



Cranleigh Neighbourhood Plan

2021 – 2032

Pre-Submission (Regulation 14) Version

August 2021



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Other documents available at: www.cranleigh-pc.gov.uk

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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 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 recent years have seen significant housing development approved on greenfield sites. The impact of this on Cranleigh and the surrounding area is yet to be realised.

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.

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

Developer contributions from the new housing being built now are 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 Neighbourhood Plan it will make Cranleigh an even better place to live, work and enjoy.



1 INTRODUCTION

The 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 Neighbourhood Plan (2021-2032), as set out by the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

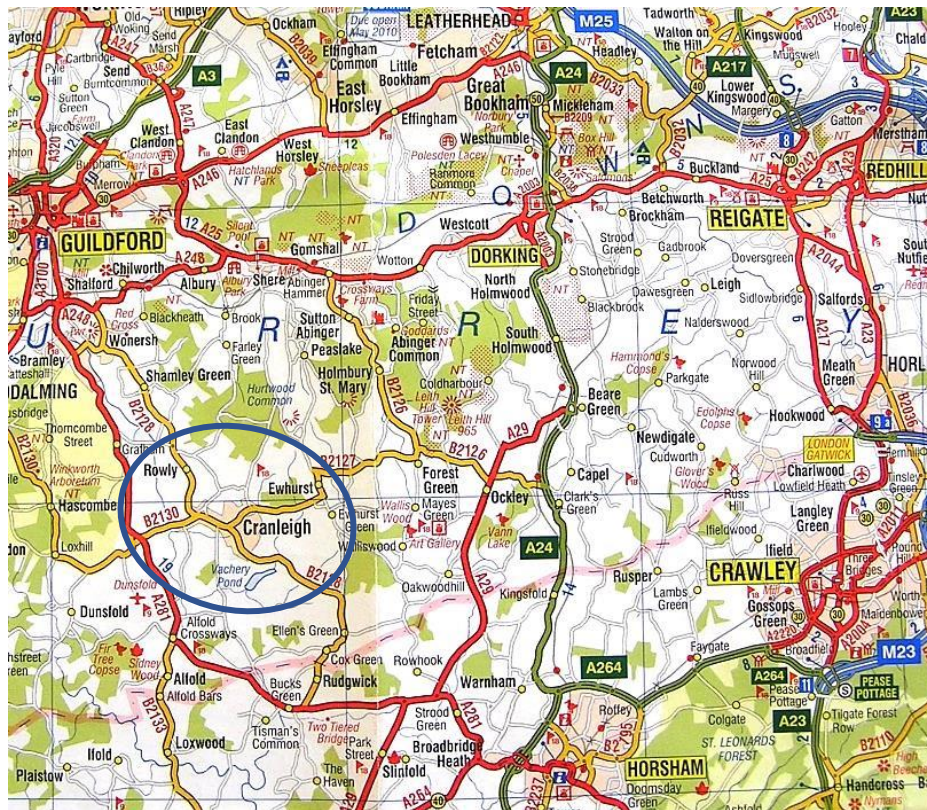


Figure 1: Map of Cranleigh and surrounding area © Crown copyright and database rights 2015 Contains Ordnance NP Survey & A-Z map data. Licence number 100017302

The Neighbourhood Plan provides a vision for the future of the parish and sets out clear planning policies to realise this vision. The Neighbourhood Plan is in general conformity with strategic policies of the development plan, as required by the Localism Act.

The Local Development Plan for the borough of Waverley is formed of the Local Plan together with any made Neighbourhood Plans. The Waverley Borough Council Local Plan is currently formed of the adopted Local Plan Part 1 (LPP1) and the saved policies in the Local Plan 2002 which will remain until the adoption of the emerging Local Plan Part 2 (LPP2), expected to be in early 2022.

This Neighbourhood Plan forms part of the development plan and sits alongside the Waverley Local Plan. Decisions on planning applications in the parish will be made using both the Local Plan and the Neighbourhood Plan for Cranleigh, alongside national planning policy (including the National Planning Policy Framework and Planning Policy Guidance). The Neighbourhood 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 overleaf. This Area was formally designated by Waverley Borough Council on 16 July 2013 and is contiguous with the parish boundary.

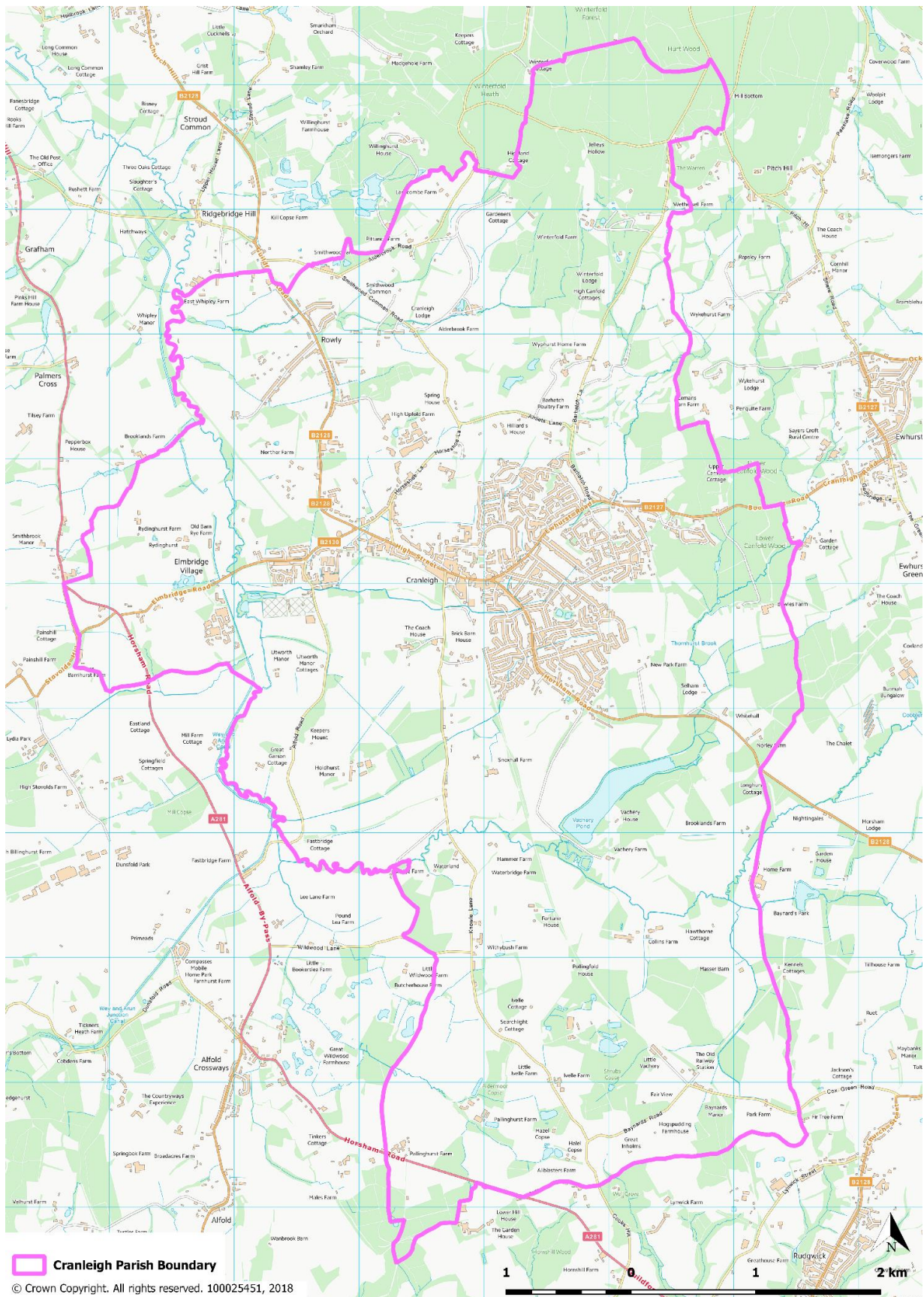


Figure 2 : Cranleigh Neighbourhood Plan designated area

The Neighbourhood Plan was prepared by volunteers, residents and Cranleigh Parish Council in consultation with other stakeholders. The policies contained within it result from surveys, and consultations with the community, together with published reports and further background information, all of which are available via the Parish Council's website www.cranleigh-pc.gov.uk.

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.

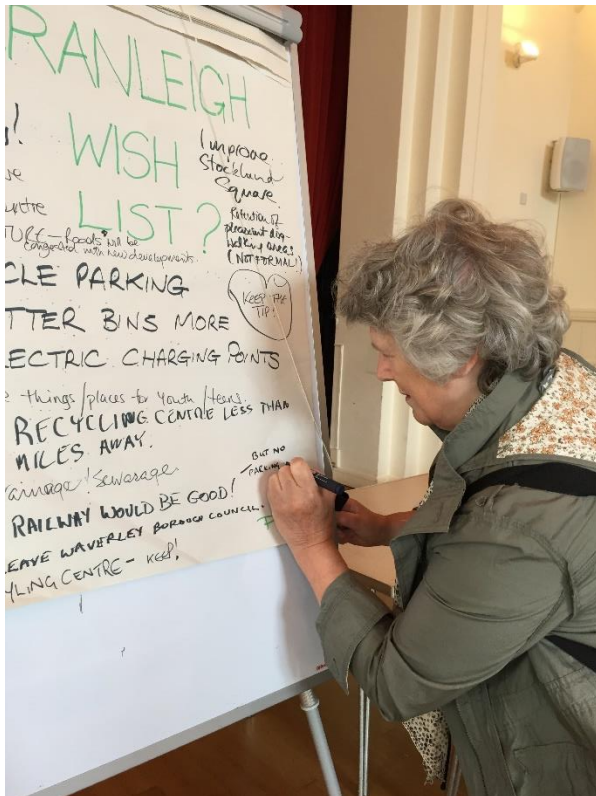


Figure 3: Monday 13th January 2014 Cranleigh Parish Council launch Neighbourhood Plan at Village Hall

The 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 consultation requirements of the Neighbourhood Planning Regulations 2012 (as amended).

There is a large amount of background information that has helped in producing the Neighbourhood Plan (this is known as the 'Evidence Base') and is available via the Parish Council website www.cranleigh-pc.gov.uk.



Cranleigh Neighbourhood Plan

LET US KNOW HOW TO SHAPE CRANLEIGH AS IT GROWS

Thursday 10th August 2017
9am – 12noon in Cranleigh Village Hall

NEIGHBOURHOOD PLAN CRANLEIGH VILLAGE HALL THURS 10th Aug 9.00AM

CRANLEIGH PARISH COUNCIL
“Caring for the Community”

01483 272311 • www.cranleighpc.org
Cranleigh Parish Council, Council Office, Village Way, Cranleigh, Surrey GU6 8AP

Next Parish Council Meeting: Thursday 21st September 2017 at 7pm

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Cranleigh Neighbourhood Plan

OPEN MORNING
Come in!

LET US KNOW HOW TO SHAPE CRANLEIGH AS IT GROWS

Join us for tea or coffee

1.2 CRANLEIGH TODAY

By various accounts, Cranleigh is one of the largest villages in England and is 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 the 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)¹.

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.

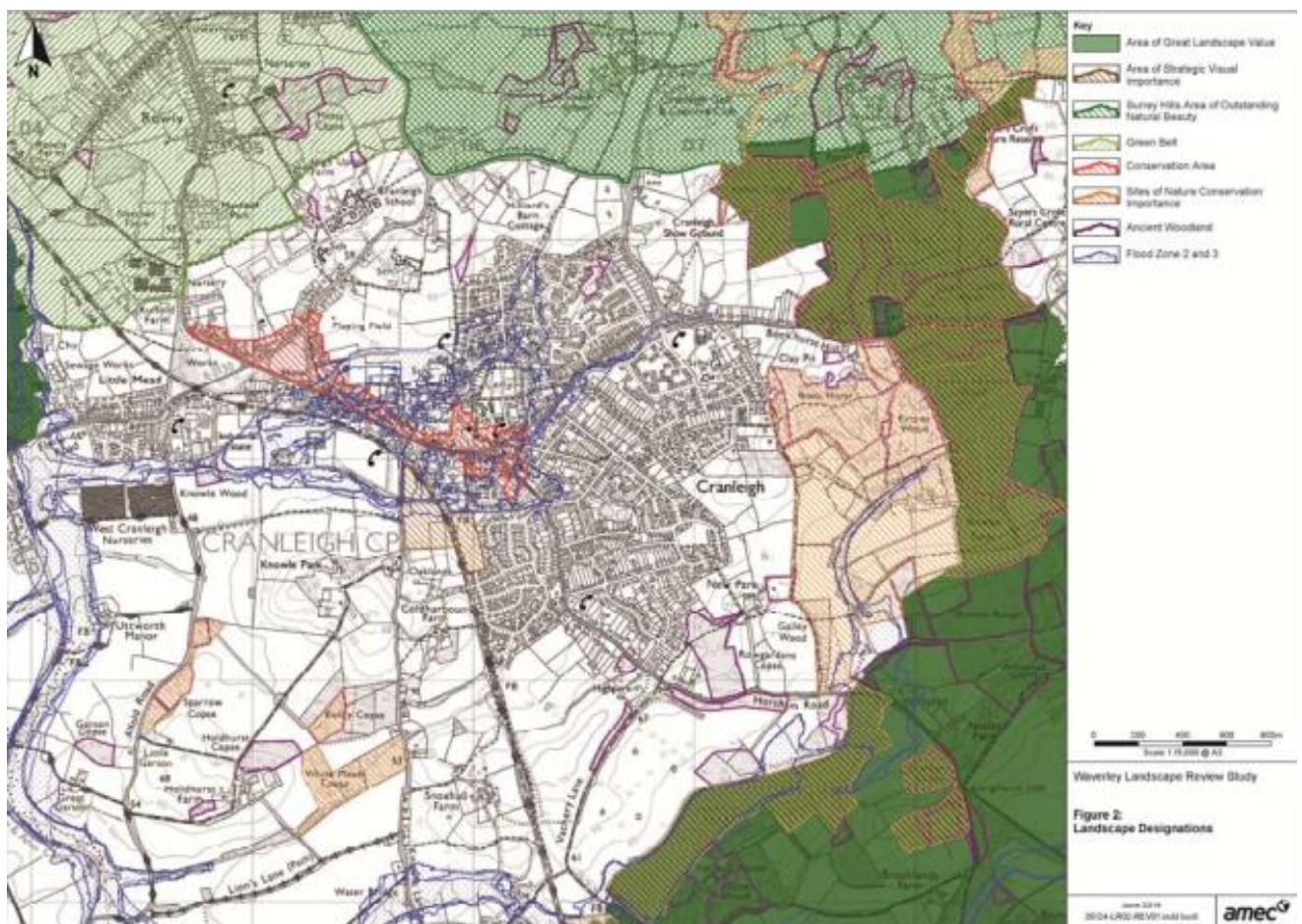


Figure 4: Waverley Borough Council Landscape Review Study June 2014 Appendix A.

¹ Waverley Borough Council (2008) *Cranleigh Design Statement*

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 Neighbourhood Plan amends the Cranleigh village settlement boundary to incorporate greenfield sites on the edge of the former settlement boundary that have been granted planning permission². These are:

- Site 1: Elmbridge Road – 120 dwellings
- Site 2: Local Plan Strategic Site SS5 (Land south of Elmbridge Road and the High Street) – 500 dwellings (765 dwellings in total, plus a country park)
- Site 3: Local Plan Strategic Site SS4 (Land at Horsham Road) – 149 dwellings (site allocated for 250 dwellings in total)
- Site 4: Amlets Lane – 125 dwellings

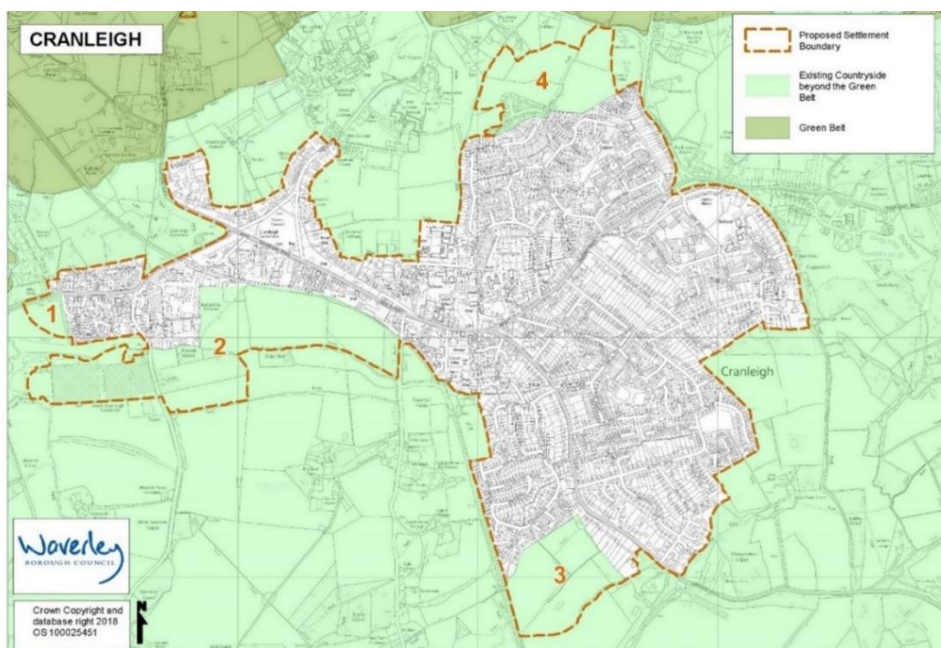


Figure 5: Amendments to Cranleigh village settlement boundary from sites with planning permission (site allocations in Policies CRAN1A-1E further amend this boundary)

² The settlement boundary is further amended to reflect the Neighbourhood Plan site allocations in Policies CRAN1A-1E. This is shown on the Policies Map.

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 2016³. 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 Nicolas) and 80 Grade II listed buildings; in addition to 174 Buildings of Local Merit.

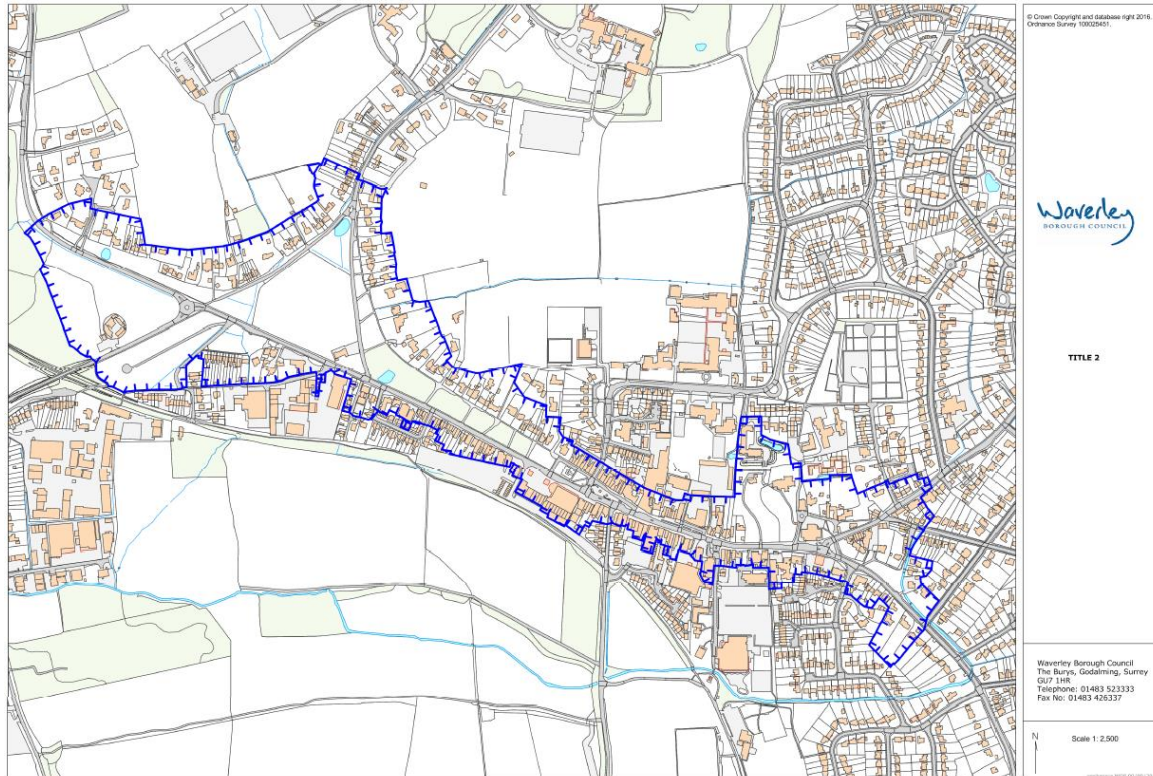


Figure 6: Cranleigh Conservation Area map adopted July 2016

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 range of produce, including fresh fruit and vegetables, meat and seafood, plants, artisan coffee, and speciality breads. There is also a weekly collectors and craft fair in the Village Hall.

³ Waverley Borough Council (2016) *Cranleigh Conservation Area Appraisal*

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 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 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 the changing needs of the community over the plan period.

The community stated a strong preference for new development to be located on previously developed land (brownfield land). 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.

2.2 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 commercial development where it is appropriate in the countryside.
- **Environment**
 - Conserve and improve the ecological, water quality and management of Cranleigh Waters.
 - Protect and improve designated green spaces within the village.

- Conserve and enhance Cranleigh's biodiversity and particularly its ecological networks.
- 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 arts facilities serving Cranleigh.
 - Improve leisure 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.

2.3 GUIDANCE FOR UNDERSTANDING POLICY

The following should be considered when referring to the policies in this document:

- 'Area' refers to the Neighbourhood Plan designated area.
- 'Settlement' refers to the Cranleigh settlement and/or 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 specifically to paragraphs within the National Planning Policy Framework (NPPF) it is understood that these are provided for guidance only and updated versions will take precedence, along with updates to Planning Practice Guidance (PPG) and specific paragraph numbers may be subject to change.

When referring to other policies within the Plan, e.g. Cranleigh Design Statement, Secured by Design, Lifetime Homes, Building for Life, these policies and standards will be based on the latest published version at the time of the application for planning permission.

3 LOCATION OF DEVELOPMENT

The Waverley Local Plan Part One classifies Cranleigh as a 'community with key services', the highest order of settlement within their settlement hierarchy, along with Farnham, Godalming and Haslemere. It states that the focus for new housing and development for the borough as a whole will be within these settlements, bearing in mind the landscape and other constraints and the availability of sites.

For Cranleigh, it is important that development reflects the size and character of the settlement in terms of density and form. It is also important that development is directed to appropriate locations - principally the village of Cranleigh itself where it can be conveniently located to access local services and facilities – and to ensure that sprawl into open countryside is avoided.

The purpose of a settlement boundary is to help to provide that direction. The Neighbourhood Plan extends the Cranleigh village settlement boundary to incorporate greenfield sites on the edge of the village which have been granted planning permission or that are allocated in the Neighbourhood Plan.

It should be noted that whilst the village of Rowly also has a settlement boundary, it is entirely washed over by the Green Belt. Policy RE2 of the Waverley Local Plan Part One⁴ therefore applies to development here.

⁴ Waverley Local Plan Part 1: Strategic Policies and Sites February 2018

4 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 either been completed or granted planning permission. As of April 2021, a total of 706 dwellings had been completed and a further 935 dwellings had planning permission. In simple terms, the village is experiencing rapid expansion focused on its rural edges (Figure 5) due to its location on countryside beyond the green belt.



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

4.1 HOUSING STRATEGY AND SITE ALLOCATION

In November 2020 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). As at 1st April 2021, 1,641 new dwellings had either been completed since the start of the Local Plan period (1st April 2013) or were classified as outstanding permissions. This leaves a minimum of 59 dwellings to be delivered.

As part of the Neighbourhood Plan process an assessment was undertaken of all development sites larger than 0.1 hectares. As a result of this process, five sites collectively totalling approximately 68 dwellings were considered suitable and have been allocated for development in the Neighbourhood Plan.

4.1.1 HOUSING STRATEGY

The need for Cranleigh to deliver the housing requirement provided in the Waverley Local Plan Part One in full requires the allocation of sites in addition to windfall development. Policies CRAN1A to CRAN1E address this.

Through the Neighbourhood Plan process, sites put forward for development of more than 0.1 hectares were assessed for their sustainability as site allocations. As a result of this process, five sites were considered suitable for development that would enable Cranleigh to meet its housing requirements over the plan period:

- Land at Longfield, off Killicks – approximately 25 dwellings
- South of Amlets Lane – approximately 12 dwellings
- East of Longfields – approximately 12 dwellings
- Land off Amlets Place – approximately 13 dwellings
- Land off Bloggs Way – approximately 6 dwellings

4.1.2 LAND AT LONGFIELD, OFF KILLICKS (CRAN1A)

The site is approximately 0.38 hectares and sits within the Cranleigh settlement boundary. It is previously developed land being a former residential care home and the site is surrounded by residential development. The current access is off the B2127 and it is expected that this would also be the point of access for the residential development. The site is within flat walking distance, via public footpaths, of the village centre shops and amenities.

The site is considered suitable for approximately 25 dwellings. These would mainly be smaller dwellings – between 1 and 3 bedrooms – which would help to address the needs of older people in a location with good access to shops and services. The need for properties suited to older people –

not only smaller properties but also developed to address people's needs as they age – was identified by the community as an important need for future housing, particularly on sites close to the centre of Cranleigh. This is seen as a good opportunity to address these needs.



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 paras 69, 70

Policy CRAN1A: Land at Longfield

- Land totalling 0.38 hectares at Longfield, off Killicks is allocated for approximately 25 dwellings.
- Development is encouraged, through high quality design, to maximise the number of properties that are intended to meet the needs of older people.

4.1.3 SOUTH OF AMLETS LANE (CRAN1B)

The site is approximately 1.35 hectares and sits adjacent to a new development (Amlets Place) which itself is adjacent to the Cranleigh settlement boundary. It therefore represents an extension of the existing settlement, with countryside to the north. It is a greenfield site.

In order to maintain the rural character of the area and to protect the setting of the neighbouring AONB and mitigate the impact on the countryside beyond the Green Belt, the development of the site should ensure that a substantial buffer zone is retained between Amlets Lane and the built development. In light of this, the site is considered suitable for approximately 12 dwellings which should provide a mix in line with the requirements of the Local Plan. Vehicular access should be onto Amlets Lane.

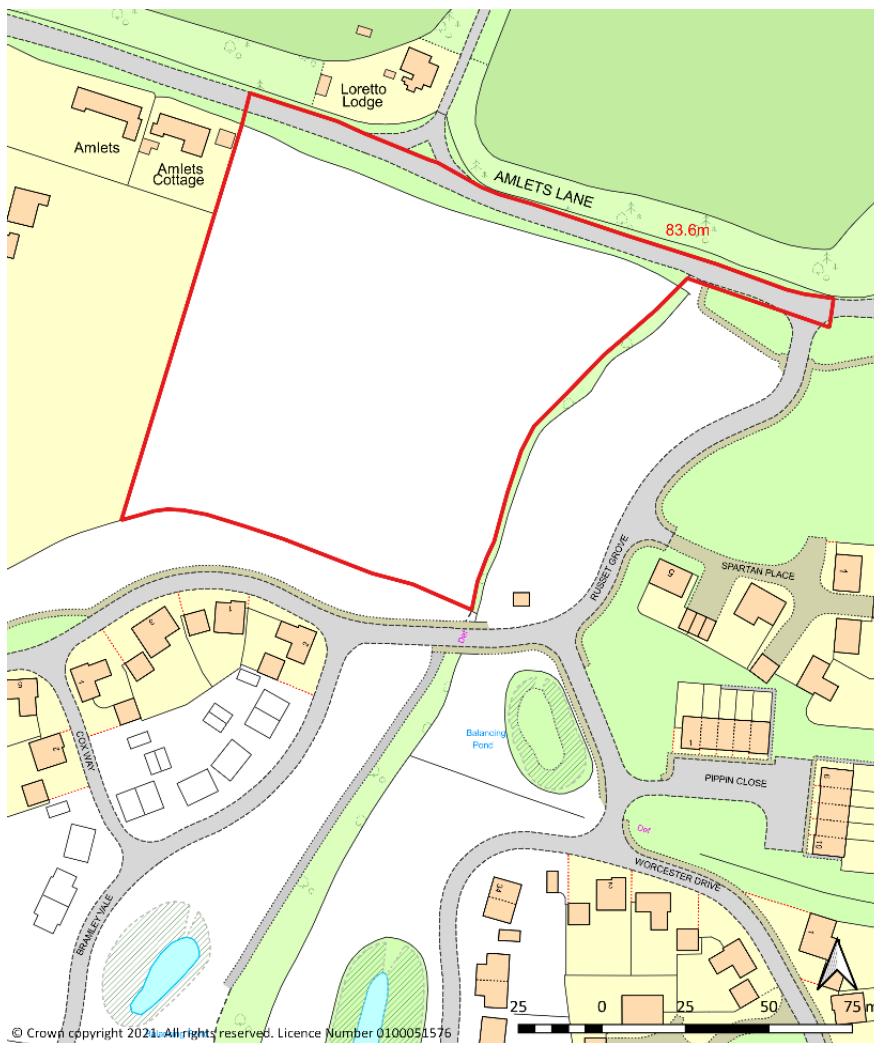


Figure 11: Location of land south of Amlets Lane

Local Plan Policies:

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

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1B: South of Amlets Lane

- A. Land totalling 1.35 hectares on land south of Amlets Lane is allocated for approximately 12 dwellings.
- B. A landscape buffer should be provided on the northern part of the site to protect the setting of the AONB and mitigate the visual impact on the wider countryside.
- C. Access should be on to Amlets Lane.

4.1.4 EAST OF LONGFIELDS (CRAN1C)

The site is approximately 2.26 hectares and sits on rising land immediately to the west of a new development (Amlets Place) which itself is adjacent to the Cranleigh settlement boundary. It therefore represents an extension of the existing settlement, with countryside to the north. It is a greenfield site.

In order to maintain the rural character of the area and protect the setting of the neighbouring AONB as well as mitigating the visual impact on the countryside beyond the Green Belt, the development of the site should ensure that a buffer zone is retained between the built development and Amlets Lane. In light of this and due to the rising nature of the land, the site is considered suitable for approximately 12 dwellings. Vehicular access should be onto Russett Grove, part of the Amlets Place development.

The development provides an opportunity to deliver some self- and custom build units⁵. As at May 2021, Waverley Borough Council had 12 people registered on its custom-build register and 36 on its self-build register that had indicated a preference for Cranleigh. An application should ensure that it demonstrates how it has engaged with WBC to ensure that opportunities are provided to those on the register.

⁵ Legislation re self-build and custom house building <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>



Figure 12: Location of land east of Longfields

Local Plan Policies:

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

National Planning Policy:

NPPF paras 69, 70

PPG para: 016 Reference ID: 57-016-20210208

Other Legislation

- Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
- Self-build and Custom Housebuilding Regulations 2016
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

Policy CRAN1C: East of Longfields

- A. Land totalling 2.26 hectares on land east of Longfields is allocated for approximately 12 dwellings.
- B. A landscape buffer should be provided on the northern part of the site to protect the setting of the AONB and mitigate the visual impact on the wider countryside.
- C. Access should be provided via Russett Grove (Amlets Place).
- D. Development proposals are expected to clearly demonstrate that they have met the requirements under self- and custom-build legislation⁶
- E. Developers are expected to provide evidence that they have engaged with Waverley Borough Council as the local planning authority to ensure that opportunities are provided first for applicants on the Self- and Custom-Build Register that have expressed an interest in residing in Cranleigh.

4.1.5 LAND OFF AMLETS PLACE (CRAN1D)

The site is approximately 1.17 hectares and sits adjacent to a new development (Amlets Place) which itself is adjacent to the Cranleigh settlement boundary. It therefore represents an extension of the existing settlement, with countryside to the north. It is a greenfield site.

In order to maintain the rural character of the area and protect the setting of the neighbouring AONB and to mitigate the impact on the countryside beyond the Green Belt, the development of the site should ensure that a substantial buffer zone is retained between Amlets Lane and the built development. In light of this, the site is considered suitable for approximately 13 dwellings which should provide a mix in line with the requirements of the Local Plan. Vehicular access should be onto Russett Grove, part of the Amlets Place development. This is necessary to ensure that there are only two vehicular access points onto Amlets Lane in this area, from this site/Amlets Place and from south of Amlets Lane (Policy CRAN1B).

⁶ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding> and updated versions



Figure 13: Location of land off Amlets Place

Local Plan Policies:

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

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1D: Land off Amlets Place

- Land totalling 1.17 hectares on land off Amlets Place is allocated for approximately 13 dwellings.
- A landscape buffer should be provided on the northern part of the site to protect the setting of the AONB and to mitigate the visual impact on the wider countryside.
- Access should be provided via Russett Grove (Amlets Place).

4.1.6 LAND OFF BLOGGS WAY (CRAN1E)

The site is approximately 0.1 hectares and sits within the settlement boundary of Cranleigh village, close to the centre of the village. The site consists of a disused office building and car parking. Vehicular access is via Bloggs Way. The site is considered suitable for approximately 6 dwellings and any development must ensure that views directly into the adjacent school playing field are limited.

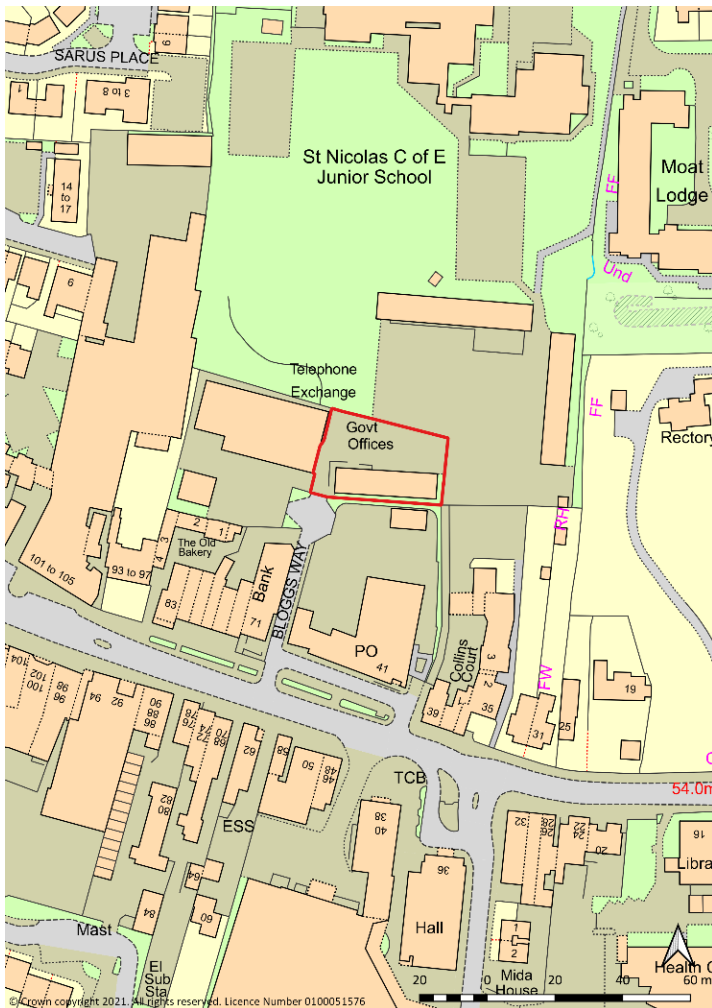


Figure 14: Location of land off Bloggs Way

Local Plan Policies:

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

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1E: Land off Bloggs Way

- A. Land totalling 0.1 hectares on land off Bloggs Way is allocated for approximately 6 dwellings.
- B. Properties must be aligned so that views into the adjacent school playing field are restricted.

4.2 HOUSING DESIGN AND VILLAGE CHARACTER

Whilst Cranleigh is not required to accommodate significant further growth over the Neighbourhood Plan period in addition to that allocated in the Local Plan or in the planning pipeline (with full or outline 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 15: 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 16: 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 2008).

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.

4.2.1 DESIGN OF DEVELOPMENT (POLICY CRAN2)

One of the biggest changes in latest version of the NPPF released in July 2021 was the increased focus on design – including through the inclusion of design codes – to create better places in which to live and work and help to make development acceptable to communities.

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 edition⁷ 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 Government Housing Quality Indicators (HQI) standards, Secured by Design and Lifetime Homes.

The legacy of the Lifetime Homes Standard is now being taken forward through Building Regulations in the form of a national standard for accessible, adaptable dwellings set out in Part M4(2), Category 2: Accessible and adaptable dwellings, as required under Local Plan Policy AHN3, and M4(3), Category 3: Wheelchair user dwellings. It is important that people with disabilities have a genuine choice of homes that meet their requirements for different sizes and types of dwellings in the highest quality environments. By way of a benchmark, the Greater London Authority has set the requirement at 10% compliance with M4(3) for new developments. The West Surrey Strategic Housing Market Assessment 2015⁸ identified that Waverley is likely to see significant increases in people with mobility issues between 2013 and 2033 increasing from 4,878 people to 8,405 an increase of 72.3%. The SHMA suggested that need for overall specialist housing for older people calculated would be 14% of the overall household growth.

In 2010 the number of wheelchair users in England with unmet housing need was estimated at 78,300 households⁹. The ‘Mind the Step’ report by Habinteg confirmed that a number of local authorities a number of authorities had adopted the policy that 10% of all new homes should be built to full wheelchair standard.

The guide ‘Building for Life 12’ 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?

⁷ Design Council (2015) *Building for Life 12: Third Edition*

⁸ GL Hearn (2015) *West Surrey Strategic Housing Market Assessment*, for Guildford, Waverley and Woking Borough Councils, Table 66

⁹ Habinteg Housing Association and London South Bank University (2010) *Mind the Step: An estimation of housing need among wheelchair users in England*, supported by the Homes and Communities Agency

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.

The design of development must also plan for the impacts from climate change, including but not limited to location, orientation, building materials, the provision, enhancement and retention of green infrastructure and the use and supply of renewable and low carbon energy and heat, whilst avoiding the use of fossil fuels. In the Treasury Spring statement of 2019, the Chancellor announced the introduction of the Future Homes Standard which will include measures “mandating the end of fossil-fuel heating systems in all new homes by 2025’.

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part One Policy AHN3: Housing Types and Sizes

National Planning Policy:

NPPF para 127 to 136, 152 to 158

Policy CRAN2: Design of Development

Development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings, is accessible and inclusive in order to meet the changing needs of residents and plans for the impact of climate change. Development proposals will be expected to demonstrate how they have sought to address the following matters:

- A. Being guided by the principles of Building for Life unless alternative principles would otherwise result in a higher quality of design.
- B. Development proposals are encouraged to achieve the 'Built for Life' quality mark.
- C. The guidance contained within the Cranleigh Design Statement.
- D. The policies in the Surrey Hills Management Plan.
- E. Avoid development over two storeys or exceeding the prevailing roofline unless it can be robustly demonstrated with supporting evidence that it will not have a detrimental impact on views, streetscape or character of the local area. Generally, taller buildings should be located towards the centre of application sites and not on the site boundary, particularly when abutting open countryside.
- F. For new dwellings, the creation of variety and visual interest avoiding standard solutions, particularly at street level, through the use of a range of housing designs, provided that the overall development complements the character of the area.
- G. On residential sites of more than 20 dwellings developers are encouraged to provide at least 10% of all dwellings to meet the space and accessibility requirements of building regulations Part M4(3), Category 3 suitable for people with disabilities and reduced mobility.
- H. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.
- I. Proposals for gated developments will be resisted.
- J. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.
- K. Demonstrates how the design mitigates and adapts to climate change.

4.2.2 CHARACTER OF DEVELOPMENT (POLICY CRAN3)

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 16. The individual character areas are summarised in Appendix 1.

For Cranleigh to maintain its character there must be a balance between the scale, bulk, density, and height of the built form whilst integrating open green spaces and protecting the beauty of the surrounding countryside.

All development should be designed to a high quality, be well proportioned, 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 is encouraged towards the outer edges of the settlement where it abuts open countryside and the AONB, 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. This is further outlined in the Cranleigh Design Statement 2008.

Development must seek to protect the countryside.

In addition there are a number of local views of value which add to the character of the areas around the Common and the Area of Strategic Visual Importance in particular. Some of these have been informed by the Cranleigh Conservation Area Appraisal and some by the separate work in reviewing the boundaries of the ASVI (Review of Cranleigh's Area of Strategic Visual Importance). The views are highlighted in Figures 17 and 18 and supported by the main report on the ASVI.

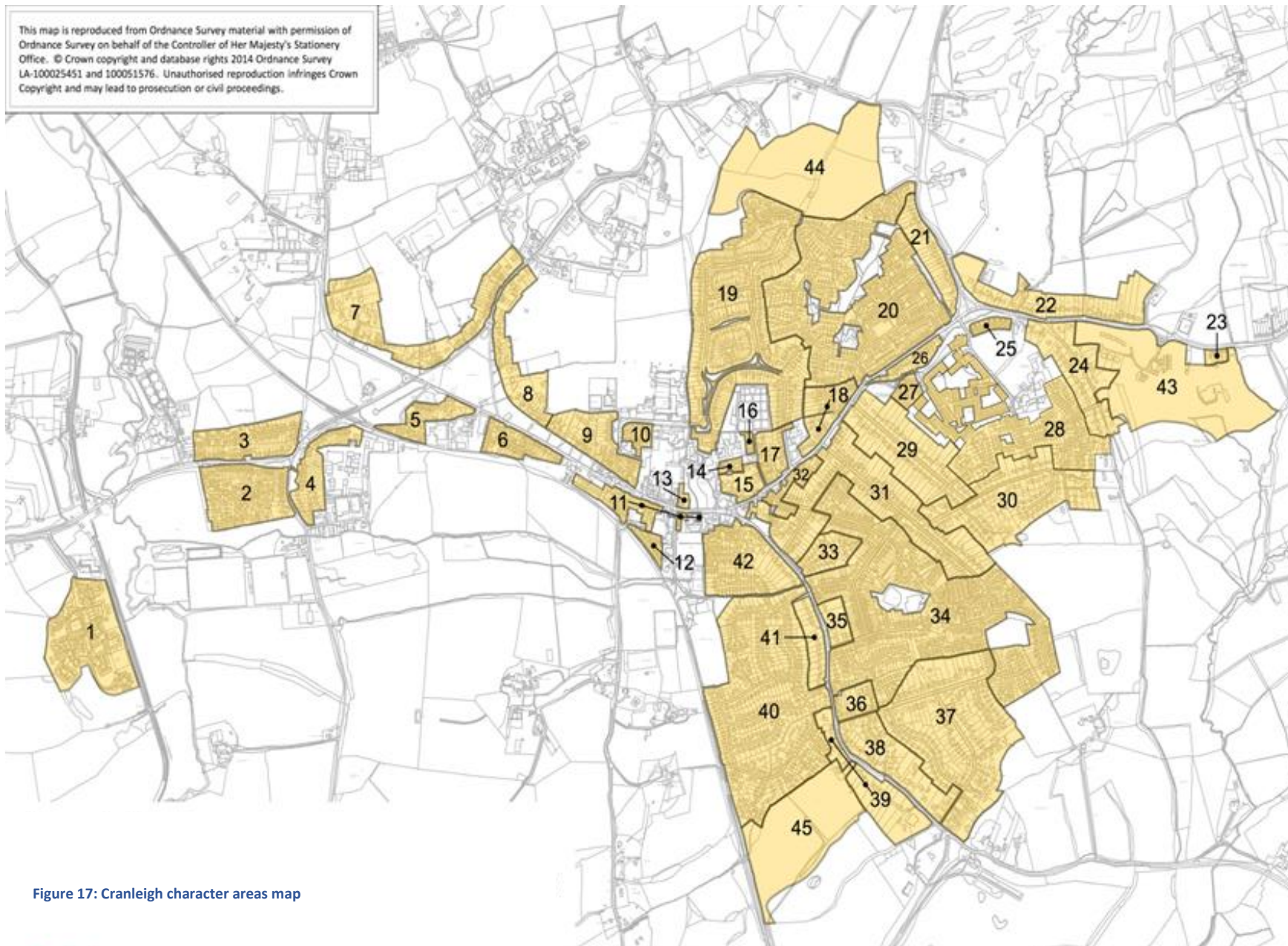


Figure 17: Cranleigh character areas map

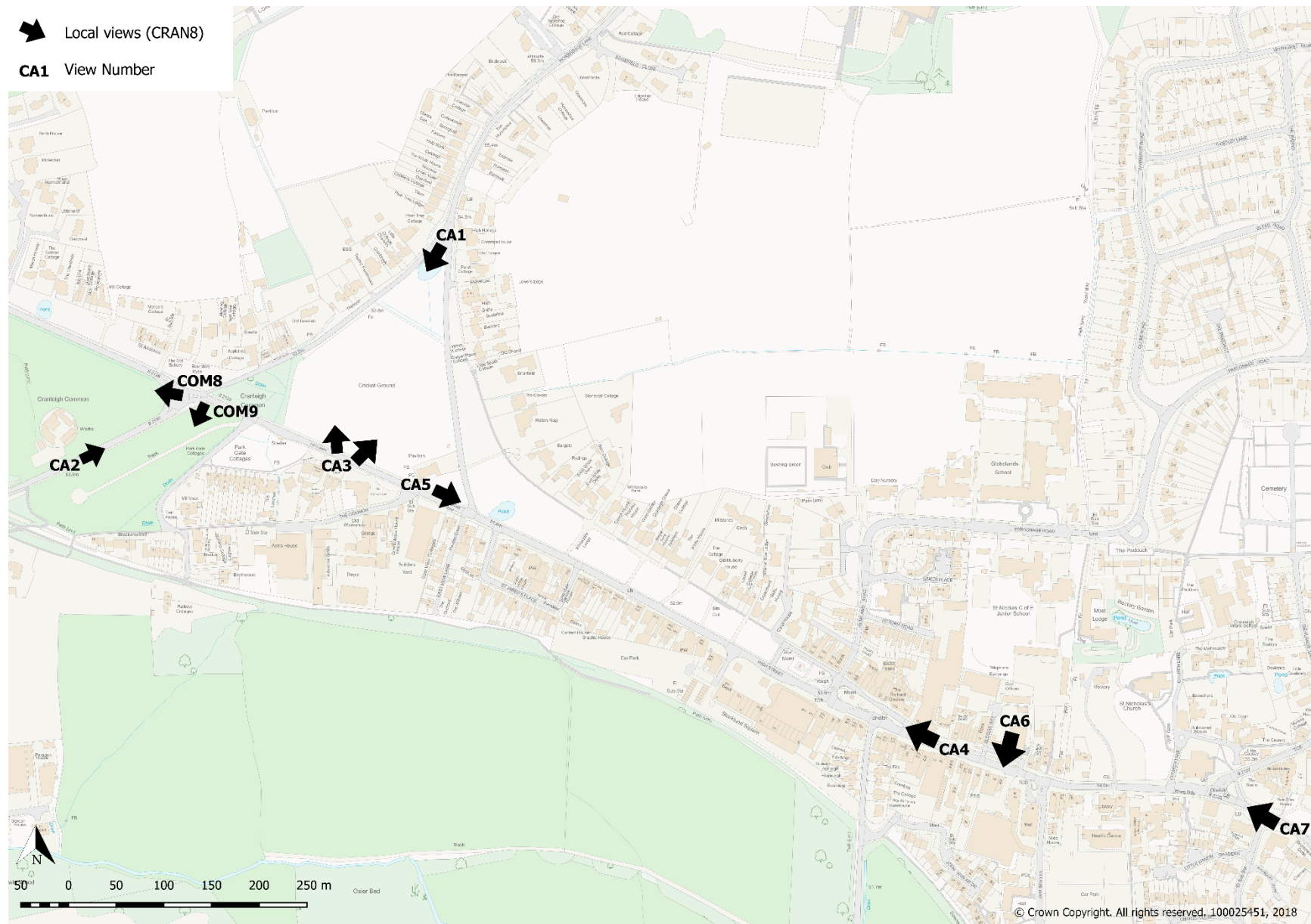


Figure 18: Vistas which are integral to the special interest of Cranleigh Conservation Area and other views of value across and of the Common



CA1: Looking south-west from the top of Cranleigh Common



CA2: Looking east over Bonfire Common



CA3: Looking north-east from Bonfire Common



CA3: Looking north from Bonfire Common



CA4: View of Cranleigh Common looking west behind war memorial



CA5: View of Cranleigh Common looking east towards village centre



CA6: Looking south towards Cranleigh Village Hall



CA7: View towards the obelisk (all directions)



COM8: Looking west onto the Windmill Common



COM9: Looking south-west over Bonfire Common

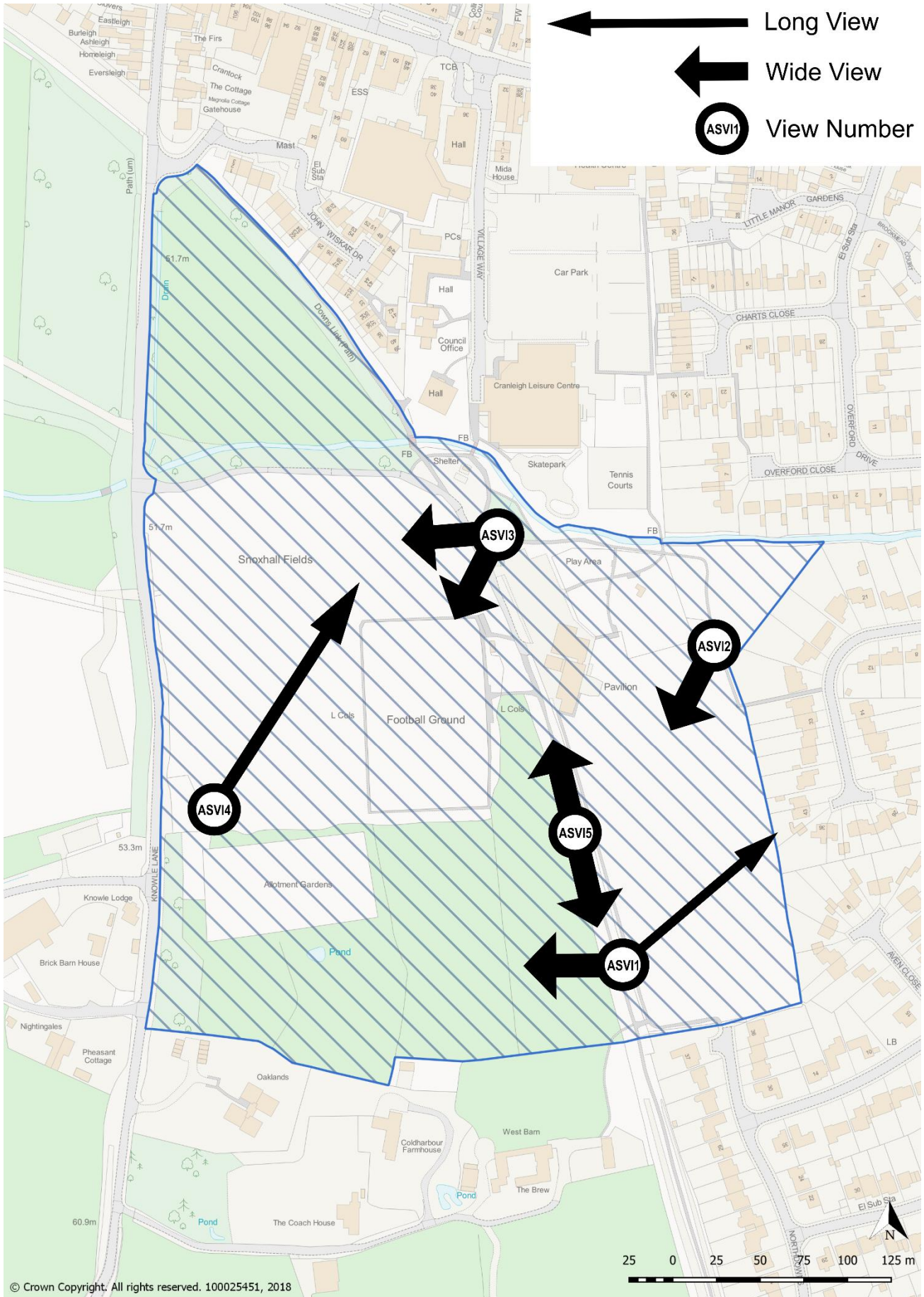


Figure 19: ASVI views



ASV1: Looking north-east from the Downs Link towards Surrey Hills



ASV1: Looking west from the Downs Link



ASV2: Looking south-west from Snoxhall Fields towards the Downs Link



ASV3: Looking west from Downs Link



ASV3: Looking south-west from Downs Link towards Beryl Harvey Conservation Field



ASV4: Looking north-east towards Surrey Hills



ASV5: Looking north-west from Downs Link



ASV5: Looking south-east from Downs Link

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design

National Planning Policy:

NPPF para 127, 128 and 130

Policy CRAN3: Character of Development

- A. Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 17). This must take account of character and quality of the immediate local context and avoid designs which reinforce standard housing designs and layout that are replicated nationwide. Innovation in design is encouraged where this demonstrably enhances the quality of the built form in a character area.
- B. Where relevant, development proposals are expected to address the following:
- a. Retain buildings and other features, which make a positive contribution to the character area.
 - b. Be appropriate, innovative, and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features, and detailing.
 - c. Make a positive contribution to the visual impact of the main highway approaches into Cranleigh village.
 - d. Preserve and enhance the setting and local views of the following (as shown in the Policies Map):
 - i) Vistas which are integral to the special interest of Cranleigh Conservation Area (CA1-CA7)¹⁰
 - ii) Other views of value across and of The Common (COM8-COM9)¹⁰
 - iii) Views of value from within the ASVI (ASV1-ASV5)¹¹
 - e. Where proposals abut open countryside, development is expected to mitigate any visual impacts on the countryside. This could either be through the siting of lower density development at the boundary of the site with the countryside in order to provide a gradual transition from the built form to open countryside, or it could be through a layout that clearly minimises the visual impact of any larger buildings.

¹⁰ Shown in in Figure 18

¹¹ Shown in in Figure 19

5 ECONOMY

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 visit a range of facilities and services, including the Medical Centre, Community Centre, Library, Leisure Centre, Arts Centre, schools, various clubs and the High Street.

5.1 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. Whilst there are some pubs and restaurants, there is not a significant night-time economy in the village.

There is a well-established weekly Thursday open air market in Village Way car park, with a variety of stalls, including fruit and vegetables, coffee, bread and plants. Cranleigh has adequate car parking within the car parks at present.

Generally, the High Street remains reasonably vibrant in what is an increasingly challenging retail environment, particularly with an increase, through permitted development rights, of change from commercial to residential, the effects of the pandemic impacting significantly on revenue and a dramatic increase in online shopping. However, more people have also been working from home¹² and reported to be shopping locally and demand for flexible work spaces is increasing with the public sector also offering flexible working patterns¹³.

Cranleigh hosts a variety of popular outdoor annual events run by local volunteers and drawing large numbers of residents and visitors into the village:

- Summer Carnival and Fun Day
- Lions Bonfire, Firework Parade and Display
- Lions Vintage Car Show
- Cranleigh Agricultural Show
- Spring into Cranleigh
- Food and Music Festival
- Cranleigh in Bloom
- Christmas Market and Lights

¹² <https://post.parliament.uk/the-impact-of-remote-and-flexible-working-arrangements/>

¹³

<https://www.ons.gov.uk/economy/governmentpublicsectorandtaxes/publicspending/articles/workingflexiblyinthepublicsector/2019-09-20>



Figure 20: Lions Summer Carnival (reproduced with kind permission of M Bamford)



Figure 21: Cranleigh Agricultural Show (reproduced with kind permission of M Bamford)



Figure 22: Christmas Lights (reproduced with kind permission of M Bamford)

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. The nearby Dunsfold Park industrial estate also offers some local employment opportunities.

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).

Policies in the emerging Waverley Local Plan Part Two seek to protect and enhance the retail offer across the borough.

Policy CRAN4 seeks to protect commercial activities in Cranleigh, reflecting that this is more than just activity which occurs in offices and industrial units.

5.1.1 PROTECTING EMPLOYMENT AND COMMERCIAL ACTIVITY (POLICY CRAN4)

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy EE1: New Economic Development
- Local Plan Part One Policy EE2: Protecting Existing Employment Sites

National Planning Policy:

NPPF paras 81, 84

Policy CRAN4: Protecting Employment and Commercial Activity

- A. In order to retain employment in Cranleigh, planning applications for a change of use of existing employment premises to an activity that provides greater or equal employment opportunities will be supported.
- B. Proposals involving the loss of any commercial, business or service units (Use Class E, where planning permission is required) will not be supported unless it can be demonstrated that the continuing use of the property concerned for such uses is either unviable or would offer an equal or greater community benefit to the Area. In order to demonstrate viability, applicants should seek to provide a minimum of 12 months' marketing evidence showing the site has been marketed locally and generally on a range of platforms (including online) and at a market price which is consistent with the existing use and does not reflect any increase in price due to actual or potential conversion to residential.

5.2 RURAL ECONOMY

Cranleigh is in a rural location 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 Woking 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 surrounding exceptional countryside including the Surrey Hills Area of Outstanding Natural Beauty (AONB) attracts high numbers of visitors each year and positively contributes towards the local economy. Threats to its tranquillity, biodiversity, and to key views are highlighted in Surrey Hills Management Plan 2020-2025¹⁴.



Figure 23: View from the Surrey Hills AONB across Cranleigh towards the South Downs

¹⁴ Surrey Hills Board (2014) *Surrey Hills Management Plan 2020-2025*

5.2.1 WEY AND ARUN CANAL

The 23-mile long Wey and Arun Canal - known as London's Lost Route to the Sea - was formerly the only connection from the national inland waterway network to the English Channel. It runs from the River Wey at Shalford, near Guildford in Surrey, to the River Arun at Pallingham, near Pulborough in West Sussex. Restoration of the canal started in 1971, initially by the Wey & Arun Canal Society and now by the Wey & Arun Canal Trust (WACT).

The canal passes through Cranleigh parish on the Western edge, from Rowly to Utworth Manor, passing under the Elmbridge Road. The aim of the Trust is to fully restore this section, along with the rest of the canal, thus creating part of a 23-mile "green corridor", important for wildlife, through the West Sussex and Surrey countryside. This will include the restoration or creation of a canal-side path for use by walkers, horse riders and cyclists. The restoration will provide opportunities for water born recreation initially for such activities as canoe and paddle boarding with full boat opportunities when eventually joined to the River Wey. Restoration¹⁵ will also provide business and employment opportunities and boost the visitor economy, as has already been demonstrated in Loxwood. The route through Cranleigh will follow very closely the existing route but would include a new lock to the South of Elmbridge Road to accommodate a new bridge. Restoration is already well under way in the Dunsfold area adjacent to the Loxwood section. These aspirations should be taken into account when considering development proposals affecting the canal route.

The Neighbourhood Plan seeks to support the rural economy whilst ensuring the intrinsic beauty of our surrounding countryside is protected.

5.2.2 RURAL ENTERPRISE (POLICY CRAN5)

Cranleigh is in the rural eastern 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

National Planning Policy:

NPPF para 84 and 85

¹⁵ Wey and Arun Canal Trust Restoration route - <https://weyarun.org.uk/node/5>

Policy CRAN5: Rural Enterprise and use of Agricultural Buildings for Business

- A. 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. The proposed reuse would not cause harmful and/or negative impact with surrounding agriculture or other land-based activities.
- B. Development infringing on the proposed route of the Wey and Arun Canal through the parish should clearly demonstrate that it will have no detrimental impact on its function as a tourist attraction and its environmental value.

6 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, but it also has an impact on well-being and leads to displaced and destroyed wildlife and natural habitats. Furthermore it 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 green spaces, contribute greatly towards the character of the parish, providing areas of nature conservation, recreation, and community amenity value. The community greatly appreciates this biodiversity and seeks to ensure that it is protected and enhanced.

The Neighbourhood Plan aims to foster sustainable and well-designed development, which addresses the impacts of climate change, whilst protecting green spaces including wildlife corridors, conserving the countryside, biodiversity, and the rural character of the parish, as well as mitigating the impacts of development on the natural environment, including trees and hedgerows, air and water quality, and flooding.



Figure 24: View from Pitch Hill AONB

6.1 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 2008. This countryside is highly valued by residents who seek to protect it as much as possible.

Cranleigh has several Sites of Nature Conservation Importance (SNCI) and an Area of Strategic Visual Importance (ASVI)¹⁶. 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 (see Review of Cranleigh's Area of Strategic Visual Importance).

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



Figure 25: 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

¹⁶ See Waverley Borough Council (2014) *Waverley Borough Landscape Review Study*, Appendix A: Figure 4

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 26: Cranleigh Common

Many individual and groups of trees in Cranleigh are subject of statutory controls to conserve their amenity value and contribution to landscape character. Controls include Tree Preservation Orders (TPOs) and affect all trees within the boundary of the Conservation Area. 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 27: 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. The setting of the Surrey Hills AONB should be protected and enhanced. Paragraph 176 of the NPPF describes the strong protection afforded to AONBs. As Cranleigh parish lies adjacent to the AONB, it is a requirement to ensure that any application for a new development in the parish which may affect the setting of the AONB includes a Landscape Visual Impact Assessment (LVIA).

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 28: 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
- Positively influencing the visual attractiveness of both village and countryside
- Softening and integrating development within the landscape setting

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 native tree planting, including street trees wherever possible.

6.1.1 NATURAL LANDSCAPE AND RURAL CHARACTER (POLICY CRAN6)

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 the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

Development should not cause harm or damage to existing environmental assets such as areas of ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets.

Our objectives are:

- To maintain and enhance biodiversity in the neighbourhood plan area, with a goal towards providing a net gain of biodiversity for all development proposals
- To create, protect, enhance and manage green infrastructure and networks of biodiversity
- To plan for biodiversity at a landscape-scale and safeguard and enhance connectivity of local ecological networks

Green infrastructure such as open green space, wild green space, allotments, and green walls and roofs provides multifunctional benefits to the area from connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change.

In respect of priority habitats and species in particular, proposals must consider the negative impact of Artificial Light at Night (ALAN) on wildlife including bats. The EUROBATS Report Publication Series No. 8 'Guidelines for consideration of bats in lighting projects' sets out avoidance, mitigation and compensation methods which should be considered for development.

New development should be designed to respect the principal landscape features of merit and include appropriate provision for both conservation and enhancement of the landscape. Soft landscape provision should include tree, hedge and shrub planting in keeping with the character of Cranleigh, utilising native species where appropriate. Ecological assessment of proposed development should be able to show a net biodiversity gain and, in this regard, landscaping is expected to take all opportunities for planting in gardens, communal areas or roadside verges where possible.

The replacement or provision of trees should be in accordance with British Standards 8545:2014 Trees: from nursery to independence in the landscape, or updated standards, in order to encourage maximum potential for survival and including a care and maintenance plan.

BS 8545 sets out good practice in strategic and policy formation and then follows the whole transplanting process through to independence in the landscape, under the following clause headings:

- Policy and strategy

- Site evaluation and constraints assessment
- Species selection
- Nursery production and procurement
- Handling and storage
- Planting
- Post-planting management and maintenance

The Woodland Trust Urban Air Quality Report April 2012 provides guidance for street trees based on Urban Tree Air Quality Score (UTAQS) to ensure the best effect is achieved for air quality and to protect from disease, a mixture of tree species is needed. The Woodland Trust also provide guidance on traditional hedge mixes which create an easy to maintain natural screen and include Hawthorn, Blackthorn, Dog rose and Field Maple trees.

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 traditional species

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve and enhance biodiversity. Biodiversity Net Gain should be calculated using a biodiversity measure method for development proposals. Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹⁷ and the Environment Bank biodiversity impact calculator¹⁸.

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy SP2: Spatial Strategy
- 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

National Planning Policy:

NPPF paras 174 to 180 inclusive

¹⁷ <https://www.gov.uk/government/publications/biodiversity-offsetting-information-for-local-authorities>

¹⁸ <https://www.environmentbank.com/biodiversity-impact-calculator/>

Policy CRAN6: Natural Landscape and Rural Character

- A. Development proposals should maintain and enhance the natural environment, retain landscape features and enhance the rural character of Cranleigh. All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible, with major developments¹⁹ required to demonstrate a net gain in biodiversity. Development proposals will be supported which, where appropriate:
- a. promote the conservation, restoration and enhancement of priority habitats and the recovery of priority species populations.
 - b. incorporate on-site enhancements such as new roosting features for bats or nesting features for birds into the fabric of development;
 - c. provide as part of the development's landscaping scheme an appropriate buffer zone of semi-natural habitat (such as trees and/or hedgerows) between any development and the adjacent countryside;
 - d. provide wildlife corridors that allow wildlife to move from one area of habitat to another within the development and link to surrounding green corridors or countryside;
 - e. replace any non-protected trees, woodland or hedgerows lost on the site.
- B. In particular, proposals are encouraged to enhance the environment by demonstrating the following principles:
- a. Include new landscape buffers where a development abuts open countryside;
 - b. Where major development includes public spaces, plant street trees and trees in those public spaces as part of comprehensive landscaping plans;
 - c. Clearly define public and private space with boundary treatments of an appropriate scale;
 - d. Avoid any building, including essential infrastructure, within root protection areas of mature trees;
 - e. Incorporate boundary treatments with hedging consisting of indigenous species throughout the development site and avoid brick boundary walls;
 - f. Design open space that is:
 - i. in usable parcels of land and not fragmented;
 - ii. safe, easily accessible and not severed by any physical barrier;
 - iii. accessible to the general public and designed to feel inclusive rather than exclusive;
 - iv. creates a safe environment benefiting from appropriate lighting and layout;
 - v. wildlife friendly;
 - vi. enhanced by landscaping.
- C. All new development which may affect the setting of the Surrey Hills AONB will be required to submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition or updated versions) as part of an application.

6.1.2 AIR QUALITY (POLICY CRAN7)

The Neighbourhood Plan aims to protect the biodiversity, rural landscape and character of Cranleigh. This includes maintaining, and where possible, improving air quality. Whilst Cranleigh at present does not have an Air Quality Management Area (AQMA) it is important that air quality does not decrease with significant new development in the area and the surrounding villages.

Green infrastructure can help to reduce air temperature and minimise the impacts of air pollution. Trees should be located wherever an appropriate space is found, with particular focus in and around areas of poor air quality and high pollution, or areas where air quality is at risk of deteriorating. The provision of street trees is included in Policy CRAN6 on the natural landscape and rural character.

Local Plan Policies:

- Local Plan Part One Policy ST1: Sustainable Transport

National Planning Policy:

NPPF paras 174 and 186

Policy CRAN7: Air Quality

Major development proposals will be expected to assess the impact of the development on air quality via an Air Quality Assessment and propose appropriate mitigation measures having regard to existing local policies, strategies or Air Quality Action Plans, where the development has the potential to impact on air quality, where there is the possibility that an air quality objective may be exceeded, either on its own or having regard to cumulative planned developments.

6.1.3 WATER QUALITY (POLICY CRAN8)

The Neighbourhood Plan area is in a designated Nitrate Vulnerable Zone (at risk from agricultural nitrate pollution) and a Drinking Water Safeguard Zone for Surface Water.

Cranleigh has several rivers, the largest of which is Cranleigh Waters which runs to the west of Cranleigh flowing towards Guildford where it meets the River Wey. It is part of the Wey Catchment, which is part of the Thames River Basin Management Plan (RBMP) and in an area of classified serious water stress.

Other smaller rivers in the catchment include:

- Littlemead Brook

¹⁹ Major development is defined in the NPPF as: for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more.

- Nuthurst Stream
- Holdhurst Brook
- Thornhurst Brook
- Cobbler's Brook
- Alderbrook Stream

The main river Cranleigh Waters has been classed as eutrophic. This causes a growth of algae and other plant life, leading to low oxygen levels that unbalance the quality of the water and habitat for other organisms including fish, mammals, amphibians and invertebrates.

The river is also ephemeral, drying up for several months at a time, particularly during summer and eutrophic. This lack of flow and discharge from the sewage treatment works (STW) have had a negative effect on water quality.



Figure 29: Cranleigh Waters main river flow testing 24 June 2017

The Capita High Level Water Cycle Study Aug 2016 carried out on behalf of Waverley Borough Council highlighted that it is critical that future development “must not be responsible for putting unsustainable pressure on the water environment and existing water infrastructure”. The subsequent Amec Foster Wheeler Water Quality Assessment Dec 2016 predicted in their modelling that a length of Cranleigh Waters would suffer from significant deterioration in water quality following development in the area.

Water is a vital natural resource. In order to provide water for people to drink raw water is abstracted from reservoirs, rivers and the ground, these are referred to a Drinking Water Protected Areas (DrWPAs) within the Water Framework Directive. Drinking water safeguard zones are designated areas in which the use of certain substances, including pesticides, fertilisers and discharge permits, must be carefully managed to prevent the pollution of raw water sources that are used to provide drinking water.

Safeguard Zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided.

The Neighbourhood Plan needs to consider the impact of proposed development on water quality and seeks to conserve and improve the ecological, water quality and management of Cranleigh Waters.

Local Plan Policies:

- Local Plan Part One Policy NE2: Green and Blue Infrastructure

National Planning Policy:

NPPF para 174

Policy CRAN8: Water Quality

Development should not cause:

- A. a deterioration to water quality and water quality elements as outlined in the Water Framework Directive or updated legislation and should seek to improve water quality where possible;
- B. unacceptable risks to water quality arising from the storage and use of hazardous substances.

6.1.4 SOIL QUALITY AND EROSION (POLICY CRAN9)

Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They therefore should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. According to the Agricultural Land Classification map London and the South East (ALC007) produced by Natural England the settlement of Cranleigh is surrounded by Good to Moderate agricultural land. Development on the highest quality Agricultural land should be avoided under the NPPF. DEFRA produced a code of practice “Safeguarding our Soils” strategy in 2008 (currently being updated), for the sustainable use of soils on construction sites which should be adhered to as a minimum on construction sites.

High quality agricultural soils should, where possible be protected from development (including the impacts on soil erosion through, for example, surface water flooding) and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas.

Local Plan Policies:

- Local Plan Part One Policy NE1: Biodiversity and Geological Conservation

National Planning Policy:

NPPF paras 174 and 183

Policy CRAN9: Soil Quality and Erosion

Development should seek to retain higher quality agricultural land and should not increase the risk of soil erosion of existing agricultural land or pasture.

6.2 ENERGY EFFICIENCY AND DESIGN

The Climate Change Act 2008 commits the UK to an 80% reduction in CO₂ emissions by 2050²⁰ – this is a major undertaking 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.

‘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.

Changes to the NPPF in July 2021 as well as higher design standards included additional wording to require development to mitigate climate change. There is greater emphasis on improving and enhancing biodiversity, including public access to nature and also a focus on integrating biodiversity improvements into the design of development from the outset.

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 Passivhaus²¹ 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;
- community energy schemes.

This builds on the policy framework provided by Policies CC1 to CC3 in the Local Plan Part One by specifically identifying design approaches which maximise the potential for development to address climate change. Ultimately the objective of the Neighbourhood Plan is to encourage the most energy efficient development possible.

The Waverley Borough Council Local Plan Part One Sustainability Appraisal (August 2016) 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. The Sustainability Appraisal reported that Thames Water has highlighted issues with water supply in the local area and the need for a major resource transfer scheme. The need to minimise water usage as much as possible was also highlighted in July 2018 when several areas in the village had low pressure or no

²⁰ In June 2019, the UK Government committed to a 100% reduction in CO₂ emissions by 2050 but this has yet to be brought into law.

²¹ Passivhaus Trust https://www.passivhaustrust.org.uk/what_is_passivhaus.php

water due to supply not being able to meet demand during warm weather. The local water infrastructure continues to experience periods of interrupted supply.

6.2.1 ENERGY EFFICIENCY AND DESIGN (POLICY CRAN10)

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 paras 153 to 155.

Policy CRAN10: Energy Efficiency and Design

A. Development proposals are encouraged to achieve the highest levels of sustainable design. In particular this relates to the following:

- a. Siting and orientation of buildings to optimise passive solar gain; and
- b. The provision of renewable and low carbon energy solutions as part of development or by ensuring that development is designed to maximise the potential for renewable energy if retrofitted at a later date. Efforts should be taken to integrate such equipment neatly into the design of the building.
- c. Maximising the energy resilience of individual buildings through the provision of battery technology to store on-site energy generation from renewable sources such as solar panels. Efforts should be taken to avoid damage to the fabric, appearance, or setting of the building.
- d. The use of high quality, thermally efficient building materials, with the use of those required to achieve Passivhaus standard being particularly strongly encouraged.
- e. Reducing water consumption through the installation of infrastructure such as grey water systems.
- f. Maximising electricity usage over other forms of energy generation that contribute more significantly to climate change and the reduction in air quality.
- g. The avoidance of fossil fuel energy systems.
- h. Ensuring that domestic electrical systems in residential properties are sufficient to support electric vehicle charging to serve that dwelling (where off-street parking provision is made).
- i. 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. Efforts should be taken to avoid damage to the fabric, appearance, or setting of the building.

6.3 AREA OF STRATEGIC VISUAL IMPORTANCE (ASVI)

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 29) allocated in Waverley's Local Plan Part One and the eastern side of the village.

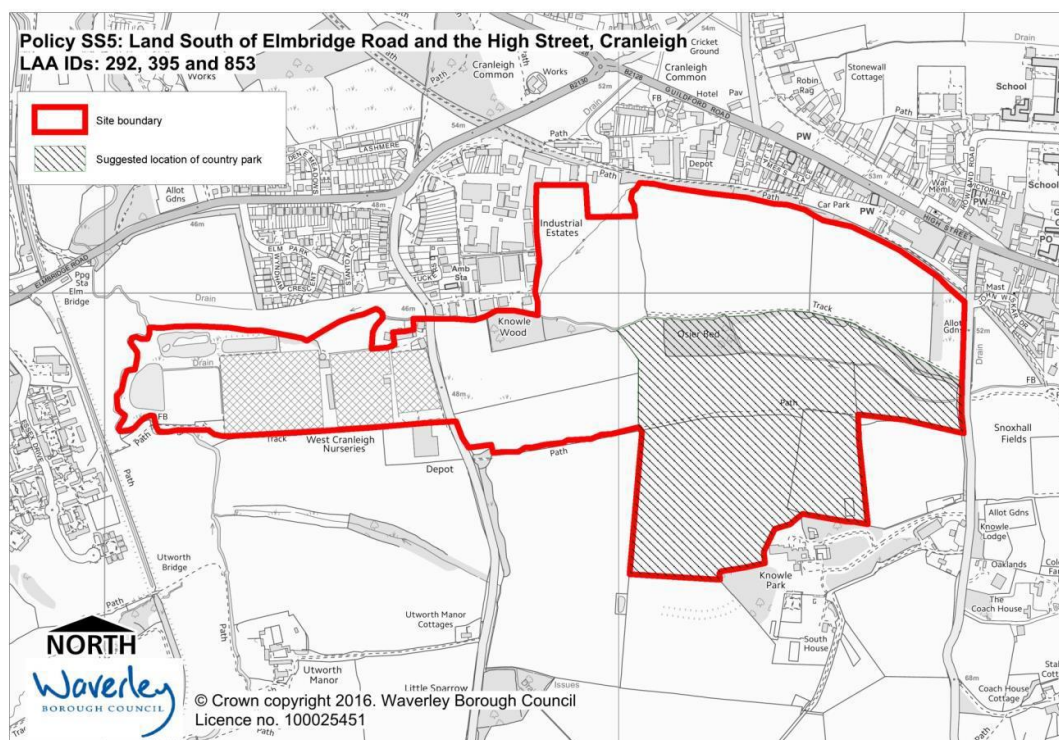


Figure 30: Local Plan Part One Strategic Site South of Cranleigh High Street

To inform the development of the Neighbourhood Plan and support the relevant policies in the Waverley Local Plan, Cranleigh Parish Council undertook a review of the boundaries of Cranleigh's Area of Strategic Visual Importance (ASVI) (see separate Review of Cranleigh's Area of Strategic Visual Importance Appendix 4.9) in July 2018. Further engagement on this took place between August and October 2018. The Emerging Local Plan Part Two recognises that a review of the ASVI boundaries is being undertaken by the Neighbourhood Plan and that once the Neighbourhood Plan is 'made', Policy RE3 in Local Plan Part One will apply to the amended area. Until that time, Policy RE3 will apply to the existing boundaries.

The proposed extent of the amended ASVI, indicated by the green area in the map overleaf. This consists of the current area of ASVI, for which no boundary amendments were considered necessary, and extensions to the ASVI, as shown by the areas within the blue lines. This extension includes the eastern corner of Snnoxhall Field, the Beryl Harvey Field including allotments and the fields at Coldharbour Farm and The Brew.

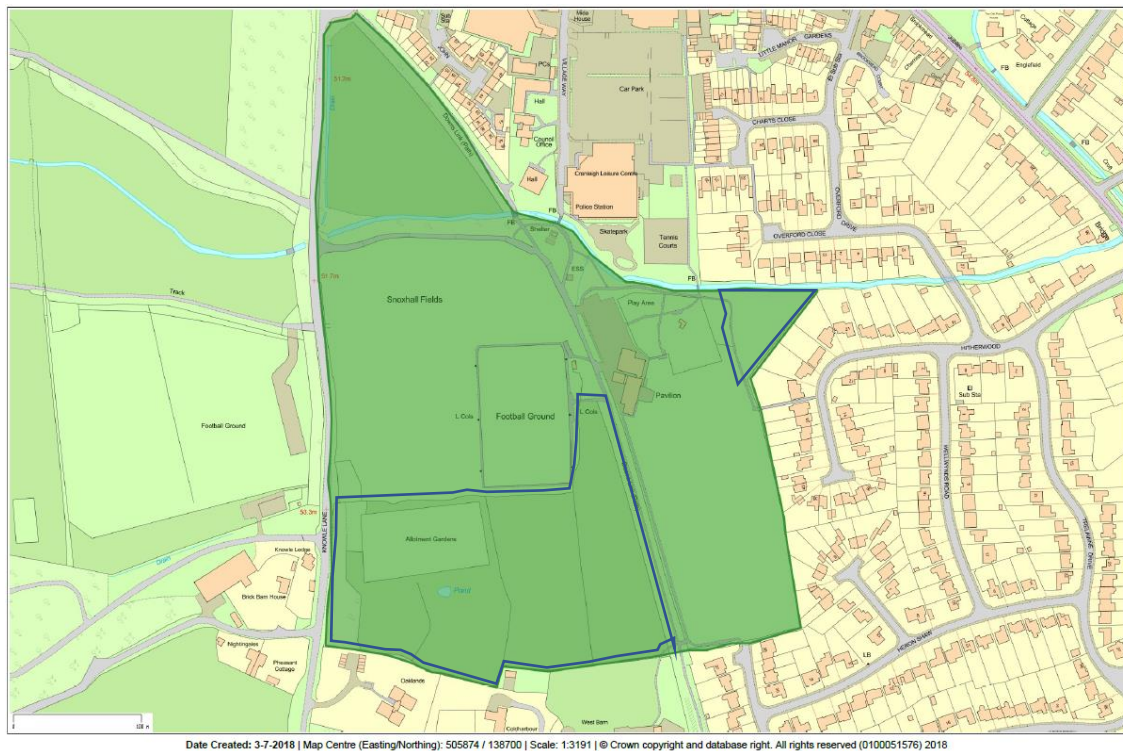


Figure 31: Amended ASVI boundary (blue boundaries mark additional land added to ASVI)

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.

6.3.1 AREA OF STRATEGIC VISUAL IMPORTANCE (CRAN11)

The specific policy requirements relating to the ASVI is provided by Policy RE3 (Landscape Character) of the Waverley Local Plan Part One and the Review of Cranleigh's Area of Strategic Visual Importance July 2018. The role of Neighbourhood Plan Policy CRAN11 is to define the boundary of the ASVI in Cranleigh.

Local Plan Policies:

- Local Plan Part One Policy RE3: Landscape Character

National Planning Policy:

NPPF para 174

Policy CRAN11: Cranleigh Area of Strategic Visual Importance

The extent of the Cranleigh Area of Strategic Visual Importance (ASVI) is shown on Figure 28 and on the Policies Map. Proposals within the ASVI will be required to address the requirements of Waverley Local Plan Part One Policy RE3 (Landscape Character).

6.4 LOCAL GREEN SPACES

Cranleigh has several areas of green space which the Neighbourhood Plan has identified and designated as local green space for protection as valued assets of local importance. Access to green spaces, and parks promotes greater physical activity, and reduces stress, while contributing significantly towards 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 enjoy recreational activities. They also provide critical breaks in the built form protecting and retaining Cranleigh's rural village character.

The Waverley Play Strategy 2015²² identified that there was a need for new development to provide additional play space in Cranleigh. 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 2012²³ 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.

A shortfall was identified in the research findings of the Playing Pitch Strategy²⁴ of existing and projected adult and youth 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 improvements have been carried out, including to Snoxhall Pavilion and the first team football pitch, however it is recognised that additional drainage work is required and will be ongoing.

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 leisure facilities. Whilst there will be some provision of additional open space to meet this need, as well as the expansion of equipped play areas, the importance of retaining and enhancing green spaces of value to the community is significantly increased. The Parish Council has dedicated Snoxhall Fields, Beryl Harvey Field including allotments and Bruce McKenzie Fields as Fields in Trust to protect the land in perpetuity for the community.

²² Waverley Borough Council (2015) *Waverley Play Area Strategy 2015-2024*

²³ Waverley Borough Council (2012) *Open Space, Sport and Recreation Study: PPG17 Study*

²⁴ Knight, Kavanagh & Page (2018) *Waverley Playing Pitch Strategy: Assessment Report*

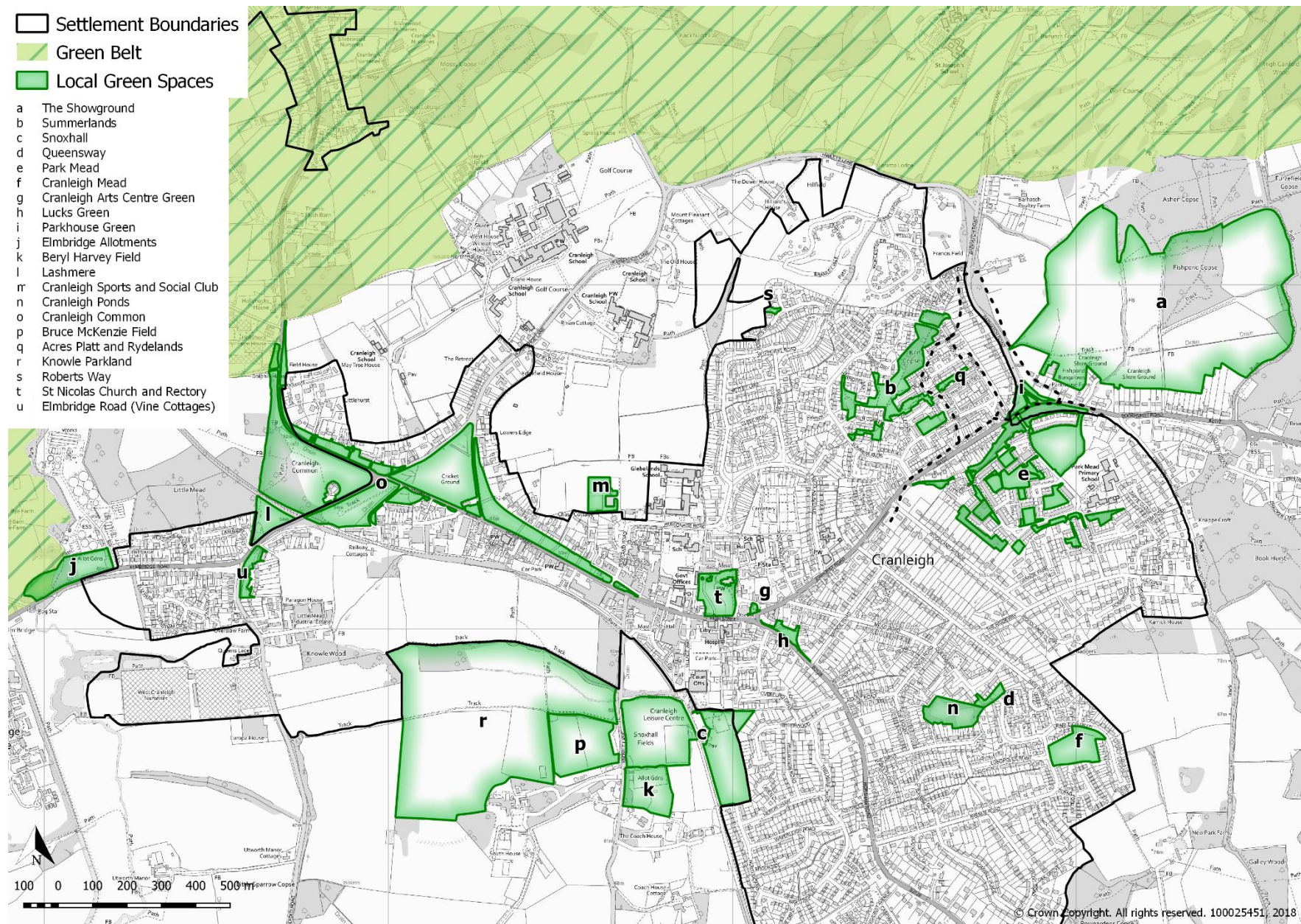


Figure 32: Summary of Local Green Spaces

6.4.1 LOCAL GREEN SPACES (POLICY CRAN12)

The following identified areas of Local Green Space are of importance to Cranleigh (see detailed justification Appendix 4.3):

<p>The Showground 70 acres/28 hectares Owned by the Cranleigh and South Eastern Agricultural Society.</p>	<p>Area a: The showground is 31.4 hectares of agricultural land and woodland abutting the Surrey Hills AONB. It includes areas of Ancient Woodland and Great Landscape Value. In addition to recreational and visual amenity the site hosts large events each year culminating in the Cranleigh Show which attracts some 10,000 visitors and provides a tangible link with Cranleigh's rural past and current rural businesses. This is the only level site in Cranleigh that is able to host such a large agricultural event.</p>
<p>Summerlands Estate Green Areas. Owned by Waverley Borough Council</p>	<p>Area b: 2.9 hectares of open green spaces and amenity land with a pond, woodland, including Ancient Woodland and footpaths. It is important to residents for its wildlife, visual amenity as well as recreational activities. The Summerlands Estate Residents' Association maintain the green spaces together with Waverley Borough Council in a formal arrangement.</p>
<p>Snoxhall Fields, including Pavilion Owned by Cranleigh Parish Council</p>	<p>Area c: 6.5 hectares</p> <p>Snoxhall Fields</p> <p>The football fields are home to Cranleigh Football Club, Cranleigh Youth Football Club and Cranleigh Veterans. They are widely used.</p> <p>Snoxhall Pavilion</p> <p>The Pavilion is used during term time in the mornings by a 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.</p> <p>The building has a seating area, a kitchen and a large sports hall and 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.</p> <p>Snoxhall Play Park 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 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>Queensway Play Area and Green Owned by Waverley Borough Council</p>	<p>Area d: 0.2 hectares. Grassed areas of recreational and visual amenity to residents with an equipped play area including some mature trees.</p>

Park Mead Estate Green Areas. Owned by Moat Housing Association	<p>Area e: 5.5 hectares. Green spaces and amenity areas including areas of mature woodland and Littlemead Brook. Dwellings on the estate have small private gardens, or in the case of flats and maisonettes no private gardens. The estate was designed around shared amenity space for all residents which also helps to break up the built form and provides important interconnecting wildlife corridors.</p>
Cranleigh Mead Recreation Area. Owned by Waverley Borough Council	<p>Area f: 1.2 hectares. Substantial recreational amenity area for surrounding residents. Provides an important break in the built form and significant visual amenity. Area includes several mature trees.</p>
Cranleigh Arts Centre Green Owned by Waverley Borough Council	<p>Area g: 0.06 hectares. Provides significant visual amenity and contributes towards the setting of the surrounding listed buildings and buildings of local merit.</p>
Lucks Green Common. Owned by Waverley Borough Council	<p>Area h: 0.26 hectares. Lucks Green is an attractive village green area of open, public amenity space with seating, situated to the east of the High Street. This historic Common Land (CL220) links into the 'green' landscape character extending throughout Cranleigh's Conservation Area. Located on a key approach to the village.</p>
Parkhouse Green, Barhatch Lane Owned by Waverley Borough Council	<p>Area i: 0.4 hectares. An area of significant visual amenity providing a natural green break in the built form on a key approach to the village. Contributes significantly to the setting of the 17th century Park Green Cottage a Grade II Listed Building that fronts the green. The green was originally part of Park House Farm which can be traced back to 1806 and the original setting for the Cranleigh Bonfire celebrations.</p>
Elmbridge Allotments Owned by Cranleigh Parish Council	<p>Area j: 1.7 hectares. The allotments are of significant recreational value to the allotment holders as well as having proven benefits for general health and well-being. There is currently a waiting list. This site is on the edge of the settlement, situated on the main access road into the village, it provides a gentle transition between the built environment and countryside beyond the Green Belt.</p>
Beryl Harvey Field and Allotments 3.5 acres. Owned by Cranleigh Parish Council	<p>Area k: 1.7 hectares. The Beryl Harvey Field in Knowle Lane was donated to the Parish Council in 1970 by Mr Gordon Harvey in memory of his late wife. The field covers 1.3 hectares and in 1987, the Council designated the southern end of the Beryl Harvey Field (approx. two acres) as a Nature Conservation Area. The remaining 0.4 hectares 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. The allotment area is highly valued and has a waiting list for plots.</p>
Lashmere Children's Play Ground and Field. Owned by Waverley Borough Council	<p>Area l: 0.8 hectares. Children's play area and general recreational land to the south west of village. The only local area for play in this part of the village. Providing significant visual amenity, including an area of mature woodland which is the backdrop to View 8 identified in the Neighbourhood Plan.</p>
Cranleigh Sports and Social Club Grounds Owned by Surrey County Council	<p>Area m: 0.7 hectares. Village Sports and Social Club with Bowling Green and Petangne Pitch leased on land from Surrey County Council. Provides important and accessible recreation space in the heart of the village.</p>

Cranleigh Ponds (off The Drive) Owned by Cranleigh Angling Society	<p>Area n: 1.1 hectares. The area is mainly covered by two ponds with a woodland perimeter. It is run by the Cranleigh Angling Society and provides recreational activity for its members as well as an important wildlife habitat within the built environment.</p>
Cranleigh Common Land North & West of Village. Owned by Waverley Borough Council	<p>Area o: 13.6 hectares. Picturesque and historic common land including the Cranleigh Cricket Academy with pitches and a clubhouse bordered in the main by trees and a coppiced willow hedge. The Common includes woodland, open spaces, ponds and a double avenue of mature maple trees. As well as significant visual amenity, including glimpses of the Surrey Hills AONB, it is used for events, including Cranleigh's fairs, annual bonfire celebration, and Carnival. It extends wedge-shaped into the heart of the village centre.</p> <p>It is located in the Cranleigh Conservation Area and key protected views have been identified across the Common.</p>
Bruce McKenzie Memorial Field. Owned by Cranleigh Parish Council	<p>Area p: 2.8 hectares. Open field laid out in the main as a football pitch for the local club. The site's importance is through its recreational use and value as well as its beauty. It provides significant visual amenity with far reaching views to Hascombe Hill (Surrey Hills AONB) and immediate views of the Knowle House parkland. It has been used for various community events such as games, dog shows, village stalls and as part of the running route for the weekly Park Run. 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>
Acres Platt & Rydelands	<p>Area q: 0.14 hectares. Areas of important recreational and visual amenity in a densely built up area. Regularly used by residents for informal sporting activities and walking, including dog walking.</p>
Knowle Park Parkland	<p>Area r: 22.9 hectares. Area of historic parkland on the edge of the settlement and visible from the Surrey Hills AONB. Highlighted as having high landscape value and sensitivity with many landscape qualities. In addition to significant visual amenity the site is regularly used by walkers and runners in addition to the increasingly popular weekly Park Run. The parkland includes a river corridor and an Osier bed. Badgers, Barn Owls and Bats, in addition to Red Kites and Otter have been recorded on the site.</p>
Roberts Way Owned by Affinity Sutton Group now renamed Clarion Housing Group	<p>Area s: 0.06 hectares. Grassed play area including an equipped area of play required for development which was a rural exception site. Provides access to open countryside beyond the settlement and immediately adjacent to an area of high archaeological importance.</p>
St Nicolas Church and Rectory Green Space Owned by the Church of England	<p>Area t: 1.2 hectares. The site is of great importance to the Cranleigh Community, both as a place of worship since 1170 and as a valued heritage asset. It provides a natural green space within the village and contributes significantly towards visual amenity. It is located on a key gateway into the village and within an area containing several listed buildings and buildings of local merit which contribute greatly towards the distinctive character of the village.</p>
Elmbridge Road Green Areas Owned by Waverley Borough Council	<p>Area u: 0.41 hectares. The site is a mosaic of green areas at the junction of Alfold Road and Elmbridge Road. Consisting of grassed village green style area and grassed verges. Contains mature trees and hedgerows as well as being part of the original historic Cranleigh Common. The area has been highlighted for its residential amenity and openness and contributing towards the overall character of Cranleigh.</p>

Local Plan Policy:

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

National Planning Policy:

NPPF paras 101 to 103 inclusive

Policy CRAN12: Local Green Spaces

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

- a. The Showground
- b. Summerlands
- c. Snoxhall
- d. Queensway
- e. Park Mead
- f. Cranleigh Mead
- g. Cranleigh Arts Centre Green
- h. Lucks Green
- i. Parkhouse Green
- j. Elmbridge Allotments
- k. Beryl Harvey Field
- l. Lashmere
- m. Cranleigh Sports and Social Club
- n. Cranleigh Ponds
- o. Cranleigh Common
- p. Bruce McKenzie Field
- q. Acres Platt & Rydelands
- r. Knowle Parkland
- s. Roberts Way
- t. St Nicolas Church and Rectory
- u. Elmbridge Road (Vine Cottages)

6.5 RESIDENTIAL GARDENS

Gardens are an important characteristic in most parts of Cranleigh and contribute towards its biodiversity, forming an extensive network of habitats and critical wildlife corridors. Their contribution 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 loss of front gardens to parking.

They 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.

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.

Garden planting and boundary treatments, including hedges can be an important wildlife habitat, not only providing food and shelter, but also enabling the free movement of wildlife. Where fences and boundary walls are unavoidable they should include features like hedgehog tunnels.

The Woodland Trust provides guidance on traditional hedge mixes which create a natural screen and include Hawthorn, Blackthorn, Dog rose and Field maple trees which produce easy to manage hedging enabling wildlife to move more freely.

The Neighbourhood Plan aims to ensure that new dwellings have gardens provided in appropriate for the dwelling size with adequate access for all operating and maintenance needs.

6.5.1 RESIDENTIAL GARDENS AND AMENITY SPACE (POLICY CRAN13)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design

National Planning Policies:

- NPPF para 71

Policy CRAN13: Residential Gardens and Amenity Space

In recognising the importance of residential gardens to the character of Cranleigh and its local biodiversity, new developments should:

- A. Provide private gardens for individual dwelling houses that should be at least 10m in depth and the width of the dwelling.
- B. Take opportunities to incorporate design features which encourage wildlife and biodiversity to thrive.
- C. Ensure that all dwellings, including blocks of flats, have an area of landscaping including traditional hedging or shrubs to the front of the property to encourage wildlife and to screen the boundaries of car parking areas.
- D. Provide hedging consisting of indigenous species at the rear boundary of all dwellings and in particular where the boundary is adjacent to open countryside.

6.6 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 33: Flooding in December 2013 Elmbridge Road

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 1800s 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 natural 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 revised NPPF updated in July 2021 encourages the use of green infrastructure to reduce flood risk.

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 Drainage Systems (SUDS) to reduce the run-off of surface water to the required level as set by the current regulatory authority.

It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

6.6.1 FLOOD RISK AND DRAINAGE (POLICY CRAN14)

Local Plan Policies:

- Local Plan Part One Policy CC1: Climate Change
- Local Plan Part One 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

National Planning Policies:

- NPPF paras 159 and 160

Policy CRAN14: Flood Risk and Drainage

Development must ensure that the risk of flooding (in terms of severity, frequency and area) is minimised. In order to demonstrate this, development proposals must:

- A. Be accompanied by 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 on the development site and, where possible and necessary, enhanced and maintained.

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.

The revised NPPF published in July 2021 includes additional wording in regard to plan making and require the need for growth to align with infrastructure. 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 and the environment.

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 the 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 Elmbridge 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 several accidents.

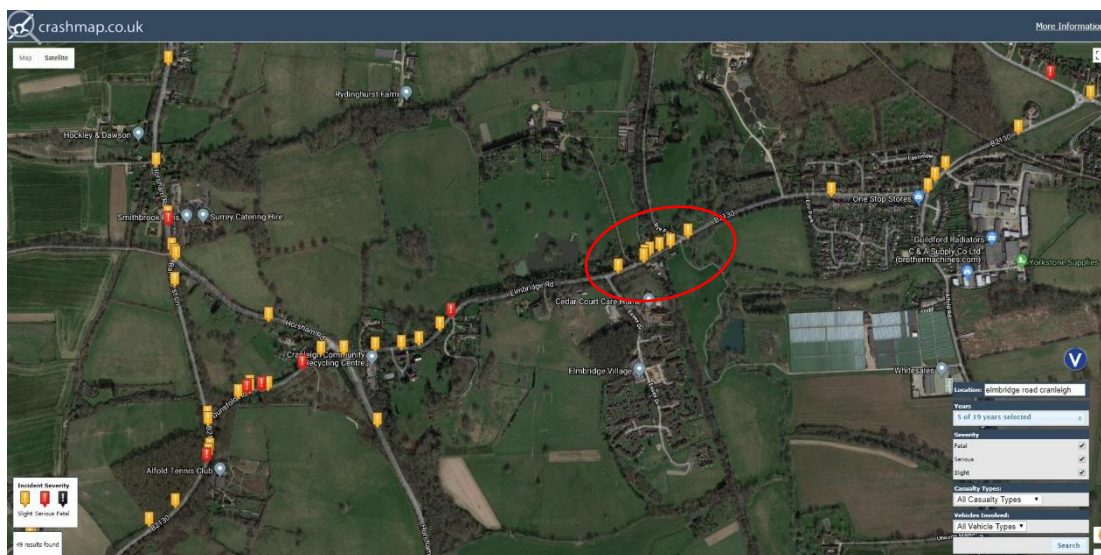


Figure 34: Vehicle accidents on Elmbridge Road Cranleigh 2012 – 2017, with bridge area indicated in red (source: Crashmap.co.uk)



Figure 35: Accident on Elmbridge Road bridge September 2015

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



Figure 36: Elmbridge Road Flooding December 2013

This road is a major constraint for further significant development.

Due to congestion at peak times on the A281 and other B roads, vehicle numbers, including HGVs, are increasing on the more minor routes out of the village. The narrow lanes traversing the Surrey Hills AONB, built originally as cart tracks, are now suffering from serious erosion, which threatens the character and tranquillity of the AONB.



Figure 37: June 2016 Hound House Road - Surrey Hills AONB

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 method. 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 and has negatively impacted on these grassed verges.

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. This is not expected to change over the lifetime of the Neighbourhood Plan.

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 poorly designed and 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. This route has secured contributions from residential development to upgrade its surface in specific areas.

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 CRAN15)

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.

A car parking review carried out by Waverley Borough Council in June 2017 identified low occupancy rates of approximately 48% in the car parks in Village Way and Stockland Square indicating that additional spaces were not required at this stage. However, local evidence suggests that people prefer to park on the High Street and in nearby residential roads, the most likely reason being the cost of parking in the local car parks.

It is important that development sites have safe access, 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 92, 104, 105 and 106

Policy CRAN15: Transport and Movement

- A. Development that includes the provision of new dwellings and/or new 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 of transport. 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 providing designated cycle routes which link the development site to key services and facilities (including the village centre, schools, health facilities and public open space) and contribute towards the provision of cycle parking where those service and facilities are located.
 - 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. Protect the character and tranquillity of the AONB.

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

D. Where a planning application is required to be accompanied by a Transport Assessment and/or Travel Plan, it must comprehensively assess the impacts arising from the development and deliver appropriate infrastructure improvements where required to mitigate any residual cumulative impacts.

7.1.2 RESIDENTIAL PARKING (POLICY CRAN16)

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 including parking courts and have regard to Local Parking Guidelines.

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:

- Local Plan Part One Policy ST1: Sustainable Transport
- Local Plan Part One Policy ICS1: Infrastructure and Community Facilities

National Planning Policies:

- NPPF paras 107 and 108

Policy CRAN16: Residential Parking

Residential development proposals must provide an adequate amount of off-street car parking and cycle parking. 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 and ensure a high quality and well managed streetscape.
- D. Use landscaping 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.

7.2 WASTEWATER INFRASTRUCTURE AND WATER SUPPLY

Cranleigh Sewage Treatment Works (STW) is located on the Elmbridge Road and discharges effluent under licence from the Environment Agency into Cranleigh Waters. It is bordered to the south by allotments and to the southeast by residential properties. The STW provides sewerage infrastructure for the residents of Cranleigh, areas of Alfold, Dunsfold and Ewhurst.

Some new development in Cranleigh is reliant on on-site pumping stations with storage tanks that only release sewage when there is spare capacity in the network.

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.

Effluent from the STW is discharged into Cranleigh Waters which is located to the east of the site. The river has failing elements as measured by the Environment Agency and suffers from extremely low flow rates for several months at a time.

Pending future ministerial approval, Cranleigh has been highlighted as a possible location to tighten the quality consent between 2020 and 2025 (AMP7). If approved this provides Thames Water with a further opportunity to review growth forecasts and the available headroom of the STWs in advance of any quality upgrade. This allows Thames Water to plan and deliver, if required, any additional upgrades at Cranleigh STW to accommodate growth. Thames Water also work with the Environment Agency to model the predicted impacts of growth on rivers, regardless of whether a site has capacity or not, with investment to upgrade sites planned to prevent the river from deteriorating. Under the Water Framework Directive (WFD) the river should achieve good status for all elements by 2027.

Thames Water are working with the Environment Agency to model the predicted impacts of growth on rivers, regardless of whether a site has capacity or not, so that the discharge consent limits are amended accordingly and with investment to upgrade sites planned to prevent the river from deteriorating further. As part of the Environment Agency's current national review of consent limits, the Environment Agency has proposed tightening the phosphorus consent at Cranleigh between 2020 and 2025. If the lower phosphorus limit is brought into force, a further review of growth forecasts will be undertaken, in order to develop an appropriate programme of upgrades to continue complying with the discharge consent.

Cranleigh Waters is part of the Wey Catchment which comes under the Thames River Basin Management Plan produced by the Environment Agency to protect and improve the quality of our water environment.

Alongside the Local Plan, the Neighbourhood Plan seeks to help 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.

As noted in the Waverley Infrastructure Delivery Plan 2016²⁵, the EA has established that the South East of England is 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.

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 and residents have witnessed a growing number of burst pipes and experienced disruption of water supply in the Area.

Thames Water has confirmed that the existing water supply infrastructure has insufficient capacity to cope with large developments. An example of improvement works is the proposal for a new reinforcement water main from the Alderbrook reservoir to Cranleigh. Additionally Thames Water will also be investing on improvements at their Netley Mill treatment works to improve the availability of water to meet future demands.

The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

7.2.1 WATER SUPPLY AND WASTEWATER INFRASTRUCTURE (POLICY CRAN17)

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 paras 153 and 154

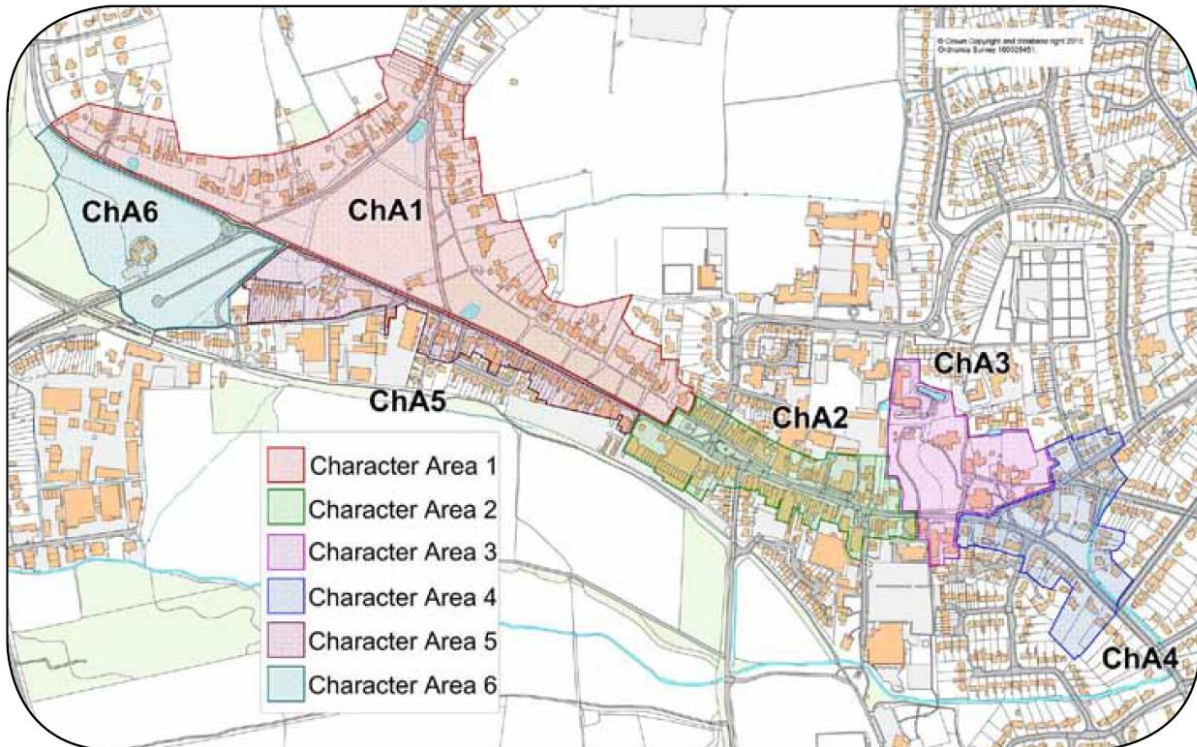
Policy CRAN17: Water Supply and Wastewater Infrastructure

Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.

²⁵ Waverley Borough Council (2016) *Waverley Infrastructure Delivery Plan*

8 HERITAGE ASSETS

Cranleigh High Street and a number of adjacent areas are designated as a Conservation Area for their special architectural and historic character. It combines six diverse character areas, including the Common and the High Street (Waverley Borough Council Conservation Area Appraisal July 2016).



Map 2: map showing location of the character areas of Cranleigh CA

Figure 38: Cranleigh Conservation Area Appraisal Report 19 July 2016, Map 2 Character Areas

ChA1 The Common

ChA2 The traditional High Street

ChA3 The civic centre

ChA4 The eastern edge

ChA5 South of the High Street

ChA6 The Common (south)

Cranleigh Common is registered common land of approximately 16 hectares. This site includes, formal areas of grassland enclosed by mature trees including a line of Norway Maples, which extends for much of the length of the Common, a War Memorial, Cricket Green, open grassland and woodland together with other listed heritage assets.

The Common is an important and much-loved focal point, recreational facility and public open space, providing exceptional open views and a valued green environment in the heart of the village.



Figure 39: Cranleigh Common (i) looking east; (ii) looking west from High Street centre by War Memorial

Historic England's National Heritage List for England has some 81 listed buildings within the parish and two scheduled monuments; a medieval moated site west of Vachery Farm and a ringwork (medieval fortification) in Broomhall Copse.

The listed 12th Century St Nicolas Church is the oldest building in the village and is believed to have provided the focal point for the settlement. The Church Lychgate, also listed, was constructed in 1880 by Mrs Bradshaw of Knowle, in memory of her husband.



Figure 40: St Nicolas Church and Lychgate (reproduced by kind permission of M Bamford)

The central area of the High Street is the location for the War Memorial erected in 1920 and the Fountain Memorial constructed in 1889 by the Bradshaw family of Knowle House in memory of their son, Arthur Hibbert Bradshaw. Both are prominent features in the village.



Figure 41: War Memorial and Fountain Memorial in the High Street

There are an additional 174 'Buildings of Local Merit', which Waverley Borough Council defines as buildings "which do not meet the Department of National Heritage's current national standards for statutory listing but which, in our view, are nonetheless worth conserving for their local architectural or historic interest. Buildings of local merit should be protected and conserved."

Loss of or harm to an individual heritage asset may exceptionally be justified in the wider interest of the community. However, the cumulative effect of such losses, including Buildings of Local Merit must be considered. The gradual nibbling away at heritage assets, however small in their individual parts, will ultimately amount to a loss of Cranleigh's history, character and its identity.

85% of respondents to Survey 3 Q18 agreed that developers should be encouraged to build landmark buildings of merit, which will proudly stand the test of time for future generations.

The Neighbourhood Plan provides the opportunity to ensure that new developments produce 21st century buildings of local merit as well as conserving, enhancing and contributing towards the village character of Cranleigh.

8.1.1 HERITAGE ASSETS (POLICY CRAN18)

Local Plan Policies:

- Local Plan Part One Policy HA1: Protection of Heritage Assets

National Planning Policies:

NPPF paras 189 and 190

Policy CRAN18: Heritage Assets

- A. Development affecting Statutory Listed Buildings should be accompanied by a robust and professional justification for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered.
- B. Proposals affecting non-designated heritage assets, including locally listed buildings of merit, must seek to:
- a. respond to and respect the special architectural and historical interest of the heritage asset;
 - b. site and design proposed development so as to conserve the asset and its setting. Where this is not possible, careful attention should be given to minimising damage or disturbance to the asset or its setting;
 - c. ensure that where harm or loss is unavoidable, the asset is appropriately recorded, relocated or restored. A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

8.1.2 CONSERVATION AREA (POLICY CRAN19)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part One Policy HA1: Protection of Heritage Assets

National Planning Policies:

NPPF paras 191, 206 and 207

Policy CRAN19: Conservation Area

- A. Proposals that would cause substantial harm to a Conservation Area will not be supported unless the substantial public benefits gained would outweigh the loss of or harm to the Conservation Area and there are no other available and suitable sites outside of this area or its setting which could accommodate the proposed development.
- B. When considering the impact of a proposed development on the character or appearance of a Conservation Area, great weight should be given to the conservation of its particular character and appearance. Robust and professional justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered.
- C. Where development cannot be avoided it must demonstrate that it has:
- a. assessed the impact and harm of increased traffic levels and parking on the Conservation Area;
 - b. provided plans for a distinctive development that reinforces and enhances the heritage of the Conservation Area.

9 PROJECTS AND INVESTMENT PRIORITIES

These investment priorities have been prioritised after consultation with the community and will be funded in whole or part by the Community Infrastructure Levy (CIL) and Section 106 agreement where appropriate.

The Waverley CIL charging schedule was adopted on 31 October 2018 at a meeting of the full Council. The charging schedule came into effect on 1 March 2019. The Parish Council will consult with residents as appropriate on spending priorities in conjunction with their ongoing 5 year Business Plan.

9.1 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 by the Neighbourhood Plan Committee 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 by the Neighbourhood Plan Committee 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.



Figure 42: Cranleigh Arts Centre and Cranleigh Leisure 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. Significant plans to invest in leisure facilities for Cranleigh have been

included in Waverley Borough Council's Infrastructure Delivery Plan 2016 and were approved by the Council in July 2018.

Sport contributes significantly to community life and well-being in Cranleigh. There is a range of sports clubs, including football, rugby, cricket, netball, golf, sub aqua and cycling.

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 x-ray, 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. 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 GP 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.

9.1.1 ARTS AND LEISURE PROJECTS AND INVESTMENT PRIORITIES

The following are priorities for investment to retain and enhance leisure and arts activities in Cranleigh (updated and reviewed in Cranleigh Parish Council 5 year business plan):

- a. The provision and enhancement of publicly accessible buildings and grounds that provide leisure facilities for all, including community halls and state schools. In particular this includes:
 - i. Café at Snoxhall Fields
 - ii. Multi Use Games Area (MUGA)
 - iii. Improvements to the Play Park
 - iv. Snoxhall Pavilion modernisation
 - v. Miniature running track in a figure of 8 around Snoxhall Fields
 - vi. Public toilets at Snoxhall Fields Pavilion
 - vii. Drainage improvements to Snoxhall Fields pitches
 - viii. Improvements to football stand, dugouts and pitch fencing at Snoxhall Fields
 - ix. Provision of a 3G pitch for Cranleigh
 - x. An additional adult football pitch at the Bruce McKenzie Field
 - xi. Tennis courts improvements
 - xii. Improvements to the Skate Park
 - xiii. Improved community facilities
 - xiv. Improvements to Cranleigh Village Hall
 - xv. Improvements to Cranleigh leisure centre
- b. The provision and enhancement of arts projects and buildings. In particular this includes:
 - i. Cranleigh Arts Centre

9.1.2 TRANSPORT AND MOVEMENT

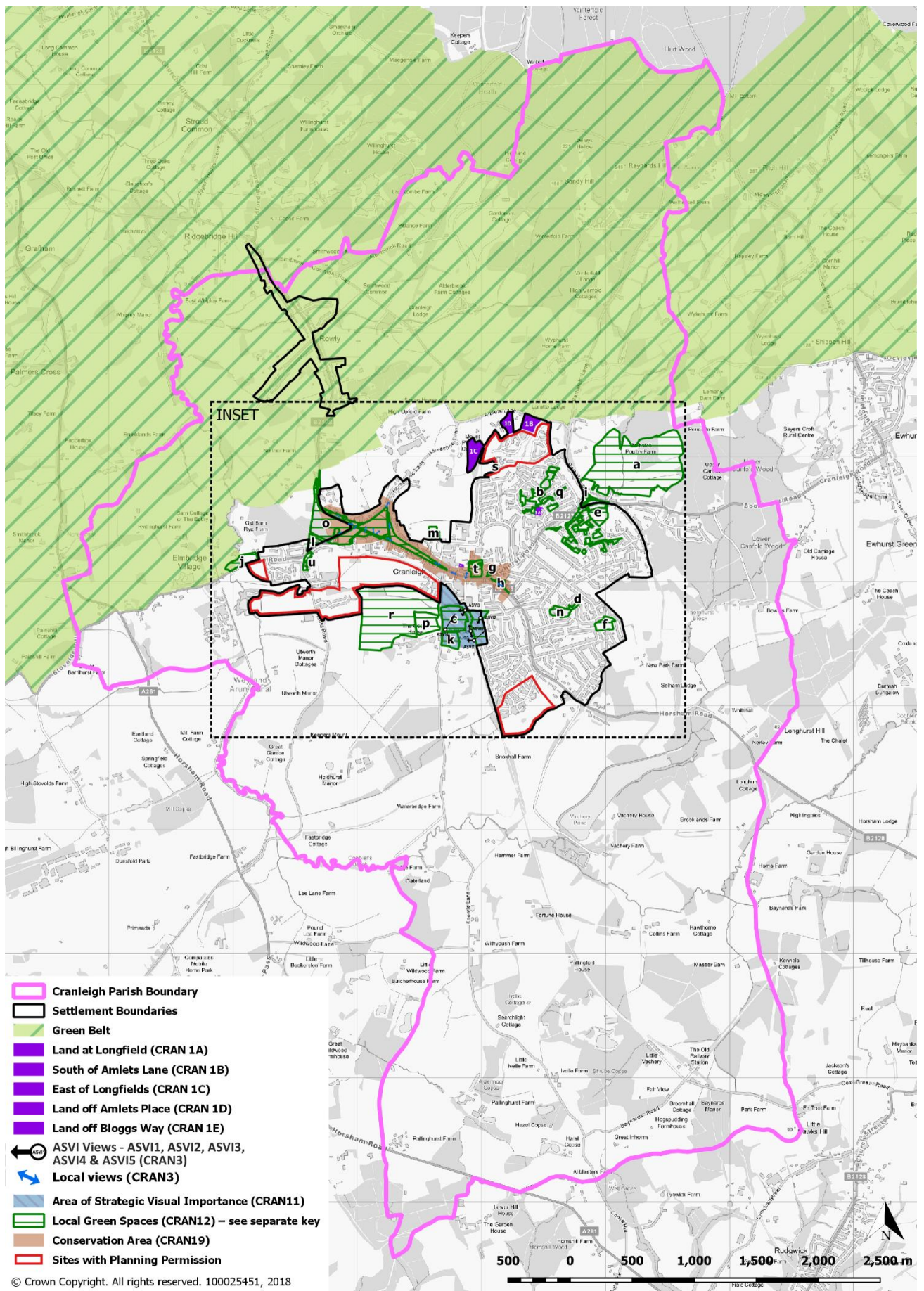
In order to encourage use of the bus network as an alternative to the car, it is important that bus infrastructure – particularly bus shelters – are of a high quality and provide adequate shelter for users.

For shorter journeys in and around Cranleigh, it is important that cycling is facilitated and encouraged. Not only should the cycle network be enhanced but safe cycle parking at public gathering points is also important as well.

The following are priorities for investment to increase travel by non-car modes:

- a. The provision of bus shelters at bus stops with real time information tracking buses incorporating solar panels and green roofs where appropriate.
- b. The provision of dedicated cycle parking in the village centre, at public play spaces and leisure facilities.

10 POLICIES MAPS



This map of Cranleigh, Surrey, illustrates various planning designations and ASVI views. The map includes a legend with the following items:

- Cranleigh Parish Boundary**: Indicated by a pink outline.
- Settlement Boundaries**: Indicated by a black outline.
- Green Belt**: Indicated by green diagonal hatching.
- CRAN 1A Land at Longfield**: Indicated by a purple box labeled 1A.
- CRAN 1B South of Amlets Lane**: Indicated by a purple box labeled 1B.
- CRAN 1C East of Longfields**: Indicated by a purple box labeled 1C.
- CRAN 1D Land off Amlets Place**: Indicated by a purple box labeled 1D.
- CRAN 1E Land off Bloggs Way**: Indicated by a purple box labeled 1E.
- ASVI Views - ASVI1, ASVI2, ASVI3, ASVI4 & ASVI5 (CRAN3)**: Indicated by black dots and arrows.
- Local views (CRAN3)**: Indicated by blue arrows.
- Area of Strategic Visual Importance (CRAN11)**: Indicated by a blue shaded area.
- Local Green Spaces (CRAN12) – see separate key**: Indicated by green diagonal hatching.
- Conservation Area (CRAN19)**: Indicated by a brown shaded area.
- Sites with Planning Permission**: Indicated by a red outline.

The map also shows a scale bar (0 to 750m) and a north arrow. Various locations are labeled, including Cranleigh, Elmbridge, and Cranleigh School. The map is titled 'Cranleigh' in the center.

Key: Local Green Spaces (CRAN12)

Ref.	Name
a	The Showground
b	Summerlands
c	Snoxhall
d	Queensway
e	Park Mead
f	Cranleigh Mead
g	Cranleigh Arts Centre Green
h	Lucks Green
i	Parkhouse Green
j	Elmbridge Allotments
k	Beryl Harvey Field
l	Lashmere
m	Cranleigh Sports and Social Club
n	Cranleigh Ponds
o	Cranleigh Common
p	Bruce McKenzie Field
q	Acres Platt and Rydelands
r	Knowle Parkland
s	Roberts Way
t	St Nicolas Church and Rectory
u	Elmbridge Road (Vine Cottages)

GLOSSARY

Term	Definition
AONB	Area of Outstanding Natural Beauty
Affordable housing	<p>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
AGLV	Area of Great Landscape Value
ASVI	Area of Strategic Visual Importance
Brownfield land / previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
CPC	Cranleigh Parish Council
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 development (Other than for the specific purposes of paragraphs 176 and 177 in the NPPF.)	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously Developed Land	See definition for Brownfield land.
Self-build and custom housebuilding	<p>In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.</p> <p>Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing. Full regulations here https://www.gov.uk/guidance/self-build-and-custom-housebuilding</p>
Settlement boundary	A settlement boundary is a line that is drawn on a plan around a village which helps to define where development is pre-determined to be suitable in principle. Historically in Waverley borough this was referred to as a 'village envelope'.
Windfall sites	Sites not specifically identified in the development plan.

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.
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 Nicolas 12th century Church and remains of Medieval homestead moat. Includes listed

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					buildings and buildings of local merit, dating back to 1700s and part commercial.
14	The Malhouses	12	0.3	40.0	Adjacent to St Nicolas 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 Nicolas 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, Copse Edge and West side of Barhatch Road	536	20.6	26.0	Housing Estates built mainly in 1970s. Predominantly detached houses and bungalows with smaller areas of terraced and semi-detached properties interspersed with several communal interconnecting green spaces.
21	West side of Barhatch Road	26	2.5	10.4	Varied character of detached and semi detached houses and bungalows set in large garden plots built around 1960. Grass verges front road.
22	Parkhouse Green (East Barhatch Road) 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 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.

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30	The Ridgeway and The Copse	78	9.3	8.3	Individual detached properties set I 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.
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		4,524	260.9		