



Cranleigh Neighbourhood Plan

DRAFT 2018 - 2032



CONTENTS

To be completed

The Appendices

Appendix 1. Cranleigh Character Areas

Appendix 2. Local Green Space justification

Available on the website are:

Reports

Public Consultation NP Survey Results

Consultants' Reports

ACKNOWLEDGEMENTS

Cranleigh Parish Council would like to thank all those individuals and organisations whose hard work and commitment to the development and production of this Neighbourhood Plan made this project possible.

Many volunteers have contributed their time and ideas, our thanks go to the Steering Group Members:

Jane O'Leary	Diane Mackay	Peter Seaton
Steve Dawe	David Gill	Philip Townsend
Chris Dubois	Deena Goff	
Lynda MacDermott	David Mann	

Working Group Members:

Martin Barringer	Ken George	Robyn Pass
John Harrod Booth	Deena Goff	Peter Reed
Richard Bryant	Richard Graham	Guy Sansom
Chris Budgen	Mike Gribble	Peter Seaton
Paul Cherrett	Carl Howell	Terry Stone
Norman Cox	Steve Jeacock	Liz Townsend
Steve Dawe	Sue Kidd	Philip Townsend
Greg Dawson	Lynda MacDermott	Michael Trent
Stephen Dennison	Diane Mackay	Tony Tyrrell
Alison Downer	David Mann	Michael Walton
Chris Dubois	Christina Manuel	David Weaver
John Emerson	Steve Millier	Jill Wood
Robert Everard	Ken Mitchell	Jeff Wood
Jim Faulkner	John Noble	
Nick Galpin	Gavin Pass	

Other Community Contributors

Adrian Clarke	Rob Kerby	Sue Dewhurst
Kary Backhouse	Rosemary Hurtley	Tony Tyrrell
Lucy Boatswain	Stephen Halloran	

Cranleigh Parish Neighbourhood Plan Committee:

Liz Townsend

Steve Jeacock

James Betts

Brian Freeston

Richard Cole

Angela Richardson

FOREWORD

This Neighbourhood Plan for Cranleigh is the parish's plan for land use up to 2032.

Cranleigh is a great place in which to live, work learn and play set within the stunning Wealden landscape which imbues it with its unique rural village-feel.

The Cranleigh Neighbourhood Plan, being led by the Parish Council, started back in July 2013. The Parish Council wanted the people of Cranleigh to have a say in the future of the village, and more importantly it wanted local people to decide where new housing should go, rather than leaving this decision to Waverley Borough Council.

Development of the village is already well underway and the past two years have seen significant housing development approved on greenfield sites. The impact of this on Cranleigh and the surrounding area is yet to be revealed.

In the years ahead, further development will only be worthwhile if it makes a positive difference to the lives of local people and the future of our community.

Cranleigh's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people. The Plan sets objectives and policies on the key areas of housing, employment, environment, infrastructure and community facilities.

Contributions from the new housing being built now is already allocated to specific projects and that is outside the scope of this plan. However we can shape future projects and plan how the village will develop going forward.

The Parish Council believes that by working together to implement the Plan it will make Cranleigh an even better place to live, work and enjoy.



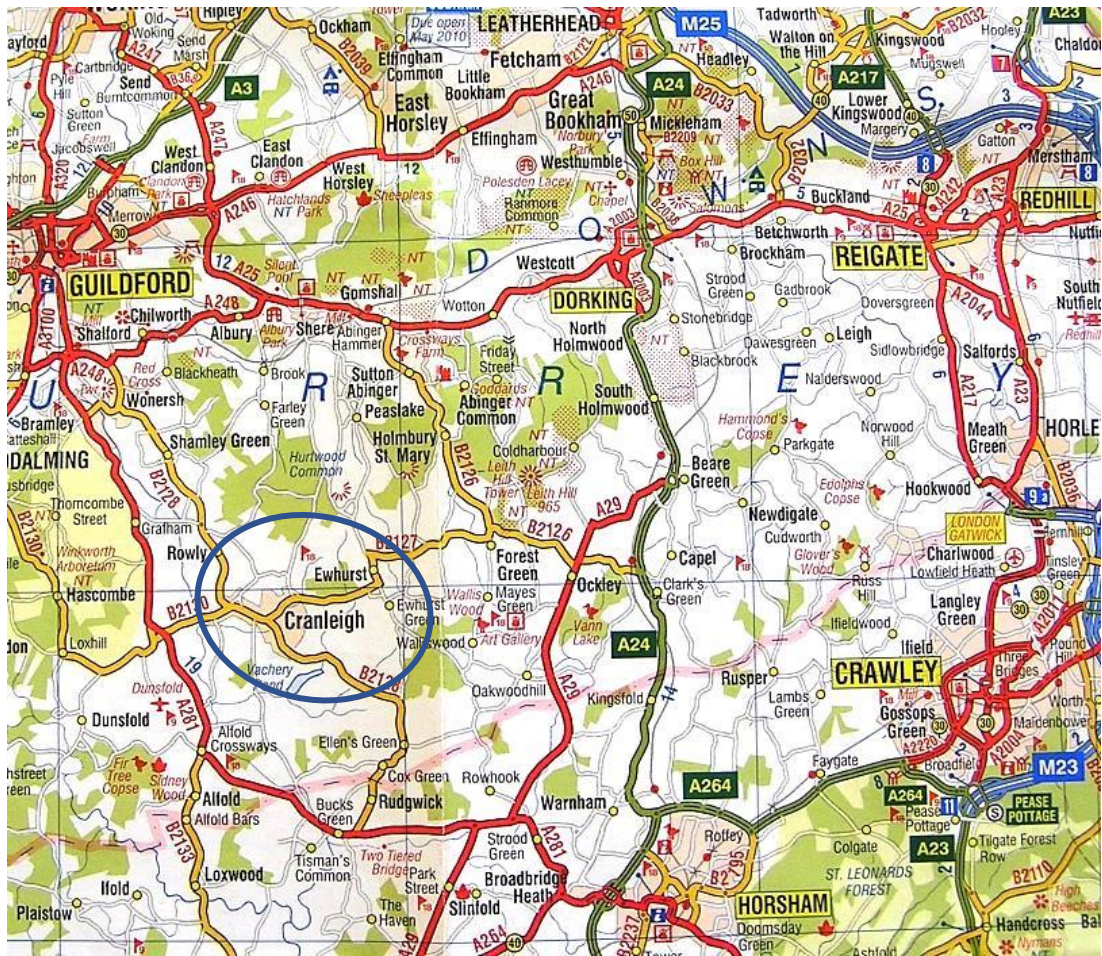


Figure 1: Map of Cranleigh and surrounding area © Crown copyright and database rights 2015 Contains Ordnance NP Survey & A-Z map data. Licence number 100017302

1 INTRODUCTION

The Cranleigh Neighbourhood Plan is a planning document and aims to give local people a say in how Cranleigh Parish will develop over the lifetime of the plan (2018-2032), as set out by the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Plan provides a vision for the future of the parish and sets out clear planning policies to realise this vision. These policies are in general conformity with higher level planning policy, as required by the Localism Act.

This neighbourhood plan forms part of the development plan and sits alongside the Waverley Local Plan. Decisions on planning applications will be made using both the Local Plan and Cranleigh's Neighbourhood Plan. The Plan contains a vision for the future of Cranleigh and sets out clear planning policies to achieve this vision.

The Neighbourhood Plan Area is shown in the designation map below. This Area was formally designated by Waverley Borough Council on 16 July 2013 and is contiguous with the parish boundary.

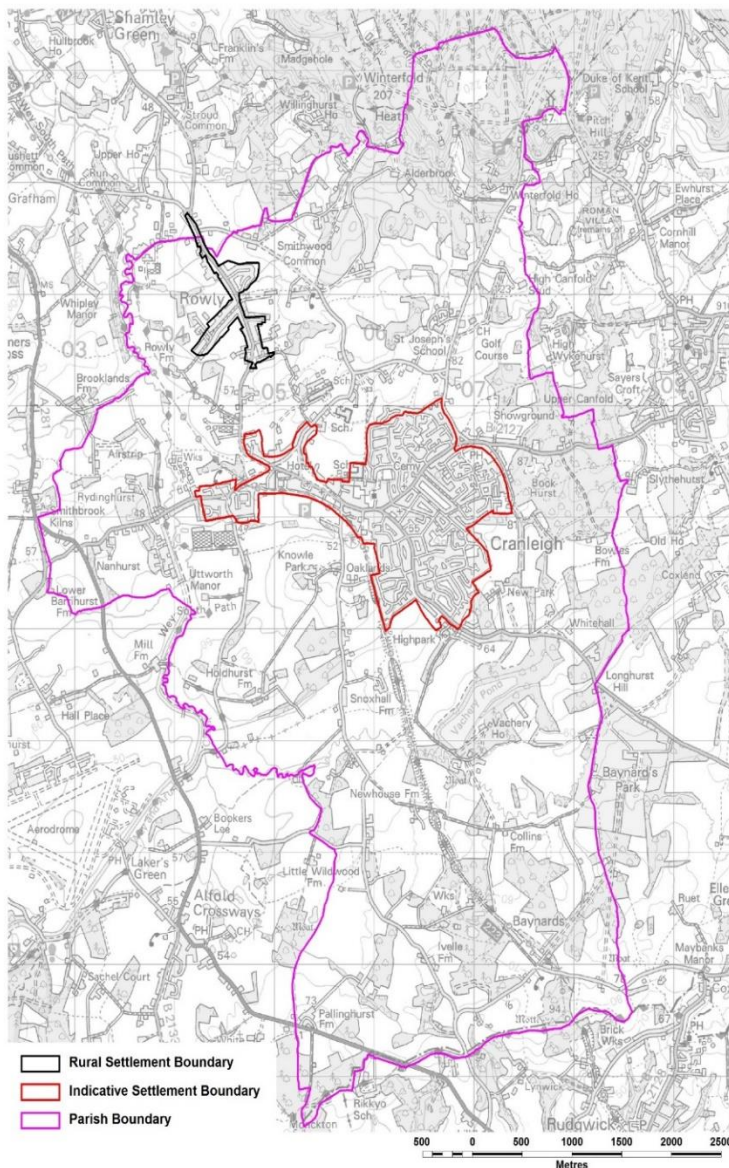


Figure 2 : Cranleigh Neighbourhood Plan designated area indicated by purple line (Parish Boundary)

The plan was prepared by volunteers, residents and Cranleigh Parish Council. The policies contained within it result from NP surveys and consultations with the community and are available via the Parish Council's website www.cranleighpc.org.

1.1 COMMUNITY ENGAGEMENT

Informing and Consulting with the Community in Cranleigh

In January 2014, Cranleigh residents were invited to two public meetings to find out more about neighbourhood planning. There was a very high level of interest and 156 people signed up to get involved in putting together a Neighbourhood Plan.



Figure 3: Monday 13th January 2014 Cranleigh Parish Council launch Neighbourhood Plan at Village Hall

Cranleigh's neighbourhood plan has principally been prepared by volunteers who formed the Cranleigh Neighbourhood Plan Group. This consisted of a steering committee (SC) and working groups (WG), which predominantly looked at the following areas - transport, housing, employment, infrastructure, community, the environment, design and heritage.

The Neighbourhood Plan Consultation Statement provides an overview of the consultation process and demonstrates that this plan fully complies with the requirements of the Localism Act. The consultation also meets the other requirements of the Neighbourhood Planning (General) Regulations.

There is a large amount of background information that has helped in producing the Plan (this is known as the 'Evidence Base') and is available via the Parish Council website www.cranleighpc.org.

1.2 CRANLEIGH TODAY

Cranleigh is a large village situated in the rural eastern corner of the Borough of Waverley, in the southern part of Surrey. Cranleigh is a civil parish and located 10km east of Godalming, 15km south-east of Guildford, and 18km north-west of Horsham. It is surrounded by beautiful countryside of the north-west corner of the Weald nestled between the North and South Downs.

Land to the north of the village is washed over by green belt encompassing the small rural settlement of Rowly. The Surrey Hills Area of Outstanding Natural Beauty (AONB), one of the UK's most cherished and outstanding landscapes, also lies to the north and west of the village, which is further designated as an Area of Great Landscape Value (AGLV) (see Cranleigh Design Statement 2008³).

Cranleigh Waters also runs along the western edge of the village northwards towards Wonersh and Bramley meeting the river Wey at Shalford. Beyond the river there is an area of AGLV extending beyond the Surrey Hills AONB.

The area to the east and south of the village is predominantly farmland and includes the Baynards Park Manorial Estate. Countryside to the east and south east is designated as AGLV extending as far as Walliswood and Rudgwick.

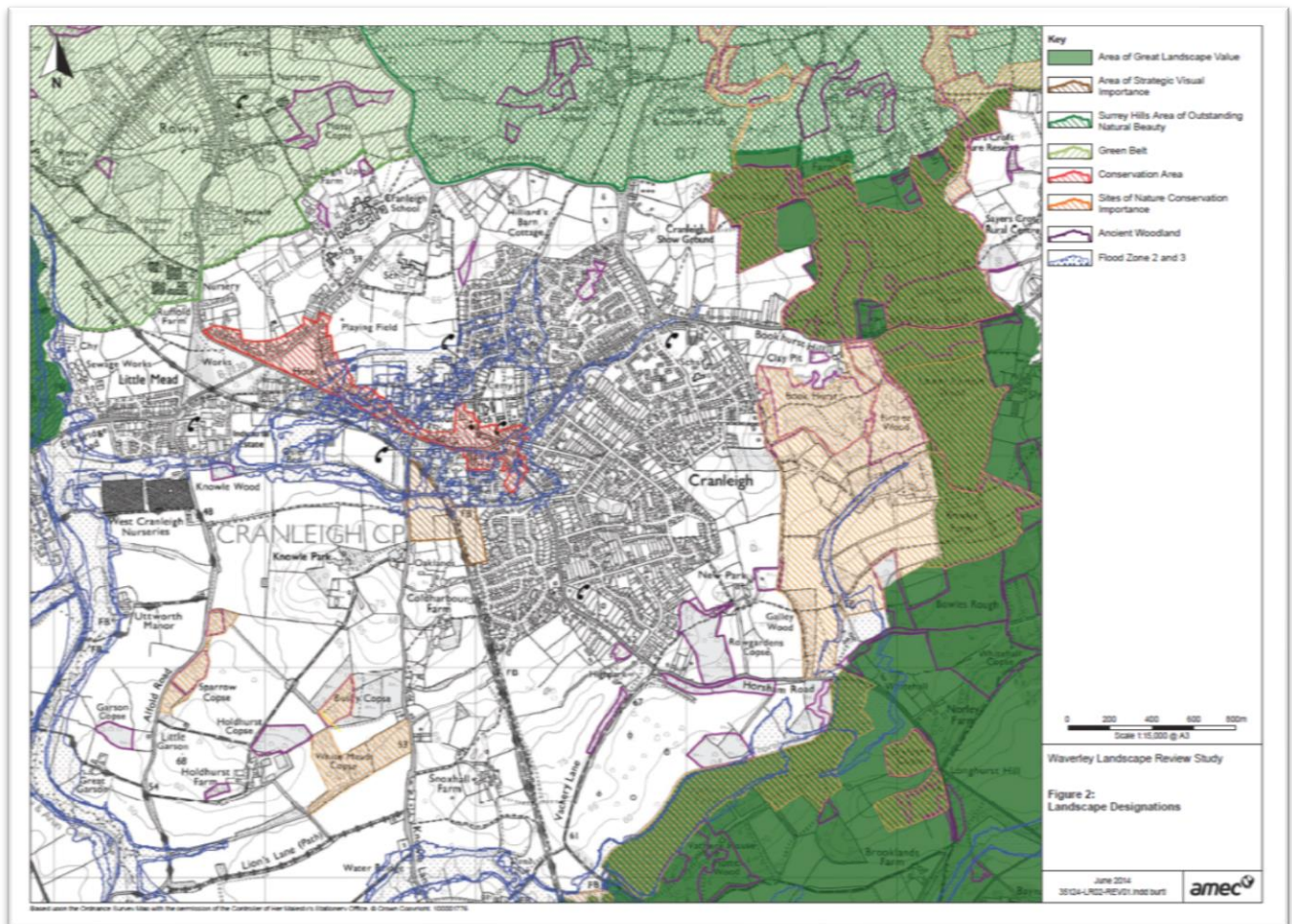


Figure 4: Waverley Borough Council Landscape Review Study June 2014 Appendix A ³⁶.

The name Cranleigh, originally spelt Cranley, was changed in the mid-1860s to avoid confusion with Crawley. It was thought to be derived from large crane breeding grounds located at Vachery Pond. A pair of cranes form part of the Parish Council's Coat of Arms.

The village lies on narrow B roads to the east of the A281; the main road linking Guildford and Horsham. Cranleigh railway station was closed in 1965 as part of the Beeching cuts. The old track bed now forms part of the Downs Link path (DLp) and is recognised as a trail of regional importance and a movement corridor. This popular footpath and bridleway runs through the village and links the North and South Downs Ways. A regular bus service runs to and from Guildford, some 9 miles away.

Cranleigh's population has grown steadily and almost doubled to 11,500 (including the rural settlement of Rowly) since the 1960s, with the addition of several large housing estates, including Park Mead, Hitherwood, Summerlands and Sherrydon. This growth is continuing and since 2015 planning permission has been granted for approximately 1,400 new dwellings, the vast majority on greenfield sites around the village. The village settlement boundary will be revised when the Waverley Local Plan Part Two (Site Allocations and Development Management Policies) is adopted to incorporate greenfield sites on the edge of the former settlement boundary that have been granted planning permission. These are:

- Site 1: Elmbridge Road – 54 dwellings
- Site 2: Local Plan Strategic Site SS5 (Land south of Elmbridge Road and the High Street) – 765 dwellings and a country park.
- Site 3: Local Plan Strategic Site SS4 (Land at Horsham Road) – 269 dwellings
- Site 4: Amlets Lane – 136 dwellings

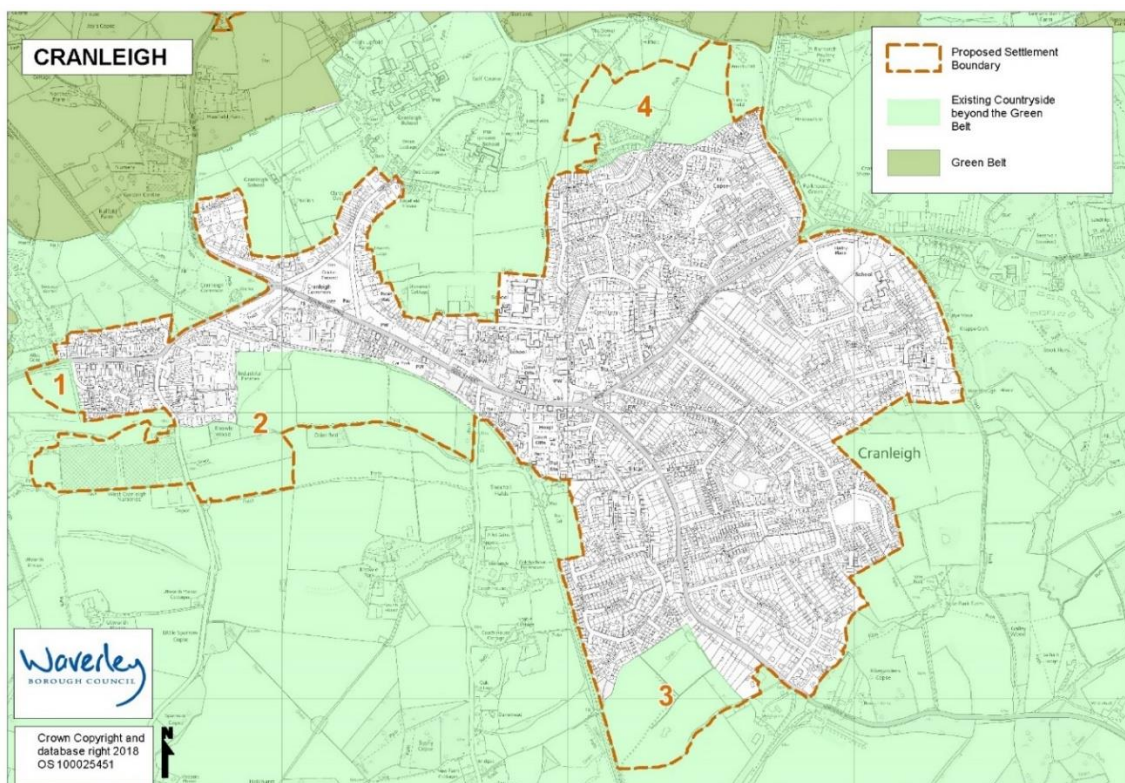


Figure 5: Cranleigh village settlement boundary proposed in Local Plan Part Two

Cranleigh is a service centre for the surrounding smaller villages and settlements including Rowly, Ewhurst, Alfold, Shamley Green and Dunsfold. The High Street was designated as a Conservation Area in recognition of its special architectural and historical interest in July 2016³⁷. There are 81 nationally listed buildings in the parish (27 of which are within the Conservation Area), including one Grade II* listed building (the Church of St Nicholas) and 80 Grade II listed buildings; in addition to 174 Buildings of Local Merit.

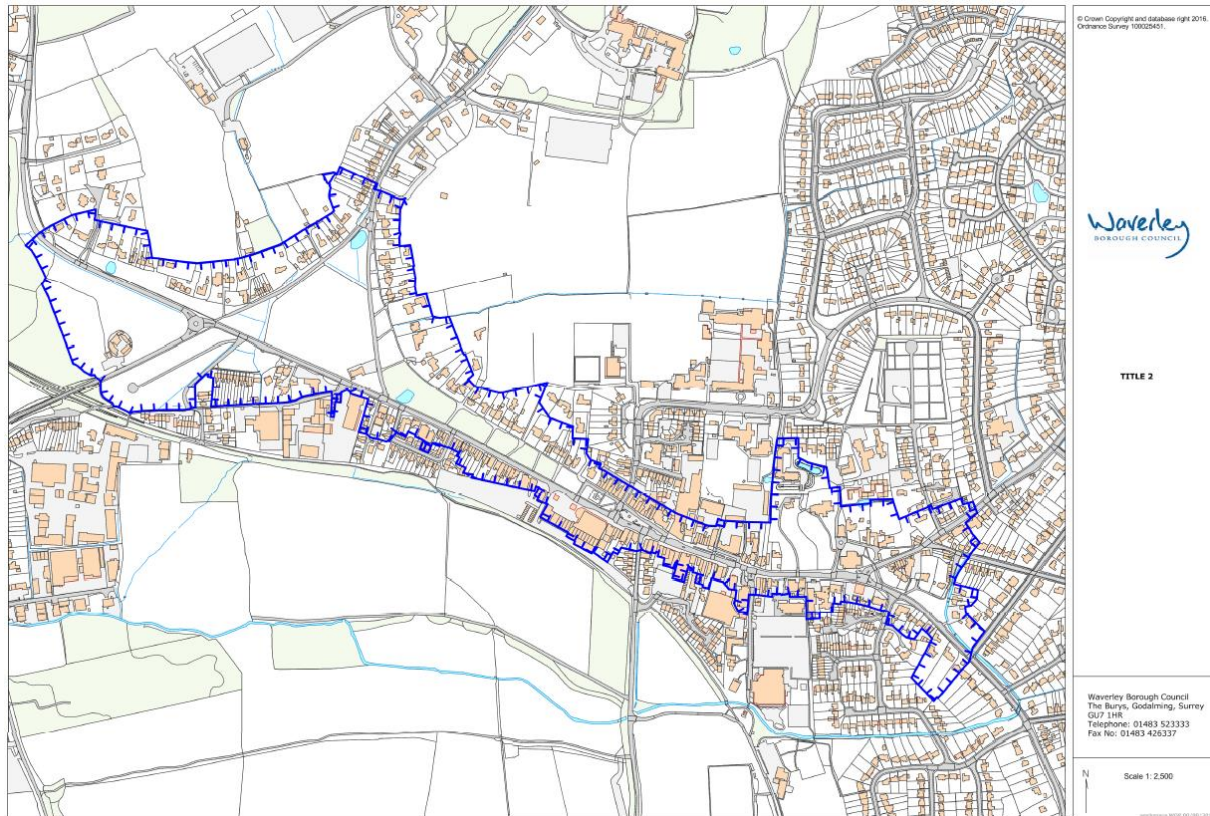


Figure 6: Cranleigh Conservation Area map adopted July 2016

A distinctive line of Norway maple trees lines the Common which is a unique and extensive area of spectacular green space that extends along the majority of the High Street and sweeps into the heart of the village. It provides exceptional and protected views within the village.

The High Street hosts a mixture of supermarkets, chain stores, in addition to a wide range of independent and locally owned retailers, cafes and restaurants. There is an active Chamber of Commerce which holds regular events and helps to fund several community projects.

Each September, Cranleigh hosts a music and food festival with food stalls at Cranleigh Arts Centre and musical acts in a variety of venues along the high street. Cranleigh and District Lions Club arrange and sponsor an annual summer carnival and fun day, in addition to the ever-popular November fireworks display, both attracting several thousand people to the village.

A weekly open-air market is held in the centre of Cranleigh offering a wide range of produce. There is also an indoor monthly country market and bi-monthly craft fayre.

Light industrial estates on the outskirts of the village provide local employment opportunities.



Figure 7: Fountain Square, High Street, Cranleigh (by kind permission of © Martin Bamford) Flowers by Cranleigh in Bloom

A new and expanded health centre in the centre of the village was opened in 2012 and the nearby leisure centre, including the swimming pool, was revamped in 2010. The village hospital continues to offer a limited range of outpatient services. Cranleigh has retained its fire station with on-call firefighters.

Cranleigh has several valued green spaces which contribute to the visual appearance of the village and support thriving cricket, rugby, bowling and football clubs, in addition to equipped play parks and a skate park. Volunteers from Cranleigh in Bloom maintain many of the public flower beds, providing all round interest.

There are a range of community facilities, including the village hall, church rooms and Rowleys Community Centre, as well as the Arts Centre which is the focal point for cultural leisure activities in the village and offers a broad and varied programme of events running throughout the year. These facilities provide venues for several clubs, societies and voluntary organisations catering for all age groups.

The village has three primary schools and a mixed secondary school for ages 11-16. Cranleigh School, an independent prep and senior boarding school, is situated to the north of the High Street and Common and sits in approximately 280 acres of open countryside.

Every year, the Cranleigh and South Eastern Agricultural Society hold the Cranleigh Show, a traditional agricultural show, celebrating rural life and the communities which live it.

The Cranleigh Neighbourhood Plan forms an important part of the strategy to accommodate an increasing number of residents, to improve infrastructure, maintain and expand Cranleigh as a service centre and shopping destination for the surrounding growing villages, encourage our rural economy, whilst ensuring this does not erode the character and village-feel of Cranleigh within its countryside setting.

2 VISION STATEMENT AND CORE OBJECTIVES

2.1 SWOT ANALYSIS

The following SWOT analysis was carried out from comments made in Neighbourhood Plan Surveys and public consultation events. This represents the community's opinion on Cranleigh's main strengths and weaknesses, followed by opportunities for and threats to Cranleigh, and helped to form the evolving core objectives of the Plan.

2.1.1 STRENGTHS

- Character and village feel
- Community activities including the Art Centre
- Open spaces, green spaces, sports facilities
- Heritage and monuments
- Shops and other services
- Health facilities
- Presence of young families
- Access to the countryside

2.1.2 WEAKNESSES

- Road network, connectivity and congestion
- Digital signals and utilities under strain
- Risk of flooding
- Ageing population
- Declining economy
- Lack of affordable housing
- Limited public transport

2.1.3 OPPORTUNITIES

- Influence future building development
- Support good quality affordable house building
- Review roads and all infrastructure services
- Address younger generation's needs
- Encourage small businesses to thrive
- Embrace new enterprise
- Welcome newcomers

- Encourage multi-agency collaboration
- Provide a setting where all can thrive and flourish

2.1.4 THREATS

- Unmanaged development leading to:
 - Poor design and quality of housing
 - Inappropriate housing
 - Loss of local retailers and business units
 - Urbanisation, loss of space and greenery
 - Fast, noisy, congested village and roads
 - Parking difficulties
 - Indifference and anonymity
- Under-development consequences:
 - No houses, no work
 - The young move out
 - The elderly left with no supportive network

2.2 VISION STATEMENT

The vision statement was developed through engagement with the local community.

‘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.’

The community expressed the 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 density of the village and to meet local need.

The community stated a strong preference for new development to be located on previously developed land (brownfield). They wanted energy efficient, well-designed homes with adaptability built in to accommodate residents’ needs, whilst complementing existing styles and preserving the village character and heritage of Cranleigh.

Adequate off-road car parking was highlighted as important for residents and visitors, with new housing located near to the village centre to encourage walking and cycling.

The need to protect, enhance and provide sufficient green spaces alongside new development, as well as protect the local ecology was emphasised.

It was agreed that local employment and businesses should be encouraged and supported, including rural enterprises.

2.3 OBJECTIVES

The objectives are grouped under the following headings:

- **Housing and Design**
 - Require high quality design standards in all future development.
 - Development should reflect and reinforce the character and quality of Cranleigh.
 - Meet Cranleigh’s housing need in full.
 - Ensure that the development sites are integrated into the village.
- **Employment**
 - Encourage new rural enterprise where it is appropriate in the countryside through the reuse of farm buildings.
- **Environment**
 - Conserve and improve the ecological, water quality and management of Cranleigh Waters.
 - Protect and improve designated green spaces within the village.
 - Conserve the special landscape and scenic beauty of Cranleigh and its setting.
 - Ensure new development adequately mitigates flooding and drainage issues.
 - Encourage energy efficient development.
- **Community leisure and wellbeing**
 - Improve leisure and arts facilities serving Cranleigh.
- **Infrastructure**
 - Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.
 - Improve existing pedestrian and cycle routes within Cranleigh.
 - Ensure car parking is provided to minimise its impact on amenity.

2.4 GUIDANCE FOR UNDERSTANDING POLICY

The following should be taken into account when referring to the policies in this document:

- ‘Development’ refers to new development sites, extensions and alterations to existing buildings and structures, including any public buildings.
- ‘Area’ refers to the Neighbourhood Plan designated area.
- ‘Settlement’ refers to the Cranleigh settlement and the settlement of Rowly.

The policies in this document must be taken as a whole and applied to all development in the Area.

When referring to ‘Building for Life’ these policies will be based on the latest published version at the time of the application for planning permission.

3 HOUSING AND DESIGN

The 2011 Census confirms that in 2011 Cranleigh parish had 4,779 households with 4,425 of these contained within the village. There was a high level of home ownership (76%) and low proportions of social rented (12%) and private rented (10%) tenures.

There was a predominance of family sized housing (64% with 3+ bedrooms) with 41% of homes detached, 39% semi-detached and terraced, with 20% flats.

Much of the Cranleigh parish (excluding the main settlement of Cranleigh but including the rural settlement of Rowly) is a Designated Protected Area which is exempt from Right to Acquire and is subject to a Rural Exception Site policy whereby development can come forward as a general 'exception' to policy, provided it is held for occupation by people with a local connection.

Most of the housing for Cranleigh allocated over the Local Plan period up to 2032 has been granted permission. At September 2018, approximately 1,560 new dwellings had planning permission, the majority of which were under construction at that time. In simple terms, the village is experiencing rapid expansion focused around its rural edges (Figures 8 and 9).



Figure 8: Development site at Horsham Road with planning permission for 268 new dwellings showing the Surrey Hills in the background



Figure 9: Phase One of development site at Horsham Road under construction

3.1 HOUSING STRATEGY

In May 2018 Waverley Borough Council published a Land Availability Assessment (LAA) which details all those sites within the borough of any significant size identified by Waverley as being potentially available for future development. It followed several ‘call for sites’ organised by Waverley for landowners to come forward and identify land for prospective future development.

Cranleigh is required to deliver a minimum of 1,700 new dwellings over the Local Plan period to 2032 (the same period as the Neighbourhood Plan). In Appendix D to Local Plan Part One it identified that 1,466 new dwellings were either completed or in the planning pipeline, leaving 234 to be delivered from 1 April 2016. As at 1 April 2018, (awaiting figure) new dwellings have been approved:

Site	Number of Dwellings	Status since 1 April 2018	WBC Comments
To be completed			

This leaves a minimum number of x dwellings to be delivered through the Neighbourhood Plan. As part of the Neighbourhood Plan process an assessment was undertaken of all development sites larger than 0.1 hectares. As a result, one site was considered suitable for development (that has not subsequently come forward and been granted planning permission), the Longfield site which is allocated for a minimum of 10 dwellings in Policy CRAN2.

This leaves a shortfall of approximately x dwellings. National Planning Practice Guidance states that, in order for a neighbourhood plan to meet the criteria set in paragraph 14b of the NPPF, the ‘policies and allocations’ in the plan should meet the identified housing requirement in full (Paragraph: 097 Reference ID: 41-097-20180913). The Guidance states that this can include windfalls through an appropriate policy. The Waverley Local Plan Part One (Appendix D) includes a windfall allowance of 70 dwellings over the final 15 years of the plan period (2017-2032). This is an annual windfall rate of less than 5 dwellings which is well below the windfall rates in the other main settlements in Waverley Borough. Yet applications for very small residential developments (1-4 dwellings) in Cranleigh continue to come forward and be granted planning permission. The April 2018 Waverley Five Year Land Supply Statement shows a total of 20 dwellings on 14 sites that had been submitted since the start of 2016 and granted planning permission, representing an annual windfall rate of nearly 9 dwellings from very small sites alone.

3.1.1 HOUSING STRATEGY (POLICY CRAN1)

The need for Cranleigh to deliver the housing requirement provided in the Waverley Local Plan Part One in full requires a combination of site allocations and windfalls. Policy CRAN1 addresses this.

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing

National Planning Policy:

NPPF paras 14, 65, 68, 69 and 70

Policy CRAN1: Housing Strategy

- A. The Cranleigh Neighbourhood Plan will meet the remaining housing requirement in Waverley Local Plan Part One Policy ALH1 (The Amount and Location of Housing) through the delivery of the following sources of housing supply:
- a. The allocation of land at Longfield, off Killick Road (Policy CRAN2)
 - b. Windfall development.
- B. Windfall development is expected to predominantly come forward within the settlement boundary of Cranleigh village. However, windfall sites may come forward in other locations within the parish provided they meet the requirements of policies relevant to locations in the countryside.

3.2 SITE ALLOCATIONS

Through the Neighbourhood Plan process, sites put forward for development of more than 0.1 hectares were assessed for their sustainability. As a result of this process, one site – the land at Longfields, off Killick Lane – was considered suitable for development.

3.2.1 LAND AT LONGFIELD, OFF KILLICK ROAD (POLICY CRAN2)

The site is within the Cranleigh settlement boundary. It is a former residential care home, surrounded by residential development. Its current access is off the B2127 and it is expected that this would also be the point of access for the residential development. It is within walking distance of the village centre shops and amenities.

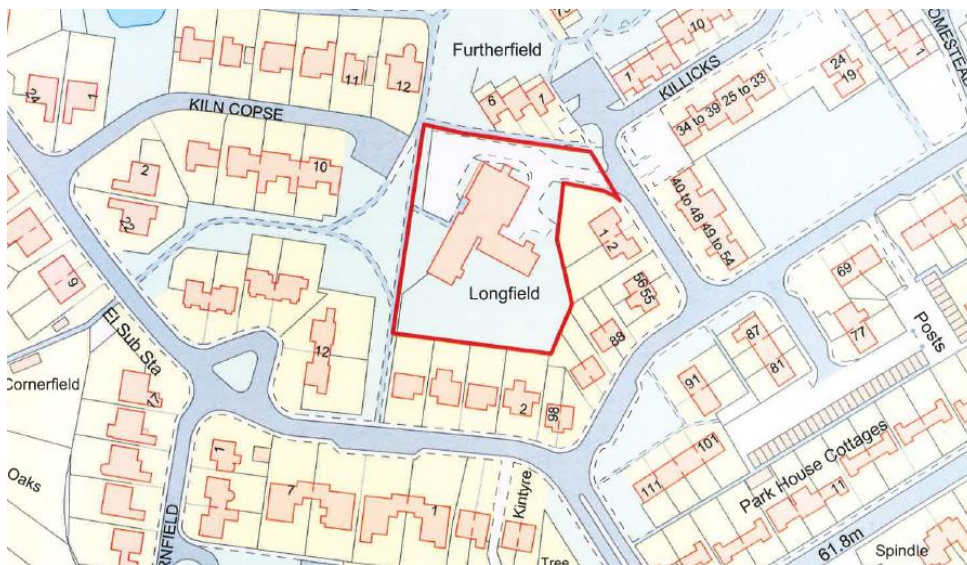


Figure 10: Location of land at Longfield

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing

National Planning Policy:

NPPF para 69

Policy CRAN2: Land at Longfield, off Killick Road

Land totalling 0.38 hectares at Longfield, off Killick Road, is allocated for development of approximately 10 dwellings.

3.3 HOUSING DESIGN AND VILLAGE CHARACTER

Whilst Cranleigh is not required to accommodate significant further growth over the plan period on addition to that allocated in the Local Plan or in the planning pipeline (with planning permission or under construction), it is important that it reflects the character of Cranleigh and the design of residential properties demonstrates that they look and feel like Cranleigh properties.

The Neighbourhood Plan requires high-quality design standards that integrate with the Area and reflect and reinforce, without overwhelming, the rural character of Cranleigh situated at the foot of the Surrey Hills.



Figure 11: May 2015 view across Cranleigh from Knowle Park looking across towards Cranleigh School and the Surrey Hills

The Cranleigh Conservation Appraisal (CA) July 2016 produced by Waverley Borough Council describes the Cranleigh vernacular as:

“..generally characterised by domestic scale buildings, primarily of two storeys. Materials are reflective of the Surrey vernacular and are generally muted tones with reddish brown brick work (of the Wealden clay), tile hanging, plain clay tile roofs (often by Swallow – a local tile maker), slate on shallower pitches, some off white render and leaded lights to windows. Chimneys and pots along with decorative ridge tiles, exposes eaves and strong boundary treatments are found throughout the CA”.



Figure 12: Cranleigh High Street image taken from Parish Council website

Buildings in Cranleigh, built during the 19th Century railway expansion period and the mid-20th Century, consists of a variety of styles (See Cranleigh Design Statement 2008³).

Residents expressed a desire to retain the 'village-feel' and a significant majority wanted new houses to complement the existing style of the village. The particular preferences reflected a range of differing styles which reflects the fact that Cranleigh does not have a homogenous style.

3.3.1 DESIGN OF DEVELOPMENT (POLICY CRAN3)

Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The Building for Life 12 (BfL12) January 2015 third edition⁶ is the Government-endorsed industry standard for the design of new housing developments. Building for Life is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards⁷, Secured by Design⁹ and Lifetime Homes¹⁰.

The guide 'Building for Life 12'⁶ provides the following framework that stakeholders should use for development along with other policies contained within this plan for Cranleigh to achieve the industry standard's 'Built for Life' quality mark:

1. Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
2. Facilities and services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
3. Public transport - Does the scheme have good access to public transport to help reduce car dependency?
4. Meeting local housing requirements - Does the development have a mix of housing types and tenures that suit local requirements?
5. Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?
6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
8. Is the scheme designed to make it easy to find your way around?
9. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
10. Car parking - Is resident and visitor parking sufficient and well-integrated so that it does not dominate the street?
11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
12. External storage and amenity space - Is there adequate external storage space for bins and recycling as well as vehicles and cycles

When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part Two Policy DM2: Quality Places through Design

National Planning Policy:

NPPF para 125, 127 and 129

Policy CRAN3: Design of Development

Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. Development proposals will be expected to demonstrate how they have sought to address the following matters:

- a. Adhering to the principles of Building for Life unless alternative principles would otherwise result in a higher quality of design.
- b. The guidance contained within the Cranleigh Design Statement and the Surrey Hills Management Plan.
- c. 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. 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.
- d. The creation of variety through the use of a range of housing designs.
- e. Dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.
- f. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.
- g. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.

3.3.2 CHARACTER OF DEVELOPMENT (POLICY CRAN4)

Cranleigh has a rural, green and leafy character and the approaches to the village are a special part of this character with established green spaces each providing a key focal point.

- Horsham Road has individual mature properties set back off the road, with grass verges and mature trees gradually leading to development closer to the pavement and in to the village with Lucks Green opening up views to the eastern end of the High Street.
- Elmbridge Road starting with open farmland and bordered by mature trees leads up to artisan cottages fronted in the main by grass verges leading up to the open views on the Common.
- Guildford Road leads in through the hamlet of Rowly. Bordered by mature trees and woodland it opens up unexpectedly into the open and expansive area of the Common, offering key views, including to the Surrey Hills AONB.
- Ewhurst Road approaches through woodland to low lying well-spaced bungalows in large plots and new housing set well back and screened from the road. Parkhouse Green at the junction of Barhatch Lane breaks the built form offering a green and open aspect to the village at this point.

Cranleigh's built character areas range in style, age, size and housing densities (average of 15-20 dwellings per hectare (dph)).

Cranleigh has maintained its distinctive 'village-feel' which is valued by residents. However, this manifests itself in a variety of different character areas, as shown in Figure 13. The individual character areas are summarised in Appendix 1.

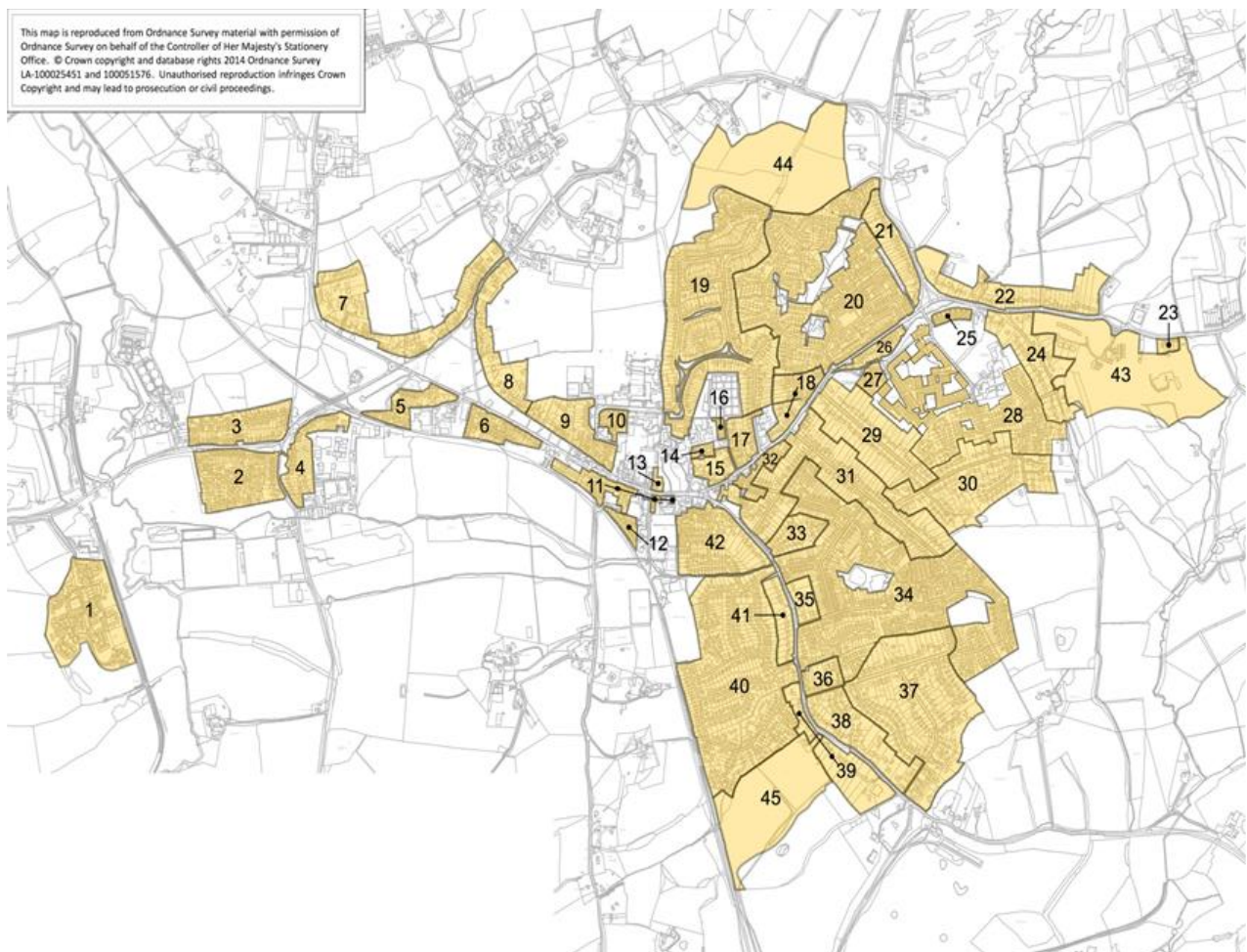


Figure 13: Cranleigh character areas map

For Cranleigh to maintain its character a balance between the scale, bulk, density and height of the built form and that of open green spaces and, where relevant, the countryside needs to be retained.

All development should be designed to a high quality and reinforce and enhance local character and the rural setting of the Area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the village.

Development should have regard to both the character of the area in which it is set and to the character of the Area overall.

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part Two Policy DM2: Quality Places through Design
- Local Plan Part Two Policy DM4: Public Realm
- Local Plan Part Two DM20: Conservation Areas

National Planning Policy:

NPPF para 125 and 127

Policy CRAN4: Character of Development

1. Development is expected to reflect, reinforce and enhance the character of the site's unique surroundings, including the natural landscape, and that of the Area as a whole. This must take account of the immediate local context and avoid designs which reinforce standard housing designs and layout which are replicated nationwide.
2. In particular, development proposals are expected to:
 - a. Create developments that are locally inspired or are otherwise of distinctive character.
 - b. Complement and enhance character areas and, where relevant, make a positive contribution to the visual impact of the main highway approaches into Cranleigh village.
 - c. Preserve and enhance the setting and local views of the following:
 - i) Vistas 1 to 7 inclusive identified in the Cranleigh Conservation Area Appraisal adopted 19 July 2016
 - ii) Views from within the ASVI
 - iii) Views across The Common as identified in Map xx.
 - d. Where development sites abut open countryside, development on the rural boundary edge are expected to be of a lower density than that of the overall site in order to blend the development into the rural landscape and provide a gradual transition from the built form to open countryside.

- e. Development should not unacceptably erode the important, undeveloped gap between Cranleigh and the small rural settlements of Rowly.

3.4 ENERGY EFFICIENCY AND DESIGN

The Climate Change Act 2008 commits the UK to an 80% reduction in CO₂ emissions by 2050 – this is a big feat which will require everyone to be engaged, from households and communities, to businesses and local and national government. It is a UK legal instrument, separate from any EU directive Low-carbon neighbourhood planning - *A guide to creating happier, healthier, greener communities Jan 2018*.

‘2050 ready’ mean homes built to have minimal energy use and net carbon emissions over the year because they are highly insulated, have low water demand and are fitted with or directly connected to renewable energy systems.

Nearly Zero-Energy²⁰ requirements for new developments will come into force in 2019 and that standards for ecologically sustainable homes and developments are now optional. However, planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.

The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).

There is an opportunity to improve and promote sustainability in the parish by:

- following basic passive environmental design in a fabric first approach;
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption through grey water systems;
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists;
- community energy schemes.

This Neighbourhood Plan seeks to encourage energy efficient and sustainable well-designed development.

3.4.1 ENERGY EFFICIENCY AND DESIGN (POLICY CRAN5)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part One Policy CC1: Climate Change

- Local Plan Part One Policy CC2: Sustainable Construction and Design
- Local Plan Part One Policy CC3: Renewable Energy Development

National Planning Policies:

NPPF Paragraphs 149 to 151 inclusive.

Policy CRAN5: Energy Efficiency and Design

- A. The design and standard of any development is encouraged to achieve the highest level of sustainable design. This includes:
- a. Siting and orientation to optimise passive solar gain.
 - b. The use of high quality, thermally efficient building materials.
 - c. Installation of energy efficiency measures such as loft and wall insulation and double glazing.
 - d. Incorporating on-site energy generation from renewable sources such as solar panels.
 - e. Reducing water consumption through the use of grey water systems.
 - f. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.
 - g. Providing the infrastructure for adequate electric vehicle charging points for each dwelling, where new parking provision is expected to be made.
 - h. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.
- B. The retrofitting of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations.

4 EMPLOYMENT

Residents are keen that Cranleigh retains a thriving local economy with local employment and businesses encouraged and supported, including rural enterprises.

Cranleigh is a service centre for the surrounding villages who use the Medical Centre, Library, Leisure Centre, Arts Centre, schools, clubs and High Street.

4.1 LOCAL ECONOMY

Cranleigh High Street maintains a 'village-feel' with a range of independent shops, including a thriving butchers and fishmongers, three supermarkets, two independent department stores, hairdressers and florists together with several estate agents, restaurants and pubs. Over the past few years the high street has seen several charity shops open as well as national franchises and chain stores.

There is a well-established weekly Thursday open air market in Village Way car park, with a wide variety of stalls and a monthly country market also takes place in the Band Room.

Generally the High Street remains vibrant in what is an increasingly challenging retail environment. Policies in the Waverley Local Plan seek to protect and enhance the retail offer of the village and are considered adequate to retain the vibrancy of the retail offer.

There are three industrial areas comprised of Manfield Park, Littlemead together with the more mixed industrial and office space area including and adjacent to Astra House and Jewsons.

Cranleigh has approximately 6.9 hectares (ha) of employment land for light and general industrial business units, which is between 3% and 4% of the total employment land for the borough. This number reduced considerably with the granting of planning permission for residential dwellings on Hewitts Industrial Estate (3ha) and Cranleigh Brickworks (20ha).

The Neighbourhood Plan Business Survey received 70 responses principally from self-employed individuals and small companies. The majority of respondents had been operating in Cranleigh for over 10 years. Respondents said that Cranleigh's greatest assets are:

- Its local customer base
- Proximity to London
- Excellent parking
- Strong local business network, and low rental rates

Impediments to business growth included:

- Poor transport links
- Level of rents
- Tough economy.
- Poor parking
- The level of business rates

The Waverley Local Plan, in policy terms, is considered to provide adequate protection for the existing commercial activities and encouragement for new activity where possible.

4.2 RURAL ECONOMY

Cranleigh is in a rural location and surrounded by several working farms and rural businesses which provide important local employment opportunities.

Guildford Borough Council's Rural Economic Strategy 2017-2022 delivered in partnership with Waverley and Woking³⁵ notes that "The rural areas of Guildford and Waverley account for about 27.5% of the increase in business growth since 2010". 26.3% of Waverley's jobs are located in rural wards and the rural economy in accounts for about 20% of its economy. Waverley's rural population in 2015 was recorded as 30,600, about a quarter of its total population.

The report also highlights the point that the June 2016 Referendum vote to exit from the European Union has major implications for parts of the rural economy that have relied heavily on European subsidy or grant funding.

The Neighbourhood Plan seeks to support rural enterprise, recognising its importance not only to the local economy but to the economy of the UK.

4.2.1 RURAL ENTERPRISE (POLICY CRAN6)

Cranleigh is in a rural corner of Waverley Borough and surrounded by several farms which in addition to providing food and employment also manage and maintain our beautiful countryside.

The Neighbourhood Plan seeks to support rural businesses in the parish and recognises the need for flexibility in the use of existing buildings.

Local Plan Policies:

- Local Plan Part One Policy EE1: New Economic Development
- Local Plan Part Two Policy DM12: Development in rural areas

National Planning Policy:

NPPF para 83 and 84

Policy CRAN6: Rural Enterprise and use of Agricultural Buildings for Business

Outside the settlement boundary, the change of use of an agricultural building to an employment-generating activity will be supported, providing it addresses the following criteria:

- a. It is intended for use by a business which is appropriate in a rural location, relates well to the location and does not adversely affect the amenity of residents and other countryside users.
- b. Any amendments to the building do not materially increase the visual impact of the building on the landscape.
- c. It provides adequate levels of parking within the boundary of the site for employees and visitors.
- d. The proposed reuse would not cause harmful and/or negative impact with surrounding agriculture or other land-based activities.

5 ENVIRONMENT

Residents expressed a strong desire to protect the rural countryside in which Cranleigh sits.

The cumulative effect of large-scale development on the natural environment and biodiversity in Cranleigh has not been formally assessed. Individually, the development of these sites has led - and will continue to lead – to the extensive loss of trees, hedgerows and important wildlife corridors.

The loss of a large numbers of trees, ancient woodland and green fields not only changes the character of the area, it leads to displaced and destroyed wildlife and natural habitats. It also has a wider impact on air and water quality, eradicates natural flood control measures and affects soil conditions.

Cranleigh’s green fields, trees, wildlife corridors and green spaces including parks, allotments, private gardens, as well as private and publicly accessible open spaces, contribute greatly towards the character of the parish, providing areas of nature conservation, recreation and community amenity value. The community appreciates this biodiversity and seeks to ensure that it is protected and enhanced.

The Neighbourhood Plan aims to foster sustainable and well-designed development whilst protecting green spaces including wildlife corridors, conserving the countryside, biodiversity and the rural character of the parish, as well as manging issues such as tree protection, water quality, and flooding.



Figure 14: View from Pitch Hill AONB

5.1 NATURAL LANDSCAPE

Cranleigh is in the north-west corner of the Weald in a rural setting. It is surrounded by areas of Green Belt, the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLV). These have significant degrees of protection under the NPPF and are outlined in the Cranleigh Design Statement 2008³. This countryside is highly valued by residents.

Cranleigh has several Sites of Nature Conservation Importance (SNCI) and an Area of Strategic Visual Importance (ASVI) (see Figure 4: Waverley Borough Council Landscape Review Study June 2014 Appendix A36. A review of the ASVI was carried out in July 2018 by Cranleigh Parish Council which stressed the importance of retaining this local landscape designation.

The majority of Cranleigh's agricultural land is classified as level 3 which is 'good to moderate' in the Agricultural Land Classification (ALC) map³⁸ with a small area to the west classified as level 2 'very good'. There are several farms, including arable, pastoral and mixed farming.



Figure 15: Farmland south of Cranleigh looking in the direction of Holdhurst Farm

Cranleigh Waters runs to the west of the settlement and several smaller rivers flow through the Parish.

Vachery Lake is located on the Baynards Estate. It is approximately 900m long and is believed to have been created as a hammer pond, it also acted as a reservoir for the Wey and Arun Canal which runs alongside Cranleigh Waters and is gradually being restored. Stocked fishing lakes are situated off Alfold Road and The Drive.

The natural flood plain to the south of the high street has been subject to significant development and sustainable urban drainage systems (SuDS) will be a critical part of flood management in this area.



Figure 8: Key View to west Cranleigh Common with Norway Maples

Many individual trees in Cranleigh are covered by tree protection orders (TPOs), including those in the Conservation Area. A few small pockets of ancient woodland remain near to the centre of the village. The Common with its line of Norway maple trees and many other mature trees stretches almost the entire length of the High Street and provides important key views and wildlife habitat.

There are several public footpaths and bridleways providing open access to the countryside.



Figure 16: Knowle Parkland

The Neighbourhood Plan aims to conserve the special landscape of Cranleigh and the scenic beauty of the Surrey Hills AONB and its setting.

Cranleigh Parish features a number of ancient woodlands. One such area near to the centre of the village was lost to development south of the High Street and it is important that this vital and irreplaceable habitat is retained and not dissected further by development.



Figure 17: Trees on Knowle Parkland

Cranleigh's trees and hedgerows perform a number of important roles including:

- Supporting and encouraging biodiversity
- Contributing towards cleaner air
- Reducing greenhouse gases
- Assisting with natural flood prevention
- Lowering air temperature
- Providing shade and shelter
- Reducing noise pollution
- Improving health and public amenity

New development, including garden infill, has resulted in the cumulative loss of a large number of trees which has resulted in the relocation and undermining of badger setts and erosion of habitat corridors.

Planting and maintaining trees in strategic spaces is a key priority of the community.

New development should include the provision of suitable tree planting, including street trees where appropriate.

5.1.1 NATURAL LANDSCAPE AND RURAL CHARACTER (POLICY CRAN7)

The Neighbourhood Plan seeks to protect agricultural land and the rural nature of the Area, as well as protecting and enhancing the natural environment and biodiversity whilst accommodating sustainable development.

'Arboreal significance' shall be taken to refer to mature healthy trees and to include but not exclusively the following species: ash, beech, common lime, elm, hazel, hornbeam, maple, oak, sweet chestnut, sycamore, willow or yew.

Developments should include an appropriate landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of Cranleigh is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or roadside verges where feasible.

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy SP2: Spatial Strategy seeks to direct development in the Borough away from environmentally sensitive areas.
- Local Plan Part One Policy NE1: Biodiversity and Geological Conservation
- Local Plan Part One Policy NE2: Green and Blue Infrastructure
- Local Plan Part One Policy RE1: Countryside beyond the Green Belt
- Local Plan Part One Policy RE3: Landscape Character
- Local Plan Part Two Policy DM1: Environmental Implications of Development
- Local Plan Part Two Policy DM8: Trees, Woodland, Hedgerows and Landscaping
- Local Plan Part Two Policy DM23: Historic Landscapes and Gardens (to replace Policy HE12)

National Planning Policy:

NPPF paragraphs 170 to 175 inclusive

Policy CRAN7: Natural Landscape and Rural Character

Development proposals should maintain and enhance the natural environment, retain landscape features and enhance the rural character of Cranleigh. Development proposals are expected to demonstrate that they have addressed the following matters:

- a. Respect the natural contours of a site and preserve and sensitively incorporate existing natural features such as trees, hedges and ponds within the site.
- b. Be integrated into the landscape and include new landscape buffers between existing development and the countryside adjacent to development sites.
- c. Retain mature trees and/or trees of arboricultural and amenity value, groups of trees or woodland on site, and replacing any removed trees of arboreal significance with trees of a similar potential size and native species on site.
- d. Consider including street trees in their landscaping plans.
- e. Avoid any building, including essential infrastructure, within root protection areas of mature trees.
- f. Incorporate boundary hedging with native species of a local provenance throughout the development site.

- g. Design open space that is in useable parcels of land and not fragmented, is safe and easily accessible and not severed by any physical barrier, is accessible to the general public and designed to feel public rather than private, creates a safe environment considering lighting and layout and provides some informal landscaping. An agreement will be required to ensure proper management over the lifetime of the development.
- h. Include green corridors across the site connecting with adjacent green areas and corridors to enable and encourage the movement of wildlife.

5.2 AREA OF STRATEGIC VISUAL IMPORTANCE (ASVI)

To inform the development of the Neighbourhood Plan and the Waverley Local Plan Part Two, Cranleigh Parish Council undertook a review of Cranleigh’s Area of Strategic Visual Importance (ASVI) in July 2018.

The ASVI plays a crucial role in conserving and enhancing the character of Cranleigh within the rural landscape, whilst preventing the coalescence of the major strategic site (outlined in red in Figure 18) allocated in Waverley’s Local Plan Part One and the eastern side of the village.

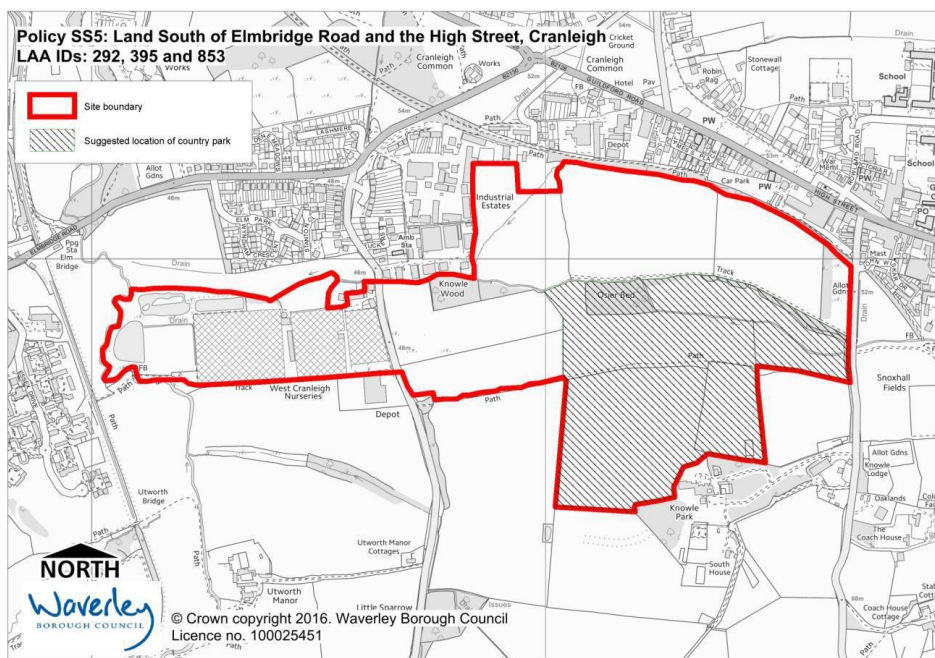


Figure 18: Local Plan Part One Strategic Site South Of Cranleigh High Street

The extension of the ASVI, indicated in the map below with a blue line, includes the Eastern Corner of Snoxhall Field, the Beryl Harvey Field including allotments and the Fields at Coldharbour Farm and The Brew.



Figure 19: Proposed ASVI (July 2018)

This ASVI creates an essential and accessible visual break in the built form and protects views from the Downs Link path which is widely used and valued by the community. This area penetrates what will be, with significant new development, an increasingly urban area and provides the essential green lung.

5.2.1 AREA OF STRATEGIC VISUAL IMPORTANCE (POLICY CRAN8)

The Neighbourhood Plan does not provide a locally specific policy for the ASVI. However, with the Waverley Local Plan Part Two document making clear that it is the role of the Cranleigh Neighbourhood Plan to define the boundary of the ASVI in Cranleigh, it is necessary to provide a clear policy link with the Local Plan Part Two document.

Local Plan Policies:

- Local Plan Part One Policy RE3: Landscape Character

National Planning Policy:

NPPF paragraph 170

Policy CRAN8: Cranleigh Area of Strategic Visual Importance

In respect of the Area of Strategic Visual Importance (ASVI) shown on the Policies Map, new development proposals must ensure they meet the requirements of Waverley Local Plan Part One Policy RE3 (Landscape Character).

5.3 LOCAL GREEN SPACES

Cranleigh has several areas of local green spaces which will be identified for protection as valued assets. Access to green spaces, and parks promotes greater physical activity, and reduces stress, while contributing significantly towards visual amenity and ultimately improving residents' quality of life.

Green spaces are extremely important to the feel of the village and provide focal points for people to meet and to enjoy recreational activities. They also provide critical breaks in the built form contributing considerably towards Cranleigh's rural village character and biodiversity.

During Neighbourhood Plan consultations, concerns were raised by the community about the ongoing maintenance of local areas for play (LAPs) and local equipped areas for play (LEAPs) that were being provided on new developments, including equipment safety checks. It is important that robust management and maintenance regimes are put in place to ensure repair and replacement are regularly carried out to maintain safety and quality standards.

Waverley Borough Council's Open Space, Sport and Recreation Study (2012)⁴¹ identified that respondents in Cranleigh suggested that, in respect of parks and gardens, there was "too little" provision and some of the footpaths were of poor quality. Some of these concerns have since been addressed. However, with proposed development of a new primary school on Glebelands Secondary School playing fields and further housing development proposed for the Cranleigh Primary School sites this will result in a reduction in sport and recreational space.

A shortfall was identified in the research findings of the 2003 PMP Playing Pitch Strategy of existing and projected junior football and cricket pitches (based on 2013 projections). Furthermore, it highlighted a need for improved changing facilities, drainage to pitches, as well as the levelling and marking of pitches. Some of these improvements have been carried out since the 2012 study was published, with some improvements to Snoxhall Pavilion. The Parish Council is undertaking work to improve its football pitches, however additional drainage work is required due to the nature of the clay soil.

With the predicted increase in population in Cranleigh of approximately 4,000 new residents, this will put pressure on the existing open spaces, playing pitches and on wellbeing in general. Whilst there will be some provision of additional open space to meet this need as well as the expansion of the equipped play areas, the importance of retaining green spaces of value to the community is significantly increased.

5.3.1 LOCAL GREEN SPACES (POLICY CRAN9)

The following identified areas of Local Green Space are of importance to Cranleigh. Further information can be found in Appendix 2.

Section to be completed and maps

<p>Elmbridge Allotments Owned by Cranleigh Parish Council</p>	<p>The allotments provide a general social area with individual personal spaces for many who value the benefits from working in an allotment and growing local food. There is currently a waiting list.</p>
<p>Lashmere Children's Play Ground and Field. Owned by Waverley Borough Council</p>	<p>Children's play area and general recreational land to the south west of village and separated from its main facilities (App.1.8)</p>
<p>Cranleigh Common Land North & West of Village. Managed by Waverley Borough Council</p>	<p>Historic common land Includes the Cranleigh Cricket Academy with pitches and a clubhouse bordered by a newly coppiced willow hedge. (App. 1.7) The Common includes woodland, open spaces, a pond and a double avenue of mature maple trees under TPOs. It is used for Cranleigh's fairs, bonfires, fireworks and carnival stalls. It extends wedge-shaped into the village centre ending at Cranleigh's War Memorial. Its 16 hectares is registered under the Land Registration Acts 1925 and 1936. Located on the key approach to the village.</p>
<p>Cranleigh Sports and Social Club Grounds Owned by Surrey County Council</p>	<p>Sports and Social Club with Bowling Green and Petangue Pitch is leased on land from Surrey County Council.</p>
<p>Bruce McKenzie Memorial Field. Owned by Cranleigh Parish Council</p>	<p>Local football field recently constructed, with its own parking. (App1.7) It has been used for various community events such as games, dog shows, village stalls and running route sections. The Bruce McKenzie Field is named in memory of the former owner of Knowle Park, now a nursing home, who was a British Intelligence operative and Kenyan Minister for Agriculture. He was killed when the plane in which he was travelling was blown up over Uganda in 1978</p>
<p>All Snoxhall Fields, with Pavilion Owned by Cranleigh Parish Council</p>	<p>Snoxhall Fields The football fields are home to Cranleigh Football Club, Cranleigh Youth Football Club and Cranleigh Veterans. They are widely used. (App.1.7).</p> <p>Snoxhall Pavilion The Pavilion is used during term time in the mornings by Greenways nursery and at weekends during the football season by local football teams. There are opportunities to hire the pavilion during summer weekends. Changing and other facilities are available in the Sports Pavilion and the Youth Club building. The building has a seating area, a kitchen and a large sports hall and as it is situated next to the Play Park (Area 7). The building is additionally suitable for meetings, sports groups and fitness sessions.</p> <p>Snoxhall Play Park. Snoxhall Play Park (App.1.8) has four zones catering for children from toddlers through to teenagers. The toddler area includes facilities to encourage children to explore new experiences including sand play. For older children the net mountain and multi play equipment is popular as is the climbing Bloqz, which is a piece of equipment designed for teenagers. The Parish Council provided this facility by working in partnership with Waverley Borough Council and the local community. It had support from the Big Lottery Fund, Surrey County Council and the Betty Riseley Trust whose collective generosity contributed to a large proportion of the equipment. Close to the Play Park is a youth shelter and fitness</p>

	<p>equipment. The fitness equipment is suitable for the more mature members of our community who would like the opportunity to get fitter whilst enjoying the beautiful surroundings at Snoxhall. The Surrey County Council LEADER fund provided the money to buy and install the equipment.</p>
<p>Beryl Harvey Field and Allotments 3.5 acres. Owned by Cranleigh Parish Council</p>	<p>The Beryl Harvey Field in Knowle Lane was given to the Parish Council in 1970 by Mr Gordon Harvey in memory of his late wife. The field covers 3.5 acres and in 1987, the Council designated the southern end of the Beryl Harvey Field (approx. two acres) as a Nature Conservation Area. The remaining 1.5 acres is laid to allotments. Cranleigh and District Conservation Volunteers (CDCV) have managed the Nature Conservation Area since 1987 as a wildlife area, with funding from the Heritage Lottery Fund and the Co-operative Society Ltd. The group has installed bat and bird boxes and used natural materials to form woodland habitats for insects, small animals and birds. It is a tranquil oasis of public green open space in the village. Its allotment area has a waiting list for its plots.</p>
<p>Lucks Green Common. Owned by Waverley Borough Council</p>	<p>Lucks Green is an area of open, public amenity space with seating to the east of the High Street on the B2128. The 0.26 hectare is registered under the Land Registration Acts 1925 and 1936.</p> <p>This historic common links into the 'green' landscape character extending throughout Cranleigh's Conservation Area.</p> <p>Located on a key approach to the village.</p>
<p>Summerlands Estate Green Areas. Owned by Waverley Borough Council</p>	<p>Green spaces and amenity land with a pond, woodland and footpaths. It is also of important to the estate's residents for its visual aspects. (add as an appendix see report on CNP website http://cranleighnhp.org)</p>
<p>Cranleigh Mead Recreation Area. Owned by Waverley Borough Council</p>	<p>Substantial recreational and amenity area for the estate in close proximity to housing, also provides an important break in the built form and a pleasing visual amenity for residents.</p>
<p>Park Mead Estate Green Areas. Managed by Moat Housing Association</p>	<p>Green spaces and amenity areas. Dwellings on the estate have small private gardens, or in the case of flats and maisonettes no private gardens. The area was designed to have shared amenity space for residents which also helps to break up the built form.</p>
<p>Tennis Courts Owned by Cranleigh Parish Council</p>	<p>The Tennis Courts are an important area for recreation and are a low cost, social participation sport that can be enjoyed across all age ranges.</p> <p>Tennis court bookings are managed via the Parish Council.</p>
<p>Council Offices green space</p>	<p>Visual Amenity contains mature trees of arboricultural and amenity value. One tree donated in remembrance of Tiananmen Square</p>
<p>Knowle Park Parkland</p>	
<p>The Showground 70 acres/28 hectares</p>	
<p>Parkhouse Green Barhatch Lane</p>	<p>Area of visual amenity acts as a green buffer between built form.</p> <p>Located on a key approach to the village.</p>

Queensway Play Area and Green	
Elmbridge Road Green Areas	
Cranleigh Ponds (off The Drive)	
Acres Platt	
St Nicolas Church and Rectory Green Space	

Local Policy:

- Waverley Borough Council Local Plan Part Two Policy DM18 Local Green Space

National Planning Policy:

NPPF paras 99 to 101 inclusive

Policy CRAN9: Local Green Spaces

A. The following areas shown on the Policies Map are designated as Local Green Spaces:

a. (list sites following consultation)

B. Proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.

5.4 RESIDENTIAL GARDENS

Gardens are an important characteristic in most parts of Cranleigh and are important contributors to its biodiversity, forming an extensive network of habitats and important wildlife corridors. Their importance to the diversity and richness of urban landscapes can often be overlooked, together with an unnoticed and gradual reduction in overall size through rapid infill development and a loss of front gardens to car parking.

Gardens are an important piece in the landscape jigsaw, attracting all important pollinators as well as providing food and shelter for local wildlife, with larger gardens providing important nesting sites for birds and habitats for amphibians and mammals including roosting sites for bats.

Gardens also provide an important permeable area for rainwater and contribute towards local natural flood defences.

The cumulative impact on biodiversity in Cranleigh of infill development is not assessed and infill development does not qualify as windfall towards the five-year housing supply (NPPF para 48). Windfall development should be resisted

93% of respondents to Survey 3 Question 7 agreed with the objective to encourage developments, in which dwellings sit comfortably within their plots, in a landscaped site, with their own green space, so enabling a sense of security, community and neighbourliness.

The Neighbourhood Plan aims to protect residential gardens and ensure that new dwellings have gardens built in proportion to their plot size, with adequate access for all operating and maintenance needs.

5.4.1 RESIDENTIAL GARDENS AND AMENITY SPACE (POLICY CRAN10)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part Two Policy DM3: Safeguarding Amenity

National Planning Policies:

NPPF para 70

Policy CRAN10: Residential Gardens and Amenity Space

- A. Infill development in residential gardens is expected to demonstrate that it will not cause significant harm to the following:
- a. The character of the local area (in line with Policy CRAN2).
 - b. Local biodiversity.
- B. In recognising the importance of residential gardens to the character of Cranleigh and its local biodiversity, new developments are encouraged to:
- a. Provide proportionate garden space for each dwelling based on its size and to complement the adjacent character area.
 - b. Take opportunities to incorporate into their design features which encourage wildlife and biodiversity to thrive.
 - c. Ensure that all dwellings including blocks of flats have an area of landscaping including native hedging or native plants to the front of the property to encourage wildlife and to screen the boundaries of car parking areas.
 - d. Provide native hedging at the rear boundary of dwellings in particular where the boundary is adjacent to open countryside.

5.5 FLOODING AND DRAINAGE

Around 5.4 million properties in England are at risk of flooding. Flood related damage costs the UK over £1.1bn every year (House of Commons Library, Flood risk management and funding, Wednesday, November 22, 2017). It is essential that flood prevention is at the forefront of local plans.

Cranleigh is vulnerable to flooding from all sources; fluvial, groundwater and surface water flooding. Much of Cranleigh lies on heavy clay soil making it unsuitable for infiltration drainage systems.



Figure 20: Flooding in December 2013

Due to the topography of the parish, flooding is an ongoing problem and remains a major concern amongst residents. There are regular occurrences of flooding recorded in and around Cranleigh dating from the 1800's up to the present day. Most recently significant flooding was experienced in December 2013, January 2016 and June 2016.

Cranleigh is vulnerable to flooding from all sources; surface water, rivers, groundwater and sewage infrastructure as the network becomes quickly overwhelmed in times of heavy rainfall. Much of recent development has been located on Cranleigh's flood plain to the south of the High Street. The Cranleigh Design Statement 2008 stated that this area should be avoided.

New development in the Area includes Sustainable Urban Drainage Systems (SuDS) which are planned to mitigate the risk of flooding. These SuDS remain untested in times of heavy rainfall. The cumulative effect of development on surrounding residential areas and the efficacy of SuDS requires time to be assessed. It is critical that once completed the SuDS are verified by the Lead Local Flood Authority to ensure that neighbouring properties are protected from the risk of SuDS failure.

The Neighbourhood Plan aims to ensure that, with its history of flooding and considering a predicted increase in severe rainfall events due to climate change, new homes in Cranleigh are built to be flood resilient and designed to minimise pollution from surface water run-off. Any future development must take account of potential flood risks and displacement to other sites whilst incorporating Sustainable Urban Drainage Systems (SuDS) to reduce the run-off of surface water to the required level as set by the current regulatory authority.

5.5.1 FLOOD RISK AND DRAINAGE (POLICY CRAN11)

Local Plan Policies:

- Local Plan Part One Policy CC1: Climate Change
- Local Plan Part Two Policy CC4: Flood Risk Management
- Local Plan Part One Policy SS5: Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh
- Local Plan Part Two Policy DM1: Environmental Implications of Development

National Planning Policies:

NPPF paras 155 and 165 inclusive

Policy CRAN11: Flood Risk and Drainage

The Neighbourhood Plan seeks to ensure that the flood plain is retained and enhanced, and appropriate conditions are applied to safeguard the parish from flooding. In order to assist this process, developers are encouraged to:

- a. Submit full details of the proposed surface water drainage scheme including gully maintenance and clearance (including details of its route, design and specification, how consideration has been given to the use of Sustainable Drainage Systems (SuDS), and details of its ongoing management and maintenance for the lifetime of the development) as part of their planning application.
- b. Use natural flood risk alleviation methods, including floodplain woodland, wetlands and other 'soft engineering' techniques.
- c. Ensure that existing drainage ditches and culverts are retained.

6 COMMUNITY LEISURE AND WELLBEING

Leisure, cultural and entertainment facilities play an important role in the wellbeing of residents of Cranleigh. A leisure survey carried out in September 2017 revealed that only 65% of respondents were satisfied with the quality of local leisure provision in Cranleigh and 30% of respondents thought it was difficult to access leisure provision in the village. Disabled access to leisure facilities and adequate tennis courts were highlighted as particular issues for concern.

An arts survey carried out in September 2017 revealed that 72% of respondents were satisfied with the quality of local arts provision in Cranleigh. Live music, theatre and cinema were highlighted as areas people wanted to see more of.

In terms of leisure, Cranleigh has the Leisure Centre with swimming pool, skate park, tennis courts, football pitches and library located in close proximity to each other and to the centre of the village. At the eastern end of the High Street is Cranleigh Arts Centre, which is a vibrant and thriving venue that presents a wide programme of events, workshops and exhibitions. There are several other venues that host events including the Village Hall, Band Room and Church Rooms.

Add picture Leisure Centre and Arts Centre

Cranleigh Leisure Centre underwent extensive refurbishment in 2010 with a new and improved gym, improved changing facilities, and a new café. It also has a six-lane swimming pool and junior pool. The centre works with the local health centre to provide health improvement and rehabilitation programmes. Plans to invest and improve this facility have been included in Waverley Borough Council's Infrastructure Delivery Plan December 2016⁴³.

Sport contributes significantly to community life and well-being in Cranleigh and there is a range of sports clubs within the parish including:

- Cranleigh Football Club
- Cranleigh Rugby Club
- Cranleigh Bowls Club
- Cranleigh Cricket Club
- Cranleigh Golf and Leisure Club
- Cranleigh School Golf Club

Cranleigh is very fortunate in having many voluntary organisations covering a wide range of needs, interests and age groups. From the University of the Third Age (U3A) to Cranleigh Guides and Brownies. Adult education is an area that could benefit from further expansion.

Cranleigh Village Hospital provides a range of out-patient services including diagnostic and imaging services and the Royal Surrey Hospital (10 miles away in Guildford) provides access to acute services. The village has a modern Medical Practice with online access to services.

Cranleigh's Medical Centre has already seen an increase in the number of patients registered with the practice over the last few years (see Appendix 1.4). To accommodate this, they have added to the resources at the practice as well as investigating with their Patient Group alternative ways of

accessing health services. They are also working with various stakeholders to ensure that development at Dunsfold Aerodrome has no negative impact on services in Cranleigh. The Centre supports an additional surgery building at Dunsfold and believes it could bring further weight to arguments for additional services to be provided in Cranleigh, thus making it a thriving hub of health services.

6.1.1 ARTS AND LEISURE PROVISION (POLICY CRAN12)

Local Plan Policies:

- Local Plan Part One Policy LRC1: Leisure and Recreation Facilities

National Planning Policies:

NPPF paras 91, 92 and 96

Policy to be completed

Policy CRAN12: Arts and Leisure Provision

Development proposals are encouraged to support leisure and arts activities in Cranleigh through contributions towards the following:

- a. The provision and enhancement of publicly accessible buildings and grounds that provide facilities for all, including community halls and state schools. In particular this includes:
 - i) [name of investment priority]
 - ii) [name of investment priority]
 - iii) [name of investment priority]
 - iv) [name of investment priority]
- b. The provision and enhancement of arts projects and buildings. In particular this includes:
 - i) [name of investment priority]
 - ii) [name of investment priority]
 - iii) [name of investment priority]
 - iv) [name of investment priority]

7 INFRASTRUCTURE

Infrastructure includes a wide range of services and facilities necessary for the economy and community to function. This includes utilities (water supply, sewers, sewage treatment works, gas, electricity telecommunications) and the road network. Many of the utilities matters are already addressed through policy; however, water supply and wastewater are considered to require further direction through locally specific policy.

Without adequate improvements, future development in and around Cranleigh will exacerbate any inadequacies in existing infrastructure. It is important that the impacts of development are fully considered along with the cumulative impact of development on the overall capacity of local services and infrastructure, including sufficient utilities and roads, improvements to which should be delivered in a timely manner.

It is critical that there is sufficient and functional infrastructure capacity in place to serve new development to avoid having a negative impact on existing residents.

7.1 ROADS AND TRANSPORT

Cranleigh is located on narrow, rural B-roads that are winding in character. The B2130 (single track in places) and the B2128 are main roads into the village from the west and the B2127 from the east. The A281 single carriageway route lies just over one mile to the east of the village.

The main access route into and out of Cranleigh to the A281 is via the Elmbidge Road. This road is single track for a long stretch which takes the road over both Cranleigh Waters and a disused section of the Wey and Arun Canal. There is a priority traffic system in operation, however this is often the source of disputes on the bridge and there have been a number of accidents.

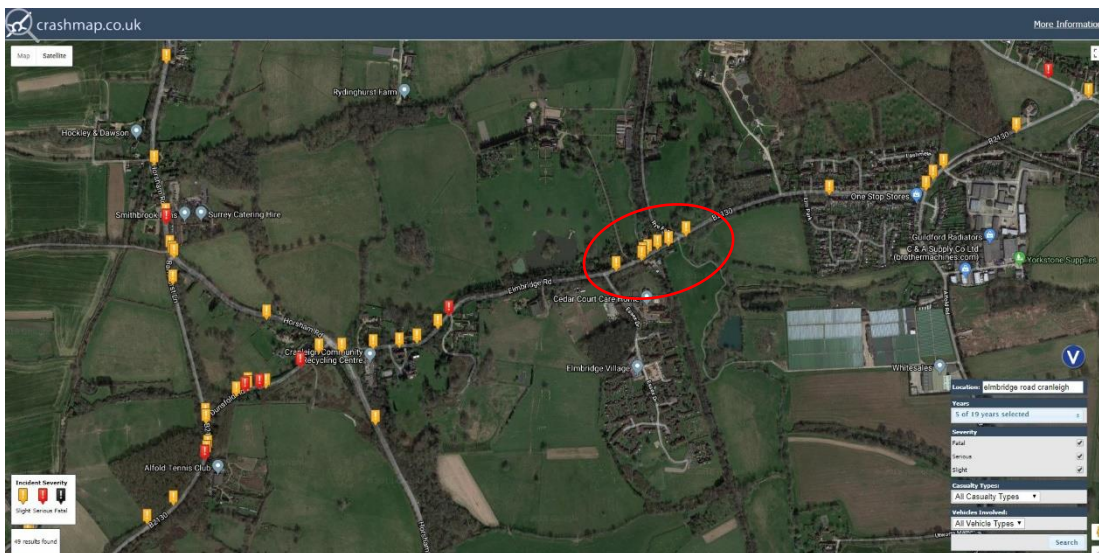


Figure 21: Vehicle accidents on Elmbidge Road Cranleigh 2012 – 2017, with bridge area indicated in red (source: Crashmap.co.uk)



Figure 22: Accident on Elmbridge Road bridge September 2015

This road also suffers from flooding in times of heavy rainfall.



Figure 23: Elmbridge Road Flooding December 2013

This road is a major constraint for further significant development.

Residential roads in the village are in the main irregular and curved which not only provides visual interest but acts as a natural traffic calming device. Newer housing estates from 1970s onwards incorporated cul-de-sacs into their designs, creating a sense of place and community for residents.

Several of the older residential roads (early 1900s) have a straighter design with grass verges and street trees contributing towards a green and 'leafy' environment. In recent years parking has become an issue on residential roads near to the village centre.

Reflective of the poor public transport links (a limited bus service with reduced evening and weekend provision and no rail service), there is a high car ownership ratio per household in Cranleigh.

There are no dedicated cycle lanes within the village and the rural road network is challenging for cyclists. A cycleway exists between Cranleigh and Ewhurst, however it is not widely used. The Downs Link path, used by both cyclists and walkers, is a protected route and is also part of National Cycle Network route 223.

Cranleigh has a linear high street which is the main access route through the village. Congestion occurs at peak hours, particularly during school term time, and has been widely commented on during consultations. The route is regularly reduced to single traffic flow in places as the narrow carriageways restrict the passing of larger vehicles.

The Neighbourhood Plan aims to ensure that the impact of new development can be accommodated within the highway network and that more sustainable transport options are encouraged.

7.1.1 TRANSPORT AND MOVEMENT (POLICY CRAN13)

Over two-thirds of local residents responding to the Neighbourhood Plan survey said that the level of congestion in the High Street was what they disliked most about Cranleigh. Minimising the impact of through traffic on the High Street is seen as a key issue.

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. This includes safe pedestrian pathways, designated cycle routes and bus stops, where possible, within a short walk (10 minutes or 800 metres) of a development (reflecting the concept of a ‘walkable neighbourhood’). This is detailed in the Department of Transport’s “Manual for Streets” (2007).

Local Plan Policies:

- Policy ST1: Sustainable Transport
- Policy ICS1: Infrastructure and Community Facilities

National Planning Policies:

- NPPF paras 91, 102, 103 and 104

Policy CRAN13: Transport and Movement

A. Proposals for new residential and commercial development (apart from rural enterprise and commercial activities that are appropriate in the countryside) should be well connected to the existing settlement of Cranleigh by sustainable modes. Development should be designed around the concept of ‘walkable neighbourhoods’ which support and encourage walking.

B. Development proposals must demonstrate how they have sought to:

- a. Minimise the need for car usage by enhancing accessibility to safe pedestrian routes and designated cycle routes which link the development site to key services and facilities (including the village centre, schools, health facilities and public open space).
- b. Provide adequate accessibility to safe pedestrian routes for people with impaired mobility.
- c. Provide access to public transport by locating development as close as possible to existing bus routes and provide safe pedestrian access to bus stops within an acceptable walking distance.
- d. Design road and walkway layouts to provide a clear network of walking routes which encourage pedestrian activity.
- e. Contribute towards the provision of bus shelters at bus stops where necessary to encourage use of public transport.

C. Development proposals which include highway solutions that mitigate the impact of through traffic on the High Street are strongly encouraged.

7.1.2 RESIDENTIAL PARKING (POLICY CRAN14)

Cranleigh is in an area of high car ownership recorded at 1.62 per household in the 2011 Census.

Parking is a major source of concern with a high percentage of Neighbourhood Plan survey respondents wanting a reduction in on-street parking.

There should be sufficient car parking and cycle parking for both residents and visitors within development sites. Parking must be safe and well-integrated. It should not dominate the street scene and it should feel secure for residents, as outlined in the Building for Life standards for car parking.

Off road parking provision is preferred, whilst avoiding rear parking courts for multiple dwellings, and native landscaping used to balance the visual impact of parked cars.

Adequate secure cycle parking should be included in all development sites as well as secure visitors' cycle parking to encourage more sustainable transport methods.

Local Plan Policies:

- Policy ST1: Sustainable Transport
- Policy ICS1: Infrastructure and Community Facilities

National Planning Policies:

- NPPF paras 105 and 106

Policy CRAN14: Residential Parking

Development proposals must provide an adequate amount of off-street parking which complies with Waverley Borough Council's Parking Guidelines, is well integrated into the development and does not dominate the street scene. In designing off-street parking, developers are encouraged to:

- a. Maximise the number of parking spaces close to and in sight of the dwellings they serve.
- b. Avoid provision of parking courts - if necessary they should be small in overall size (generally no more than five properties should use a single parking courtyard) and they should be well overlooked by neighbouring properties.
- c. Provide a layout and mix of types of off-street parking that reflects that of adjacent development to maintain and enhance the character of the area.
- d. Use landscaping with native species to minimise the visual impact of parked cars.
- e. Use a combination of car parking solutions and to avoid white lining/numbering to differentiate spaces.
- f. Provide on-site cycle parking for residents and visitors.
- g. Contribute towards the provision of dedicated cycle parking at public play spaces and leisure facilities that would serve the development.

7.2 WASTE WATER INFRASTRUCTURE AND WATER SUPPLY

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 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. 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.

The Amec Foster Wheeler Report - Waverley Borough Council Water Quality Assessment 16 December 2016⁴⁵ predicted an increased risk that the Biochemical Oxygen Demand (BOD) concentrations in Cranleigh Waters would deteriorate due to growth (based on 1,520 dwellings allocated to Cranleigh).

Going forward it will also be essential to improve storm resilience in the network to avoid foul water flooding in times of heavy rainfall and to improve odour control from the STW.

The Neighbourhood Plan seeks to ensure that there is adequate surface water, foul drainage and waste water treatment capacity to serve all new developments, whilst ensuring that water quality does not deteriorate further.

The Waverley Borough Council Local Development Framework Habitat Regulations Assessment Report June 2012 confirmed that the borough is in an area of serious water stress regarding water supply. Concerns about the ability of the existing water supply to cope have been highlighted in ongoing sustainability appraisals carried out on behalf of Waverley Borough Council and in comments by Thames Water.

Most recently the Sustainability Appraisal of Waverley's Local Plan: Part 1 August 2016 by AECOM reports that Thames Water has highlighted issues with water supply in the local area and the need for a major resource transfer scheme.

Thames Water, in its representations on planning applications, has confirmed that the existing water supply infrastructure has insufficient capacity to cope with additional development. Proposals for a new tandem water main from the Netley Mill borehole to Cranleigh are being planned.

This was highlighted on 7 July 2018 when several areas in the village had low pressure or no water supply at all, due to a warm spell and supply not being able to meet demand.



Figure 24: Cranleigh Mead Thames Water delivers bottles water 8 July 2018

Nearly 30% of Cranleigh’s drinking water pipes are constructed of asbestos cement. Asbestos cement pipes have a 50- to 70-year design life and some of these in Cranleigh are approaching 70 years old. Recent high numbers of bursts pipes have caused a considerable amount of concern and disruption in the Area.

The Neighbourhood Plan seeks to ensure that there is adequate water supply that is fit for purpose to serve new developments.

7.2.1 WATER SUPPLY AND WASTEWATER INFRASTRUCTURE (POLICY CRAN15)

Thames Water has highlighted inadequacies in the current water supply to accommodate development without considerable funding and major resource transfer scheme.

In Thames Water’s response to the Neighbourhood Plan Steering Group in November 2014 they confirmed that the following should form part of Cranleigh’s Neighbourhood Plan:

“Water Supply & Sewerage Infrastructure

It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances, this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.”

Where there is an infrastructure capacity constraint the Neighbourhood Plan will require the developer to work with the utility provider to set out what appropriate improvements are required and how they will be delivered whilst assessing and, where necessary, mitigating the impact on water quality.

Local Plan Policies:

- Local Plan Part One Policy NE2: Green and Blue Infrastructure
- Local Plan Part One Policy CC2: Sustainable Construction and Design

National Planning Policies:

NPPF paragraphs 149 and 150

Policy CRAN15: Water Supply and Wastewater Infrastructure

- A. All development proposals must demonstrate that 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.
- B. In some circumstances, this may make it necessary for developers, in liaison with the water/sewerage company to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water/sewerage company, then the developer needs to agree with the water/sewerage company, to the satisfaction of the Local Planning Authority, what improvements are required and how they will be delivered prior to any occupation of the development.
- C. Drainage on the site must maintain separation of foul and surface flows.
- D. On-site pumping stations should be avoided. Where no reasonable alternative exists, they should be sited away from existing and new residential development and be surrounded by an appropriate exclusion zone to avoid odour and noise nuisance and include plans for their ongoing monitoring and maintenance.

GLOSSARY

Term	Definition
AONB	Area of Outstanding Natural Beauty
Affordable housing	Affordable housing covers social rented, affordable rented and intermediate housing. It is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. (Gov.UK 2012)
AGLV	Area of Great Landscape Value
ASVI	Area of Strategic Visual Importance
Brownfield site	Land that has been previously developed
CNP	Cranleigh Neighbourhood Plan
CPC	Cranleigh Parish Council
Grampian condition	is a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant
Local Green Space	Local Green Space designation is a way to provide special protection against development for green areas or structures of particular importance to local communities, which have not been covered by other protective means.
Major Housing Development	The provision of dwelling houses where — (i)the number of dwelling houses to be provided is 10 or more; or (ii)the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (i) (d)the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e)development carried out on a site having an area of 1 hectare or more;
Settlement boundary	A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form. Historically in Waverley borough this was referred to as a ‘village envelope’.
Windfall sites	Sites that have unexpectedly become available, which had not previously been identified as available in the Local Plan process.

Standard planning definitions are listed at <https://www.gov.uk/definition-of-general-housing-terms>

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Appendix 1 Cranleigh Character Areas

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
1	Elmbridge Village	236	7.5	31.4	Retirement Village and Care Home built circa 1980s onwards.
2	Elm Park & South Elmbridge Road	149	5.2	28.6	Mixture dwellings built in 1990's semi-detached and terraced 1880's artisan cottages with grass verges.
3	Westdene Meadows & North Elmbridge Road	120	3.7	32.4	Mixture dwellings built in 1990's and semi-detached and terraced 1880's artisan cottages with grass verges.
4	Vine Cottages, Alfold Road &	64	2.7	23.7	Predominantly semi-detached and terraced dwellings built circa 1880's and 1920's with communal green spaces and grass verges.
5	South of The Common (Bonfire and Windmill areas)	45	1.9	23.6	Cranleigh Conservation Area, includes Parkgate Cottages & Laundry Cottages – buildings of local merit looking on to Cranleigh Common.
6	South of The Common, High Street, St James's Place	72	1.9	37.8	Cranleigh Conservation Area. Terraced and semi-detached 1900's dwellings and commercial/retail property (secondary shopping area). Looking on to Cranleigh Common.
7	Common Road, Horseshoe Lane and Guildford Road – West of The Common/Cricket Green	79	6.9	11.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large and medium sized garden plots ranging from detached to semi-detached dwellings built circa 1500s to 1900s. Looking on to Cranleigh Common.
8	Horseshoe Lane and East of the Common/Cricket Green	32	3.8	8.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large sized garden plots ranging from detached to semi-detached dwellings built circa 1600s to 1900s. Looking out onto Cranleigh Common.
9	High Street – North of the Common	47	3.3	14.2	Cranleigh historic core and Conservation Area. Listed buildings and buildings of local merit. Commercial/retail properties in primary and secondary shopping areas. Individual properties ranging from detached to terraced circa 1600s to 1900s. Looking out on to Cranleigh Common.
10	Sarus Place	35	0.7	50.0	Mainly flats and terraced affordable housing – built 2012.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
11	Stocklund Square	60	1.8	33.3	Partly Cranleigh Historic Core. Primary shopping area includes buildings of local merit, Flats and maisonettes. Circa 1900s to 1970s. Looks out onto the edge of Cranleigh Common and the War Memorial.
12	John Wiskar Drive	58	0.6	96.6	Estate of mostly terraced dwellings built circa 1980, backs onto the Downs Link and Cranleigh's ASVI.
13	Collins Court	4	0.2	20.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Includes listed buildings and buildings of local merit, dating back to 1700s and part commercial.
14	The Malthouses	12	0.3	40.0	Adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Development of prefab bungalows, sheltered housing built in 1970s.
15	Area to the east of Church Lane adjacent to Arts Centre	12	1.2	10.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Mostly listed buildings and buildings of local merit, dating back to 1400s to 1800s.
16	West Dewlands Lane	10	0.2	50.0	Terraced housing built 1990s.
17	East Dewlands Lane & south of St Nicolas Ave	34	1.4	24.2	Mostly detached properties including buildings of local merit dating back to at least 1800's, 1950s and 60s. Grass verges.
18	Area around Nuthurst Ave	34	2.3	14.7	Mostly detached properties set in large garden plots on unadopted road, built from early 1900s to 1990s.
19	Parsonage Road Estate and north of St Nicolas Ave	383	19.5	19.6	Mixture of detached, semi-detached and bungalows majority built in 1950s and 1960. Grass verges.
20	Summerlands Estate, Rydelands and Acres Platt	536	20.6	26.0	Housing Estates built in 1970s. In the main detached houses and bungalows with smaller areas of terraced and semi-detached properties interspersed with several communal green spaces.
21	Barhatch Lane	26	2.5	10.4	Detached houses and bungalows set in large garden plots built around 1960. Grass verges.
22	Parkhouse Green and Bookhurst Road	33	5.6	5.8	Includes a listed building and building of local merit. Mainly individual houses and bungalows set in large garden plots from

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
					1600s to 1960s. Characterised by green space and grass verges.
23	Bookhurst Cottages	8	0.3	26.6	Part of Swallow Tiles, workers cottages built around 1890s.
24	Wanborough Lane	27	4.8	5.6	Individual detached properties set in large garden plots. Listed building dating back to 1600s. Other properties 1900s. Grass verges.
25	Hailey Place, Park Mead	67	0.5	134.0	Maisonettes built in 1960s set on a large area of communal green space.
26	Ewhurst Road	20	1.0	20.0	Semi-detached properties built around 1950s. Grass verges.
27	Littlewood	22	0.7	31.4	Terraced housing built in 1970s.
28	Park Mead Estate Bloxham Road, Sapte Close and Sylvaways	344	11.7	29.4	Park Mead 1960s housing estate mixture town houses, terraced houses and bungalows with small gardens and several areas of communal green spaces. Bloxham and Sylvaways 1980s mock Georgian style detached homes set on small garden plots.
29	Woodland Avenue	42	7.2	5.8	Individual detached properties set in large garden plots from 1930s to 1970s. Grass verges.
30	The Ridgeway and The Copse	78	9.3	8.3	Individual detached properties set in large garden plots from 1930s to 2005. Grass verges.
31	New Park Road and Bridge Road	115	11.5	10.0	Part of Cranleigh Historic Core. Buildings of local merit. Characterised by individual detached properties set in large garden plots and grass verges from early 1900s. Grass verges and street trees.
32	Ewhurst Road	30	1.2	25.0	Buildings of local merit. Public house and some commercial dating back to 1800s.
33	Redcroft Walk	24	1.8	13.3	Cul de sac of detached houses built in 1970s.
34	Mead Road, Mount Road, Kings Road, The Mount, The Drive, Bax Close, Cranleigh Mead, Durnsford Way, Orchard Gardens.	651	26.7	24.3	Area includes mixed housing, including large number of semi-detached properties around the Mead Road, Mount Road and The Mount with good sized gardens, grass verges and street trees. Built from early to late 1900s.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
35	Horsham Road	7	1.1	6.3	Individual detached dwellings in large garden plots. Built early 1900s. Grass verges.
36	West Avenue Road and Livingstone Close.	15	1.3	11.5	Individual detached houses built 1930s in large garden plots. Livingstone Close early 2000s (garden infill).
37	Avenue Road, Grove Road	131	15.4	8.5	Individual detached properties in large garden plots built around 1890 to early 1900s. Grass verges.
38	Horsham Road	36	4.8	7.5	Individual detached houses set in large garden plots. Area characterised by mature trees and grass verges. Built from early 1900s to 1960s.
39	Horsham Road	17	4.1	4.1	Individual detached houses set in large garden plots, including listed building and a building of local merit. Area characterised by mature trees and grass verges. Built from early 1900s to 1950s.
40	Hitherwood Estate and Nightingales	331	20.4	16.2	Hitherwood characterised by detached dwellings set centrally within plots. Built in 1970s. Nightingales built 1980s, detached dwellings.
41	Horsham Road	14	1.7	8.2	Individual detached houses set in large garden plots built around 1930s. Area characterised by mature trees and grass verges.
42	Overford Drive and Little Manor Gardens	105	5.5	19.0	Characterised by detached mock Georgian detached dwellings built around 1980s and terraced housing built around late 1990s.
43	Swallowhurst Estate	60	13.3	4.5	In the main large detached dwellings within a housing estate, built 2014.
44	Amlets Park	150	13.3	11.2	Housing estate build started 2017, mixture of dwellings including bungalows.
45	Longhurst Park (phase 1)	149	9.5	15.6	Housing estate build started 2017, mixture of dwellings.
TOTAL		4524	260.9		

Appendix 2 Local Green Space justification

AREA 1. ELMBRIDGE ALLOTMENTS MAP

The statutory allotment areas are oversubscribed and support a thriving and supportive community of keen local growers.

Add map

AREA 2. LASHMERE CHILDREN'S PLAY AREA AND FIELD MAP

Add map

AREA 3 CRANLEIGH COMMON

Cranleigh Common extends into the heart of the village and is in the conservation area. It is used for many public events, including the Cranleigh Carnival and annual fireworks display, both organised by Cranleigh Lions, a group of local volunteers.

Add map

AREA 4. CRANLEIGH SPORTS AND SOCIAL CLUB MAP

Add map

AREA 5. BRUCE MCKENZIE MEMORIAL FIELD

The Bruce McKenzie Field conserves and enhances important and open views over adjoining parkland towards the AONB. The field is laid out with a full-sized football pitch used by Cranleigh Football Club, there are plans to add a further football pitch to this area. It is used for various community events such as games, dog shows, village stalls and park run route sections.

The Bruce McKenzie Field is named in memory of the former owner of Knowle Park, now a nursing home, who was a British Intelligence operative and Kenyan Minister for Agriculture. He was killed when the plane in which he was travelling was blown up over Uganda in 1978.

It is dedicated as a public playing field and recreation ground and allotments for the benefit of the inhabitants of Cranleigh and is a Fields in Trust Protected Site.

Area 5. Bruce McKenzie Memorial Field Map

Add map

The site is situated at the centre of the village with easy flat access from the high street via Village Way and by car via Knowle Lane with parking available in the Snoxhall Field car park.

On 03 June 1948, Mr Julian D. Marks instructed his Trustees to purchase under Deed of Trust an area of land known as Snoxhall Field. This was subsequently transferred to the Parish Council by a Deed of Appointment dated 11 August 1969, which stated that the trustees *“irrevocably appoint that Snoxhall Field shall be held as a recreation ground for the people of Cranleigh.”*

An additional adjacent piece of land was later purchased by the Parish Council on 10 May 1971 and all this land is now referred to as Snoxhall Field. This area is widely used by the community and is home to Cranleigh Football Club (see ASVI [Appendix X](#) add number).

The Parish Council has established a further Trust to protect Snoxhall Fields together with the Bruce McKenzie Memorial Field (Area 5) and the Beryl Harvey Conservation Field (Area 8) including a Centenary garden on an area of Snoxhall Fields to commemorate the signing of the Armistice. It is dedicated as a public playing field and recreation ground and allotments for the benefit of the inhabitants of Cranleigh and is a Fields in Trust Protected Site.

[Add map](#)

Area 8. Beryl Harvey Field and Allotments Map

[Add map](#)

AREA 9 LUCKS GREEN COMMON MAP

[Add map](#)

AREA 10 SUMMERLANDS ESTATE GREEN AREAS

The ambience and openness of the Summerlands Estate are created mainly by a number of green spaces, large and small, and many unfenced front gardens located within its boundaries. These spaces include:

- Grassed area south of Slip of Wood
- Barnfield Green and mini roundabout with its monkey puzzle tree
- Peregrine Green where charity events are occasionally held
- Kiln Copse Green
- Wildlife corridor, linking Summerlands and the Ridings, with its wildlife friendly environment including a log pile for insects and a grass pile for grass snakes, violets and cowslips, and notices giving relevant fauna and flora information
- Summerlands pond with its great crested newts, frogs, moorhens and plant life as described on the newly erected, permanent, information board by the side of the pond;
- Slip of Wood where recent conservation events to remove, from the undergrowth, unwanted brambles and holly have resulted in the blossoming of wild flowers such as bluebells and anemones in the spring
- Entrance areas to the estate with signs and flowerbeds.

These areas are managed and maintained by informal agreement between contractors, sole residents and groups of residents, overseen by Waverley Borough Council personnel. Groups of residents, ranging in number from 10 to 25, carry out litter picks twice a year in spring and summer and the ranger organises at least three conservation events per year, carried out in the winter months when the birds are not nesting. These are attended by up to 20 volunteers.

The efforts of volunteer residents to keep the estate's green spaces looking pleasant and cared for are appreciated by all ages from youngsters who visit the pond to look at the wildlife and read the information board and who also join in the litter picks and conservation events to very elderly residents who come along to encourage.

Area 10 Summerlands Estate Green Areas Map

[Add map](#)

AREA 11 CRANLEIGH MEAD ESTATE

Add map

AREA 12 PARK MEAD ESTATE

Add map

AREA 13. TENNIS COURTS

Add map

Add additional spaces from list and maps