conditions and is a developable allocation	CRAN5 Cranleigh Infant School site	25-26		As above, Land & Partners queries whether the basic conditions have been met though this allocation. The allocation is dependent upon the delivery of a new combined school, and this being able to accommodate St Nicholas pupils. The site for the new school is referred to as being located at Glebelands School, and this land is outside the proposed development boundary where development is restricted. There is no supporting policy for the new combined school, or criteria which would allow education development outside the development boundary.	Matters raised are being addressed through the ongoing work of SCC. Surrey County Council confirmed on 12 August 2019 that the site would be delivered within the period 2018 -2032	
						<u>The replacement school – issues preventing delivery</u> The application for a new school under reference WA/2018/2044 was objected to by Waverley Borough Council, citing serious concerns in relation to the highway safety of the proposed access and parking implications in the vicinity. Cranleigh Parish Council itself objected to the proposal for reasons including flooding, neighbour amenity and traffic/pedestrian safety.	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						The 7th January 2019 minutes state: “The existing site was best placed for an expanded school.” Concerns about safety in relation to the handing of increased vehicle movements were raised by Cranleigh Civic Society in 2017 and it appears from the more recent objections that this issue has yet to be resolved.		
						A decision on the new school proposal is yet to be decided by Surrey County Council. The Parish Council objected to the replacement school whilst the Neighbourhood Plan was in preparation, and suggested expansion should take place within the existing school site. Therefore, the examiner should be satisfied that there is sufficient evidence in terms of deliverability that the Neighbourhood Plan meets the basic conditions.	See comments above	
						<u>The allocated site – constrained by existing use</u> The Infants School site assessment considers that there are “minor constraints” and the merger of the schools needs to be confirmed. A live application for residential redevelopment of the existing school sites was validated in 26/07/2017 and is still pending consideration. It was revised to provide 74 dwellings at the Junior School Site and 20 on the infant school site. The Parish Council objected to the application in October 2018 for reasons including the access to the redeveloped infants school along Dewlands Lane	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						posing a danger to pedestrians.		
						There are no new documents uploaded to the application since October 2018. It is unclear that the allocation for approximately 15 dwellings can be delivered in the light of the issues raised regarding the planning application. If the amount of housing in the Part 1 Plan cannot be achieved as result of these deliverability issues then it would effectively be providing less development than set out in the strategic policies for the area, or otherwise undermine these strategic policies. In other words, the plan would not be in general conformity with the strategic policies of the adopted local plan.	See comments above	
						We note that both applications that the delivery of this allocation relies on appear to have encountered planning problems and it is unclear whether there is a reasonable prospect that the allocation can be viably developed at the numbers envisaged. Therefore, we are not convinced the basic conditions have been met in terms of conformity with National Policy on plan-making and ensuring selected sites are developable/deliverable.	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Other available sites should be allocated</u> Land & Partners controls deliverable land at Amlets Lane which is well related to the built edge of Cranleigh. The sites promoted by Land & Partners have the references N26, N28, N35 and N36 in the neighbourhood plan assessments and considered together they adjoin the proposed settlement boundary. These sites are available for development now and are not constrained by existing uses. We would expect those to be a component of the housing supply and we were surprised to find that the whole allocation requirement is reliant on sites with deliverability issues. We would expect to see allocations on land adjoining the built edge of Cranleigh and the currently proposed allocations on previously developed land treated as part of the potential windfall development.</p>	See comments above	
		Query whether CRAN6 meets the Basic Conditions	CRAN6 Housing Mix	27		<p>The policy supports the provision of individual self--build and custom--build plots within the settlement boundary. Paragraph 4.2.1 states that 63 applicants on the self and custom build register have expressed a preference for Cranleigh. The policy seeks to meet this need, but there is no evidence that this requirement can be met through the Neighbourhood Plan. Inability to meet this evidenced need would place the Neighbourhood Plan in conflict with the Local</p>	Policy CRAN6	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Plan Part 1 as well as paragraph 61 and footnote 26 of the NPPF.		
						The Local Plan Part 1 states at paragraph 4.54 "The Council is required to grant sufficient planning permissions to meet the demand for plots shown on their Self-Build and Custom Housebuilding Register. Authorities have 3 years, at the end of each base period, in which to permit an equivalent number of plots of land to the number of applicants on the Register, which are suitable for Self-Build and Custom Housebuilding."	noted	
						The Neighbourhood Plan is the vehicle through which the evidenced requirement for self and custom-build sites can be met through allocations. We query whether there is sufficient supporting evidence that 63 self or custom-build plots are likely to come forward within the settlement boundary.	Noted – people can register for more than one area resulting in some doubling up of numbers..	
		Query the increase in windfall allowance referred to at Paragraph 4.1	Paragraph 4.1	22		The NPPF paragraph 70 states that when an allowance has been made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic land availability assessment, historic windfall delivery rates and expected future trends.	See section CNP 4.1 HOUSING STRATEGY AND SITE ALLOCATION	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Appendix D of the LPP1 provides an explanation of the Parish Housing Allocation Figures in Policy ALH1. The LAA within settlements (column G) states 118 dwellings for Cranleigh. So it is not clear why the windfall allowance is 129 and this should be explained.	Figures including Windfall figure provided by Waverley Borough Council: Local Plan Part 2: Site Allocations and Development Management Policies Pre-Submission Document October 2018	
						The three allocated sites should be treated as potential windfall sites as these are within the settlement boundary and dependent upon site clearance and the merger of schools in a replacement building. The remaining requirement should be met on allocations which are developable/deliverable according to the definitions within the NPPF.	Waverley LAA sites	
Rosemay French OBE	Resident, Business	First paragraph...t he village hospital continues.....		11		The loss of the inpatient beds in the light of a rising ageing population is not mentioned. This was quite a blow and has been brushed over here. The need for inpatient beds is great and must not be ignored.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		SWOT		12& 13		It is extraordinary that no mention is made in the SWOT of the vulnerable young people, adults and families in the time of rising mental health issues. They do exist in great numbers in Cranleigh but are hidden from general view. They need to be recognised and accommodated. A recent vulnerable family situation for example is in Penwerris House where families and vulnerable adults have been 'shipped off' to Woking leaving their friends and families behind. This breaks up social cohesion and make the situation worse. Longfield House (see below) could go some way to reducing this problem.	SWOT created by residents during workshop and key points evidenced based by surveys and other documents, removed from plan and added as background document.	
		Community Well Being Improve leisure and arts facilities serving Cranleigh		14		This sentence should be split to more accurately reflect the situation to: Improve leisure facilities and increase arts facilities serving Cranleigh. (It would not be fair to say that the Arts Centre needs improved while the leisure centre certainly does)	Consider splitting this objective into two. The objectives have been separately identified.	OBJECTIVES AMENDED

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		4.1.2 Land at Longfield, off Killicks (CRAN3) This site is considered suitable for approximately 20 dwellings	CRAN3	22		<p>The Neighbourhood Plan talks about affordable homes and encouraging small businesses to thrive. Longfield would be a great opportunity to meet some of those needs. It is an ideal building to be redeveloped as a shared space for: small office workspaces for start-up and early stage businesses; and for small apartments for vulnerable adults, single young people and low paid workers. 20 single storey dwellings for the rich elderly is not a good response to the crying, current and growing need for affordable homes. The ground floor could be developed into shared workspace and small office space for the business community to meet the needs of so many home based businesses without space to grow. It would also provide a good income for the council to aid the maintenance of the building. It may surprise the parish council that I could take them to rooms being hired out to couples and single people in Cranleigh at £400 a month which have NO windows. These rooms are often poor conversions of previous social housing sold off and now let by perfectly legal but unscrupulous landlords. This is a hidden and quite extraordinary situation for the perceived wealthy Cranleigh community. Crest Homes and other current developments will NOT meet this need.</p>	<p>Developer has submitted this site for residential use.</p> <p>New business hub being constructed on Amlets Lane site.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		High Street	5.1	44		This is too upbeat considering the nationally recognised struggle for High Streets. Generally, the High Street remains vibrant..... Not the case. Evidenced by the increase from 4% to 7% for vacancy rates in Cranleigh High Street in 2018. (Waverly BC figures) Remove 'remains vibrant'. The is no mention made of the lack of a night time economy.	Local Plan Policy TCS1 Noted. Text has been added	.
		Open Air market	5.1	44		The Village Way Open Air Thursday Market is struggling with only two or three stalls left from around 20 a couple of years ago. This should be recognised in the text. For example, The Open Air Thursday Market has been long established but in recent years has seen a significant decrease in stall numbers and diversity of offer.	approx 15 stalls regularly attend.	
		Local Economy. Parking for Workers. Access to workers.	5.1			The two principal challenges to economic growth for local businesses are not mentioned and are: Inability to recruit due to the lack of affordable parking for low paid workers. Inability to recruit at all levels due to the lack of affordable homes.	Waverley are carrying out a parking review in 2019/20.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Protecting and Encouraging Employment. Para A	5.1.1	45		It says the applications for change of use from commercial to another activity will be resisted. However, this is meaningless and holds no sway against Permitted Development Rights (PDR). Such development can only be stopped through the implementation of an Article 4 Direction, which is not mentioned in the Neighbourhood Plan.	Noted. There are many instances where planning permission is required to change from a B-class employment use and this seeks to address those types of situations	.
		Residential Parking	7.1.3	68		This would be an ideal place to add a 7.1.4 talking about workers parking.	This is for residential development not public parking	
		Transport and Movement. Cycle parking	8.1.2	76		There is no mention made of dedicated cycle parking in our industrial estates nor in the High Street which is lacking such provision in many areas of the High Street except Sainsburys and Fountain Square. Cyclists end up leaning cycles against shop windows which is unwelcomed by retailers.	Noted and Text added to Policy CRAN17	
Heather Head	Resident	St Nicholas Junior School Site	CRAN4	25		If the present school is to be replaced by a new school built on part of the Glebelands school playing field it is essential that adequate provision is made for parents dropping off and collecting their children from school. Parsonage Road is hazardous and inadequate for the current volume of school traffic.	Noted. The CNP does not deal with the provision of the new school, only the vacated school sites.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Cranleigh Infant School	CRAN5	26		The development of this site for housing is inadvisable because Church Lane is a single lane and very narrow making it unsuitable for heavy construction traffic. There is no footpath except through the church yard. Parking could be difficult unless the private church car park is utilised.	Noted This matter has been noted in the text and will require addressing as part of a planning application. The highway authority has not objected to the allocation.	
		General				There are a lot of good policies in the Cranleigh Neighbourhood Plan. We need to protect our village yet accept future development.	Noted	
Steph Hamill EI - SCC	Statutory Consultee	Mineral Safeguarding Area				Thank you for consulting Surrey County Council as the Minerals and Waste Planning Authority on the Cranleigh Reg 14 Neighbourhood Development Plan.	Noted	
						The neighbourhood plan area includes Mineral Safeguarding Area (MSA) for Brick Clay which is located towards the East of the Site Plan. Please see our online map viewer for more details. The safeguarding of mineral sites needs to be taken into account when considering new development, mineral safeguarding is supported by the Surrey Minerals Plan 2011 Core Strategy (Policy MC6), the National Planning Policy Framework (Paragraphs 143 and 144) and National Policy Guidance (Paragraph 003).	Minerals are not a matter that NPs can address although the presence of the MSA is noted.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Nona Jones - Planning Potential (on behalf of South Ridge Development LLP)	Agent	Introduction				<p>We write on behalf of our client, South Ridge Development LLP (SRD), in respect of the Cranleigh Neighbourhood Plan 2018 – 2032 Pre-Submission Regulation 14 Consultation (February 2019), for which there is a consultation open until Tuesday 26th March 2019.</p> <p>By way of background, Places for People have entered into a long term Joint Venture (J.V) with Surrey County Council (SCC), known as South Ridge Developments Ltd, to unlock public land sites which are no longer required for service delivery by the Council to act as the agent for economic growth and social activity, delivering housing and mixed use development, as appropriate, on surplus Surrey sites. These representations subsequently seek to support the allocation of the former Longfield Residential Care Home for residential development, which has been identified as a site which is no longer required for service delivery by SCC, in order to deliver new housing to help meet local needs.</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		The Site				<p>The Neighbourhood Plan identifies the site being promoted by SRD as 'Land at Longfield, Off Killicks'. As noted under Policy CRAN3, the site is approximately 0.38 hectares in size and is located within the settlement boundary of Cranleigh. It is a former 3-storey residential care home surrounded by residential development and is currently accessed via Killicks Road, within walking distance of the village centre shops and other local amenities. The former Care Home facility was closed after a review in December 2015 on the basis that it was not fit for purpose for 21st century care provision.</p> <p>Policy CRAN3 of the Neighbourhood Plan considers the site suitable for 'approximately 20 dwellings'. Furthermore, it is intended that these would mainly be smaller dwellings, between 1 and 3-bedrooms, which would help to address the needs of older people in a location with good access to shops and services, according to the supplementary text at section 4.1.2.</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						In terms of planning constraints, the site is not located within a Conservation Area and contains no listed buildings or Assets of Community Value. Additionally, there are no Tree Preservation Orders (TPOs) on or within close proximity to the site and the site is located wholly within Flood Zone 1, which is considered to be the lowest area of flood risk. Furthermore, the site has no key planning policy designations under the Waverley Local Plan and there is no relevant planning history for the site. The site is subsequently considered as a highly sustainable location within the settlement boundary which is suitable, available and achievable for residential development, as recognised by Policy CRAN3 of the Cranleigh Neighbourhood Plan and Waverley Borough Council's latest Land Availability Assessment (LAA), published May 2018.	Noted	
		Policy	CRAN3			As part of their Local Plan preparations, Waverley Borough Council have undertaken a number of 'Call for Sites' exercises in order to identify the widest range of sites possible, including encouraging landowners and developers to suggest potential future development land. In order to meet Local Plan Part 1 Policy ALH1's ('Amount and Location of Housing') requirement to deliver at least 11,210 net additional homes between 2013 to 2032, and 1,700 of which are to	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>be delivered within Cranleigh. The sites which were promoted were then assessed in their LAA which identifies a future supply of land which is suitable, available and achievable for housing, as well as other uses over the plan period covered by the local plan, in order to inform site allocations across the borough. It is important to note however, that the latest iteration of the LAA, published in May 2018, did not seek to assess the capacity of towns and parishes where Neighbourhood Plans will allocate housing, such as Cranleigh, but still assesses these sites to demonstrate that there are potential housing sites in these settlements that could contribute to Waverley's overall housing requirement set out in Local Plan Part 1. This is because the majority of Neighbourhood Planning Groups in the Borough have stated that they intend to allocate housing sites themselves, and as such, housing sites are only proposed to be allocated in the Local Plan 2 in areas where they do not have a Neighbourhood Plan Group (Godalming, Haslemere, Elstead and Witley).</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						The former residential care home site was promoted for residential development in the 2017 'Call for Sites' Consultation on the basis that there is no longer a requirement for the site to be retained as a Care Home following a review in December 2015 (LAA Ref: 942). As noted above, the LAA considered the site as having a highly sustainable urban location within the settlement boundary, and as 'potentially suitable' for development within the first five years of the Plan Period (2017/18-2021/22). Furthermore, it was considered that the site may have the potential to support a higher yield of development than the yield suggested by the promoter (circa 10 units) but recommended that "whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan" in accordance with Policy ALH1.	Noted	
						SRD subsequently supports the retention of the residential allocation of 'Land at Longfield' under Policy CRAN3 which allocates the site, totalling 0.38 hectares, off Killicks for 'approximately 20 dwellings'. This is on the basis that it is in accordance with the evidence base which informed the Council's site allocations and the objectives of Waverley Local Plan Part 1, which seeks to support the delivery of much needed housing within the Borough. Additionally, whilst	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						we acknowledge that the Cranleigh Neighbourhood Plan is not a Local Plan or Spatial Development Strategy, we agree with the flexibility of the wording of Policy CRAN 3 in that it has been positively prepared and consistent with national policy to allow for the best and most efficient development of the site in the future, in line with Paragraph 35 of the NPPF.		
		National Planning Policy Framework				To support the Government’s objective of significantly boosting the supply of homes, it important that a sufficient amount and variety of land can come forward where it is needed, in accordance with Chapter 5 of the National Planning Policy Framework 2019 (NPPF). Paragraph 65 further notes that strategic policy-making authorities should establish a housing requirement figure for their whole area and over the plan period, in addition to setting a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once these strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination unless there has been a significant change in circumstances that reflects the requirement. It is therefore considered that the Cranleigh Neighbourhood Plan is in accordance with the	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						NPPF in that it reflects the housing requirement figure established by Strategic Policy ALH1 of the Waverley Local Plan and allocates sites such as Land at Longfield accordingly, to meet this identified need.		
						It should also be highlighted that Paragraphs 68 and 69 of the NPPF recognise that small to medium sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. Local Planning Authorities and Neighbourhood Plans are subsequently encouraged to identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare (1 ha) which are suitable for housing. Given that 'Land at Longfield' (Policy CRAN3) comprises brownfield land which is less than 1 ha in size, we subsequently support the retention of the allocation within the Neighbourhood Plan which will make an important contribution to meeting the housing requirements of the village within the developed area and is able to be built out quickly, within the first five years of the plan period. This is in accordance with the NPPF and Government's objectives.	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>On the basis of the above, we also support Policy CRAN1 ('Location of development') of the Neighbourhood Plan which focusses development within the settlement boundary of Cranleigh Village as shown on the Policies Map (part a) and for proposals to make the best use of suitable brownfield land, where available, in preference to greenfield land or brownfield land of high environmental value (part c). This is in accordance with Chapter 11 of the NPPF which promotes the effective use of land in meeting the need for homes whilst safeguarding and improving the environment.</p>		Noted

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Policy	CRAN7			<p>We now turn to address Policy CRAN7 ('Design of Development') which we consider to require further commentary, specifically with regards to part e which relates to accessibility. Whilst we fully support the requirement for high quality design which responds and integrates well with its surroundings, is accessible and inclusive in order to meet the changing needs of residents and minimises the impact on the natural environment, we note that the accessibility requirement of Lifetime Home Standards is no longer applicable and should be deleted from the wording of this policy. This is because these standards have been withdrawn by the Government and are no longer relevant to Planning Legislation as Optional Requirement M4 (2) of the Building Regulations, as supported by the Government's Ministerial Statement dated 25th March 2015 which outlines that planning permissions granted after 30th September 2018 should not be subject to Lifetime Home Conditions. Whilst not related to a planning application, we maintain that the requirement for Lifetime Home Standards is deleted from part e of CRAN7 and replaced to state that "developments should be fully compliant with current Building Regulations and technical standards".</p>	Agreed - amendments have been made to the text.	.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Summary				<p>These representations seek to support the allocation of 'Land at Longfield' (CRAN3) for residential development, on behalf of our client, SRD. As supported by these representations, the site has been identified as having a highly sustainable urban location within the settlement boundary and is able to be built out quickly, within the first five years of the plan period. Then delivery of this site allocation will subsequently make an important an important contribution to meeting the housing requirement of the area and will make the best use of suitable brownfield land whilst safeguarding and improving the environment, in accordance with both national and local policy. Furthermore, SRD fully support the requirement for high quality design in line with Policy CRAN7 and will seek to ensure that the development of the site integrates well with its surroundings, in terms of both its scale and massing and preserving local amenity, and is accessible and inclusive in order to meet the changing needs of residents.</p>	Noted	
						<p>We are grateful for the opportunity to make representations to the emerging Neighbourhood Plan and welcome the work local community have done to develop a plan to influence and manage development in the area. We trust that these representations are helpful in advancing the</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Neighbourhood Plan and request that we are kept informed of developments moving forward. We would also welcome the opportunity to discuss the above and the site in further detail should this be considered beneficial to the Parish Council.		
Sue Mellor						Consent for holding and sharing data (P47).	noted	
Marilyn D. Wood	Resident, Landowner	Cranleigh as a village has already been spoiled				To much housing in wrong places where water already floods roads & byways. Also current sewage systems is under huge pressure to clear. Doctors have full books of patients. There will be <u>no</u> village left to enjoy by 2032. New developments are <u>not</u> suitable for starter homes - too expensive & far out. No easy access to Guildford, Horsham or other villages unless by bus as <u>too</u> much traffic going through Cranleigh.	noted	
The Trustees - Cranleigh & South Eastern Agricultural Society	Landowner	Proposed designation of Cranleigh Showground as local green space	CRAN14	Draft NP pp. 56, 57, 60; Appendix 4.3 Green Space pp.		<u>Cranleigh Neighbourhood Plan 2018-2032 Regulation 14 Consultation</u> <u>Comments on the proposed designation of Cranleigh Showground as Local Green Space</u>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
				1-9.				
						<p><u>Introduction</u></p> <p>1. This submission is made by the Cranleigh & South Eastern Agricultural Society (“the Society”) in relation to the proposed designation of the Cranleigh Showground (“the Showground”) as Local Green Space (“LGS”) in the draft Cranleigh Neighbourhood Plan 2018-2032 (“NP”).</p> <p>2. The Society opposes the proposed designation on the grounds that:</p> <p>i) the Showground is an extensive tract of land, and as such is not appropriate for designation within the terms of paragraph 100(c) of the National Planning Policy Framework (NPPF); and further or on the alternative,</p> <p>ii) by virtue of existing designations, the Showground already enjoys protection from development, so that no significant additional benefit would be gained by designation as LGS. The reasons for the Society’s opposition are as follows.</p>	<p>Trustee confirmed verbally that would like to retain the option to be able to develop part of the land should they need to in order to support the work of the Trust.</p> <p>There is no requirement for a landowner to have to agree to LGS designation. Designation supported by the community. No other site able to accommodate Cranleigh Show.</p>	.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Background</u> 3. The Society is a registered charity (charity no. 283637) the objects of which are to promote, maintain, improve and advance agriculture, to promote good farming and the advancement of the breeding and rearing of livestock, poultry and horses, and to foster and maintain the education of the public and its interest in, and awareness of, agricultural industry in general. The Society was founded in 1946 as the West Surrey Farming Club. Its major activity is the Cranleigh Show, a one day agricultural show which takes place at the Showground in late June or early July each year.</p>	Consider that area is demonstrably special to the community	
						<p>4. The Society is the freehold owner of the Showground, which extends to some 28 hectares (70 acres). It is situated on the eastern outskirts of Cranleigh on the B2127 which runs from Cranleigh to Ewhurst and lies adjacent to the settlement boundary of the village. The land was part of Park Green Farm until its purchase by the Society in 1981. It is agricultural, comprising mostly permanent grassland which is grazed by sheep during the winter and spring months, but includes woodland of some 4 hectares (approximately 10 acres) known as Fishpond Copse, and woodland forming part of an area known as Lambs Wood on the eastern boundary of the site, amounting to approximately one</p>	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						hectare (0.4 acre).		
						5. The Showground lies adjacent to the Surrey Hills Area of Outstanding Natural Beauty (“AONB”) and there are far reaching views from the site of the Surrey Hills which rise to the north. Fishpond Copse, along with Lambs Wood and a field of approximately four hectares (10 acres) on the north eastern side of the site, known as Ten Acre, lie within the Area of Great Landscape Value (“AGLV”), a local landscape designation. Lambs Wood and Fishpond Copse are designated as ancient semi-natural woodland in the Ancient Woodland Inventory for Surrey (revised 2011) and by way of local designation as Sites of Nature Conservation Importance (SNCI). One public footpath, no. 364, crosses the Showground, running in a south west-north easterly orientation from Park Green to Ashen Copse.	Noted	
						6. In addition to use for its annual Show, the Society hires out the Showground through the summer months for a variety of events including dog shows, weddings and the annual Classic Car Show. The Society also permits the use of the Showground by local youth groups such as the Scouts. Fishpond Copse is open by arrangement for guided walks for local school and other groups.	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Corrections and Clarifications</u></p> <p>7. The Society wishes to make the following corrections to and clarifications of assertions relating to the Showground contained in Appendix 4.3: Local Green Space to the draft NP:</p> <p>i) Public footpaths 364a and 365 do not cross the Showground. Footpath no. 364a runs through land to the north east of the Showground, whilst footpath no. 365 runs through land to the south east of the site, in both cases on land owned by third parties;</p>	Amended	
						<p>ii) Public bridleway no. 361 runs adjacent to the eastern boundary of the site on land owned by third parties.</p> <p>iii) The site does not have historic significance as suggested. It has been the venue for the Cranleigh Show only since 1982.</p> <p>iv) Park Green Cottage is not situated within the curtilage of the Showground and is not in the ownership of the Society.</p> <p>vi) Fishpond Copse is only accessible by prior arrangement with the Society.</p> <p>vi) The use of the Showground by local groups is with the permission of the Society.</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Extensiveness of the Site</u> 8. Paragraph 100 of the National Planning Policy Framework (NPPF) prescribes that the LGS designation “should only be used” where the green space concerned satisfies the conditions set out in the following 3 sub-paragraphs. The requirements are cumulative, and all elements within each sub-paragraph must be satisfied in order for a site to achieve designation as LGS. Paragraph 100(c) of the NPPF requires that the green space is local in character and “is not an extensive tract of land”.</p>	noted	
						<p>9. There are no rules as to how big LGS can be. However, National Planning Practical Guidance (NPPG) Local Green Space Designation paragraph 015 (reference ID: 37-015-20140306) states that the consequence of the clear requirement of non-extensiveness is that “blanket designation of open countryside adjacent to settlements will not be appropriate”. The Showground is by far the largest area proposed for designation as LGS in the NP. To provide some perspective, at least 34 football pitches would fit into this area of 28 hectares (based on FIFA standards of 0.62 to 0.82 hectare).</p>	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>10. It is accepted in Appendix 4.3 to the draft NP that the Showground “could possibly’ be regarded as an extensive tract of land. By way of justification for designation, the Appendix refers to the fact that Sheepleas, an area of 39 hectares, was designated as LGS in the East Horsley Neighbourhood Plan ‘in recognition of the very special importance which this space plays in the lives of... residents”. However, both this justification and the Examiner’s Report on the East Horsley Neighbourhood Plan entirely fail to address the issue of extensiveness. At paragraph 4.7.6 of the Examiner’s Report the Examiner states only that “[Sheepleas] is the largest proposed designation, but is a coherent site within reasonable proximity of the community. I accept that for ecological value, beauty and landscape value and recreational opportunities its designation meets the Basic Conditions”. In the circumstances this suggested comparable can be of very little value.</p>	<p>noted</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						11. In summary it is difficult to see how 28 hectares could be regarded as anything other than 'extensive'. The proposal amounts to sweeping designation of a tract of countryside adjacent to the settlement boundary of Cranleigh. NPPG Local Green Space Designation paragraph 015 warns that LGS designation should not be used as a 'back door' way to achieve what would amount to a new area of Green Belt by another name, and it is submitted that designation of the Showground would have just this effect.	noted	
						<u>Existing protection of the Site</u> 12. NPPG Local Green Space Designation Paragraph 011 (reference ID 37-011-20140306) provides that if land is already protected by designation, consideration should be given to whether any additional benefit would be gained by designation as LGS.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>13. The Waverley Borough Council Local Plan designates the Showground as 'Countryside beyond the Green Belt'. Policy RE1 of the Plan provides that within areas so designated "the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF". As an AONB, the Surrey Hills are accorded a high degree of protection by paragraph 172 of the NPPF, and this is reiterated in Policy RE3(i) of the Local Plan. Policy RE3(i) further provides that "the setting of the AONB will be protected where development outside its boundaries harms public views from or into the AONB." The setting of the AONB in this vicinity undoubtedly includes the adjacent Showground, from which there are far reaching views to the Surrey Hills. The effect of these policies is to give the Showground as a whole a considerable degree of protection from development.</p>	<p>noted</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						14. More particularly in relation to Fishpond Copse, Ten Acre and Lambs Wood, Policy RE3(ii) of the Local Plan states that the same principles for protecting the AONB will apply in the AGLV, "which will be retained for its own sake and as a buffer to the AONB." Further, the additional designation of Fishpond Copse and Lambs Wood as both ancient woodland and SNCIs gives them a high level of protection; NPPF paragraph 175(c) states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists". Moreover, policy NE1(iii) of the Local Plan provides that development of both ancient woodland and SNCIs "will not be permitted unless it is necessary for appropriate on-site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest".	noted	
						15. Therefore by virtue of existing national and local planning policies and designations relating to both the entire site and particular parts of it, the Showground already enjoys robust protection against development. In the circumstances, it is highly questionable whether designation as LGS would provide any significant additional benefit.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Conclusion</u> 16. In conclusion, LGS is a restrictive and significant policy designation. Consequently, compelling evidence is required to demonstrate both that the Showground is not an extensive tract of land, and that designation would provide significant additional benefits by way of protection against development. The Society contends that no such evidence has been put forward for the Showground, and that accordingly it should not be designated as LGS.</p>	noted	
Cranleigh Village Hospital Trust (CVHT)	Resident, Business, Landowner	Section 1.2		11		<p>At section 1.2, the draft Plan states that: 'The village hospital continues to offer a limited range of outpatient services', the Plan should also refer to the lack of in-patient beds, in the village. This is demonstrated by the Joint Statement from the NHS and Surrey County Council Joint Statement, included with this representation.</p>	Noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 2.1		12		<p>This Sections provides an analysis of the strengths, weaknesses, opportunities and threats to the village (SWOT).</p> <p>This under-plays Cranleigh’s high percentage of older people as well as the health needs that stem from this. Although the ageing population is referred to, this is as a weakness. Firstly, this is not necessarily a weakness, it has positive benefits too, but in any case, the Plan does nothing to quantify or to address this.</p> <p>Meanwhile, Health facilities are stated as a ‘strength’. This ignores the absence of in-patient facilities in the village, or of facilities to cater for the increase in number and frailty of older persons in the village.</p> <p>Evidence from the 2011 census in Appendix 1.5 to the emerging Plan, shows that Cranleigh parish has a higher percentage of its population in each over-60 age band compared with England, the South East, Surrey and the Borough.</p>	<p>SWOT created by residents in response to workshop. Removed from plan and added as background evidence document.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>This is particularly true in the 65 to 74 age band, an age which is more likely to require support over the next 10-20 years. 11.5% of the village population are in this age group, compared to just 8.6% in England as a whole.</p> <p>At the time of the Census, Cranleigh had an over-60 population that made up a third (32%) of its total population. This is significantly higher than in England as whole (22%), the South East and Surrey (both 23.3%), and Waverley Borough (26.1%).</p> <p>Meanwhile, the West Surrey Strategic Housing Market Assessment (SHMA) commissioned by Waverley Council, shows that the projected change in the population of older persons (2013 to 2033) in Waverley is a 24.3% increase in those aged 65-74, a 44.4% increase in those aged 75-84 and a staggering 137% increase in those aged 85 and older.</p> <p>In respect of the health of residents, the SHMA (at Table 66) projects that over the same period, there will be a 91% increase in the number of people with dementia and a 72% increase in the number of people with mobility problems.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>In respect of Registered Care Housing specifically, the SHMA finds that “...additional need will arise for particular groups such as those requiring specialist nursing or for people with dementia”. Furthermore, the need for care home accommodation is also not simply a quantitative exercise about bedspace provision. Qualitative aspects are often-overlooked in terms of the provision of a choice of homes to very frail residents and those living with dementia, as well as raising industry standards.</p> <p>In the Cranleigh area there is low provision of nursing home beds, but high population numbers for people over 65 and this is predicted to increase. Our analysis (provided as part of the planning application) shows that large level of unmet need equivalent to 172 market-standard bed spaces in the local area.</p>		
						<p>Yet the draft Plan makes no mention of the need for additional older person’s housing. The Plan also makes no reference to the affordable housing required for members of staff working in the health and social care facilities in the village, including older persons’ accommodation.</p> <p>For example, specific evidence from domiciliary care agencies working in Cranleigh, provided in the evidence at Appendix 3.7, and demonstrates that rented/affordable homes are out of reach for</p>	Policy CRAN6	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						health and care workers. This is included as part of this submission ('Comments from Domiciliary Care Agencies Working in Cranleigh'). Yet the Draft Plan does not respond to or address this need.		
		Section 3.1.1 Location of Development	CRAN1	18		<p>This section of the Plan seeks to determine the location of development in the village.</p> <p>The current (pre-submission) version of the policy is set out below: "A. Development in Cranleigh parish shall be focused within the settlement boundary of Cranleigh village as shown on the Policies Map.</p> <p>B. Development proposals outside the settlement boundaries will not be permitted unless:</p> <ul style="list-style-type: none"> i. the development is on a small site and would provide affordable housing for evidenced local need. Small numbers of market homes may be permitted where this is essential to enable the delivery of affordable units, and ii. the development preserves or enhances the character or appearance of the area, and iii. where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use; or iv. it is on sites allocated for those uses in the Waverley Local Plan or its successor; or v. it relates to necessary utilities infrastructure and where no reasonable alternative location is 		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						available.”		
						<p>Parts A and B of the policy refer to all ‘Development proposals’ but the policy is clearly intended to apply only to C3 residential dwellings. A requirement that development is on a small site and should provide affordable housing, for example, would not be applicable to any non-C3 forms of development.</p> <p>In particular, to require that C2 development will not be permitted unless it is on a ‘small site’ and provides affordable homes would be contrary to Waverley Borough Local Plan part 1 policy AHN1, which sets of affordable housing requirements but only applies to proposals for ‘Housing’.</p> <p>The term ‘Development’ should be replaced with ‘C3 Housing Development’. Furthermore, the term ‘small site’ is undefined in the document and therefore open to considerable interpretation. It should be deleted.</p> <p>This conflict would fail the ‘basic condition’ (e) as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, that the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.</p>	This criterion has been removed from Policy CRAN1	.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 4.3.1 – Design of Development	CRAN7	30		<p>This section considers the Design of Development. Under sub-section (c) the draft policy states in terms that development proposals should address:</p> <p>“Avoiding development over two storeys unless it can be demonstrated that it will not have a detrimental impact on views, streetscape or character of an area.”</p> <p>The policy continues that:</p> <p>“Development of three-storey development on or close to the boundary of sites adjacent to the settlement boundary abutting open countryside will not be permitted.”</p> <p>The wording does not make clear what a ‘storey’ is and, more importantly the policy contradicts itself: development ‘over two storeys’ is no different to ‘development of three storeys’.</p> <p>There is no evidence that three-storey development will always be harmful. For example, the CVHT’s proposals for new Cranleigh Care Home and Community Beds building and Health Worker accommodation building, at Knowle Lane, Cranleigh is adjacent to the settlement boundary, and has rooms in the roof, but is not harmful.</p> <p>This is shown by the Landscape and Visual Impact Assessment which demonstrates that the proposal development would have minimal visual</p>	This criterion has been amended in Policy CRAN7.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						intrusion beyond the site itself, with no effects to the views affecting the character and setting of Cranleigh. Yet, as worded, the policy could preclude development that is entirely acceptable in its visual impact. The second sentence of the sub-section (c) should be deleted.		
		Section 4.3.2 – Character of Development	CRAN8	39		The policy states that development proposals are expected to preserve and enhance the setting and local views, including ‘Views of Value’ from within the ASVI. These are identified on page 36. None of these provide views into the northern triangle of the ASVI, referred to by the Plan as ‘The Paddock’. This is relevant in respect of section 6.2 of the Plan (see below).		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 6.2 – Area of Strategic Visual Importance (ASVI)		53		<p>The draft Neighbourhood Plan is the mechanism to review Cranleigh’s of the Area of Strategic Visual Importance (ASVI) and its boundaries. The draft Neighbourhood Plan states that “For the purposes of Waverley Local Plan Part One RE3 (Landscape Character), the Cranleigh Area of Strategic Visual Importance (ASVI) is shown on the map above”.</p> <p>This maintains the current boundaries and extends them. The Plan justifies this with reference to the review document Cranleigh’s Area of Strategic Visual Importance in July 2018. The text states that “no boundary amendments were considered necessary” to the current area of the ASVI, only extensions.</p> <p>The use of the word ‘necessary’ is not defined by the Plan and the syntax suggests that there have been no material changes to site conditions since the ASVI was originally formulated by WBC.</p> <p>This suggestion is entirely inaccurate since (a) the land in question (formerly known as ‘The Paddock’) is now explicitly scheduled for development for health-related purpose (all in accordance with the land-swap agreement with Cranleigh Parish Council (CPC); and (b) it is now owned by CVHT and is no longer ‘publicly accessible land’, as was the case when the ASVI was created.</p>	ASVI found sound by Inspector of Waverley Local Plan Part One	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The Plan and the Cranleigh Parish Council are therefore presenting quite a misleading rationale for the retention of the original ASVI boundary, a factor which was highlighted very explicitly to CPC, and their consultants (as well as WBC representatives) by a multi-group representation (from CVHT and Chamber of Commerce for example) in October 2018 following the July 2018 exhibition of the Draft Neighbourhood Plan. To reiterate, the July 2018 review little or no assessment on the existing boundaries and whether, for example, they should apply to the CVHT site at Knowle Lane.</p> <p>The July 2018 review however contains very little assessment on the existing boundaries and whether, for example, they should apply to the CVHT site at Knowle Lane.</p>		
						<p>It fails to properly take into account the current health-related development proposals for the site being considered. These are proposals which have been well known to CPC for a significant time period.</p> <p>While CVHT's ownership of the top triangular area of the ASVI is now mentioned in the Final July 2018 Review, no reference is made in either document to the previous planning history of the site, including its previous planning consents (from 2004 till 2014) for health-related uses.</p>	<p>ASVI found sound by Inspector of Waverley Local Plan Part One</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						No account is taken of the, now, essentially anomalous inclusion of the CVHT site within the ASVI, particularly now that planning permission has been granted for residential development to the west. The 'natural' finishing point for the ASVI is the northern boundary of Snoxhall Fields, where the adjacent country park will also form a divide: MAP INSERTED HERE		
						No detailed landscape visual impact assessment has been undertaken of the ASVI's continued application to the CVHT site, either in the Final July 2018 Review of the ASVI or the draft Neighbourhood Plan itself. The Review does assert on page 6 that: "Recent development is in the main concentrated along the DLp [Downs Link path] in Cranleigh and all open views from the path as it passes through the village - apart from this single protected key point within the ASVI - will be obstructed". The Review does not identify however what or where the 'single protected key point' is. The Review also states that "While views for car users on Knowle Lane towards the ASVI are partially screened by vegetation, the lane has no pavement and is therefore infrequently used by pedestrians". Again, it is not clear where this relates to specifically but the fact that the CVHT	ASVI found sound by Inspector of Waverley Local Plan Part One	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						site is screened by vegetation only proves that it is not 'open' and therefore does not serve the purposes of the ASVI, regardless of how frequently pedestrians use the road.		
						<p>The Review continues that "The value of the ASVI is from within the area itself and accessible to all users of Snoxhall Fields and the DLp.". The fact that the CVHT site is not accessible to users of the Snoxhall Fields or the DLp only further demonstrates why it should be excluded from the ASVI designation.</p> <p>Indeed, the Landscape and Visual Impact Assessment submitted with the planning application (reference WA/2018/1966) provides clear evidence that the landscape of the proposal site is entirely different in character to the remainder of the ASVI area 1 (open, man-made sports fields), and the proposal site does not contribute to the ASVI's purposes. This is further demonstrated by the Neighbourhood Plan's identified 'views of value', none of which include the application site.</p> <p>This means that the Neighbourhood Plan's approach to defining a realistic and effective ASVI is critically flawed.</p>	ASVI found sound by Inspector of Waverley Local Plan Part One	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 8 – Community Leisure and Wellbeing		75		<p>The Neighbourhood Plan fails to take the opportunity to address the wider social and community needs of the village.</p> <p>Section 8 relates to community leisure and wellbeing, and refers to the Old Hospital and its outpatient facilities, but makes no mention of the wider social/wellbeing needs in the village. These are evidenced by data taken from SMART Cranleigh, an organisation that seeks to connect people within the village and to promote wellbeing, healthy living and a better quality of life for everyone within an ageing population. Further information is provided in the document ‘Neighbourhood Plan Feedback’ attached as part of this submission.</p> <p>As shown by the Community Needs Assessment, almost a third of pensioners in Cranleigh East live alone, many without a car. Loneliness is a significant problem, yet the wellbeing needs of older people are not addressed by the draft Plan. There is no response to (for example) the need to combat social isolation, the need for intergenerational activity and for dementia support.</p> <p>The Plan also takes a silo mentality, where ‘health’ is separate from well-being, ‘employment’ etc, whereas in fact all these elements are interlinked. For example, the wider</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						social benefits of care development, freeing up homes currently under-occupied, for younger families, in not taken into account and nor are the employment benefits.		
		CRANLEIGH VILLAGE HOSPITAL TRUST JOINT STATEMENT				<p><u>Nursing Home</u> Surrey County Council (SCC) and NHS Guildford and Waverley Clinical Commissioning Group (CCG) have been supporting the Cranleigh Village Hospital Trust (CVHT) with the development of nursing home provision on the Knowle Lane site. This will ensure a cost effective option for meeting the local population's needs for nursing home beds.</p> <p>Surrey's population is growing and ageing; there are increasing numbers of older people with frailty and multi-morbidities which has resulted in an increase in demand on health and social care services. The population of Guildford and Waverley is expected to increase by 8% over the next ten years. By 2025 there is an estimated increase of 21% of people over the age of 65 and 43% increase in older people over the age of 85.</p>	Planning application submitted.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>According to the Joint Strategic Needs Assessment (JSNA) data, approximately 1 in 25 people over the age of 65 in Surrey lived in care homes (8,118) in 2015, this is expected to increase by approximately 60% (13,045) by 2030. To meet the growing demand across Surrey an extra 213 nursing care beds are modelled as required for SCC funded individuals by 2020 and 419 by 2025.</p> <p>Although there are a high number of nursing home beds in some parts of Waverley, there are a number of wards where there is low or no nursing home provision. This is true of the Cranleigh area where there is low provision of nursing home beds, but high population numbers for people over 65 and this is predicted to increase. The majority of people who receive state-funded long-term social care are aged 65 or over and the growth of the older population will pose a significant challenge in meeting the needs and demands on social care in the future.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Given the demographic pressures, SCC needs a supply of affordable nursing home provision, within range of our guide price, for SCC funded residents whose needs are best met in a nursing home environment on a long term basis. The CCG is dedicated to improving the health of our local population and reducing health inequalities. We are continually striving to innovate and transform the way local healthcare is delivered, fostering strong local partnerships to achieve this and providing care close to patient's homes.</p> <p>Through the Integrated Care Partnership (ICP) health and social care partners are working collaboratively with key stakeholders to ensure we deliver a health and social care system that meets the needs of the local people in Cranleigh and surrounding areas. We are committed to make best use of this facility to meet local needs.</p>		
						<p>The provision of these beds will enable residents to remain within their local community where they can continue to be supported by their family and friends. This provision is a cost effective proposal as it would not be viable to build a stand-alone facility of 20 beds for health and social care use.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p><u>Accommodation Block</u> Guildford and Waverley ICP would like to endorse the accommodation block providing affordable accommodation for both staff employed at the Knowle Lane site but also giving opportunity to staff across health and social care. Both health and social care have significant staffing issues and cost of living in our community is a contributing factor.</p> <p>Previously the CCG has highlighted concerns to Waverley council about affordable housing in relation to the Dunsfold development. We are delighted that the CVHT has had the foresight to include an affordable accommodation block and are confident that this will be made full use and support local delivery of care.</p>		
						NP 11 CVHT joint statement		
						NP 3 + 4 Rosemary Hurtley's (P36) comments and presentation were attached here.		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Graham Parrott - WBC	Statutory Consultee	Cover Letter				<p>Thank you for consulting Waverley Borough Council on the Regulation 14 version of the Cranleigh Neighbourhood Plan.</p> <p>We wish to commend the Parish Council on having reached this stage in the preparation of the Cranleigh Neighbourhood Plan. We have viewed the consultation documents and it is evident that our previous informal feedback has been addressed in numerous places. We have attached a number of comments and suggestions that we hope will be helpful.</p> <p>As you will see from the attached comments, we would welcome the opportunity to further discuss some of the policies in the Cranleigh Neighbourhood Plan before it is finalised. Please contact the Planning Policy team at your convenience if wish to arrange a meeting.</p> <p>We will submit representations in due course on the Strategic Environmental Assessment/Sustainability Assessment (SEA/SA) Report, by the deadline of the 16th April.</p> <p>We look forward to working closely with you over the coming months to progress your Neighbourhood Plan to the next stage and ensure that it has the greatest chance of success at its examination.</p>	Noted and meeting arranged to discuss policy changes (additional comments at the end of this section)	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		General				The Council would note that there are inconsistencies in the way to which the Cranleigh Neighbourhood Plan is referred to; e.g. "Cranleigh's Neighbourhood Plan", "Cranleigh's neighbourhood plan", "the Cranleigh Neighbourhood Plan", "the plan", "the Plan", and "the CNP". It may be beneficial to have a consistent approach.	Amended and standardised	
						The Council would advise that all references to the NPPF need to be updated to the most recent edition of the NPPF (2019).		
						The Council would advise that the relevant LPP1 in relation to each CRAN Policy are checked e.g. Policy CRAN16 does not currently reference LPP1 Policy CC4.	added CC4	
		Suggested amendment	Foreword	4		Amend seventh paragraph to: "Developer contributions from the new housing being built now are..."	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Suggested amendments and factual updates	1	5		<p>Amend second paragraph to: "The Plan provides a vision for the future of the parish and sets out clear planning policies to realise this vision. These policies are Plan is in general conformity with strategic policies of the development plan higher level planning policy, as required by the Localism Act."</p> <p>Suggested addition: "The Local Development Plan for the borough of Waverley is formed of the Local Plan together with any made Neighbourhood Plans. The Waverley Borough Council Local Plan is currently formed of the adopted Local Plan Part 1 (LPP1), the emerging Local Plan Part 2 (LPP2) and saved policies in the Local Plan 2002 which will remain until the adoption of LPP2."</p> <p>Suggested amendment: "Decisions on planning applications in the parish will be made using both the Local Plan and Cranleigh's Neighbourhood Plan, and any other material considerations, alongside national planning policy and guidance (as contained in including the National Planning Policy Framework 2018).</p> <p>The Council suggest the removal of the date on the NPPF as it is likely to be amended during the lifetime of the CNP.</p>	<p>Amended apart from "any other material considerations" as these should be covered in NPPF and PPG</p> <p>The statement that the Local Development Plan is currently formed of "...the emerging Local Plan Part 2 (LLP2)..." is fundamentally wrong. It cannot be part of the Development Plan until it has been adopted. Amended. TEXT IN SECTION 1</p>	AMENDED.
		Suggested amendment	1.2	8		<p>Amend second paragraph to: "Land to the north of the village is washed over by the Green Belt..."</p>	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Settlement boundary	1.2	9		<p>The Council feel that there is some confusion about the intention of the CNP in relation to the revision of the settlement boundary. It is unclear as to whether the settlement boundary will be revised within LPP2 or whether the CNP will take responsibility for the amendments to the boundary.</p> <p>The Council also note that there is no reference to the Rowly settlement boundary within this section.</p> <p>The Council would welcome clarification and discussion on this matter.</p>	Agreed. Additional text added.	NEW TEXT ADDED TO SECTION 1.2.
		Reference to 'local need'	2.2	13		<p>Any local schemes requiring a connection to the Parish of Cranleigh should be subject to demonstrated local need i.e. as evidenced through a housing needs survey.</p> <p>The Council seek clarification as to what 'local' need constitutes (i.e. to the borough as per Council's allocations scheme or to Cranleigh as per a Rural Exception Scheme?)</p>	Wording to make clear that whatever housing is built, it should certainly address the needs of the Cranleigh community, whilst recognising that it has to address wider needs.	NEW TEXT ADDED TO SECTION 2.1.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<ul style="list-style-type: none"> · If local need is a connection to the parish of Cranleigh, evidence base/ justification/ breakdown as to recommended mix required e.g. Housing Needs Survey required. o Tension between meeting a local need and priority needs households from outside Cranleigh. If a local need is being considered, this will need to be based on the tenure and bed size recommended in a recent local housing needs survey. o It would be unusual for local connection priority for Cranleigh households to be secured for a policy compliant site, because the expectation as set out in our statutory Allocation Scheme is that new affordable homes are made available to all eligible households in housing need across the borough. o As Cranleigh is not a rural area, Rural Exception policy cannot be applied. However, historically, on specific sites, local connection criteria have been applied to certain sites which have been treated as exceptions to planning policy. o Existing mechanisms for allocating general needs affordable homes would not enable giving priority to households with a connection to Cranleigh if this is what this NP is trying to promote. The Council's allocation scheme enables any household with a connection to the borough 	<p>See comments above (Roberts Way development was a rural exception site)</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>of Waverley to apply for affordable homes for rent. Affordable home ownership products are allocated through the Homebuy register which does not enable prioritisation for households with a connection even to the borough.</p> <p>o If local schemes are being pursued, I would recommend using a specialist provider such as English Rural Housing Association, Mount Green or whether there is enough support to establish a Community Land Trust.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>· If a wider approach is taken, the bed size and tenure mix recommended in the borough wide strategic housing market assessment will need to be applied (Policy AHN3, LPP1)</p> <p>The Council also note that CPN5 (Local Housing Need; that all new AH provided in Cranleigh is initially subject to a local connection condition) has been removed since an earlier draft of the CNP. It may have been that CPN5 would have clarified what is meant by local or the justification for this, but the references to local need have still remained in the text.</p>	<p>AH for Local connection, removed on advice from WBC as they stated it was impossible to undertake or enforce.</p> <p>Local Housing Needs survey not undertaken by Steering Group to provide evidence base and to undertake at this stage would further delay CNP.</p> <p>Local Plan Part 1 Policy AHN2 addresses this, so removed reference to local connection in Policy CRAN1.</p>	<p>POLICY CRAN1B(i) REMOVED.</p>
		Reference to LPP1	3	15		Suggest including a footnote to reference the appropriate LPP1 paragraph/section.	inserted footnote	
		Suggested amendment	3	15		Amend last paragraph: "it is entirely washed over by the Green Belt ."	Amended text	
		Suggested amendment	3.1	15		Amend first paragraph: "...consideration of issues such as its impact on the character and appearance of the area and any other relevant material considerations ."	amended	
		Settlement boundary	3.1	15-17		The Council would like to reiterate the comments made in section 1.2 (page 9). We would welcome clarification and discussion on this matter.	Decided should do in NP as LPP2 has no definite timetable	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Rowly	CRAN1 B)	18		<p>B) This may currently may have tensions with the NPPF, as it implies that only form of acceptable development outside the settlement boundary is affordable housing for local need. It also may be overly onerous, as it would restrict any non-housing development outside of villages e.g. rural diversification, sport facilities, school related development.</p> <p>B) i. The Council would query whether there is a need to define what is meant by 'small site'.</p> <p>B) i. As per comments in relation to 'local need' as on para 2.2, page 13.</p>	Based on the WBC comments regarding local need, criterion removed from CRAN1B. The remaining parts of the policy, with some edits from comments received, provide the appropriate balance between flexibility and protection.	POLICY CRAN1B(i) REMOVED.
						<p>C) Would suggest the following amendment: "Proposals should make the best use of suitable brownfield land, where available, in preference to greenfield land or brownfield land of high environmental value."</p>	No reason why this should not be included.	POLICY CRAN1C AMENDED.
		Extensions, alteration, replacement s buildings and limited infilling in the Green Belt.	CRAN2	20		<p>The Council note this Policy has been included and uses the broad words of the emerging LPP2 Policy on this matter. However, there are small differences in the numbering/wording of the policy within the CNP and the emerging LPP2 Policy. The Council consider that there is a chance this could be challenged at Examination, as Green Belt is a strategic issue that should be considered borough-wide. If this Policy were to proceed it would be queried if it complies with the NPPF.</p>	The Policy Is CRAN2 so numbering will be completely different to LPP2 and would not be confused. Take point of borough wide status however we were recommended to add in policy due to withdrawal of LPP2 and in the absence of a definite timeline for	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
							LPP2.	
		Rowly	CRAN2: C) iii.	20		The Council is concerned that this statement may conflict with NPPF for limited infilling of villages (para 145 (e)) in respect to Rowly.	minor amendment to clarify.	POLICY CRAN2B AMENDED.
		Designated Protected Area (DPA)	4	21		The purpose of the DPA is to protect affordable homes in rural areas where there is little development and where affordable homes lost to the open market through Right to Buy / Right to Acquire and shared ownership stair casing are likely to be difficult to replace. It will not secure a local connection criteria and can be removed subject to approval from Homes England.	The paragraph is a statement of fact and exists, whether it can or will be removed is beyond the scope of this Plan	NO ACTION
		Suggested amendment	4	21		Suggest change: “ At As of September...”	amended	
		Suggested amendment	4.1.1	22		Amend to: “ or in the planning pipeline are classified as outstanding permissions ”.	amended	
		Suggested amendment	4.1.1	22		Amend second paragraph to: “As a result of this process, three sites were considered suitable and have been allocated for development:”	amended	
		Land at Longfields	4.1.2	22		Amend second sentence to: “It is a former residential care home, and the site is surrounded by residential development”.	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Land at Longfields	4.1.2	22		The Council notes that there is a preference for smaller dwellings (between 1-3 bedrooms) on this site. The normal position would be for the housing mix to accord with LPP1 Policy AHN3 and if the Plan proceeds with a different mix then you would be expected to justify this at Examination.	To meet identified housing for older people - add in evidence base. Added in justification and addition clause B to CRAN3.	CLAUSE B ADDED TO CRAN3
		St Nicolas Junior School	4.1.3	24		The Council note that the planning application, on this site, is at a fairly advanced stage. However, given that part of the site is in Flood Zone 3, if the Neighbourhood Plan is to progress in advance of planning permission being granted on this site, then it would be necessary to comply with the NPPF, in particular paragraph 157-161 relating to a sequential and risk based approach to site selection. As a starting point, we would suggest looking at the <u>Waverley Borough Council Strategic Flood Risk Assessment Level 2 Strategic Flood Risk Assessment</u> produced for LPP1, noting that this document was produced as an evidence base on a strategic level and was not intended to assess sites for allocation in Cranleigh. Additionally, have the Environment Agency made a comment on the allocation? Amend last paragraph: “Surrey County Council wish to re-provide an improved...” “The new school building will completely replace the former Cranleigh infant...”	Amended wording for re-provide and former Cranleigh Infants School. Add to policy that development can only take place in Flood Zone 1. Environment Agency letter of 10th August 2018 confirms the entire site is in Flood Zone 1. This letter should be included as part of the evidence base at Reg 16 Submission (part of the SEA website page and under site assessments page).	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Suggested amendment	CRAN5	26		Suggest that the reference to the 'infant school facility' in B. is amended to 'junior' to be consistent.	amended	
		Cranleigh Infant School	CRAN5	26		Although the Council note that the allocation for this site in the NP is given as "approximately 15 dwellings", given the pending planning application on this site (WA/2017/1389) for 17 dwellings, the allocation in the NP could be altered to avoid conflict.	It is an approximate number	NO CHANGE
		Factual update	4.2.1	27		Update figures from the self-build and custom housebuilding Register.		
		Housing Mix	CRAN6	27		Suggest capitalise A., B., C. for consistency. Do these principles also apply to developments which are outside the Cranleigh settlement boundary (e.g. brownfield sites, or within Rowly?) Consider rewording to: where residential development is considered acceptable in principle, the following will be supported. a. The Council is not convinced that supporting proposals for affordable housing 'in excess' of the requirements Policy AHN1 is reasonable. The following amend is suggested: "Proposals which provide affordable housing equal to or in excess of..." b. The Council is unsure of what is meant by "increased mobility standards". If this is meant in reference to Building Regulations M4 (2) Category 2 standard: "Accessible and adaptable dwellings",	amended capitalisation of points. Re CRAN6 - agree reasonable. First sentence of CRAN6 amended. CRAN6A - agree reasonable. First sentence of CRAN6A amended. CRAN6B – amended and removed the restriction to sites of more than 20 dwellings as this could restrict provision of bungalows.	CRAN6 AMENDED.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						this CNP Policy will be in conflict with LPP1 Policy AHN3. AHN3 requires all new development to meet the M4 (2) standards. c. The Council support the inclusion of this aspect of the Policy.		
		Suggested amendment	CRAN7	30		Suggest capitalise A. - H. for consistency.	amended	
		Design of Development	CRAN7	30		The Policy refers to “development proposals will be expected to...” this encompasses all types of development, including residential extensions.	Additions to E and F to make clear these relate to new properties but all other requirements are reasonable to expect extensions to address.	CRAN7E AND CRAN7F AMENDED.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Some parts of this Policy are overly onerous for domestic schemes. Suggest rewording. You may wish to make this Policy more locally distinctive.</p> <p>a) As for ‘guidance’ and ‘encouragement’ the Council is agreeable to this part of the Policy.</p> <p>b) The Council is concerned that a requirement to meet the guidance contained within the CDS and SHMP may be regarded as onerous, particularly for small domestic schemes.</p> <p>c) Whilst the Council understand the concerns about the potential visual impact of development on the edge of the settlement, to blanket refuse three storey development, on the edge of settlements, could be seen as unjustified – each site needs to be considered on their own merits. For example, edge of settlement three storey development could be acceptable, subject to topography. You may be challenged to justify this at Examination.</p> <p>d) It is considered that this part of the Policy is contradictory.</p> <p>e) Would suggest that this part is reworded to say, all housing is encouraged to meet space and accessibility requirements of the Lifetime Home Standards. However, we could not refuse an application that didn’t.</p>	<p>Policy CRAN7 D to refer to prevailing roofline.</p> <p>Point b). Disagree that this would be onerous. It requires careful thought about design in the case of CDS and extensions to properties should not be excused from having to address the requirements of the SHMP emphasises this is guidance.</p> <p>c. says unless can be justified and gives reasons. NO CHANGE</p> <p>d. policy to avoid a street of all the same houses – some amendment</p> <p>e. amended</p>	<p>CRAN7 AMENDED</p>

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Suggested amendment	4.3.2	36-38		Map on page 36 refers sites different to those of the photographs on pages 37-38. E.g. ASV1 on map but ASVI1in photographs. Amend for consistency.	amended	FIGURE 19 AMENDED
		Character of Development	CRAN8	39		Query meaning of ‘rural boundary’ edge, is this the same as settlement boundary. As above, the Council recognise the concern about the potential visual impact of development on the edge of the settlement. However, the Council would question the justification of e. given that there may be opportunities to mitigate visual impacts irrespective of density. You may be challenged to justify this approach at Examination.	amended	CRAN8B(e) AMENDED
		Suggested amendment	CRAN9	40		Suggest capitalise A. and B. for consistency.	amended	
		Space Standards	CRAN9: b. & 4.5	40-41		The National Space Standards can only be introduced by a Local Plan. As stated in the March 2015 Ministerial Statement “. In view of this, the Council do not consider that adherence to the National Space Standards can be a requirement of a NP policy. It is anticipated that this will be secured through a policy in LPP2.	Noted. LPP2 no definite timescale.	NO CHANGE

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Safeguarding Amenity	CRAN9	40-41		<p>The Policy refers to “development proposals will be expected to...” this encompasses all types of development, including residential extensions. Some parts of this Policy may be overly onerous for domestic schemes. Suggest rewording.</p> <p>a) Should consider the health or amenity of both current and future residents.</p> <p>b) Why does this apply to just housing development?</p> <p>b) i) Have you discussed this Policy with Environmental Health. Note that the Examiner challenged the air quality Policy in the Godalming Neighbourhood Plan.</p> <p>i) – v) In practice, how do you envisage these requirements will be met? How will officers assess that these criteria are met in planning applications?</p>	<p>Amended</p> <p>A. amended occupants to current and future residents.</p> <p>b. removed the word housing and put development.</p> <p>b. The policy has been simplified.</p>	<p>CRAN9 AMENDED</p>

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Energy Efficiency and Design	CRAN10	42		<p>The Council notes that the Policy is to 'encourage', nonetheless what is the evidence/justification to require beyond the LPP1 Policies. You may be asked to justify this during Examination.</p> <p>a) Add: Efforts should be taken to integrate such equipment neatly into the design of the building.</p> <p>d) Where is the evidence to justify a requirement above that of LPP1 Policy CC2? Would suggest amend to: "Reducing water consumption to at least below the requirement..."</p> <p>B. Add: Efforts should be taken to avoid damage to the fabric, appearance, or setting of the building.</p>	<p>'Encourage' is the important word as it is recognised that national policy prevents the requirement for higher standards. However, in July 2019 the Government declared a commitment to the UK being zero carbon by 2050, which is clear evidence of the need for all sectors, including planning, to push for the highest possible standards. In this context, this means buildings designed to minimise their resource impact.</p> <p>a. added in extra sentence. b. added in extra sentence. d. Cranleigh is in an area of water stress and last Summer had an interruption in drinking water service due to high demand.</p>	
		Dunsfold Aerodrome	5.1	44		You may wish to add reference to the existing and future employment opportunities at Dunsfold	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Aerodrome.		
		Suggested amendment	5.1.1	45		Remove reference to LPP2 Policy	amended	
		Existing and New Employment Sites	CRAN11	45		The Council considers that part A seems overly onerous, part B seems more reasonable. Part A, as drafted is more restrictive than LPP1 Policy EE2. The Council is concerned about the justification for this approach taking account of both LPP! And the Government approach set out in the NPPF. If the Policy is put forward as drafted then you will be expected to justify the approach at Examination. The Council were told by the Local Plan Inspector to do the same at our Examination, as he felt our original EE2 was too onerous. Would suggest avoiding specific time periods as economic circumstances can change.	amended	CRAN11A AMENDED
		Rural Enterprise	CRAN12	45		The Council support the principle of this Policy. However you should consider if the wording is overly onerous and if it aligns with the NPPF agenda of supporting a prosperous rural economy (paragraph 87/88).	Noted	NO CHANGE

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Suggested amendment - Tree Protection Orders	6.1	49		Suggest the reference to: "Many individual trees in Cranleigh are covered by tree protection orders (TPOs), including those in the Conservation Area." should be amended to: Many individual and groups of trees in Cranleigh are subject of statutory controls to conserve their amenity value and contribution to landscape character. Controls include Tree Preservation Orders (TPOs), and affect all trees within the boundary of the Conservation Area.	amended	
		Suggested amendment – Ancient Woodland	6.1	50		Recommend that the reference to former loss of Ancient woodland be removed. The sentence be amended to: "Cranleigh Parish features a number of ancient woodlands. It is important that this irreplaceable habitat is retained and appropriately conserved. "	Noted	NO CHANGE
		Suggested amendment	6.1	50		The visual importance of retaining trees of merit and engendering new tree planting should have greater emphasis. These are the key tenets of attractive, sustainable urban landscape provision. Suggested addition of a bullet point/s: "Cranleigh's trees and hedgerows perform a number of important roles including:" · Positively influencing the visual attractiveness of both village and countryside · Softening and integrating new development within the landscape setting	Amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Natural Landscape and Rural Character	6.1.1	51		The Council is unclear on what value the sentence on “Arboreal significance” has in the document. It would appear superfluous, although linked by reference within the policy CRAN13. The word arboreal can mean “relating to trees” but is more commonly associated with living in trees. The Council is also unclear as to what stage of the planning process the sentence “Developments should include an appropriate landscape and ecological management plan” is directed. The Council suggests an alternative that steers away from the issue of planning application validation requirements: “New development should be designed to respect the principal landscape features of merit and include appropriate provision for both conservation and enhancement of the landscape. Soft landscape provision should include tree, hedge and shrub planting in keeping with the character of Cranleigh, utilising native species where appropriate. Ecological assessment of proposed development should be able to show a net biodiversity gain.”	Amended	AMENDMENT TO 6.1.1

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Natural Landscape and Rural Character	CRAN13	51-52		<p>Policy CRAN13 is generally good and well set out; the Council has a number of small recommendations.</p> <p>It is recommend that the reference in the policy B. b. to “arboreal significance”, “native species” and “not possible” be amended to: If trees of recognised quality must be removed, then landscape mitigation measures elsewhere on the site should include a commensurate level of tree planting, including trees of similar species and potential future size in maturity to those removed.</p>	Amended	
						<p>Native species are of value in many aspects of landscape integration however, not necessarily within a new urban environment where trees bred for their resilience to the contrived setting may be both more appropriate in terms of establishment and survival and more agreeable to new occupiers in terms of their seasonal aesthetic interest. On the heavy (shrinkable) clay soil the developers will not want any trees of significant future stature/high water demand. Therefore, the palette of available native species becomes very limited indeed. Planting “native” trees that are not native to the soil type will not produce a desirable longer term environment. It must be recognised that on the shrinkable Low Weald clay developers will not readily plant native trees of</p>	Amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						future stature. This is because it can significantly increase cost in terms of foundation design calculations etc.		
						<p>The reference to street trees (c.) is good. If the Parish has a clear desire to enhance future developments the Council would consider that this should be a must, rather than a consideration. Street tree planting of trees, of say 10m high in maturity, of upright form, would make a significant contribution to public amenity in the future. Without a policy in place, making clear expectations and requirements developers are likely to go for relatively cheap, low risk options to landscape enhancement.</p> <p>The stumbling block over the last few decades and currently is that the developers wish to keep all such costs to a minimum and want to put all utility services through the verges and footways. In addition, Surrey CC have a dwindling budget full stop and will unlikely be keen to adopt verges and paths without monies to manage into the future. There are good engineering options available to achieve appropriate tree rooting requirements in this respect and they are common place in other enlightened European countries who have grasped the importance of urban greening.</p>	Amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						The Council suggest that it might be useful for the Parish Council to speak to some of the larger developers on the way forward in this respect in terms of requirement. This Policy is the opportunity to make a real difference to the feel and look of new development moving forwards.	Noted	NO CHANGE
		ASVI	6.2	54		The Council do not object to the areas which the NP will add to the ASVI. The Council support the approach of not having a policy on ASVIs within the NP as the LPP1 Policy RE3 will apply.	Noted	
		Local Green Space	6.3	55		Suggest reword for the first paragraph for clarity: "Cranleigh has several areas of local green spaces which will be the Cranleigh Neighbourhood Plan has identified and designated as local green space for protection as valued assets of local importance. " Would also suggest that further context is given in relation to the Local Green Space (LGS) designation. Need to explain the difference between LGS and the aspirations to protect other green spaces Local Plan or Neighbourhood Plan policies. Suggest using wording from NPPG guidance.	Amended first paragraph.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Factual update	6.3	55		Update reference to 'Playing Pitch Strategy 2018-2032' Suggest that reference to the Council's Play Area Strategy 2014 – 2024 could also be made.	The WBC website doesn't have the Playing Pitch Strategy 2018-2032, so we can't use as an evidence document something not in public domain Text added re Play Strategy	AMENDMENT TO PARA 6.4.
		Further information	6.3	55		In regards to the Summerlands Estate and Cranleigh Meads area, the Council may consider in the future, should funding be available, to create two new play areas in the open spaces that would serve these densely populated areas to meet the standard of 0.8ha of equipped and informal play provision per 1000 people.	LGS designation could mean that such provision is restricted. Designation means that it would have protection consistent with Green Belt. However, para 145 of the NPPF states that acceptable development includes "appropriate facilities for outdoor recreation". So play areas would be fine.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Local Green Space (LGS)	6.3.1 & CRAN14	56-60		<p>The Council has a number of significant concerns about the LGS designations in the CNP. The NPPF and NPPG is clear that LGS designation should only be used where the green area concerned is not an extensive tract of land. The Council is concerned that a number of the identified areas for LGS are very large, and could be seen as an extensive tract of land. The Council is specifically concerned the designation of area a, The Showground (70 acres/28 hectares); area r, Knowle Parkland (22.8 hectares) and Cranleigh Common (size unknown). The Council suggest that the Parish Council consider whether there is a specific area within these identified sites which is more worthy of LGS designation than the entirety.</p>	Discussed at Waverley meeting 2 July,	
						<p>The NPPF and NPPG also states that blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name. The Council is concerned that the number of LGS areas designated in the NP coupled with the existing Green Belt could viewed as blanket designation.</p> <p>As also stated in the NPPG, if land is already protected by designation, then consideration</p>	Discussed at Waverley meeting 2 July - not blanket designation	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>should be given to whether any additional local benefit would be gained by designation as Local Green Space. The Council would consider that where land is proposed for LGS designation in the CNP and is already protected by designation then the additional benefit of LGS should be explained and justified. At this point in time, the Council do not feel as if this has been achieved in either the NP or supporting LGS Appendix.</p>		
						<p>There are other policies that give protection to green space. Therefore, the focus on LGS designation should be on the particularly important areas that fully meet the Government criteria set out in the NPPF.</p> <p>As stated in our informal comments in October 2018, the Council would suggest that if a green space is publically owned then a Local Green Space Designation may not be required, this comment would apply to the following areas: b, c, d, f, g, h, i, j, k, l, m, o, p, and u.</p> <p>The Council would also note that for sites j-u no area is included; and that for sites q and r no owner is referenced.</p> <p>Given our extensive comments on LGS, we would welcome further discussion on the matter.</p>	<p>Discussed at Waverley meeting 2 July - not blanket designation, owners are listed.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Suggested amendment	Elmbridge Allotments	58		Amend last sentence to: “...and green belt countryside beyond Countryside beyond the Green Belt. ”	amended	
		Residential Gardens and Amenity Space	CRAN15	61		The Council support the principle of this Policy; however, clarification is sought of what would be considered as ‘proportionate’ in relation to garden space and dwelling size. b) Amend to “Take opportunities to incorporate into their design, features...” c) and d) Previous comments in relation to ‘native’ apply, as per CRAN13.	changed native to traditional and provided Woodland Trust guidelines taken garden measurements and details from that suggested in LPP2 so does not conflict.	
		Flood Risk and Drainage	6.5 & CRAN16	62-63		Policy CC4 currently deals with the matter. However, the Council note that CRAN16 only ‘encourages’. We would urge you to ensure that you have engaged with the Environment Agency on this matter.	Amended. EA consulted on the CNP.	CRAN16 AMENDED.
		Suggested amendment	7.1.1	66		“It is important that development sites have safe access to , other than by use of the private car, to the village centre to encourage sustainable transport methods of travel.”	amended	
		Transport and Movement	CRAN17	66-67		As you will be aware there is already LPP1 Policy ST1 on this matter, which CRAN17 would have to be considered alongside. The Council would strongly urge you to discuss this Policy with the highways authority at Surrey County Council. The Policy refers to “development proposals will be expected to...” this encompasses all types of	amended to new dwellings to exclude extensions. Surrey Highways consulted on CNP	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						development, including residential extensions. Some parts of this Policy be may overly onerous for domestic schemes. Suggest rewording.		
		Downs Link	CRAN18	67		The Council understand why this Policy has been included and notes it uses the words of the emerging LPP2 Policy on this matter. However, given the Policy is saved in the 2002 Local Plan and will be carried forward by LPP2 the necessity of the Policy could be questioned. Equally the matter is strategic, beyond the realms of the Parish.	Policy removed. Section added as requested by Canal Trust with aspirations noted.	
		Residential Parking	CRAN19	68		The Council understand the reasons for inclusions of this Policy and note reference to the Waverley Borough Council's Parking Guidelines. However, the Council also note that this Policy requires development to comply with the parking guidelines, whereas their current status is guidelines. This may be a issue raised at Examination and justification/evidence for a requirement may be required. b) What is the justification for smaller parking courts? The Council would be concerned that the encouragement to restrict parking court size may be too onerous in the case of flatted developments.	Renumbered now to CRAN18, due to deletion of policy for Downs Link http://www.builtforlifehomes.org/go/building-for-life-12/car-parking recommends smaller parking courts	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Water Supply and Wastewater Infrastructure	7.2.1 & CRAN20	69-71		<p>The Council is concerned about some of the language used in the supporting text. There are extensive references, particularly in relation to Thames Water. It is important to ensure information on current and future capacity is correct based on up to date discussions with Thames Water.</p> <p>In regards to the Policy, you need to make sure that this is the correct in relation to the approach that is taken by the water companies when assessing applications.</p>	updated information received from Thames Water	
		Heritage	7.4	72-74		<p>Amend text to: "This site includes, formal areas of grassland enclosed by mature trees including a line of Norway Maples, which extends for much of the length of the Common, an extensive line of Norway maples which extends along the majority of the Common,..."</p> <p>Amend text to: "Historic England's National Heritage List for England has some 81 99 listed buildings within the parish with and two...".</p> <p>Amend text to: Heritage assets both above and below ground contribute towards a sense of place. Whilst what may be considered acceptable damage or complete loss to single assets, such as locally designated buildings of local merit, the cumulative impact of their loss or damage should be considered. Loss of damage to an individual heritage asset may exceptionally be justified in</p>	amended number of heritage assets. NNPF policies have been referred to in the document. Second amendment included with damage replaced by harm to mirror NPPF wording.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						the wider interest of the community. However, the cumulative effect of such losses, including Buildings of Local Merit must be considered.		
		Heritage Assets	CRAN21	74		Amend a. to: " conserve preserve and or enhance the distinctive built heritage assets and their settings;"	amended	
						Amend e: "consider the effect of a proposal on Buildings of Local Merit and avoid or minimise the impact on the heritage asset's significance conservation ;"	amended	
		Community Infrastructure Levy (CIL)	8	75-76		As you will be aware, Waverley Borough Council implemented CIL on the 1st March 2019. The Council note that the CNP does not currently reference the Community Infrastructure Levy (CIL). Once the Neighbourhood Plan is 'made' the parish will receive 25% of the CIL on developments within the Neighbourhood Plan Area. As stated in our informal comments in October 2018, the Council would suggest it is advisable to consider the impact of the Community Infrastructure Levy (CIL) within the NP.	Wording added	
		Community Leisure and Wellbeing	8.1	75		It would be helpful to clarify who carried out the leisure and arts surveys; it may also be useful to reference as part of the Neighbourhood Plan evidence base.	information added already included in the evidence base survey results https://www.cranleigh-pc.gov.uk/Survey_Results_	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
							18798.aspx	
		Settlement boundaries	Polices Maps	77-78		The Council would like to reiterate the comments made in section 1.2 (page 9) and 3.1 (pages 15-17). We would welcome clarification and discussion on this matter.	Maps amended	
		Affordable housing	Affordable housing	79		Update to NPPF (2019) definition.	amended	
		Brownfield site	Brownfield site	79		Suggest use NPPF definition of 'brownfield land'/'previously developed land'.	amended	
		CNP	CNP	79		The Council note that the abbreviation CNP is not used within the document.	removed	
		Major development	Major development	79		Suggest directly copy the NPPF definition of 'major development'.	amended	
		Windfall sites	Windfall sites	79		Suggest directly copy the NPPF definition of 'windfall sites'.	amended	
Katie Caine	Resident	High St.	7.1	66		I believe there is a need for an extra pedestrian crossing due to the high volume of traffic., in the vicinity of St James Place, as it is almost impossible too cross the high street during school drop off and pick up times.	Noted. Specific locations for pedestrian crossings are matters for the highway authority. Policy CRAN17 identifies provision of safer walking as a requirement.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		infrastructure	7.2	71		Developers infrastructure, or lack of, has yet to be tested in adverse weather conditions. Will there be maintenance and necessary changes in perpetuity once the development is occupied; at least until a solution is found to connect to the main infrastructure for sewage and water supplies.	Subject to planning conditions attached to the granting of permission	
		Elmbridge Rd Bridge.				This bridge has large cracks in its structure. The increased traffic from the Elmbridge Rd and Alfold Rd sites will cause further damage to the bridge and will this be considered carefully?	Surrey Highways are monitoring the bridge. Checked again with SCC bridge checked and no immediate work required although still being monitored.	
		Cranleigh Flooding				The new developments are built on clay foundations which have a history of flooding. This leads to displacement of water leading to flooding. An example of this is the new building, off the downs link on the old Hewitt's Industrial estate, is already causing gardens of established houses to be flooded. Also the public footpath between Alfold Rd and Knowle Lan is displaying new signs of water logging on both the adjacent field edges and the footpath.	noted	
		Comments				The Parish Council Neighbourhood Plan is excellent and I fully agree with it.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Jody Cooksley	?	Comments				The Neighbourhood Plan centres largely on protecting the village from any more development in terms of housing. Protecting green spaces is an admirable thing but un my mind a lot of the damage in terms of additional housing has been done, and no infrastructure has been put in place to support it. Soon there will be families wanting sports facilities, doctors, schools and there won't be any, not to mention the poor roads and lack of fast public transport.	Policy CRAN17	
						As far as I can see the plan doesn't offer any incentives for businesses or put in place any measures to boost the local economy. Shops are empty or turned into charity shops, where are the incentives for businesses to grow here? Where is the incentive for young families to start out here?	Local Plan EE1 And EE2. Neighbourhood Plan CRAN11	
						Cranleigh, with its sizable population, would be better off as a town rather than a village, with a town council that looks to provide all the amenities needed is a medium sized market town, in semi-rural environment, which, if we're honest, is what Cranleigh actually is. Young people need more sports facilities, better shops and businesses, re-development of brownfield spaces, a cinema, good transport links, affordable housing, well-equipped schools, street lighting, employment opportunities and regular police presence - most of which would be higher up the	A town council does not bring any extra benefits or attract any additional funding other than there would be an additional position of a mayor within the Council	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						agenda if we were a town rather than a 'village'.		
						I'm afraid I consider those things more important that 'retaining village character'.	noted	
Sally and Andrew Parrott	Residents	Comments				We support the neighbourhood plan. We feel we need no more houses, apart from Longfields, which should be affordable housing.	noted	
David Neame - Neame Sutton Ltd o/b Bewley homes Plc	Agent	Approach to housing delivery				NP 6 Please see attached representations	NP 6 document available on the website with Regulation 14 responses. The NP SEA process has assessed the sites in light of all relevant and up-to-date information. It concludes that the sites proposed for allocation represent sustainable options when considered against alternative options. It is not considered appropriate or necessary to undertake further assessment of other sites. NP6 document on website.	
		SEA				NP 6 Please see attached representations	See comments above	
		Site				NP 6 Please see attached representations	See comments above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Assessments						
		Site Specific Representations				NP 6 Please see attached representations	See comments above	
						NP 7 Two documents for the above numbered P62 and P63	NP 7 document available on the website with Regulation 14 responses. See comments above	
A2Dominion and Cranleigh School C/O Barton Willmore	Agent	General – Introduction				The Neighbourhood Plan should reiterate that at the heart of the NPPF is a presumption in favour of sustainable development and should reflect the wording set out in Paragraph 11. This is required in order for the Neighbourhood Plan to be in accordance with the NPPF and Local Plan Part 1.	The NPPF, as national policy, tells us this. It is not necessary for an NP to repeat this in order for it to be in accordance with national policy and the rest of the development plan.	
		Foreword		4		The text set out, particularly at paragraph five which states ‘further development will only be worthwhile if it makes a positive difference to the lives of local people and future of our community’ should be carried forward into the Neighbourhood Policies on development.	See comments above	
		Location of Development	CRAN1	18		It is not clear from Criterion B i) what constitutes a small site, however given that larger sites over 100 units are dealt with in the Local Plan Part 1 it would appear that it would relate to any site under 100 units. This could be clarified.	clarified by size under 0.1ha	CRAN1 has been amended.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Location of Development	CRAN1	18		<p>Criterion B – Given the text set out in the Foreword at Paragraph 5 which states ‘further development will only be worthwhile if it makes a positive difference to the lives of local people and future of our community’ a further criterion should be included which also reflects the NPPF presumption in favour of sustainable development which states: Or vi) The need for or the benefits of the development outweigh the impacts from the development.</p>	Amended	CRAN1 has been amended.
		Location of Development	CRAN1	18		<p>Criterion D – There is no clear evidence to justify the Criterion D and it should therefore be deleted. The ‘gap’ is not identified, and in any event there is no planning basis for this. The creation of ‘gaps’ has to accord with the guidance set out in the NPPF and NPG and be evidenced on the basis of a landscape and visual impact assessment (LVIA). An LVIA has been prepared in relation to the land to the East of Guildford Road, owned by Cranleigh School, which would form part of the ‘gap’. This LVIA confirms the sites suitability for development which contrary to the position asserted by the Neighbourhood Plan, a position which does not appear to be evidenced.</p>	<p>Given the geography of the two settlements, the gap is self evident. Ultimately erosion of the gap is a matter of planning judgement, whether specifically identified or not. NPG does not require an LVIA, rather it says it ‘can be used’.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>In addition, the land immediately north/east of the Cranleigh School site along the Guildford Road lies within the Green Belt as identified in the Local Plan Part 1 and therefore the 'gap' between Rowley and Cranleigh is already afforded the strongest protection, which does not need reinforcing.</p> <p>There appears to be no other such differentiation within the Policy to any other areas, which again does not accord with planning guidance or policy. We also note that the Local Plan Inspector specifically refused to allow the inclusion of the Cranleigh School site within the Green Belt on the basis that it was not justified and could compromise the future ability of the School to use the land to further its needs.</p> <p>The policy should be re-worded to relate only to the land in the Green Belt or be deleted given the text in Policy CRAN2.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 3.1 Settlement Boundary	3.1	15-17		<p>We consider that the site known as Land to the East of Guildford Road should be included within the Cranleigh settlement boundary. The Land East of Guildford Road site, currently, immediately abuts the defined Cranleigh settlement boundary and the existing residential development on Woodcote. The site is directly opposite Notcutts Garden Centre.</p> <p>The site is approximately 1.72ha and comprises two unused agricultural fields, which are separated by a hedgerow. The site comprises of unfarmed grassland in two small fields of BEV land Grade 2 and 3a from which no economic benefit have been derived and therefore suitable for development.</p>	<p>The Plan addresses the requirements of LPP1 in full through its allocations. Policy CRAN1 reflects an appropriately flexible approach to development outside the settlement boundary whilst it is appropriate to retain the focus on development within the settlement boundary as being the most sustainable option.</p>	
						<p>Cranleigh High Street is located approximately 0.6miles to the south east, about 10-15-minute walk. A good range of local amenities are provided on the High Street, including, but not limited to, a Sainsbury's supermarket branch, a petrol station, a post office, Cranleigh medical practice, the Church and Arts Centre. There are also several other schools within the immediate vicinity. The site is therefore situated in a highly sustainable location.</p> <p>We can confirm that the site can deliver housing in the short to medium term. The site does not involve the loss of existing playing fields and sits</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						contiguously with the existing settlement boundary. Development of the site would not have a detrimental impact on neighbouring residential amenity and safe access could be provided from the existing highway.		
						<p>The inclusion of this site within the settlement boundary could help to make a valuable contribution towards the housing need in Cranleigh and the Borough's overall housing land supply, including the provision of much needed affordable housing.</p> <p>It has also been made clear through our representations to the Neighbourhood Plan to date, that the delivery of housing on this site will enable the delivery of much needed sporting facilities for Cranleigh School, with associated community benefit of the new facilities being available for community use when not required by the Cranleigh School. It does not appear from the assessment to date, that this has been considered. We set out below our concerns that the identified need for sporting facilities, contained in the WBC Playing Pitch Strategy (2018), have not been properly considered by the current draft Neighbourhood Plan. The delivery of this site for housing would enable the sports facilities to be financially afforded and delivered.</p>	<p>The SEA has shown how sites have been assessed and that the sites allocated for development in the Plan represent sustainable options when considered against the alternatives.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						This should have been assessed as part of the Neighbourhood Plan process.		
		Section 4.1 Housing Strategy and Site Allocation	4.1	22		The Neighbourhood Plan states that 1,700 new dwellings are to be provided in Cranleigh over the plan period, however this does not make allowance for Cranleigh's proportion of the 188 units identified to be delivered within the settlements and larger villages in addition to the 1,700 units as set out in Policy ALH1: The Amount and Location of Housing. Not only that but an allowance of 129 windfall units has been included in the 1,700 minimum unit requirement. Therefore no allowance has been made for any of the 188 windfalls required across the Borough and therefore the text at the end of paragraph 2 ending in 'reducing the dwelling requirement to 82' is not factually correct and in any event these are all minimum figures – which should be reiterated throughout in line with the Local Plan Part 1.	The principle of national policy is that these are minimum figures, therefore it is unnecessary to state this.	
						With regard to the second paragraph on page 22, it should be made clear how many of the 1,367 dwellings have been completed and how many are in the planning pipeline. It should also be made clear what is meant by 'planning pipeline'. Does this refer to outline planning applications, full applications? This section should make clear how many developments have started on site in	Text has been amended to clarify	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Cranleigh. We object to the lack of transparency in determining the housing figures for Cranleigh.		
		Housing Mix	CRAN6	27		It is not clear or justified as to why 'in excess' of the Waverley Local Plan Part 1 should be provided and therefore does not accord with NPPF policy. Furthermore, any requirement over the Local Plan requirement has not been subject to viability assessment. The policy should be amended or deleted.	Amended	
		Design of Development	CRAN7	30		Criterion C – the end of the policy should be amended to state either 'will be resisted' or 'unless justified' in order to accord with the NPPF and Local Plan policy.	Noted. Text added to CRAN6.	
		Character of Development	4.3.2 + CRAN8 criterion e	32		Paragraph 2 on page 32 – the requirement for lower density sites on the edges of settlements is not justified and does not accord with the NPPF and Local Plan Part 1 and should be amended so as to reflect the wider character and landscape impact. Mitigation should also be taken in to account.	Text has been amended to provide flexibility in the approach	.

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Community and Sports Facilities & Community Leisure & Wellbeing	6.3 & 8.1	55-75		<p>It is not clear how the text and requirement set out under Local Green Spaces relates to sports facilities. The Neighbourhood Plan acknowledges an under provision of facilities but then simply lists the existing facilities which are then designated as green spaces. Not all facilities constitute green spaces and therefore makes the policy very confusing. Also, some of the identified facilities are held by public bodies but others are in the ownership of private bodies - for example, Cranleigh School is private body and should not be designated as a green space but provides many leisure facilities for many people in Cranleigh.</p> <p>Noting that there is a recognised need for new sporting facilities within Cranleigh/Waverley, the proposed Neighbourhood Plan does not properly consider this need and does not recognise the potential to improve facilities as has been highlighted in representations submitted to date.</p>	The Plan is not required to address specific matters such as sports facilities. Rather it reflects the issues raised by the community, as evidenced in the Consultation Statement.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Sporting Need in Cranleigh / Waverley</p> <p>Waverley Borough Council recently published an updated Playing Pitch Strategy 2018-2032. The assessment confirms that across Waverley there will be significant under provision of 3/4G football of facilities by 2032. In relation to the Cranleigh area specifically, there is an existing shortfall of 1 full size 3/4G Pitch and future projections suggests that there will also be a shortfall in 2032. There are not many locations within Cranleigh where such facilities, particularly with 3/4G technology can be provided, particularly in the short term. This is reinforced in Policy LRC1 'Leisure and Recreation Facilities' in the Local Plan Part 1 (2018).</p>	<p>The NP process did not identify that the community consider this lack of provision to be an issue the NP should address. It is not required to do this and the policy approach is considered appropriate and proportionate for the issues that were raised by the community.</p>	
						<p>Sport</p> <p>Current picture (2018) - Waverley Shortfall; 5 full size 3G pitches. Cranleigh Shortfall; 1 full size 3G pitch.</p> <p>Future demand (2032)² - Waverley Shortfall: 6 full size 3G pitches. Cranleigh Shortfall; 1 full size 3G pitch.</p> <p>Extract from the WBC Playing Pitch Strategy (2018)</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The Playing Pitch Strategy also summarises the current athletics provision across the Borough and confirms that there are only two synthetic tracks, a good quality track at Charterhouse School's Club and a poor-quality sprint track at Woolmer Hill Recreation Ground. Neither track is certified by UK Athletics meaning that they cannot be used to host external competitions. The Playing Pitch Strategy (page 88) does not seek to identify priority facilities, clubs or geographical areas for athletics facilities, but instead reiterates the direction and guidance that will enable the four Home Country Athletics Federations (England Athletics, Athletics Northern Ireland, Scottish Athletics and Welsh Athletics) to establish their own priorities and deliver the principles of the UK Athletics Facilities Strategy within their own national context. We consider this is a missed opportunity given that Cranleigh School will provide such a facility should it have sufficient funding and will make the facility available to the public. The identification for housing development of Land East of Guildford Road would provide such funding.</p>	<p>See responses above</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The UK Athletics Facilities Strategy (2014-2019) as referenced in the WBC Playing Pitch Strategy confirms that athletics facilities have the potential to deliver significant public benefit. The strategy confirms that facilities are essential to attracting, retaining and developing athletes of the future and reiterates the benefits of athletics. Clearly the ability to deliver a new facility would be in line with UK Athletics Facilities and has the potential to deliver significant public benefit both locally and more widely.</p> <p>There is an opportunity to provide sporting facilities at Cranleigh School which could be used by the local community. Cranleigh School is one of the leading sports schools in the UK. The School has a long list of national and regional successes. The local community benefits from the School's expertise and sporting facilities. The School's sports facilities are used widely by local clubs. However, the School does not possess an artificial running track or 4G artificial football pitch.</p>	See responses above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The School's athletics club is well supported but facilities are poor and well below standard of other popular sports at Cranleigh school. Broadbridge Heath athletics facilities in Horsham, were available for use by the local community, including Cranleigh School, until 2014 when the site was sold for development. The loss of this facility has had a detrimental effect for Cranleigh Residents, as well as the School, and so this has advanced the need for this type of facility within Cranleigh.</p> <p>The provision of an artificial running track and 4G football pitch with floodlights will enhance the facilities of Cranleigh School and fill a capability gap. In addition, the facilities will provide a valuable facility for local schools and clubs, again throughout the year and of particular note, enhance the partnerships that Cranleigh School is developing with local schools in Cranleigh Village.</p>	See responses above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>By allocating Land East of Guildford Road for residential development and including it within the settlement boundary, as well as recognising the additional facilities this could enable the school to provide, which the local community would benefit from, the Neighbourhood Plan would reflect Waverley Local Plan Policies. Without this, it is therefore clear that the proposed Neighbourhood Plan is not currently in accordance with the Local Plan Policies. Further to which this will help address the loss of facilities resulting from the two school sites being released in the Neighbourhood Plan under Policy CRAN 4 and CRAN 5 and acknowledge the loss of land at the Glebelands site. This should all be drawn together under a single policy in the Neighbourhood Plan recognising the contribution that Cranleigh School can and does make. There should be a specific policy outcome related to Section 8. Furthermore it is not clear why only certain developments have been identified and why schemes such as at those that can be provided at Cranleigh School are not included in the list.</p>	Disagree that the plan has to include allocations that have sporting facilities as part of the allocation in order to be in accordance with Local Plan policies.	
Sarah Beuden - Savills	Agent	Policy CRAN1: Location of	Policy CRAN1	18		Refer to detail within submission.		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Development						
		Section 4.1 Housing Strategy and Site Allocation	Section 4.1	22-26				
		Letter attached Representations				<p>NP 8 LAND AT HORSHAM ROAD, CRANLEIGH, PHASE 3 REPRESENTATIONS TO CRANLEIGH NEIGHBOURHOOD PLAN (REGULATION 14 CONSULTATION)</p> <p>These representations are submitted on behalf of Crest Nicholson Operations Ltd (hereafter referred to as 'Crest'. This representation focuses on Land at Horsham Road (ref: N38) , which has been promoted as part of Cranleigh Parish Council's 'Call for Sites' and assessed through the Parish Council's recently published Site Assessments, which form part of the Parish Council's key evidence base for the Draft Neighbourhood Plan.</p> <p>To supplement these formal representations, we are pleased to provide the following information to you, for your consideration:</p> <ul style="list-style-type: none"> § Site Location Plan (Appendix 1) § Illustrative Masterplan (Appendix 2) § Initial Landscape Information (Appendix 3) 	<p>NP 8 document available on the website with Regulation 14 responses.</p> <p>The SEA has shown how sites have been assessed and that the sites allocated for development in the Plan represent sustainable options when considered against the alternatives.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						It should also be noted that this information has also been submitted to Waverley Borough Council as part of the Preferred Options consultation of the emerging Local Plan Part 2 : Site Allocations and Development Management Policies document (LPP2).		
						<p>Background</p> <p><u>Land at Horsham Road, Cranleigh – Phases 1 and 2</u></p> <p>The land at Horsham Road, Cranleigh, which falls within the allocation policy SS4 of the Local Plan Part 1: Strategic Policies and Sites document (LPP1), is controlled by Crest Nicholson Operations Ltd. It comprises 15.92ha in total, split into two phases of development. An outline application was granted in January 2016 for Phase 1, followed by a reserved matters application for the approval of 149 units, granted in October 2016. Phase 2 was subject to a full application for a further 119 units, which achieved planning consent in May 2018.</p> <p>As such, there is a commitment to build 268 units on the site in total. Phase 1 is currently under construction, with Phase 2 due to begin works in late summer 2018, once all pre-commencement conditions have been discharged.</p>	See response above	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						The existing scheme, comprising both Phases 1 and 2, is known by and marketed under the name, Longhurst Park.		
						<u>Land at Horsham Road, Cranleigh – Phase 3</u> The Phase 3 site was submitted as part of Cranleigh Parish Council’s Call for Sites in January 2018 (ref: N38 Land at Horsham Road, Phase 3). This submission promoted the Phase 3 site as an allocation for residential development within the Cranleigh Neighbourhood Plan. The assessment submitted at this time concluded that the site is suitable, achievable and available for development and offers a range of benefits for both the village of Cranleigh and the wider aim of meeting housing need.	See response above	
						Representations to the Cranleigh Neighbourhood Plan (Regulation 14) The land to which these representations relate, comprises a land parcel to the south of the existing allocation, references as site N38 (Land at Horsham Road, Phase 3) in the Parish Council’s Site Assessments. This land is hereafter referred to as Phase 3. The site of approximately 17.8ha, is currently used for agricultural purposes. The site is located adjacent to the settlement boundary and is not within the Green Belt or an Area of Outstanding Natural		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Beauty (AONB). Initial assessments indicate that development of approximately 181 dwellings of various types and sizes could be achieved. A Site Location Plan is provided in Appendix 1.		
						<p><u>Objection</u></p> <ul style="list-style-type: none"> · Policy CRAN1: Location of Development · Section 4.1 Housing Strategy and Site Allocation <p>Crest objects to the above policies/section of the Neighbourhood Plan on the basis that it does not have sufficient regard to national policies and advice or is in general conformity with the strategic policies contained within the development plan. Specifically it does not assist with delivering sustainable development and promotes less development than required within the Borough.</p> <p>A significant benefit to the development on this site is the ability to assist Cranleigh Parish Council in the provision of much needed housing within the village. Since the adoption of the LPP1 in February 2018, a further 667 homes now need to be provided in Cranleigh alone by 2032. The need for new housing in the village is recognised by local people, as shown by the results of the surveys that the Parish Council conducted to support the Neighbourhood Plan. Within this, 75% of respondents agreed that new housing to</p>	CRAN1 has been amended to provide a more flexible approach	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						buy was 'important' or 'very important' within the village and 64% believe that housing was 'urgently' or 'fairly urgently' required, particularly for the 16-64 year age group.		
						<p>The site is in a sustainable location, by virtue of its location adjacent to the revised settlement boundary, as well as the level of accessibility to local services and facilities within the village. The site is approximately 15 minutes or a 0.8 mile walk from the village centre, a key priority for the respondents of the local surveys when considering suitable areas of new housing development. Off-street parking was another key transport consideration which respondents preferred, which would be incorporated within the proposals in the same way as on Phases 1 and 2.</p> <p>The site is in an area of the village which has already been developed. This means that the necessary infrastructure improvements are being implemented in the immediate area, such as upgrades to the local highways network and footpaths to the village. It also takes a level of development pressure off other areas of the village, a benefit to the existing residents of Cranleigh who prioritise the maintenance of the 'village feel' of the area.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Another benefit of the development of this medium sized, well-contained greenfield site, is that affordable housing provisions will be made. This is not always possible on smaller green or brownfield schemes which may be put forward for housing development, either due to financial viability or the regulations placed on Local Authorities, restricting them from seeking affordable housing contributions for schemes of 10 units or less. The proposed Phase 3 site offers the opportunity to provide approximately 181 residential units, of which Crest can offer the benefit of 30% affordable housing, in accordance with the adopted LPP1 requirement, in order to help meet the identified needs of local people.</p>		
						<p>Due to the scale of the site, there is the ability to include a generous area of open space within the south west section of the site, linking the development to the wider countryside and the Downs Link to the west. This will also act as a landscape buffer between the housing development and the open countryside (see Illustrative Masterplan in Appendix 2). This was expressed as a key element that residents felt should be incorporated into new housing developments according to the local survey results.</p> <p>The scheme at Longhurst Park is proving to be</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						popular with potential buyers and Crest believes that the successful scheme can be expanded to provide further homes to meet this demand for new, quality housing in the area. The design of the housing at Longhurst Park reflect the style of the village, as approved by Waverley Borough Council, which is a key priority for local people and would be continued across into Phase 3.		
						<p><u>Site Assessment</u> The Parish Council's Site Assessment (ref: N38: Land at Horsham Road) states that the site has significant constraints. Crest objects to this as the Phase 3 site is free of any significant constraints to development.</p> <p>Having reviewed the Waverley Borough Council's web pages, there does not appear to be any relevant planning history for the site. There are no heritage constraints to the development, as the Cranleigh Conservation Area is restricted to the town centre and there are no listed buildings within proximity to the site.</p>	The NP SEA process has assessed the sites in light of all relevant and up-to-date information. It concludes that the sites proposed for allocation represent sustainable options when considered against alternative options. It is not considered appropriate or necessary to undertake further assessment of other sites.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>In terms of landscape, the site falls within the countryside but has a strong relationship to the emerging development at Longhurst Park to the north, and is bounded to the north-east, north-west and south-east by tree belts and areas of woodland, which help contain the site. A significant landscape buffer would also be provided through the provision of a large area of open space to the south and west of the site. Its removal from the countryside can be achieved through the allocation of the site within the Neighbourhood Plan. The site does not fall within the Green Belt or an AONB. The scheme has been designed to minimise its visual impact, including the use of single storey buildings on higher lying land. This is a rare benefit to be provided within this scheme, as bungalows are not often found in new housing developments due to land values. Along with the initial masterplan, this statement is accompanied by landscaping information which demonstrates how the layout has been designed to minimise its visual impact (Appendix 3).</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The site is also free of ecological designations and falls within Flood Zone 1 (low probability), as shown in the Environment Agency Flood Probability maps.</p> <p>There are no known constraints in terms of land contamination, utilities or access. The site is accessible in two locations. One access is proposed from Horsham Road, south of the proposed bus stop improvements secured via Phase 2. The second access would be via Phase 2 itself, using one of the short estate roads to link the two schemes together in a comprehensive manner.</p>		
						<p><u>Achievability</u></p> <p>The site is capable of accommodating approximately 181 residential units of various types and sizes. The proposed mix is yet to be confirmed, but initial assessments have provided an indicative mix as set out below, as influenced by the housing need specific to Cranleigh (Tables 14 and 15 of 2015 SHMA update), as well as the SHMA targets for the wider Borough (Figure 9 of 2015 SHMA summary report). NP 9</p>	NP 9 document available on the website with Regulation 14 responses.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Delivery of housing on the site can be achieved within the next five year period. Specifically, it is estimated that homes could be delivered between 2019-2022, at an average rate of 50-60 dwellings per annum.</p> <p><u>Availability</u></p> <p>The site's owner was also the landowner of the two parcels developed to the north, as part of the emerging Longhurst Park development. The landowner has actively engaged with Crest and the site is currently under option. Crest is committed to delivering high quality homes and would seek to build out any permitted scheme upon gaining all the necessary consents.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Summary The above information demonstrates that the Phase 3 site at Horsham Road (ref: N38 Land at Horsham Road) is suitable, achievable and available for development and offers a range of benefits for both the village of Cranleigh and the wider aim of meeting housing need. This site is in a sustainable location and is not within the Green Belt or an AONB. The site is adjacent to existing new development, in the area which benefits from highways and infrastructure improvements and can offer both market and affordable housing to help meet the needs of the area. On this basis, it is considered that this site is allocated for residential development within the Cranleigh Neighbourhood Plan. The omission of this site renders the Neighbourhood Plan, as currently drafted, as contrary to national policies and advice nor is in general conformity with the strategic policies contained within the development plan. Specifically it does not assist with delivering sustainable development and promotes less development than required within the Borough. On this basis, Crest currently objects to the Neighbourhood Plan.</p>	<p>The NP SEA process has assessed the sites in light of all relevant and up-to-date information. It concludes that the sites proposed for allocation represent sustainable options when considered against alternative options. It is not considered appropriate or necessary to undertake further assessment of other sites.</p>	
						<p>I trust that this information is helpful and that it will be duly considered as part of the plan-making process of the emerging Neighbourhood Plan.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Should you have any queries on the information provided within this submission, please do not hesitate to contact us.		
Joseph Anthony Nutt	Resident, Landowner					UNABLE TO REPRODUCE	Hand written copy available.	
R Womack	Resident, Business	St Nicolas	CRAN4	25		Not sure who has deemed Manns as a building of local merit. I think this must refer to the front but neither it or Cromwell Cottage are near this development which backs on to a warehouse.	Waverley BC Buildings of Local Merit	
		Employment Sites	CRAN11	45		Between 2019 and 2025 retail and employment in the UK is set to fall by over 1 million people Cranleigh High Street will face the same challenges and there will have to be change to the use of many buildings there we do not necessarily know what will take their place but this policy needs to reflect this massive change. Overall in the drafting of this policy it is too general is its wording with no metrics applied as to how the policy is to be interpreted. Part A doesn't define commercial premises by net internal area or fulltime equivalent employees (FTE'S) with modern working practices and the need to use land/buildings efficiently most policies with regards to the protection of employment space look at FTES as the producter formulator. Neither Part A or Part B encourages the conversion of underused or spare space	The purpose of a planning policy is to provide a framework for decisions. Overly specific metrics and requirements lack flexibility and therefore can cause problems (or become quickly out of date) over the lifetime of a plan. The Neighbourhood plan cannot duplicate national or local policies but seeks to provide further details and fill any gaps in policies.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						within a commercial property for the provision of residential accommodation which is an outcome supported by ??? government policy. Overall it seems the policy seeks to please the status quo without addressing the changing requests of the retail and office sectors in particular. Pursuing such a policy will notably lead to buildings left empty when the overall use is not viable. The commercial market is far more dynamic than the policy recognises.		
Catherine Crabb	Resident	Housing		21		Upset by change in view and concerned about access on to Horsham Road.	noted	
		Longfield	4.1.2	22		As this was a care home it seems a suitable site to put the new care home which does not need to be in the centre of the village.	Viability	
		St Nicholas Junior School Site	4.1.3	23		Concerned about Glebelands losing some of their land. Children need outdoor space.	The allocation of the new housing sites requires additional play space to compensate for the loss.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Infant School	4.1.4	25		Concerned about access to new houses being down Church Lane.	This has been acknowledged in the text and will need to be addressed at the planning application stage. There has been no objection from the highway authority.	
		Economy	5.1	44		There is a strong need to reduce rents in the High Street for it to survive with individual shops otherwise the 'chains' will take over and Cranleighs individuality will be ruined. Parking will need to be strongly addressed when all new houses are built.	Spare capacity in car parks according to Waverley parking review, another review this year.	
		Trees		50		I cannot understand why ancient woodland was allowed to be lost. It cannot be replaced.	noted - was agreed by Inspector on appeal	
		Gardens	6.4.1	61		Looking at the new developments the gardens do not seem to be proportionate to house size.	Policy CRAN15	
		Flooding	6.5	62		Surely the SUDS should have been done before any development. When the site behind the Hitherwood development was built drainage was put in but it still flooded.	noted	
		Infrastructure	7.1	64		How is Cranleigh going to cope with all the extra traffic. Improvements need to be made soon. People will always use cars and it is in denial to suggest otherwise. We need free parking for the first hour in the car parks which would mean the High Street would not get so crowded.	Parking Review this year	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Water	7.2	69		Surely the developments should have ensured that the water was adequate.	noted	
		Community	8.1	76		Our health centre is overstretched already. You cannot see your own doctor for weeks sometimes.	noted	
		Hospital & Care Home				The site was always allocated for a hospital with beds so we do not need a care home & staff accommodation on this site. Wait until new hospital can be built as promised.	noted	
						There is a need in Cranleigh for more council housing. Affordable homes are not affordable in Cranleigh.	noted	
						<i>Handwriting changes</i>		
		Infrastructure Transport & Movement	7.1.1	66		The concern expressed about High Street traffic is correct but all too often we reach gridlock eg large lorry deliveries. Over 40 years I have seen this grow from a relatively smooth flow to frequent log jam! It ties in directly to housing development and affluence from limited housing with 1 car per family to far too many houses and, frequently 2 or even 3 cars pre family! Two points arise here in my mind:-	noted	
						1. Looking at the map I do NOT believe any more developments to the East of the Obelisk/ petrol station should be allowed - up to and beyond 2032. Bath Ewhurst rd and Horsham rd funnel into the High street - which cannot take any more traffic - its killing the village.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						2. Whilst we are commenting on a 'Cranleigh Plan' we (and Waverley) MUST bear in mind the impact of developments - and their traffic - on our neighbours - Shamley Green, Womersh and Shalford. The road from Cranleigh through these villages is narrow, not open to widening and for several hours per day, at pinch points, is at a standstill. The overall Road Infrastructure is inadequate and it is time for Waverley to both recognise that <u>fact</u> and call a halt to Cranleigh development.	noted	
		Housing	4.3.2	31		I have deep concerns regarding the visual and infrastructure impact of the Longhurst Park development (area 45 on page 31 map) currently this is taking place on flat fields however I am fairly sure the ownership extends up the rising hill towards Vachery Lake. Development here would harm the nature of the countryside, harm views from the Downslink and harm views across Cranleigh from the Surrey Hills. Whilst not a 'current' proposal I think we may aspect an opportunistic 'Longhurst' extension proposal (even within the 2032 timescale). It should be opposed as a blot on the landscape and yet further unacceptable load on the inadequate traffic infrastructure.	noted, impact on AONB	
Anna Gammage	Resident	Comment				I am in agreement with everything.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Wendy Stone	Resident	New infant and middles school	NPPF 14 65 68 69 70 and 94	23-26		Has enough thought been given to the amount of traffic and parking at school times. The infant children need to be taken into the school, where will the parents park to enable this?	The NP is not allocating a site for a new school. This will be an issue that any new school will be expected to address.	
		Housing	CRAN6	27		More small affordable housing needed to enable young people to stay in the village.	Level of affordable homes set by WBC.	
		Traffic	ST1 and ICS1	66		I think the time has come for the high street from stocklund square down to the common road to restrict parking from 8-5	noted	
		Mature trees and hedgerows	CRAN8	31		I think developers are too quick in felling mature trees and hedges.	policy CRAN13	
		Water supply pipes	NE2 CC2	71		Could the developers fund the replacement of the asbestos coated pipework		
		Comments				Well done CPC for providing this informative Neighbourhood plan	noted	
Geoff Merchant	Resident	Transport and Movement	7.1.1 Policy Cran17	66		There is a need for a 20mph speed limit to be applied to Cranleigh High Street and to be enforced through the use of either cameras or traffic calming measures.	noted	
Don Clark	Resident	Vision Statement	2.2	13		I strongly support the Vision Statement	noted	
		Objectives	2.3	14		The Objectives appear to me to be well considered and well focussed.	noted	
		Settlement boundaries	3.1	15		The comments on Settlement boundaries are clearly well balanced and considered / I support them	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Green Belt	3.2	19		Green belt development obviously needs to be appropriately limited, which 3.2 appears to do / I support it	noted	
		Housing design	4.3	28		Housing design in the UK is desperately poor - often crammed so ineptly it will surely cause mental health problems / low common denominator Hamburger housing, which we accept because we are offered nothing else. No local or national plan or policy will improve this situation, only people demanding better / most policies focus on the appearance of houses rather than the size, layout of living spaces and outlook.	noted	
		Comments				The Parish Council (Liz Townsend in particular) has made strenuous efforts with regard to this Plan, and deserves our thanks and support.	noted	
Sue Merchant	Resident	Caring for trees	CRAN13	52		Wholehearted support for retaining existing trees and encouraging the planting of new trees as part of any development but where these are on the public highway, consideration needs to be given to the maintenance of such trees. Regular pollarding of lime trees for example, is necessary for their good health. Maybe thought given also to the type of tree to be planted to ensure minimum nuisance from falling branches etc and reduced maintenance.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Comments				It looks like a lot of careful thought has gone into the preparation of this plan. While there will always be resistance from some quarters to any new development, the proposals look to achieve the aim of more housing whilst still keeping the character of Cranleigh. Great. Utility companies will need their feet held to the fire to ensure that water and sewerage is dealt with appropriately.	noted	
Jo Parsons	Resident					Agree with the plan	noted	
Christina Manuel	Resident	Local Green Space on Summerlands				I fully support SERA's initiatives in protecting the green spaces currently on Summerland Estate	noted	
Oliver Marigold - Tetlow King Planning on behalf of HC-One Limited	Agent	Section 1.2		11		After 'The village hospital continues to offer a limited range of out patient services', it should also refer to the absence of in-patient beds, as evidenced by the NHS and Surrey County Council Joint Statement, included as part of this submission.	Most villages don't have in-patient beds.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 2.1		12		<p>The SWOT analysis under-plays the fact that Cranleigh has a high percentage of older people and the health needs that stem from this. Although it refers to an ageing population as a weakness, it does nothing to quality or to address this weakness.</p> <p>Meanwhile, Health facilities are stated as a 'strength', which ignores the absence of inpatient facilities in the village, or of facilities to cater for the increase in number and frailty of older persons in the village.</p> <p>Evidence from the 2011 census, included within the Appendices to the emerging Plan, shows that Cranleigh parish has a higher percentage of its population in each over-60 age band compared with England, the South East, Surrey and the Borough.</p> <p>This is particularly true in the 65 to 74 age band, an age which is more likely to require support over the next 10-20 years. 11.5% of the village population are in this age group, compared to just 8.6% in England as a whole.</p> <p>Furthermore, at the time of the Census, Cranleigh had an over-60 population that made up a third (32%) of its total population. This is significantly higher than in England as whole (22%), the South East and Surrey (both 23.3%), and Waverley Borough (26.1%).</p>	SWOT analysis by residents from workshop only moved to background evidence document	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Meanwhile, the West Surrey Strategic Housing Market Assessment (SHMA) commissioned by Waverley Council, shows that the projected change in the population of older persons (2013 to 2033) in Waverley is a 24.3% increase in those aged 65-74, a 44.4% increase in those aged 75-84 and a staggering 137% increase in those aged 85 and older.</p> <p>In respect of the health of residents, the SHMA (at Table 66) projects that over the same period, there will be a 91% increase in the number of people with dementia and a 72% increase in the number of people with mobility problems.</p>		
						<p>In respect of Registered Care Housing specifically, the SHMA finds that "...additional need will arise for particular groups such as those requiring specialist nursing or for people with dementia". Furthermore, the need for care home accommodation is also not simply a quantitative exercise about bedspace provision. Qualitative aspects are often-overlooked in terms of the provision of a choice of homes to very frail residents and those living with dementia, as well as raising industry standards.</p> <p>In the Cranleigh area there is low provision of nursing home beds, but high population numbers for people over 65 and this is predicted to increase. Our clients' analysis (provided as part of</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						the planning application) shows that large level of unmet need equivalent to 172 market-standard bed spaces in the local area.		
						Yet the draft Plan makes no mention of the need for additional older person's housing. The Plan also makes no reference to the affordable housing required for members of staff working in the health and social care facilities in the village, including older persons' accommodation. For example, specific evidence from domiciliary care agencies working in Cranleigh, provided in the evidence at Appendix 3.7, and demonstrates that rented/affordable homes are out of reach for health and care workers. Yet the Draft Plan does not respond to or address this need.		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 3.1.1 Location of Development	CRAN1	18		<p>The Pre-submission version of the policy reads: “A. Development in Cranleigh parish shall be focused within the settlement boundary of Cranleigh village as shown on the Policies Map. B. Development proposals outside the settlement boundaries will not be permitted unless: i. the development is on a small site and would provide affordable housing for evidenced local need. Small numbers of market homes may be permitted where this is essential to enable the delivery of affordable units, and ii. the development preserves or enhances the character or appearance of the area, and iii. where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use; or iv. it is on sites allocated for those uses in the Waverley Local Plan or its successor; or v. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.”</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>Parts A and B of the policy refer to all 'Development proposals' but the policy is clearly intended to apply only to C3 residential dwellings. A requirement that development is on a small site and should provide affordable housing, for example, would not be applicable to any non-C3 forms of development.</p> <p>In particular, to require that C2 development will not be permitted unless it is on a 'small site' and provides affordable homes would be contrary to Waverley Borough Local Plan part 1 policy AHN1, which sets of affordable housing requirements but only applies to proposals for 'Housing'. The term 'Development' should be replaced with 'C3 Housing Development'.</p>		
						<p>Furthermore, the term 'small site' is undefined in the document and therefore open to considerable interpretation. It should be deleted. This conflict would fail the 'basic condition' (e) as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, that the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 4.3.1 – Design of Development	CRAN7	30		<p>Under sub-section (c) the draft policy states in terms that development proposals should address:</p> <p>“Avoiding development over two storeys unless it can be demonstrated that it will not have a detrimental impact on views, streetscape or character of an area.”</p> <p>The policy continues that:</p> <p>“Development of three-storey development on or close to the boundary of sites adjacent to the settlement boundary abutting open countryside will not be permitted.”</p>		

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The policy does not define a 'storey' (does this include rooms in the roof for example) and is internally inconsistent – development 'over two storeys' is the same as 'development of three storeys', yet the draft policy treats them differently.</p> <p>In any case the evidence-base does not demonstrate that three-storey development will <u>always</u> be harmful to the views, streetscape or character of an area, as suggested by the draft policy.</p> <p>For example, our clients' proposals are for new Cranleigh Care Home and Community Beds building and Health Worker accommodation building, at Knowle Lane, Cranleigh. The care home is adjacent to the settlement boundary and has rooms in the roof but it is not clear whether this could constitute a 'storey'.</p>	Avoid development over two storeys etc, as amended. Rooms in a roof generally referred to as an additional half storey.	
						<p>The appellant's evidence (in the Landscape and Visual Impact Assessment) is that the development would have minimal visual intrusion beyond the site itself, with no effects to the views from the wider rural landscape which might affect the character and setting of Cranleigh. Yet the policy as worded could preclude development that is entirely acceptable in its visual impact.</p> <p>The second sentence of the sub-section (c) should be deleted, so that the policy still seeks to achieve</p>	Policy CRAN7 C. Avoid development exceeding two storeys, particularly on or close to site boundaries abutting open countryside, unless it can be demonstrated that it will not have a harmful impact on the countryside, views, streetscape or the	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						the same aim (avoiding harmful development over two storeys) while not prohibiting development over two storeys that is not harmful.	character of the area.	
		Section 4.3.2 – Character of Development	CRAN8	39		The policy states that development proposals are expected to preserve and enhance the setting and local views, including 'Views of value' from within the ASVI. These are identified on page 36. It should be noted that none of these identified views (long or short) are views into the northern triangle of the ASVI, referred to by the Plan as 'The Paddock'. This is relevant in respect of section 6.2 of the Plan, as set out below.	noted	
		Section 6.2 – Area of Strategic Visual Importance (ASVI)		53		The draft Neighbourhood Plan is the vehicle for reviewing the boundary of the Area of Strategic Visual Importance for Cranleigh. The draft Neighbourhood Plan states that "For the purposes of Waverley Local Plan Part One RE3 (Landscape Character), the Cranleigh Area of Strategic Visual Importance (ASVI) is shown on the map above". This maintains the current boundaries and extends them. Reference is made to the review of the boundaries of Cranleigh's Area of Strategic Visual Importance (ASVI) in July 2018. The text states that "no boundary amendments were considered	Local Plan Part One Inspector found the existing ASVI sound. Reference to the wording necessary couldn't be located.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						necessary” to the current area of the ASVI, only extensions.		
						<p>The use of the word ‘necessary’ is not defined by CPC and the syntax suggests that there have been no material changes to site conditions since the ASVI was originally formulated by WBC. This suggestion is grossly inaccurate since (a) the land in question (formerly known as ‘The Paddock’) is now explicitly scheduled for development for health-related purpose (all in accordance with the land-swap agreement with CPC), and (b) it is now owned by CVHT and is no longer ‘publicly accessible land’ (as was the case when the ASVI was created).</p> <p>The CPC are, therefore, presenting quite a misleading rationale for the retention of the original ASVI boundary, a factor which was highlighted very explicitly to CPC, and their consultants (as well as WBC representatives) by a multi-group representation (from CVHT and Chamber of Commerce for example) in October 2018 following the July 2018 exhibition of the Draft Neighbourhood Plan.</p>	Local Plan Part One Inspector found the existing ASVI sound. Text referred to could not be located.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>To reiterate, the July 2018 review little or no assessment on the existing boundaries and whether, for example, they should apply to the CVHT site at Knowle Lane.</p> <p>The July 2018 review however contains very little assessment on the existing boundaries and whether, for example, they should apply to our client's site at Knowle Lane.</p> <p>It fails reflect the current health-related development proposals for the site being considered – proposals which have been well known to CPC for a significant time period.</p> <p>So while CVHT's ownership of the top triangular area of the ASVI is now mentioned in the Final July 2018 Review, no reference is made in either document to the previous planning history of the site, including its previous planning consents (from 2004 till 2014) for health-related uses.</p>	The Inspector found the ASVI sound and advice from Waverley was to extend to the areas we have now included.	
						<p>No account is taken of the, now, essentially anomalous inclusion of the CVHT site within the ASVI, particularly now that planning permission has been granted for residential development to the west. The 'natural' finishing point for the ASVI is the northern boundary of Snoxhall Fields, where the adjacent country park will also form a divide: (map inserted here NP 10)</p>	<p>NP 10 document available on the website with Regulation 14 responses.</p> <p>The Inspector found the ASVI sound.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>No detailed landscape visual impact assessment has been undertaken of the ASVI's continued application to the CVHT site, either in the Final July 2018 Review of the ASVI or the draft Neighbourhood Plan itself.</p> <p>The Review does assert on page 6 that: "Recent development is in the main concentrated along the DLp [Downs Link path] in Cranleigh and all open views from the path as it passes through the village - apart from this single protected key point within the ASVI - will be obstructed". The Review does not identify however what or where the 'single protected key point' is.</p> <p>The Review also states that "While views for car users on Knowle Lane towards the ASVI are partially screened by vegetation, the lane has no pavement and is therefore infrequently used by pedestrians". Again, it is not clear where this relates to specifically but the fact that the CVHT site is screened by vegetation only proves that it is not 'open' and therefore does not serve the purposes of the ASVI, regardless of how frequently pedestrians use the road.</p>	<p>The Inspector found the ASVI sound.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						<p>The Review continues that “The value of the ASVI is from within the area itself and accessible to all users of Snoxhall Fields and the DLp.”. The fact that the CVHT site is not accessible to users of the Snoxhall Fields or the DLp only further demonstrates why it should be excluded from the ASVI designation.</p> <p>Indeed, the Landscape and Visual Impact Assessment submitted with the planning application (reference WA/2018/1966) provides clear evidence that the landscape of the proposal site is entirely different in character to the remainder of the ASVI area 1 (open, man-made sports fields), and the proposal site does not contribute to the ASVI’s purposes. This is further demonstrated by the Neighbourhood Plan’s identified ‘views of value’, none of which include the application site.</p> <p>This means that the Neighbourhood Plan’s approach to defining a realistic and effective ASVI is critically flawed.</p>	<p>The Inspector found the ASVI sound.</p>	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
		Section 8 – Community Leisure and Wellbeing		75		<p>The Neighbourhood Plan fails to take the opportunity to address the wider social and community needs of the village.</p> <p>Section 8 relates to community leisure and wellbeing, and refers to the Old Hospital and its outpatient facilities, but makes no mention of the wider social/wellbeing needs in the village. These are evidenced by data taken from SMART Cranleigh, an organisation that seeks to connect people within the village and to promote wellbeing, healthy living and a better quality of life for everyone within an ageing population. Almost a third of pensioners in Cranleigh East live alone, many without a car. Loneliness is a significant problem, yet the wellbeing needs of older people are not addressed by the draft Plan. There is no response to (for example) the need to combat social isolation, the need for intergenerational activity and for dementia support.</p>	A neighbourhood plan is primarily about the use and development of land	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						The Plan also takes a silo mentality, where 'health' is separate from well-being, 'employment' etc, whereas in fact all these elements are interlinked. For example, the wider social benefits of care development, freeing up homes currently under-occupied, for younger families, in not taken into account and nor are the employment benefits.	A neighbourhood plan is primarily about the use and development of land	
						NP 11 CVHT joint statement	NP 11 document available on the website with Regulation 14 responses.	
Doug Hill - SCC	Statutory Consultee					As discussed on Friday I was going to make a few comments on the Neighbourhood Plan. However, I don't think there is much I can add as you do have a focus on Sustainable Drainage which is in line with the Local Plan. I was going to suggest putting more emphasis on all development to be encouraged to include suds system but the wording you have used I think reflects that. I would be happy to discuss this with you further if it would help	Noted	
		Telecommunications Policy				added back in due to withdrawal of LPP2	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Thames Sustainable Places Team	Statutory Consultee	General Response - chased				1 February 2019 - Please note we are experiencing some technical difficulties with our outgoing emails. If you receive this message, we can confirm receipt of your email. We will review it in accordance with our procedures.	noted	
Environment Agency						Should you not receive a reply from us after 20 working days please contact us for an update.	response chased reply received 21 June 2019 still state unable to review the NP	
						Thank you for contacting us, your email has been received.	response chased	
						We will seek to respond to you within 21 days. However, we are currently experiencing a high volume of work and additional time to respond may be required.	response chased	
						We apologise for any inconvenience this may cause.	noted	
						Updates:	noted	
						Our climate change allowances for planning were updated on 19 February 2016. The guidance is accessible here: Flood risk assessment: Climate change allowances	noted	
						Our flood risk standing advice has been updated:	noted	
						for local authorities https://www.gov.uk/flood-risk-assessment-local-planning-authorities	noted	
						for developers https://www.gov.uk/guidance/flood-risk-assessment-standing-advice	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						Should we have been consulted?	noted	
						Sometimes we are consulted by local planning authorities when we don't need to be. Please check our "When to consult the Environment Agency list" if you are unsure whether you need to consult us.	noted	
						If it is a valid consultation it's important that all information and reports are available before you consult us. Our 21 day consultation period does not begin until all relevant information is received or is available to view on your website.	noted	
						For a copy of our 'When to consult us' checklist please contact us.	noted	
Thames Sustainable Places Team	Statutory Consultee	Sustainability Report				Thank you for consulting the Environment Agency on your Sustainability Report to accompany the Cranleigh Neighbourhood Plan.	noted	
Environment Agency						We regret that at present, the Thames Area Sustainable Places team is unable to review this consultation. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations. We have had to prioritise our limited resource, and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						have "up to date" local plans (plans adopted since 2012, or which have been confirmed as being compliant with the National Planning Policy Framework) as being of lower risk. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local authority area.		
						However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:	noted	
						http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf	noted	
Steph Hamill	Statutory Consultee					Thank you for consulting Surrey County Council as the Minerals and Waste Planning Authority on the Cranleigh Reg 14 Neighbourhood Development Plan.	Minerals is not a matter that an NP can cover although the presence of the MSA is noted.	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Surrey County Council						The neighbourhood plan area includes a Mineral Safeguarding Area (MSA) for Brick Clay which is located towards the East of the Site Plan area. Please see our online map viewer for more details. The safeguarding of mineral sites needs to be taken into account when considering new development, mineral safeguarding is supported by the Surrey Minerals Plan 2011 Core Strategy (Policy MC6), the National Planning Policy Framework (Paragraphs 143 and 144) and National Policy Guidance (Paragraph 003).		
Minerals and Waste Planning Policy Team						If you require any more information, please do not hesitate to contact me on planning.consultations@surreycc.gov.uk .	noted	
James Greene	Statutory Consultee	Heritage	CRAN21			We recommend that point c. of Policy CRAN21: Heritage Assets should be amended to reflect national policy set out within paragraphs 193-197 the NPPF as currently, it would appear to run contrary to national policy. We would suggest that point c. be changed to say that whilst harm to significance or loss of heritage assets should be avoided (or be “wholly exceptional”), it can be permissible if it is necessary to “achieve sustainable public benefits”.	Amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Spatial Planning Policy Officer		Transport				We would expect to see that any planning application should be accompanied by a Transport Assessment and Travel Plan that assesses the impacts arising from the development and delivers appropriate infrastructure improvements where required to mitigate any residual cumulative impacts.	included	
Surrey County Council		St Nicholas Junior School site	CRAN4			We have highlighted suggested amendments to be made to the supporting text of Policy CRAN4 as well as the policy itself. The school site should be referred to as St Nicholas CofE Junior School site. The below comments in red are included in order to avoid any confusion: Cranleigh CofE Primary School currently operates from two separate sites – the junior phase on this site at Parsonage Road (formerly St Nicholas CofE Junior School) and the Infant phase at Church Lane (formerly Cranleigh Infants School) (which is addressed in Policy CRAN5). Surrey County Council wish to re-provide an improved Primary School in Cranleigh for the benefit of the local primary school community. This means bringing the infant and junior phases of Cranleigh CofE Primary together onto one site with modern fit for-purpose school accommodation and facilities. This would be on nearby surplus land within the existing grounds at Glebelands Secondary School. The new building will completely replace the	amended	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
						existing provision on the two current sites which will be demolished once the new school building is opened and developed as per Policies CRAN4 and CRAN5.		
		Cranleigh Infant School site	CRAN5			Development will be conditional on a new primary school facility being available to accommodate existing pupils from the infant site of Cranleigh CofE Primary School.	included	
Mrs Beata Ginn	Statutory Consultee	Transport - Highways				Thank you for inviting Highways England to comment on Cranleigh Neighbourhood Plan Reg 14 Consultation.	noted	
Assistant Spatial Planning Manager (Area3)						Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.	noted	

Name	Category	Brief Description	Policy No.	Page No.	Point /Para	Comment	Response	Further Action
Highways England						We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A3.	noted	
						We have reviewed the above consultation and have 'No Comments'.	noted	

**Appendix D Further informal comments by
Waverley Borough Council
following Regulation 14
Consultation**

Page Number	Policy/ Paragraph	Comment	Response by Neighbourhood Plan Group
25-28	CRAN3, CRAN4 & CRAN5	We note that three sites have been identified for allocation within the Neighbourhood Plan. As part of the Examination of the Neighbourhood Plan the Examiner is likely to explore whether or not the site are deliverable during the Neighbourhood Plan period. In readiness for this, we recommend that written confirmation of this is obtained from the landowners/developers if this has not already been undertaken.	Emailed Surrey County Council and Surrey County Council has confirmed by email 12 August 2019 that the sites would be delivered within the period 2018 -2032.
32-33	CRAN7	<p>Add to the bullet point above CRAN7, the LPP1 Policy AHN3.</p> <p>Part f of draft policy CRAN7 currently conflicts with LPP1 Policy AHN3, which requires new development to meet the M4(2) standard. As this is already covered in LPP1, its removal is recommended. Perhaps reference could be made to the LPP1 Policy in the supporting text of section 4.3.1.</p> <p>Although we note that Part g of this policy encourages developers to provide at least 10% of new dwellings to meet Building regulation M4(3), there is no evidence provided within the text justifying why 10% of dwellings should ideally meet this standard. Also the Examiner may ask for evidence to be provided demonstrating and justifying why 10% has been chosen over another figure.</p>	<p>Deleted point f.</p> <p>Evidence provided for 10%</p>
43	CRAN9	c. We query the need for part c of the policy to be included. The Waverley Borough Local Validation Checklist requires applicants to submit existing and proposed elevation plan where necessary and for these to be drawn to a specified scale. It is possible for interested parties to ascertain the height of proposals using the information provided. The wording of part c of the policy is therefore considered to be rather onerous. It is also noted that the policies within the Neighbourhood Plan will be used to consider proposals against and the lack of plans not showing the height of proposed buildings is unlikely to constitute a reason for refusal when the height of a building/structure could be ascertained through using the scale bar provided on the submitted plans.	Noted. NO CHANGE
50	CRAN12	a. Without further detail, we are unsure of the 'proposed route' of the Wey and Arun Canal but given our Regulation 14 comment regarding the removal of the proposed	Canal Trust have confirmed that the route through Cranleigh will follow very closely the

Page Number	Policy/ Paragraph	Comment	Response by Neighbourhood Plan Group
		<p>CRAN18 – Downs Link. If this is the proposed route, we do not think this addition is appropriate, given the Local Plan Policy. If this was in relation to another route, more detail, evidence, justification would need to be given.</p>	<p>existing route but would include a new lock to the South of Elmbridge Road to accommodate the bridge. Included link to website.</p>
56-57	CRAN13	<p>This Policy has changed significantly since Regulation, has this been principally driven by ecologist feedback? The issues raised at Regulation 14 have seemingly been considered/attended to.</p> <p>A.</p> <p>a. Perhaps rephrase this clause of the policy to refer to the calculation of biodiversity net gain only applying for major development. Requiring the calculation to be made for smaller scale schemes is considered to be fairly onerous and may not be appropriate for certain types of application such as householder applications. It is anticipated that some applicants may need to employ the services of an ecologist to meet the requirements of this part of the policy which will add to the cost of projects. In addition, the policy is particularly specific about the type of biodiversity measuring method which would be deemed suitable to satisfy the requirements of this policy and it may therefore be more challenging to implement this part of the policy.</p> <p>f. We note that part f of the policy refers to providing an adequate buffer of at least 5m between trees/or hedgerows and a proposed development. At the moment the policy does not explain why 5 metres has been chosen as the width of the buffer instead of an alternative distance. We suggest that an explanation and/or evidence is provided to justify the choice of a 5 metre buffer.</p> <p>Given our comments on Part A, it may be more reasonable to state: "Development proposals will be supported which, where appropriate:"</p> <p>B.</p> <p>a. We note that clause a refers to landscape buffers of at least 5 metres and our comments on this clause of the policy are the same as our comments for Part A</p>	<p>CRAN 13 (renumbered now CRAN12) point a. was requested by Natural England NO CHANGE.</p> <p>Reference to specific buffer has been amended.</p> <p>point C requested by Surrey Hills NO CHANGE.</p>

Page Number	Policy/ Paragraph	Comment	Response by Neighbourhood Plan Group
		<p>Clause f.</p> <p>b. This seems unreasonable, all developments could not be expected to comply with this.</p> <p>c. Not always possible or feasible, all developments could not be expected to comply with this.</p> <p>d. Query the proposed distance, where is the evidence/justification for 1m. Will this always be possible/reasonable?</p> <p>f. What is a traditional hedge mix is? If seeking biodiversity value then indigenous species hedging may be a better term?</p> <p>Given our comments on Part B, it may be more reasonable to state: "In particular, proposals are encouraged expected to enhance the environment and demonstrate the following principles:"</p> <p>C.</p> <p>Has this has been requested by Surrey Hills, if so it may be considered reasonable. It may be worth considering revising the wording of this part of the policy so that it does not apply to all new development. Requiring a LVIA for all minor development is considered to be rather onerous and therefore perhaps the wording of this part of this policy could be reviewed.</p>	
57	CRANxx (Air Quality)	<p>We would query the inclusion of this Policy, as Cranleigh does not have AQMA.</p> <p>b. This part of the Policy may be overly onerous for domestic schemes/small scale schemes.</p> <p>c. The NP can include Policy on EVCP providing it is justified/evidenced. WBC currently apply the SCC Guidelines, this Policy appears to be below the guidelines – however, it is a requirement rather this a guideline.</p>	
59	CRANxx (Water Quality)	<p>We would advise you check this against LPP1 Policy NE2, there appears to be some repetition.</p> <p>a) What legislation is this referring to? Perhaps reference to the relevant paragraph</p>	Text amended

Page Number	Policy/ Paragraph	Comment	Response by Neighbourhood Plan Group
		of the NPPF could be included.	
60	CRANxx (Soil Quality)	<p>We are unsure of the intentions of this Policy. Is it in relation to contaminated soils of the safeguarding of agricultural land of the highest quality?</p> <p>We would also refer you to the recently updated NPPG Guidance: https://www.gov.uk/guidance/natural-environment#agricultural-land-soil-and-brownfield-land-of-environmental-value</p>	
62	CRAN10	<p>We have some concerns about the wording of this policy particularly as it appears to focus upon the use of solar energy. We suggest that the wording of the policy is amended to support other forms of renewable energy.</p> <p>a. We think the concept “passive solar gain” may have been misinterpreted as the term refers to heating buildings by the sun rather than relying on central heating. We would advise revising the wording of this clause of the policy.</p> <p>d. As discussed, we consider this would currently conflict with CC2 LPP1.</p> <p>f. See comment Cranxx (Air Quality)</p>	Now CRAN 16 , amendments made.
75	CRAN16	<p>a. What do you mean by increase in flood risk (severity, frequency, spatial)?</p> <p>We would reinforce the need for this Policy to be agreed with the Local Flood Authority and to be in accordance with the requirements of the NPPF in relation to flooding and the relevant guidance contained in the NPPG.</p>	Now CRAN19 amendments made
79-80	CRAN17	<p>d. This part of the Policy may be overly onerous for householder schemes. It is recommended that the wording of this clause in the policy is amended to be more specific about the types of development to which it applies.</p>	amended to include new dwellings/commercial
82	CRAN19	<p>a. This appears to repeat LPP1 Policy CC2. Advise removal.</p> <p>b. Given the saved Policy D11 exists in the Local Plan 2002, which will be replaced with a similar telecommunication policy in LPP2, we query the necessity for this policy in the Cranleigh NP.</p>	<p>a. Agreed. Point a removed.</p> <p>b. Now CRAN 22 the CNP will most probably be adopted prior to LPP2 so justifies inclusion of point B.</p>

Page Number	Policy/ Paragraph	Comment	Response by Neighbourhood Plan Group
	CRAN20	We are unsure if the water companies have agreed with the approach set out in the Policy; but would query the avoidance of on-site pumping stations and the need for part b) of the Policy.	CRAN 20 (now CRAN 23) requested by Thames Water, re B no reason given for excluding, NO CHANGE. Re C and pumping stations have added 'where possible' and additional text.
	CRAN21	<p>c. Whilst we acknowledge this may be true, it may be a little defeatist to include within the Policy.</p> <p>d. We are unsure if this part of the Policy is appropriate, there is no official term for 'landmark buildings of merit'. In regards to a building being a landmark – this part of the policy may involve all schemes attempting to include 'unique' features in an attempt of landmark status. It is recommended that the policy is reworded to perhaps make the provision of a landmark within a development where it is appropriate to do so.</p>	CRAN 21 (now CRAN 24) text amended