



Cranleigh Neighbourhood Plan

Sustainability Report

March 2023

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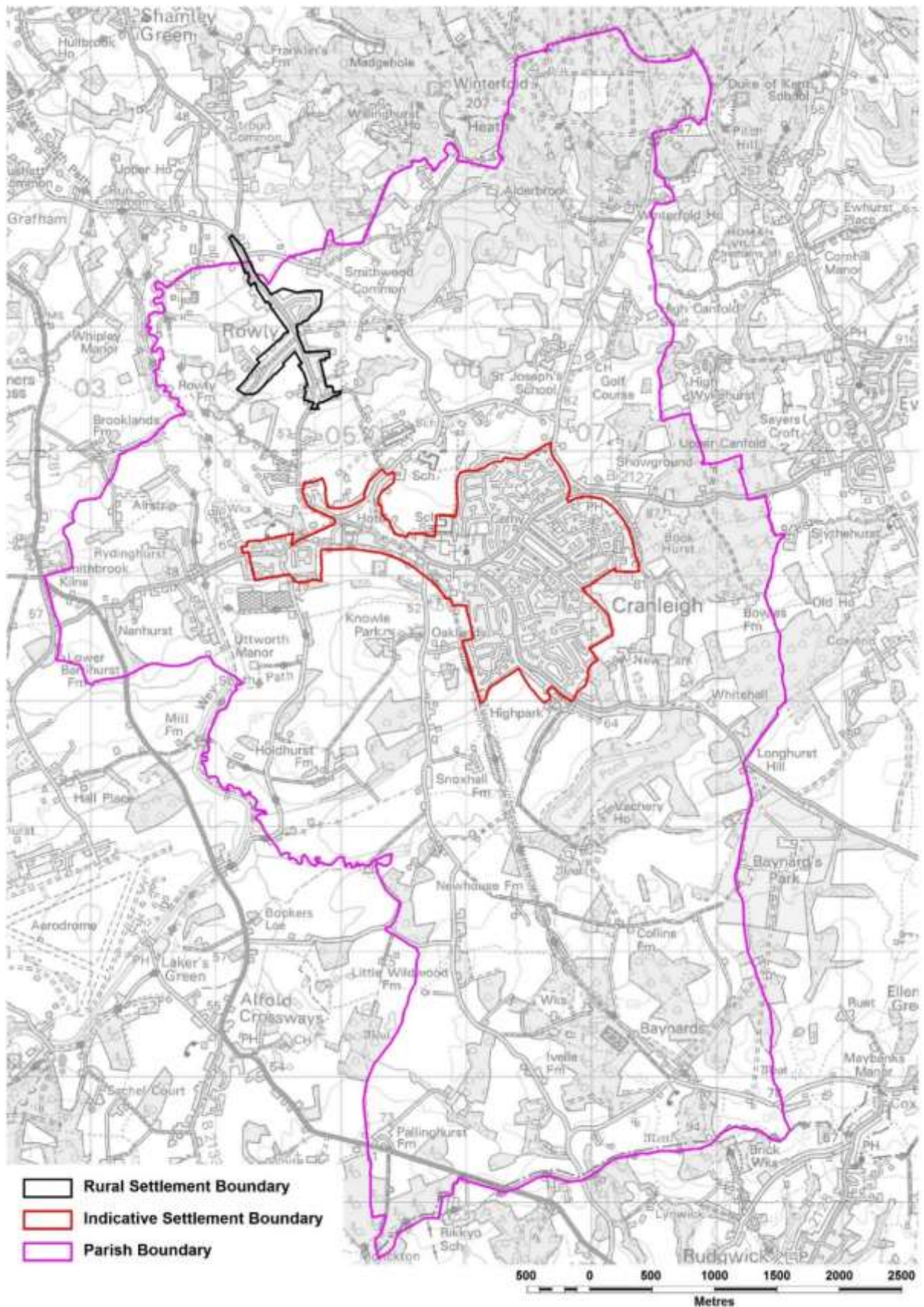
1 INTRODUCTION

- 1.1 This Sustainability Report has been prepared to support the Cranleigh Neighbourhood Plan Submission (Regulation 16) Consultation Version. It demonstrates how the Cranleigh Neighbourhood Plan ('the Plan') contributes towards the achievement of sustainable development.
- 1.2 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Building a strong, stable and sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 1.3 One of the means by which sustainable development can be achieved is through the land-use planning process.
- 1.4 The Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the Neighbourhood Area, while at the same time helping to ensure that adverse environmental impacts are minimised.

The Plan

- 1.5 The designated Neighbourhood Plan Area is shown in Figure 1.1 and is contiguous with the parish boundary.

Figure 1.1: Cranleigh Neighbourhood Plan designated area (purple)



1.6 The Plan has been developed through an extensive programme of engagement with the local community. The main settlement is Cranleigh which is a large village and the majority of the population live within its limits. The smaller, rural community of Rowly is located just to the northwest of Cranleigh. The plan focuses on the larger village community bearing in mind access from the rural settlement to facilities.

1.7 The Neighbourhood Plan has been produced by local residents and Parish Councillors. The majority of consultation and evidence was collected by an Independent Steering Group and then handed over to the Parish Council who as the qualifying body is now driving the Plan forward. The plan provides for the development of the village and parish up to 2032 and has the following vision:

‘Cranleigh must maintain its village character, whilst adapting to the needs of a diverse and growing community with well-designed sympathetic development and protected green spaces’

1.8 In order to deliver the vision, the Plan sets out to meet a series of objectives which can be couched under five key themes as follows:

- Theme 1: Housing
- Theme 2: Working and shopping
- Theme 3: Environment, sustainability and design quality
- Theme 4: Community, leisure and well-being
- Theme 5: Infrastructure

1.9 Each of the objectives has been assessed against the strategic objectives of the Waverley Borough Local Plan Part One and it has been determined that there are no conflicts. This assessment is presented in Appendix A.

Policy context

1.10 The Plan has been prepared having regard to national policy and to be in general conformity with the strategic policies of the local development plan. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan comprises the Waverley Borough Local Plan Part One (2018) and Local Plan Part Two (2023).

1.11 Appendix B provides a summary of the programmes, plans and other documents which influence the Plan.

2 METHODOLOGY

- 2.1 To consider sustainability issues, data was collected about the Neighbourhood Area on a wide range of matters from a wide range of sources which the Parish Council considers provide accurate information. This information has enabled the environmental, social and economic baseline in the Neighbourhood Area to be established. Alongside this, the issues which have been identified by the Parish Council or raised by the community (consisting of residents, workers, institutions, landowners, businesses, students, visitors and tourists) have been summarised.
- 2.2 The assessment follows a logical sequence which uses the sustainability objectives of higher level policy – contained in the United Nation’s 2030 Agenda for Sustainable Development (2030 Agenda), the National Planning Policy Framework (NPPF), the Waverley Borough Local Plan Part One (2018) – along with the issues and challenges facing Cranleigh to inform the objectives of the Plan. This ensures that the objectives of the Plan do not either contradict wider sustainability objectives or compromise the ability to achieve those objectives, either in the Neighbourhood Area or more widely.
- 2.3 Using this framework of sustainability objectives, it is then possible to assess the effects of the policies within the Cranleigh Submission (Regulation 16) Neighbourhood Plan against each of these objectives. Each policy is assessed for its impacts which can either be positive, negative or neutral along a six-point scale as shown below:

++	The policy is likely to contribute significantly towards the sustainability objective
+	The policy is likely to contribute positively towards the sustainability objective, although not significantly
0	The policy is considered to have no significant positive or negative effect
-	The policy is likely to detract from the achievement of the sustainability objective, although not significantly
--	The policy is likely to detract significantly from the achievement of the sustainability objective
?	The policy has an uncertain relationship to the sustainability objective. Alternatively, insufficient information may be available to enable an assessment to be made.

- 2.4 In addition, the assessment also considers a ‘do nothing’ scenario under which the Plan has not been prepared.

3 BASELINE INFORMATION

- 3.1 This section summarises the baseline conditions against which the Plan will be assessed to determine whether it contributes to the achievement of sustainable development.
- 3.2 For a small area such as the Cranleigh Neighbourhood Area, gathering data to establish a comprehensive quantitative baseline position is challenging and would demand significant resources. The Parish Council therefore considers that, in establishing the baseline conditions, it is proportionate to use existing data, where available, supplemented by qualitative assessment.
- 3.3 The information was compiled from a wide range of information sources. Firstly information came from the draft Neighbourhood Plan and associated work conducted to support it. As part of the widespread consultation work to support the plan this has included feedback from a range of consultees. There are also a number of key reports relevant to the environment of the area and some of their key findings have been summarised here – they are referenced through the text, as are various data sources used to provide maps and statistics. This section presents topics relevant to the Neighbourhood Plan and while it seeks to be comprehensive only the key issues are included to keep the document manageable.
- 3.4 In addition, the Parish Council has undertaken extensive consultation with local residents and organisations to help identify existing problems in the area.

Nature conservation

- 3.5 Cranleigh has a wealth of varying environmental areas which provide enjoyment and natural resources to the community. There are 26 sites of Nature Conservation Importance with several large sites to the east of Cranleigh, to the north and south of Ewhurst Road. Cranleigh Common (strategic open land within a built up area), Snoxhall Fields, the Bruce McKenzie Memorial Field and the Beryl Harvey Field provide a range of natural habitats for wildlife.
- 3.6 Figure 3.1 provides a map of the environmental features of the area. This shows that the parish has several significant areas of ancient woodland and priority habitats. Development in or adjacent to these areas - a number of which are very close or adjacent to the western boundary of Cranleigh village - would be likely to have a detrimental environmental impact.
- 3.7 Outside the parish are several nature assets protected by designation:
- Sayers Croft Local Nature Reserve - approximately 0.75km to the north west

- Smokejack Clay Pit Site of Special Scientific Interest (SSSI) - approximately 3km to the south east
- Chiddingfold Forest SSSI - approximately 3km to the south west.

3.8 Given the distance from the parish boundary, it is unlikely that development within Cranleigh would have a detrimental impact on these assets.

Figure 3.1: Key environmental features

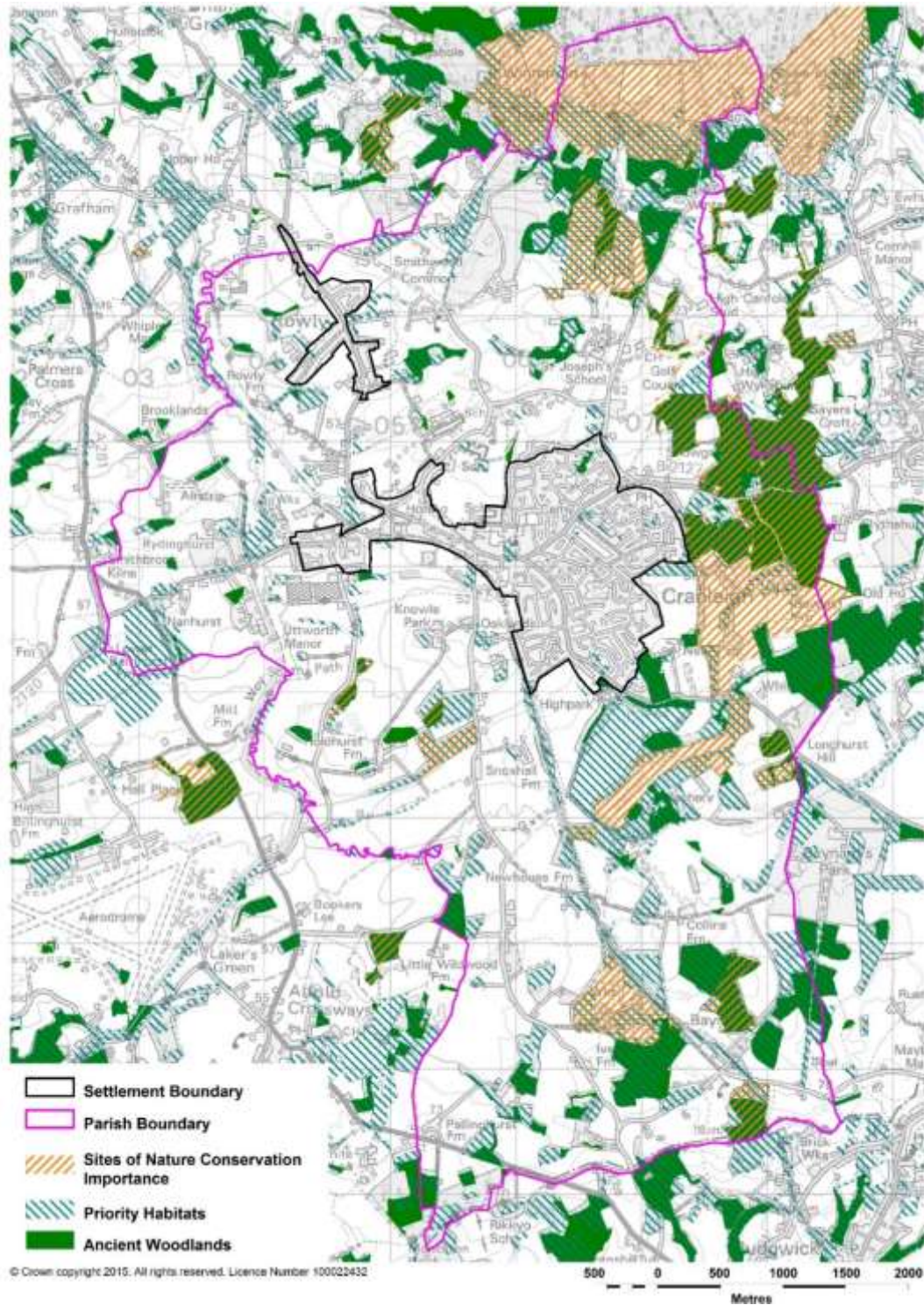
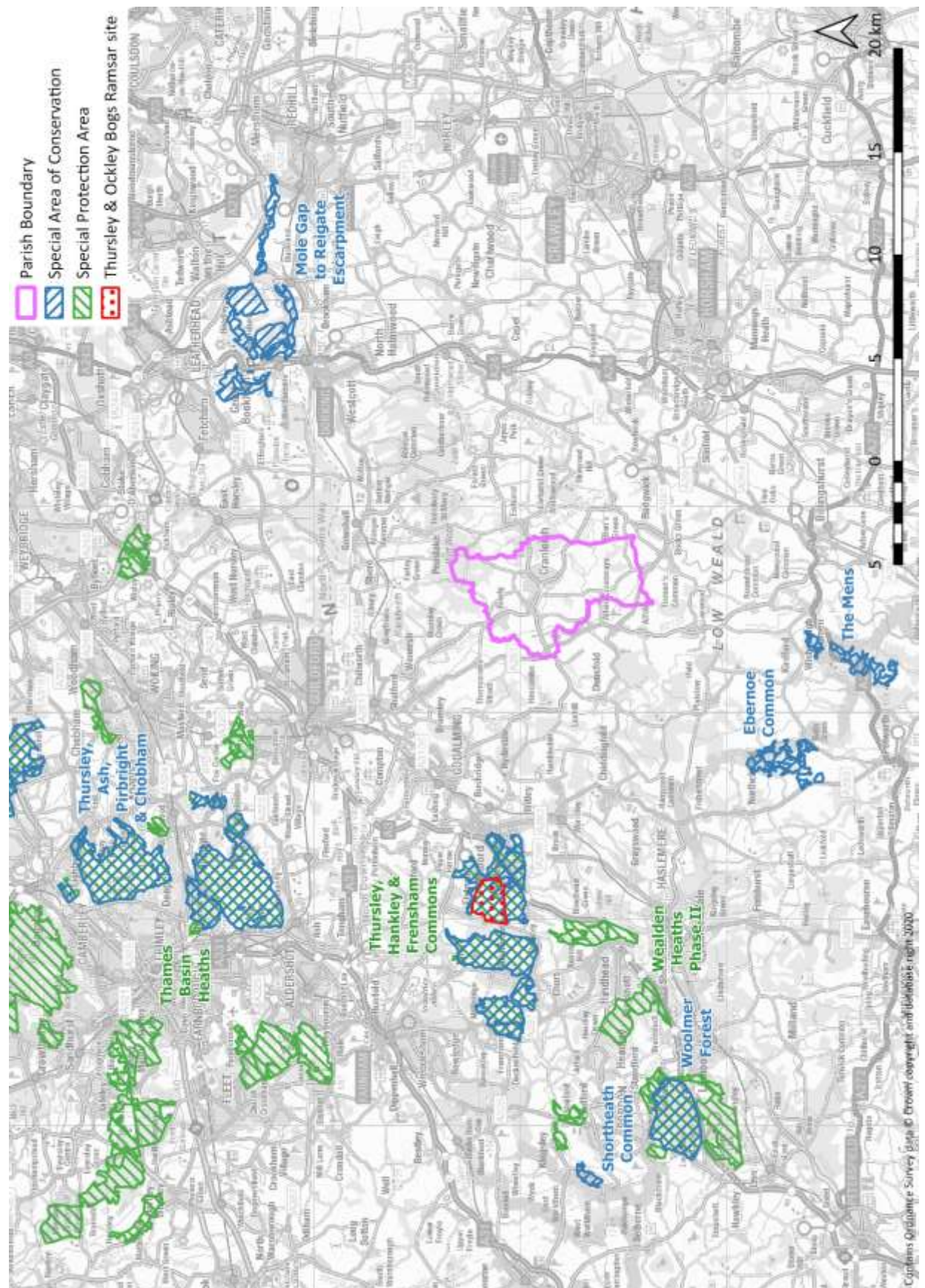


Figure 3.2: European sites within 15km of Cranleigh



3.9 There are a number of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites outside the parish boundary but within a 15km radius. These are shown in Figure 3.2 and comprise:

- Woolmer Forest SAC – 2km from the NP area
- The Mens SAC – 7.8km from the NP area
- Ebernoe SAC – 8.5km
- Wealden Heaths Phase I SPA (including the Thursley, Ash, Pirbright & Chobham SAC, Thursley, Hankley & Frensham Commons SPA and Thursley & Ockley Bog Ramsar) – 8.5km
- Thames Basin Heaths SPA – 11.6km
- Mole Gap to Reigate Escarpment SAC – 11.9km
- Wealden Heaths Phase II SPA – 12.6km

3.10 Table 3.1 shows the habitats that each European site supports.

Table 3.1: Habitats supported at European sites within 15km of Cranleigh

European site	Species
Thames Basin Heaths SPA	The habitat consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation.
Wealden Heaths Phase I & II SPA	Areas of wet and dry heathland, valley bogs, broad-leaved and coniferous woodland, permanent grassland and open water. Has the following habitats of significance: <ul style="list-style-type: none"> • Wet heathland with cross-leaved heath • Dry heaths • Depressions on peat substrates
Ebernoe Common SAC	There is an extensive block of beech <i>Fagus sylvatica</i> high forest and former wood-pasture over dense holly <i>Ilex aquifolium</i> , and has a very rich epiphytic lichen flora, including <i>Agonimia octospora</i> and <i>Catillaria atropurpurea</i> . It represents Atlantic acidophilous beech forests in the south-eastern part of the habitat's UK range.
Mole Gap to Reigate Escarpment SAC	European dry heaths and <i>Asperulo-Fagetum</i> beech forests.
The Mens SAC	Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion roburi-petraeae</i> or <i>Illici-Fagenion</i>) for which this is considered to be one of the best areas in the United Kingdom.
Woolmer Forest SAC	European dry heaths, natural dystrophic lakes and ponds and depressions of peat substrate with <i>Rhynchosporion</i> . Has Northern Atlantic wet heaths, transition mires and quaking bogs

Species

- 3.11 There are numerous areas of woodland/copses designated as ancient/semi-natural or ancient replanted woodland which are also identified as priority habitat (deciduous woodland and traditional orchards) as well as three areas of woodpasture and parkland which is a national Biodiversity Action Plan (BAP) designation. Priority habitat designations also include lowland heathland. Protected species include Brown hairstreak (butterfly) and lapwing. In addition, the sites of nature conservation importance within the neighbourhood area are home to a wide variety of wild flora and fauna, which together with their habitats and geological and physiographical features in rural and urban areas, is important to the character, interest and general health of Cranleigh. Recent records show sightings of a harvest mouse nest, bats and great crested newts, all BAP species.
- 3.12 Whilst Cranleigh itself has no European (Natura 2000) sites or SSSIs, the neighbouring parish of Chiddingfold is home to the Chiddingfold Forest SSSI which provides a habitat for a wide variety of flora, notably bird, bat and butterfly species. Similarly the nearby located Smokejack Claypit is an important site for depositional environments and fauna, some dating to prehistoric times. Given the distance from the parish boundary, it is unlikely that development within Cranleigh would have a detrimental impact on these assets.
- 3.13 There is an area of ancient woodland managed by Trustees on the border with Ewhurst.
- 3.14 The European sites within 15km of the Cranleigh Neighbourhood Area – shown in Figure 3.2 – support the following species (Table 3.2):

Table 3.2: Species at European sites within 15km of Cranleigh

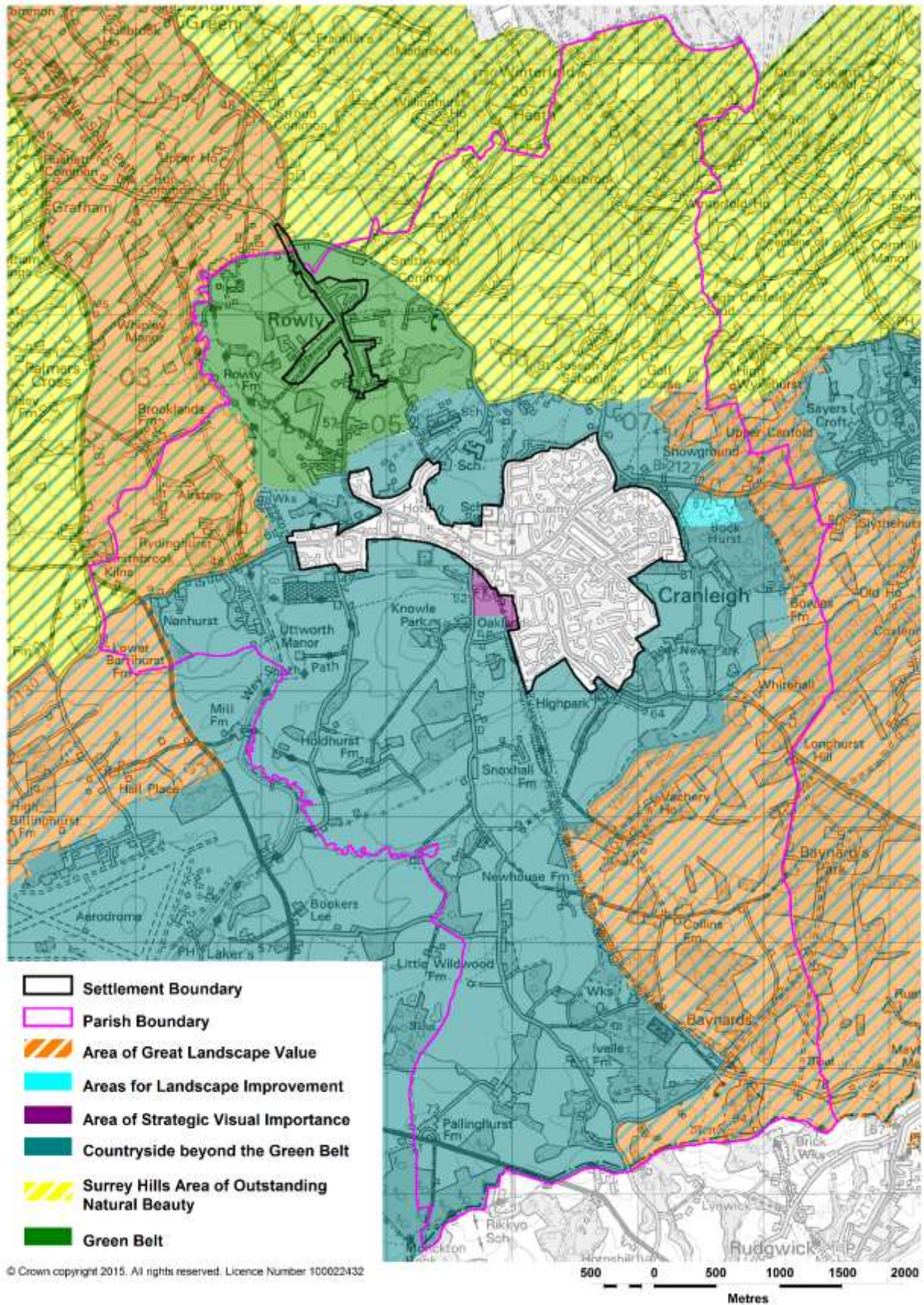
European site	Species
Thames Basin Heaths SPA	<ul style="list-style-type: none"> Nightjar <i>Caprimulgus europaeus</i>: 7.8% of the breeding population in Great Britain (count mean, 1998-1999); Woodlark <i>Lullula arborea</i>: 9.9% of the breeding population in Great Britain (count as at 1997); Dartford warbler <i>Sylvia undata</i>: 27.8% of the breeding population in Great Britain (count as at 1999).
Wealden Heaths Phase I & II SPA	<ul style="list-style-type: none"> Nightjar <i>Caprimulgus europaeus</i>: 7.8% of the breeding population in Great Britain (count mean, 1998-1999); Woodlark <i>Lullula arborea</i>: 9.9% of the breeding population in Great Britain (count as at 1997); Dartford warbler <i>Sylvia undata</i>: 27.8% of the breeding population in Great Britain (count as at 1999).
Ebernoe Common SAC	<ul style="list-style-type: none"> A maternity colony of barbastelles <i>Barbastella barbastellus</i> with species appearing to be present throughout the year 1323 Bechstein's bat <i>Myotis bechsteinii</i>

European site	Species
	<ul style="list-style-type: none"> A maternity colony of Bechstein's bat <i>Myotis bechsteinii</i> is associated with this area
Mole Gap to Reigate Escarpment SAC	<ul style="list-style-type: none"> Great crested newt <i>Triturus cristatus</i> Bechstein's bat <i>Myotis bechsteinii</i>
The Mens SAC	<ul style="list-style-type: none"> <i>Barbastella barbastellus</i> for which the area is considered to support a significant presence.
Woolmer Forest SAC	<ul style="list-style-type: none"> <i>Erica tetralix</i>

Landscape

- 3.15 Cranleigh is located approximately eight miles southeast of Guildford. It is in the north-west corner of the Weald, immediately south-east of Winterfold Forest, a remaining area of forest on the Greensand Ridge. A significant area in the north of the parish is in the Surrey Hills Area of Outstanding Natural Beauty (AONB). The main settlement is the village of Cranleigh (just south of the AONB), which is defined as a community with key services in the Waverley Settlement Hierarchy Map (Revised 2012). The smaller, rural community of Rowly is located just north-west of Cranleigh and depends on the larger village for its services and amenities. Rowly is within the AONB.
- 3.16 The key landscape designations that relate to the area are:
- Area of Outstanding Natural Beauty (AONB) – the Surrey Hills AONB is 0.5 km to the north of the village but within the parish. This potentially has an impact on open areas to the north of the village. Development adjacent to the northern boundary of the village and spreading northwards could have a detrimental impact on the Surrey Hills AONB.
 - Area of Great Landscape Value (AGLV) – this is 2.5km to the west, and 300m to the east of the village. Development adjacent to the western and eastern boundaries of the village and spreading eastwards and westwards could have a detrimental impact on the AGLV.
- 3.17 The key designations – AONB and AGLV - are shown on Figure 3.3. This highlights the proximity of the settlement boundary of Cranleigh village to these designations.

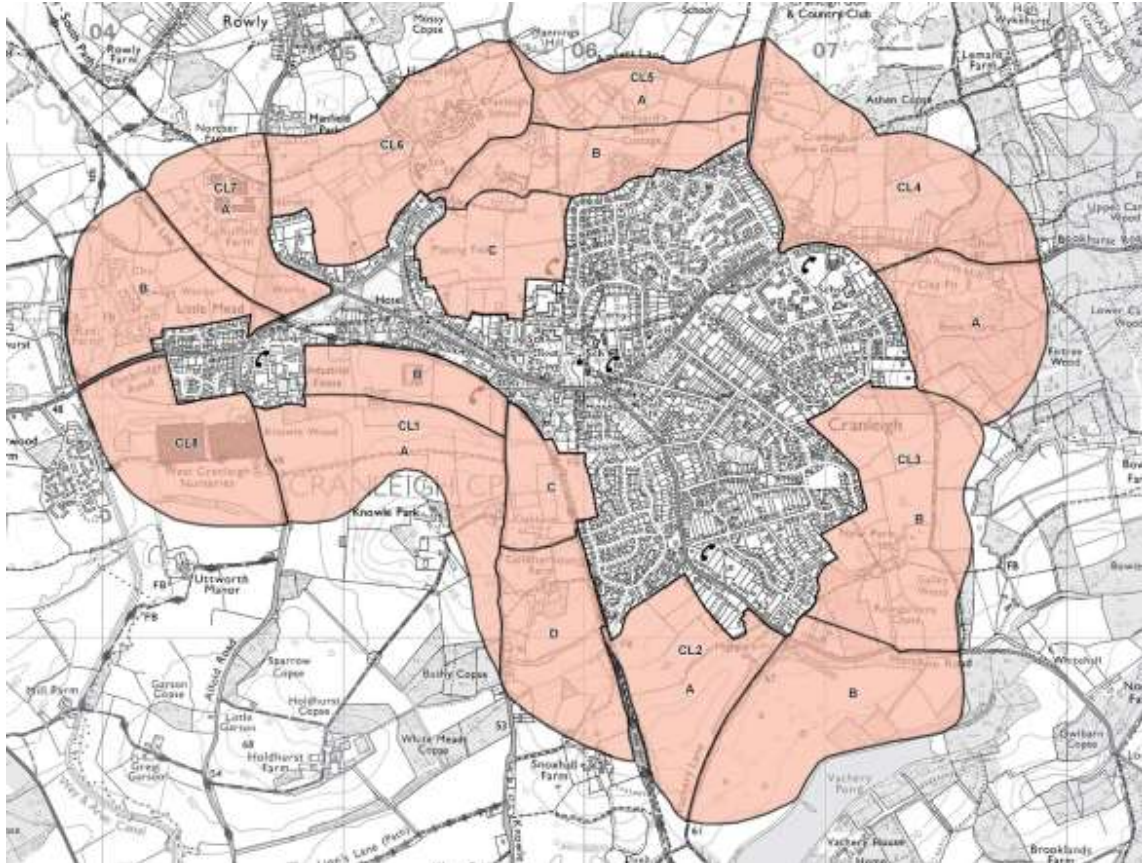
Figure 3.3: Landscape designations



3.18 The Waverley Landscape Report Part One: Farnham and Cranleigh, August 2014 assessed areas around the village of Cranleigh in terms of their development potential. Figure 3.4 shows a map of assessed areas and the Table 3.3 provides a summary of their development potential where:

- A 'Low' rating for landscape capacity indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale development.
- A 'Low/medium' capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.
- A 'Medium' capacity rating identifies a landscape character area with the capacity for limited development in some parts of the character areas (e.g. infill sites or small urban extensions). New development would need to be closely related and having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.

Figure 3.3: Locations assessed for development potential



Source: AMEC (2014) Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh, Figure 3.1

Table 3.3: Assessment of development potential

Segment assessed	Summary of finding	Segment assessed	Summary of finding
CL1 – A	Low	CL4	Low
CL1 – B	Medium	CL5 – A	Low
CL1 – C	Low/medium	CL5 – B	Medium
CL1 – D	Low	CL5 – C	Low
CL2 – A	Medium	CL6	Very low
CL2 – B	Low	CL7 – A	Very low
CL3 – A	Low/medium	CL7 – B	Very low
CL3 – B	Medium	CL8	Medium

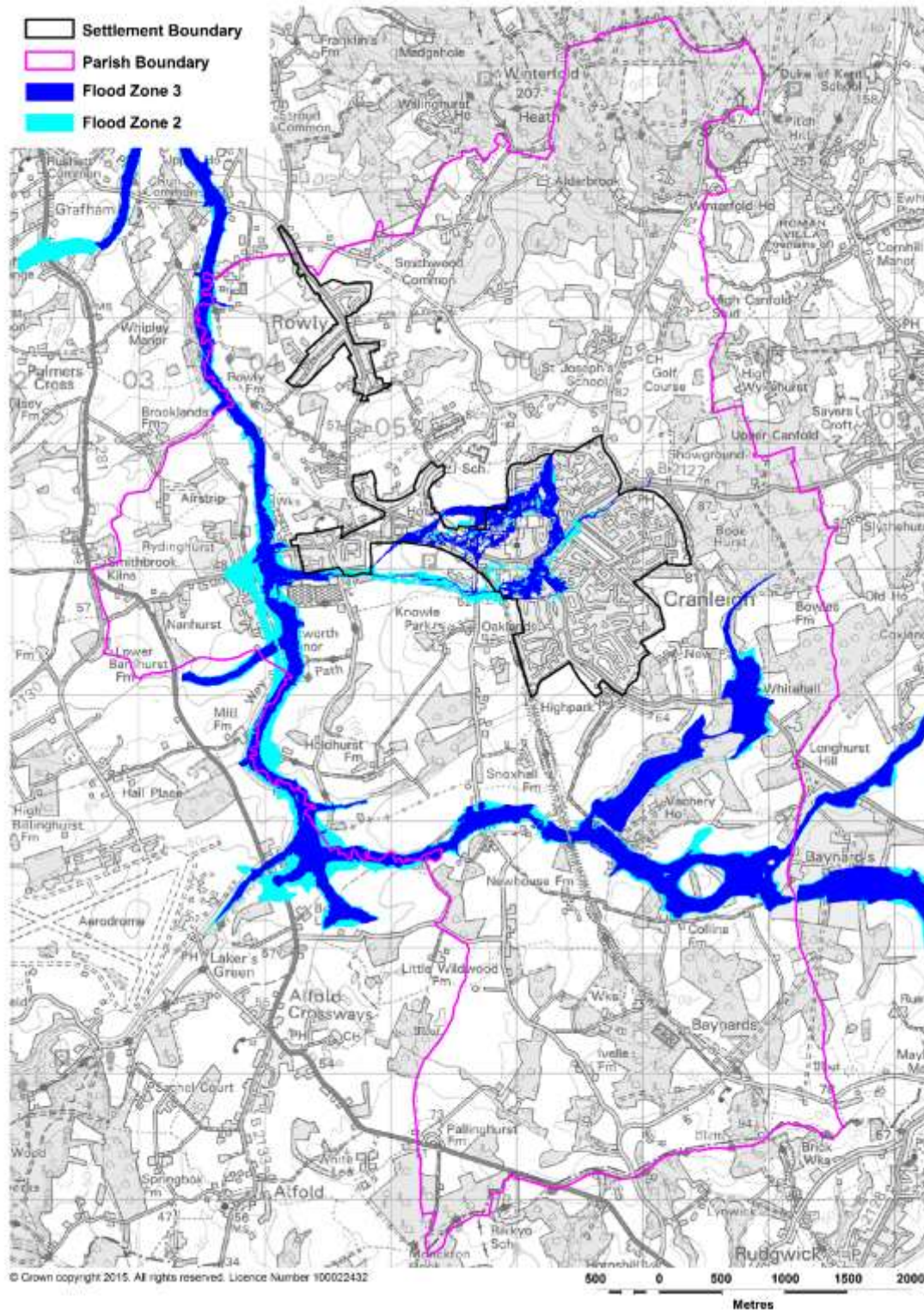
Water

- 3.19 Cranleigh's water is sourced through Thames Water, who have identified climate change as the major factor that could impact on how they supply water and how they deal with flooding in the future. Thames Water is working on ways in which to respond to the additional pressure exerted through climate change and increased development.
- 3.20 Alderbrook Stream, Nuthurst Stream, Littlemead Stream and Holdhurst Brook make up a wider area known as Cranleigh Waters. These watercourses ultimately flow out into the River Wey. Cranleigh has an area that is vulnerable to fluvial flooding due to Cranleigh Waters.
- 3.21 Urban areas of Cranleigh are at an increased risk of sewer flooding due to the increased density of the sewer network and proportion of culverted channels and combined sewer systems. Flooding from this source could be contaminated with raw sewage.
- 3.22 There is a high risk of groundwater flooding in Cranleigh when the ground water table rises to levels which cause emergence at the surface.
- 3.23 There is a high risk of surface water flooding in certain areas within the parish, including within Cranleigh village. This is generally in the same areas as the areas at high risk of flooding from rivers (Figure 3.5).
- 3.24 The length of Cranleigh Waters downstream of Vachery Pond is at risk from reservoir flooding.
- 3.25 Future development within areas liable to flood (Flood Zones 2 and 3) will not be granted planning permission by Waverley Borough Council where it would exacerbate or increase any risk of flooding. Any proposed flood protection measures should not damage the environmental characteristics of the area.

3.26 Climate change is likely to result in the more frequent occurrence of all types of flooding including fluvial, surface water, sewer and ground water flooding.

3.27 A map of the Flood Zones is shown in Figure 3.5 below.

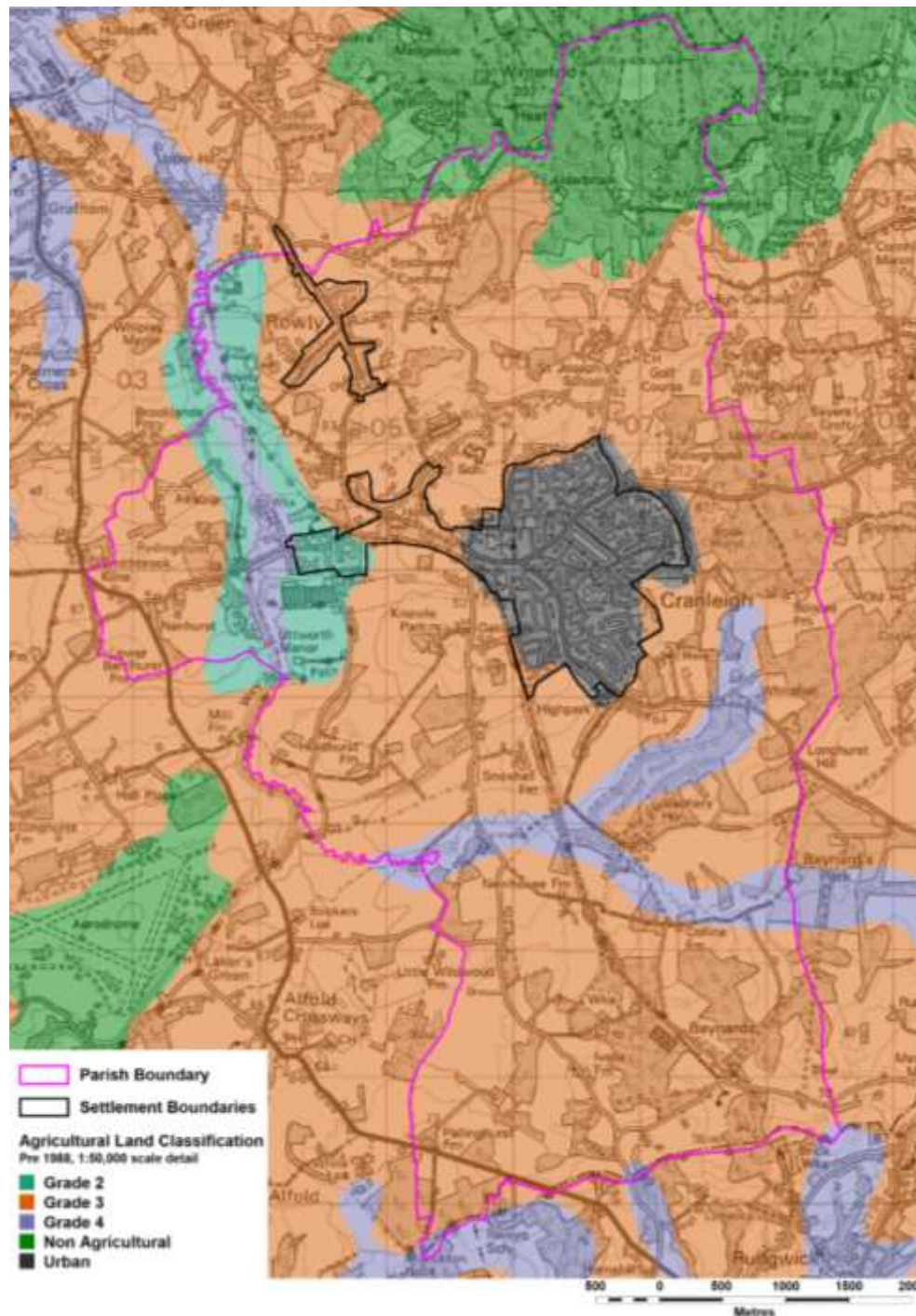
Figure 3.5: High flood risk areas



Soil and Geology

- 3.28 Most of the neighbourhood area lies over a heavy clay subsoil with the exception of the northern boundary which lies on sandy, well-draining soil in the area known as Winterfold Heath. Much of the natural loam in the area has been removed over the years, as a result of the increasing demands for topsoil for gardens and sport field, leaving fertile but difficult clay.
- 3.29 The majority of agricultural land in the Neighbourhood Area is classified as Grade 3 in the Agricultural Land Classification System (ALC). There is a limited amount of 2 agricultural land in an area west of Cranleigh and Rowly. This is shown in Figure 3.6. Cranleigh clay is the underlying soil structure throughout the Parish. Development could therefore have a detrimental impact on the soil quality and availability of farming land in Cranleigh parish.
- 3.30 There are no significant deposits of material assets within the parish, although there is an underlying area of clay that could be used in the production of tiles on the Ewhurst border. The site of Cranleigh Brick and Tile Works on Knowle Lane contains contaminated land.

Figure 3.6: Agricultural Land Classification



Cultural/Heritage

- 3.31 Within Cranleigh there are around 24 sites identified by the Surrey County Council Archaeological Advice Service as having High Archaeological Potential, the largest of which covers much of the Conservation Area. In addition both the Surrey Historic

Environment Record and the Surrey Historic Landscape Characterisation (both available from <https://www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record>) will provide important data sources for the assessment of plan options as they emerge, in particular any site allocations. The Conservation Area (CA), when designated in 1983, was centred on the High Street and the north side of the Common. Following a review in 2016¹ this was extended to include the south side of the High Street and the south side of the Common. It has many buildings of architectural or historic interest and there are also numerous trees including an avenue of Norway Maples which line the common and several other groups of trees or individual specimens which provide a backdrop to the area. The CA has three distinctive parts: the historical core to the east with a moat around the refectory, 16/17th century buildings and a 14th century church; a main shopping area and a more rural feel to the west.

- 3.32 The 2016 review of the CA touched on the issue of traffic through the village centre, which is high, largely given Cranleigh's rural location and lack of alternative options for getting around to neighbouring towns, for instance there is no railway station. The Review notes, "heavy traffic" as a negative factor of the CA but goes on to say that, "whilst traffic is dominant within the CA, this is, in the main, mitigated through the significant areas of open space and public realm." There are no buildings within the CA on the Waverley BC and Historic England 'Heritage at Risk Register'. The listed buildings, heritage assets and other buildings within the CA are all noted as being in good condition and appear to be well maintained, which reflects on the character of the CA.
- 3.33 The CA contains 27 of the 81 listed buildings in the Neighbourhood Area. There are seven Locally Listed Buildings and a comprehensive list of Buildings of Local Merit.
- 3.34 Scheduled monuments present in the Neighbourhood Area include the Moated Site West of Vachery Farm and the Ringwork in Broomhall Copse. There are no sites in Cranleigh's Neighbourhood Area that are listed in Historic England's Heritage 'At Risk' Register. The loss of vernacular architectural detail in Cranleigh has been revealed as a potential threat as additional development takes place and as buildings and heritage assets age. The village centre (and CA), for instance, is surrounded by land that is potentially developable. The 2016 Review of the CA explores this potential issue in more detail and sets out a management plan to preserve and enhance the CA in the future. It notes that within the CA itself, there is limited scope for development, however any changes made to structures should, "enhance the area and respect features which contribute to the character of the area." The Review sets out the styles and themes common to the different parts of the CA, which act as a

¹ http://www.waverley.gov.uk/downloads/file/4988/cranleigh_conservation_area_appraisal

guide for any development or change. The Waverley Borough Plan also include a CA policy which seeks to ensure that CAs are protected and that any development or change serves to enhance them.

3.35 Maps of the heritage assets are shown in Figures 3.7 and 3.8.

Figure 3.7: Map of heritage features in Cranleigh Neighbourhood Area

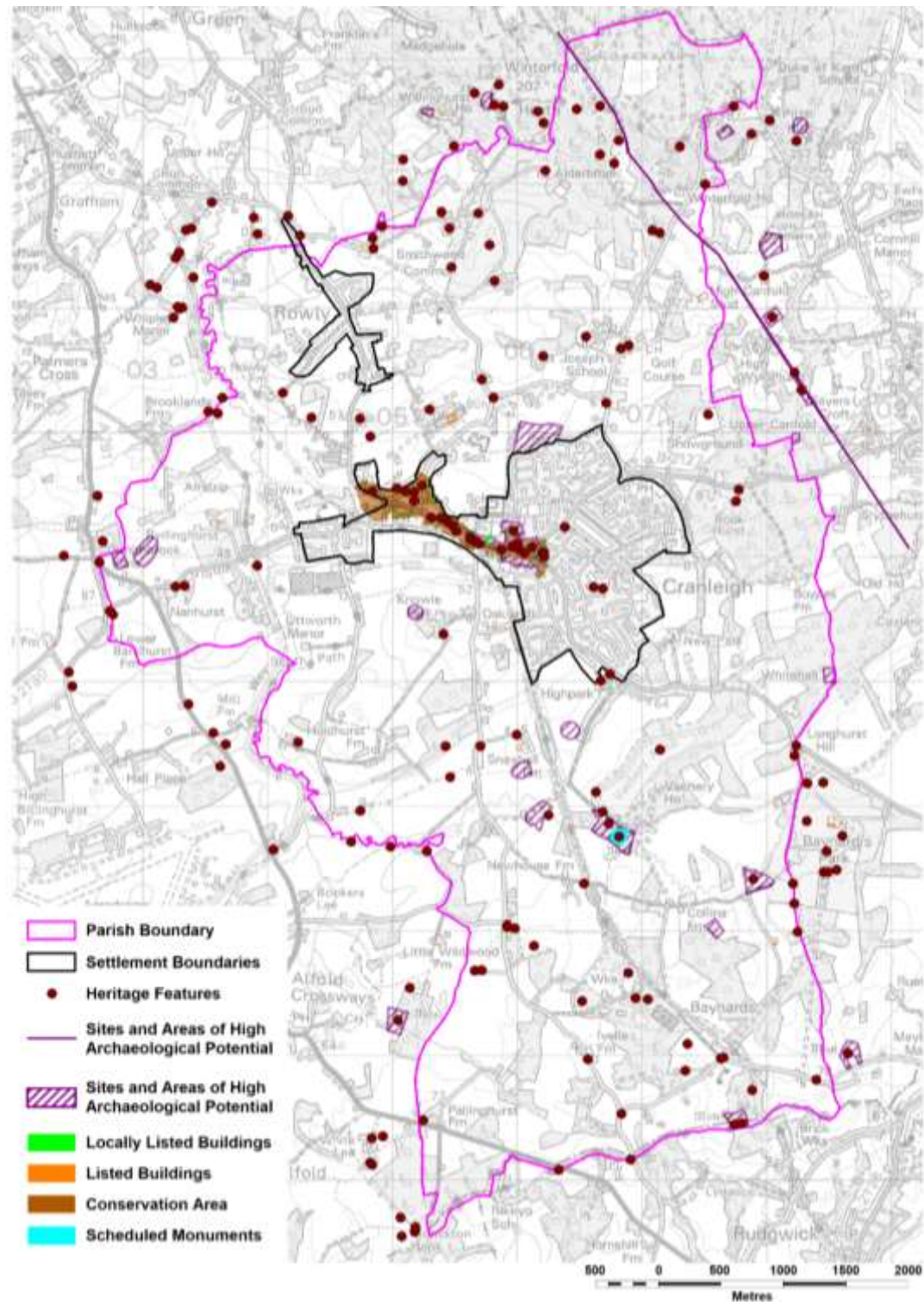
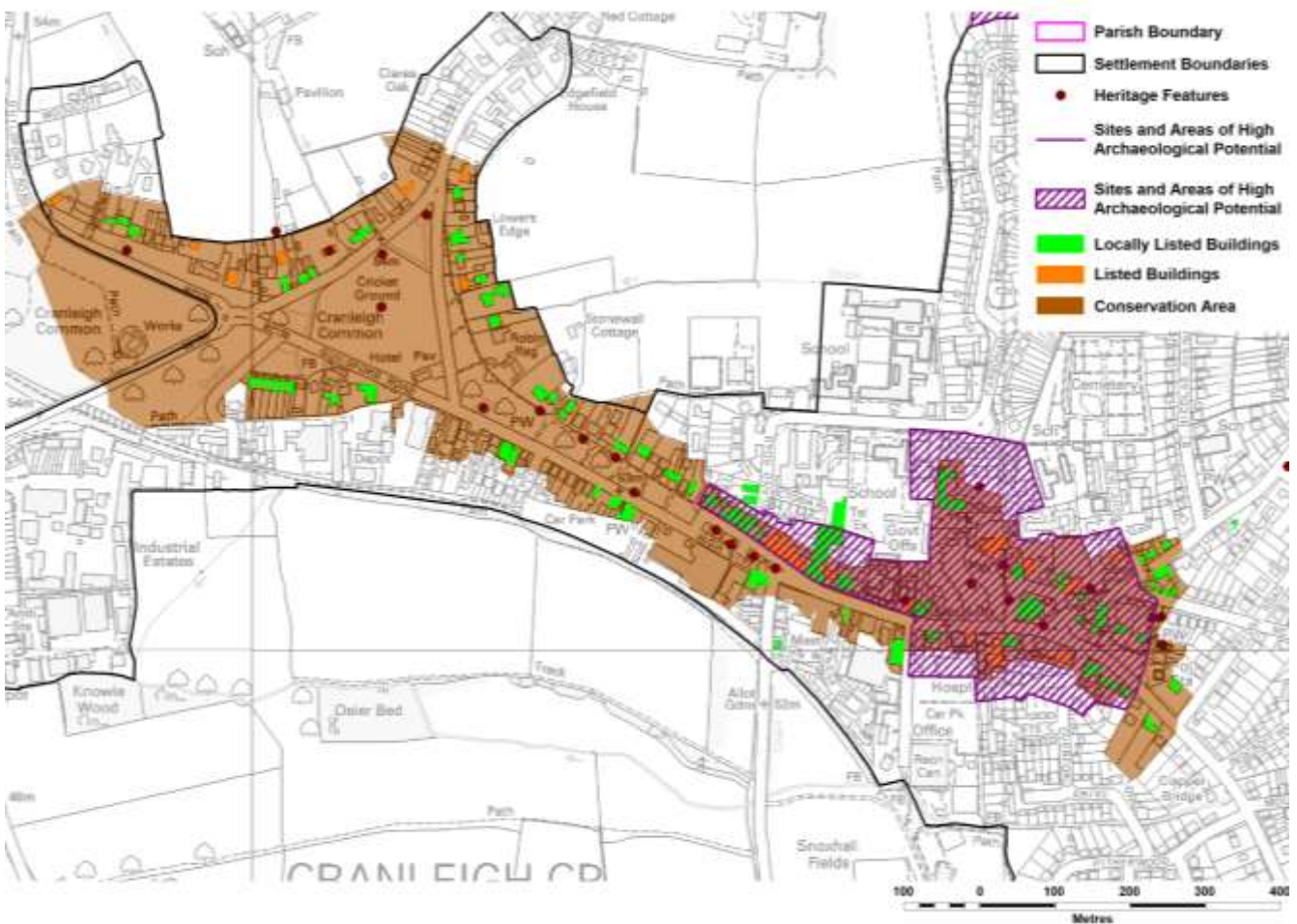


Figure 3.8: Map of heritage features in Cranleigh village



3.36 Development both within and adjacent to the settlement boundary of Cranleigh village could have a detrimental impact on heritage assets.

Air and Climate

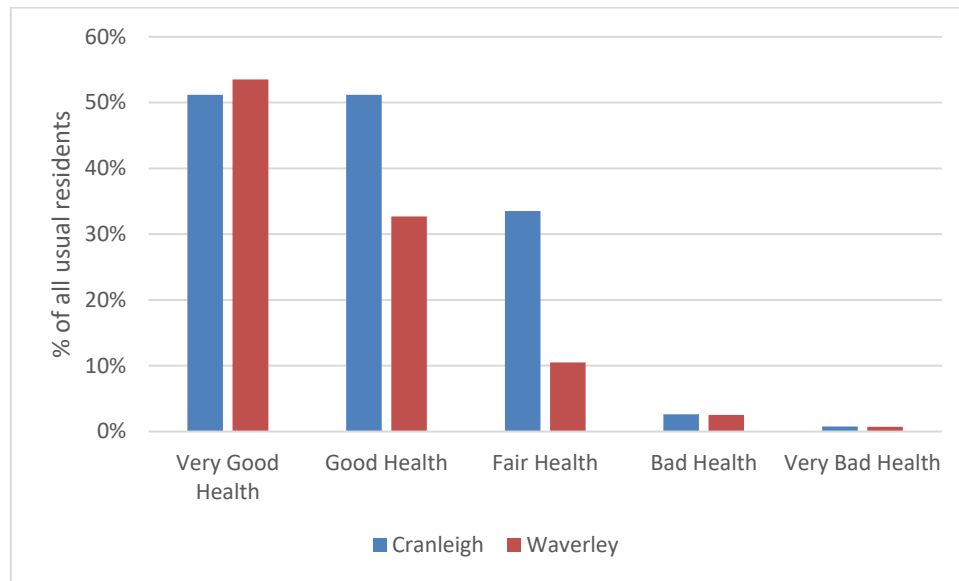
3.37 Generally air pollution is low. Local light industry is unlikely to affect air quality, however, general pollution may be prevalent as Cranleigh is in reasonably close proximity to the major road networks in the South East of England, Gatwick and Heathrow airports, London and the larger cities and towns surrounding it.

3.38 There are no locations within the Neighbourhood Area that are within an Air Quality Management Area.

Human characteristics

3.39 Figure 3.9 shows that the general health of Cranleigh residents is good. Those with 'very good' health are just below the borough average but this is more than offset by the high proportion of with 'good' health. Those in bad health represents 4% of the population.

Figure 3.9: General health, 2011



Source: 2011 Census

Roads and transport

- 3.40 There are two routes running through the parish: the B2127, running east to west and the B2128, running north (from Guildford) to south. These routes converge at the centre of Cranleigh village. These are two-way roads but are subject to congestion at various pinchpoints.
- 3.41 The local roads serving Cranleigh village and rural surrounds are very small, rural roads that are inappropriate for carrying significant volumes of traffic.

Infrastructure

- 3.42 Cranleigh is a large village which has the following community infrastructure assets:
- Three primary schools
 - A village hospital which acts as a hub for the Royal Surrey Hospital Trust
 - Four churches
 - An arts centre
 - A number recreational spaces used for formal and informal recreation
 - Numerous pubs and restaurants
 - A vibrant high street with a range of independent shops

Population/economic characteristics

- 3.43 The 2011 Census recorded that the population of the Cranleigh parish was 11,492 persons, living in 4,779 households. Since 2001, the population has grown by 246 persons, or 2%. Comparatively, the Waverley borough population grew by 5%. Over the same period, the number of households grew by 58 (1%) in Cranleigh and also by 1% in Waverley. This number will reflect the number of new houses built over the decade and also possibly the sub-division of existing properties into multiple households.
- 3.44 The rate of population growth and rise in households over the period 2001 to 2011 was fairly modest in comparison to the south east region as a whole which saw an overall 8% rise in population and 5% rise in households.
- 3.45 A potential barrier for access to housing is house prices – both in relative and absolute terms. Over the year to May 2021, the average sale price of a dwellings (all types) in the GU6 postcode area (covering Cranleigh and the surrounding rural areas) was £468,125².

² Source: www.home.co.uk

4 KEY SUSTAINABILITY ISSUES

- 4.1 The United Nations Earth Summit in Rio de Janeiro in 1992 sought to help Governments rethink economic development and find ways to halt the destruction of irreplaceable natural resources and pollution of the planet. Since this time, these same Governments and the United Nations have continued to develop this thinking and policy action, making eco-efficiency a guiding principle for business and governments alike. This has particularly focused on the following:
- Patterns of production - particularly the production of toxic components, such as lead in gasoline, or poisonous waste - are being scrutinized in a systematic manner by the UN and Governments alike;
 - Alternative sources of energy are being sought to replace the use of fossil fuels which are linked to global climate change;
 - New reliance on public transportation systems is being emphasized in order to reduce vehicle emissions, congestion in cities and the health problems caused by polluted air and smog;
 - There is much greater awareness of and concern over the growing scarcity of water.
- 4.2 The United Nation's 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in these areas of critical importance for humanity and the planet that came out of the 1992 Earth Summit. The SDGs are listed in Appendix C. From these SDGs come the objectives that are needed to collectively ensure development is sustainable.

SWOT analysis

- 4.3 Table 4.1 has been informed by the issues identified in the Neighbourhood Plan engagement events and consultation, and the baseline information collected in Section 3.

Table 4.1: SWOT analysis of issues facing Cranleigh Neighbourhood Area

<p>Strengths</p> <p>Low crime rate, valued schools, attractive landscape setting, designated land, conservation area, strong community spirit, good range of community activities, choice of pubs, vibrant high street with good shopping offer, friendly churches, access to Guildford, good primary healthcare facilities</p>	<p>Weaknesses</p> <p>Traffic speed, volume and weight, car parking issues, pedestrian vulnerability, poor state of roads, congestion pinchpoints, lack of facilities/services in more rural community (Rowly), infrequent public transport, limited activities for older children, high house prices, lack of affordable housing, concerns over school futures, aging population, lack of younger families, lack of high paid local employment, Downs Link in need of resurfacing</p>
<p>Opportunities</p> <p>Improve pedestrian safety, implement traffic management, better balanced age distribution, improve contact and service to elderly, encourage use of renewable energy, encourage local businesses, expand/improve community activities including the village hall, improve network and condition of footpaths, extend role of village hospital, broadband connectivity for new dwellings</p>	<p>Threats</p> <p>Climate change, loss of biodiversity, drought or water interruption/contamination, danger from traffic on strategic roads, inappropriate development leading to loss of rural character, loss of agricultural land and local food self-sufficiency, loss of local distinctiveness through cumulative loss of local vernacular, pressure on sewer system, threat from nearby developments, concerns about lack of supporting infrastructure</p>

Key issues

- 4.4 There are a number of sustainability issues and challenges facing the parish. While Cranleigh parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.
- 4.5 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Cranleigh), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

Table 4.2: Challenges and impacts of not having a neighbourhood plan

Challenges facing Cranleigh Parish	Effect of not having a neighbourhood plan
Problem of traffic speed, volume and weight and lack of pedestrian/ cyclist safety on the B-roads and rural lanes	Residents lives will be further blighted and safety will be worsened by traffic movements
Viability of primary schools	School roll reduces and therefore the schools face the threat of closure
Scale of housing growth	Without a Plan allocating the sites that will enable Cranleigh to address the housing requirements identified in the Borough Local Plan Part One, the parish could be exposed to further large scale development allocations which could all be delivered in the short term, placing significant pressure on the infrastructure of the village.
Lack of affordable housing for parish residents	No suitable sites for housing for local people would be delivered
Supporting an ageing population	Potential issues of care/support/transport and a lack of local homes suitable for the needs of older people
Inadequate and potentially reducing public transport options	Increased dependence on the private car and increasing isolation for those unable to afford a car especially in more rural locations
Support and flexibility for local businesses	The needs of businesses to grow and change may be restricted by current rural policies
Infrastructure improvements such as roads, crossings, parking, community facilities	Funding for infrastructure requirements may not arise
Pressures for development in countryside	Borough Local Plan policies are strategic in nature but may require growth of rural settlements which could therefore be ad-hoc and unplanned.
Need to protect sensitive environmental features in the parish	Development could occur outside Cranleigh settlement and potentially have a detrimental impact on environmental assets (e.g. ancient woodland) or the landscape (the Surrey Hills AONB or AGLV).
Loss of agricultural land to development	Could result in unnecessary loss of agricultural land due to unplanned development coming forward through speculative applications

Challenges facing Cranleigh Parish	Effect of not having a neighbourhood plan
Poor access to services and facilities	<p>Increased dependence on the private car to access services and inability to do so for those unable to afford a car</p> <p>Could result in the loss of the local petrol station/shop with no alternative convenience retail provision.</p>
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Could result in unnecessary impacts on biodiversity due to unplanned development coming forward through speculative applications
Need to protect and enhance the historic buildings and environment of the parish	Could result in unnecessary impacts on heritage assets due to unplanned development coming forward through speculative applications

5 ASSESSMENT OF EFFECTS OF NEIGHBOURHOOD PLAN POLICIES

- 5.1 Planning Practice Guidance states that, in order to demonstrate that a draft neighbourhood plan contributes to sustainable development, “...sufficient and proportionate evidence should be presented on how the draft neighbourhood plan...guides development to sustainable solutions”³.
- 5.2 In order to ensure that the Plan contributes to sustainable development it is necessary to review the consistency of its objectives against recognised sustainability objectives at the following scales:
- i. World
 - ii. National
 - iii. Local

World sustainability objectives

- 5.3 As explained in Section 4, the objectives of the Plan have been informed by the United Nation’s 2030 Agenda for Sustainable Development (2030 Agenda) and specifically its 17 SDGs (listed in Appendix C). Every policy in the Plan contributes to at least one of the SDGs, with most policies contributing to multiple SDGs. None of the policies in the Plan are considered to have a negative impact on the achievement of the SDGs.

National sustainability objectives

- 5.4 At a national level, the NPPF establishes the sustainability objectives which development plans must have regard to. Table D1 in Appendix D assesses how the series of relevant issues that have been raised through the development of the Plan relate to the objectives of the NPPF. This then provides a clear ‘roadmap’ as to the types of objectives that the policies in the Plan need to be guiding development towards.
- 5.5 Table D1 demonstrates that, of the 13 objectives in the NPPF, the Plan is addressing issues of relevance to achieving 12 of these objectives. With regard to the other objective, ‘Facilitating the sustainable use of minerals’ is not a matter within the scope of a neighbourhood plan.

³ Paragraph: 072 Reference ID: 41-072-20140306

Local sustainability objectives

5.6 In order to demonstrate that the Plan contributes to the achievement of sustainable development, it is necessary to identify sustainability objectives to enable an assessment to be made of the Plan. Whilst there are objectives established at the strategic level through the Local Plan, for a neighbourhood plan that must confine the matters it deals with to local issues, these are most appropriately established at the local level. Accordingly, the sustainability objectives of the Plan have been informed by those that themselves informed the Waverley Local Plan Part One. The sustainability criteria are shown in Table 5.1 below:

Table 5.1: Sustainability assessment framework

Sustainability theme	Objectives	Assessment criteria	Monitoring indicators
1/Env	To preserve and enhance the natural beauty of Cranleigh in terms of its: - geology, landform, water systems and climate - ancient woodlands - tranquillity - green spaces	<ol style="list-style-type: none"> 1. Will the policy protect and enhance areas of Ancient Woodland within the parish? 2. Will the policy increase the number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas? 3. Will the policy lead to the loss of green infrastructure features through grant of planning consent? 4. Will the policy support access to green spaces and nature in the area? 	<ol style="list-style-type: none"> 1. No. of hectares gained/lost 2. No. of properties/floorspace of developments in flood zone 1 (properties/floorspace). 3. Yes/no 4. No. of green spaces within easy walk (max. 10 mins predominantly on safe paths)
2/Env	To protect and enhance the biodiversity of the parish, its wildlife habitats and species.	<ol style="list-style-type: none"> 5. Will the policy/proposal protect and enhance priority habitats and the habitats of protected species? 6. Will the policy retain or increase the number of trees with TPOs? 7. Will the policy retain and enhance the length of hedgerows in parish? 8. Will the policy support enhancements to multifunctional green 	<ol style="list-style-type: none"> 5. No. of species gained/lost 6. Number of trees with TPOs removed 7. Length of hedgerows (in metres) retained/removed 8. No. of species gained/lost; number

Sustainability theme	Objectives	Assessment criteria	Monitoring indicators
		infrastructure networks/corridors? 9. Will the policy result in a net gain in biodiversity?	within each species increased/declined 9. No. of species gained/lost
3/Env	To protect the landscape setting of Cranleigh village, in particular its setting against the backdrop of the Surrey Hills AONB, and focusing development on previously developed land	10. Is the development site within an area assessed as low suitability and/or low landscape capacity? 11. Will the policy result in the loss of views of value, including into and out of the conservation area and views into and out of the Surrey Hills AONB or its setting? 12. Is the development site within a protected landscape or its setting and has an assessment of impact the proposal been undertaken? 13. Does the development site provide sufficient screening? 14. Does the policy protect and enhance locally valued landscapes including distinctive local landscape features?	10. Area of land granted in locations with low landscape capacity (hectares). 11. Number of planning applications granted in locations that would affect identified views. 12. Area of land granted in locations with low landscape capacity (hectares). 13. Proportion of boundary adjacent to open countryside that has screening (%) 14. Area of land granted in locations with low landscape capacity (hectares).
4/Soc	To ensure that housing addresses the needs of the existing community of Cranleigh before addressing wider needs	15. Will the policy contribute toward the delivery of the evidenced housing mix? 16. Will the policy contribute to housing people with a local connection on the Housing Register? 17. Will the policy increase the number of affordable homes completed?	15. Mix of housing built by dwelling size (number of dwellings). 16. Number of people with a local connection on the Housing Register that are newly housed (number of persons). 17. Number of affordable homes completed (number of dwellings).
5/Econ	To maximise the potential of existing employment and support the needs of local employers.	18. Will the policy contribute to retaining existing businesses?	18. Number of existing businesses retained (number of VAT registered businesses).

Sustainability theme	Objectives	Assessment criteria	Monitoring indicators
		<p>19. Will the policy increase opportunities for new businesses in the parish?</p> <p>20. Will the policy enable new local start-ups?</p> <p>21. Will the policy have a positive impact on employment levels locally?</p> <p>22. Will the policy increase the number of businesses and dwellings (for home workers) with access to superfast broadband?</p>	<p>19. Number of new businesses in the parish (number of VAT registered businesses).</p> <p>20. Number of local start-ups (number of VAT registered businesses).</p> <p>21. Number of new jobs created (number of jobs).</p> <p>22. Number of properties with superfast broadband (domestic and commercial)</p>
6/Env	To protect the identity and local distinctiveness of Cranleigh as a rural village and to enhance the village streetscape.	<p>23. Will the policy or development help to retain the number of listed buildings in the built-up area?</p> <p>24. Is the development within or adjacent to a Conservation Area?</p> <p>25. Is the development sympathetic to the existing built density?</p>	<p>23. Number of listed buildings demolished or redeveloped (number of buildings/ structures).</p> <p>24. Number of developments within/adjacent to Conservation Area.</p> <p>25. Density of development per hectare</p>
7/Soc	To ensure that the community has a high quality and healthy lifestyle.	<p>26. Will the policy contribute to reducing the incidences of long term illness and serve to improve general health?</p> <p>27. Will the policy contribute to the number/area of green spaces within walking distance of homes?</p> <p>28. Will the policy enable greater usage of formal green spaces within the parish?</p> <p>29. Will the policy contribute to the number and range of formal recreation</p>	<p>26. Census figures on change in long term illness and general health (Census data).</p> <p>27. Number/area of green spaces within walking distance of homes (hectares within 10-minute walk of residential properties).</p> <p>28. Levels of use of formal green spaces within the parish (number of visitors per year).</p> <p>29. Number of formal recreation facilities within walking distance of homes (number).</p>

Sustainability theme	Objectives	Assessment criteria	Monitoring indicators
		<p>facilities within walking distance of homes?</p> <p>30. Will the policy increase the number of homes experiencing unacceptable levels of noise?</p>	<p>30. Number of homes experiencing unacceptable levels of noise (number of properties where noise levels breaching legal maximum).</p>
8/Econ	To improve safe movement around the parish and to key service centres outside the parish by a range of modes	<p>31. Will the policy/proposal result in increased levels of traffic using the B2127/ B2128?</p> <p>32. Will the policy/proposal result in increased levels of traffic using local roads around Cranleigh village?</p> <p>33. Will the policy/proposal provide an opportunity to increase the number and distance of new footpaths/cycle paths?</p> <p>34. Will the policy/proposal contribute to the slowing down of traffic?</p> <p>35. Will the policy/proposal contribute to increased road safety?</p> <p>36. Will the policy/proposal enhance or increase the safe crossing points in the village?</p> <p>37. Will the policy/proposal contribute to the number of public parking spaces?</p>	<p>31. Levels of traffic at key junctions in the village (number of vehicles per hour at peak periods).</p> <p>32. Levels of traffic at key junctions in the village (number of vehicles per hour at peak periods).</p> <p>33. Distance of new footpaths/cyclepaths (kilometres).</p> <p>34. Speed data from police (number of vehicles caught speeding).</p> <p>35. Accident data from police (number of slight or severe accidents; number of slight or severe casualties).</p> <p>36. Number of safe crossing points serving the key village services (number).</p> <p>37. Number of public parking spaces in Cranleigh village.</p>
9/Soc	To ensure that the community has adequate access to the key utilities and services it needs, including health facilities, convenience shops, schools, broadband	<p>38. Is the proposal within walking distance of key services?</p> <p>39. Is the proposal located near to regular public transport?</p> <p>40. Will the policy provide an opportunity to safeguard and/or increase the</p>	<p>38. No. of developments within 10-minute walk time of centre of village.</p> <p>39. No. of developments within 400m of bus stop.</p> <p>40. No. of shops containing operating retail businesses.</p>

Sustainability theme	Objectives	Assessment criteria	Monitoring indicators
		number of shops in village?	
10/Soc	To ensure the provision of a range of community facilities that provide for the needs of the community	<p>41. Will the policy/proposal support the provision of additional community facilities within the parish?</p> <p>42. Will the policy/proposal support the provision of facilities that meet the needs of specific user groups?</p>	<p>41. Number of community facilities within the parish (number).</p> <p>42. Number of community facilities within the parish, by type (number).</p>
11/ Env	To ensure that the Plan reduces the level of contribution to climate change made by activities in the Neighbourhood Plan area	<p>43. Will the policy reduce emissions of key pollutants?</p> <p>44. Will the policy reduce water consumption and increase efficiency?</p> <p>45. Will the policy reduce flood risk from all sources of flooding?</p>	<p>43. Levels of nitrous oxides</p> <p>44. Average water consumption by household</p> <p>45. No. of serious flood incidents</p>

- 5.7 The Assessment Framework is the methodology which will enable the environmental, social and economic sustainability impacts and equalities, health and crime and disorder effects and of the policies in Plan to be analysed, compared and critically assessed. This follows the requirements of Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.8 For a small area such as the Cranleigh Neighbourhood Area, gathering of data to establish a comprehensive quantitative baseline position is challenging. Where data is available this has been used and has been presented in Section 3. However, in most cases the baseline position has been assessed qualitatively.
- 5.9 Many of the specific impacts of the policies are theoretically capable of measurement i.e. they are quantitative indicators. However, such indicators can only be measured when the policy is in place and has been applied over a period of time. For the purpose of this assessment of sustainability, these indicators have been applied qualitatively as follows:
- severity of impact, number of people affected and extent of area affected;
 - cumulative nature of effects;
 - transboundary nature of effects;

- iv. short, medium and long-term timescales e.g. of effect or exposure, and consequences;
- v. likelihood of impact happening.

5.10 This is shown for each policy in the Table 5.2. The qualitative scoring system used to assess the likely effects is shown below:

++	The policy is likely to contribute significantly towards the sustainability objective
+	The policy is likely to contribute positively towards the sustainability objective, although not significantly
0	The policy is considered to have no significant positive or negative effect
-	The policy is likely to detract from the achievement of the sustainability objective, although not significantly
--	The policy is likely to detract significantly from the achievement of the sustainability objective
?	The policy has an uncertain relationship to the sustainability objective. Alternatively, insufficient information may be available to enable an assessment to be made.

5.11 The Plan should be read as a whole as no policy applies in isolation. The approach to the assessment recognises this issue and key policies that seek to enhance positive effects or mitigate the negative effects are noted in the commentary.

Table 5.2: Summary of assessment of the contribution the Cranleigh Neighbourhood Plan makes to sustainable development

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
CRAN1A: Land at the rear of the former Manns store	0	0	0	+	0	-	0	+	+	0	0	<ul style="list-style-type: none"> This policy allocates a development site within the settlement boundary of Cranleigh village. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 3, 9 and 15. The effects are likely to occur when the development comes forward and is completed. These impacts individually and cumulatively are not likely to be significant. Under the 'do nothing scenario' the housing requirements may not be met or there is the possibility that speculative development could come forward on less sustainable sites on the edge of the village, having a significant effect on its character and the open countryside. This policy will have a negative effect on natural beauty and a positive effect in addressing housing needs but neither effect will be significant.
CRAN1B: Land at West Cranleigh Nurseries	-	0	0	++	0	0	0	0	0	0	0	<ul style="list-style-type: none"> This policy allocates a development site adjacent to the settlement boundary of Cranleigh village.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 3, 9 and 15. The effects are likely to occur when the development comes forward and is completed. These impacts individually and cumulatively are not likely to be significant. <p>Under the 'do nothing scenario' the housing requirements may not be met or there is the possibility that speculative development could come forward on less sustainable sites on the edge of the village, having a significant effect on its character and the open countryside. This policy will have a negative effect on natural beauty and a positive effect in addressing housing needs but neither effect will be significant.</p>
CRAN1C: Land off Bloggs Way	0	0	+	+	0	0	0	0	+	0	0	<ul style="list-style-type: none"> This policy allocates a development site within the settlement boundary of Cranleigh village. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 3, 9 and 15. The effects are likely to occur when the development comes forward and is completed. These impacts individually and cumulatively are not likely to be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> • Under the 'do nothing scenario' the housing requirements may not be met or there is the possibility that speculative development could come forward on the edge of the village, affecting its character and the open countryside. This policy will have a positive effect but this will not be significant.
CRAN2: Design of Development	+	+	+	+	0	+	+	+	0	0	+	<ul style="list-style-type: none"> • This policy gives clear direction as to what needs to be addressed to deliver high quality design in a village surrounded by the Surrey Hills. • There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN3 and 15. • The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward. • The effects are likely to be relatively localised, enjoyed mainly by local residents and those travelling through the areas where this policy is likely to have greatest effect. • Overall the effects are not considered to be significant. • Under the 'Do Nothing' scenario, new development exhibits poor or mediocre design which diminishes the overall feel of Cranleigh as a rural village in a high quality landscape setting. The policy will have a positive effect but this will not be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
CRAN3: Character of Development	+	0	++	0	0	++	0	0	0	0	0	<ul style="list-style-type: none"> This policy gives clear guidance on what is required to deliver development that is in keeping with the character of the village and surrounding countryside. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 5, 11, 12 and 15. The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward. The effects are likely to be relatively localised, enjoyed mainly by local residents and those travelling through the areas where this policy is likely to have greatest effect. Overall the effects are not considered to be significant. Under the 'Do Nothing' scenario, the quality of built development is reduced, serving to erode the character of Cranleigh as a rural village in a high quality landscape setting. The policy will have a positive effect but this will not be significant.
CRAN4: Protecting Employment and Commercial Activity	0	0	0	0	+	0	0	0	0	0	0	<ul style="list-style-type: none"> This policy protects the existing commercial activities and premises. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN5. The effects are likely to be localised to the specific locations where the commercial activity is. However, the wider benefits to the economy will be experienced by everyone in the Area to some degree.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, there is the possibility that employment opportunities within Cranleigh could diminish which would affect the local economy. The policy will have a positive effect but this will not be significant.
CRAN5: Rural Enterprise and use of Agricultural Buildings for Business	+	0	+	0	+	0	0	0	0	0	0	<ul style="list-style-type: none"> This policy supports the change of use to an agriculture building to an employment use providing the business is appropriate for the rural location, does not impact upon the landscape and the reuse would not affect other uses. There are a number of other policies that seek to enhance the positive effects of this policy. These include: CRAN2 and 3. The effects are likely to be localised to the specific locations where the original building is, However, the wider benefits to the economy will be experienced by everyone in the Area to some degree. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> • Under the 'Do Nothing' scenario, employment uses will not be generated, thus, having a detrimental impact on economic growth in the Area.
CRAN6: Natural Landscape and Rural Character	++	++	++	0	0	0	0	0	0	0	+	<ul style="list-style-type: none"> • This policy maintains and enhances the natural environment by retaining landscaping features and enhancing the rural character of the Area through encouraging design which is in keeping with Cranleigh. This recognises the significance of the AONB and the AGLV and the importance of their protection where development could have an impact on them. • There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 3 and 4. • The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward. • The effects are likely to be relatively localised, enjoyed mainly by local residents and through the areas where this policy is likely to have greatest effect. • Overall the effects are not considered to be significant. • Under the 'Do Nothing' scenario, development could result in the loss of key features of the countryside which enhance Cranleigh's rural character. The policy will have a positive effect but this will not be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
CRAN7: Air Quality	+	+	0	0	0	0	++	0	0	0	+	<ul style="list-style-type: none"> This policy seeks to ensure that development does not cause risks to human, flora and fauna health through unacceptable air quality. There are a number of other policies that seek to enhance the positive effects of this policy. These include: CRAN11, 12 and 13. The effects will be felt predominantly by residents as development takes place by reducing harmful pollutants and increasing opportunities for healthy living. The extent to which levels of pollutants are reduced overall will however be impacted by surrounding areas over which the Plan has no authority. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, air quality could worsen to the point where it has a detrimental impact on human health, as well as that of plants and animals. The policy will have a positive effect but this will not be significant.
CRAN8: Water Quality	+	+	0	0	0	0	+	0	0	0	+	<ul style="list-style-type: none"> This policy seeks to ensure that development does not cause risks to human, flora and fauna health through unacceptable water quality.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> There are a number of other policies that seek to enhance the positive effects of this policy. These include: CRAN5, 12 and 13. The effects will be felt predominantly by residents as development takes place by reducing harmful pollutants in the water supply and increasing opportunities for healthy living. The extent to which levels of pollutants are reduced overall will however be impacted by surrounding areas over which the Plan has no authority. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, water quality could worsen to the point where it has a detrimental impact on human health, as well as that of plants and animals. The policy will have a positive effect but this will not be significant.
CRAN9: Soil Quality and Erosion	+	+	0	0	0	0	0	0	0	0	+	<ul style="list-style-type: none"> This policy seeks to ensure that development does not cause risks to farming through contamination of the soil. There are a number of other policies that seek to enhance the positive effects of this policy. These include: CRAN5, 11 and 13. The effects will be felt predominantly by residents as development takes place by reducing harmful pollutants in

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<p>agricultural soils. The extent to which levels of pollutants are reduced overall will however be impacted by surrounding areas over which the Plan has no authority.</p> <ul style="list-style-type: none"> The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, soil quality could worsen to the point where it is not safe to farm, thereby having an impact on human health, as well as that of plants and animals. The policy will have a positive effect but this will not be significant.
CRAN10: Energy Efficiency and Design	+	+	0	0	0	-	0	0	0	0	++	<ul style="list-style-type: none"> This policy encourages the highest level of sustainable design to be incorporated into developments, resulting in greater energy efficiencies through incorporating solutions which reduce heat loss and consumption, and encourage the use of renewably sourced fuels. There are a number of other policies that seek to enhance the positive effects and mitigate the negative effects of this policy. These include: CRAN2, 3, 5 and 13. The effects will be felt predominantly by residents as development takes place by reducing harmful pollutants and increasing opportunities for healthy living. The extent to which levels of pollutants are reduced overall will however be impacted by surrounding areas over which the Plan has

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<p>no authority. The effects could be detrimental to heritage buildings but there are a range of alternative ways to increase energy efficiency, so this does not have to result in a detrimental visual impact.</p> <ul style="list-style-type: none"> • Under the 'Do Nothing' scenario, historic buildings are limited in their ability to minimise energy consumption and therefore make a positive contribution towards achieving carbon reduction targets. The policy will have a positive effect but this will not be significant.
CRAN11: Cranleigh Area of Strategic Visual Importance	++	+	++	0	0	0	+	0	0	0	0	<ul style="list-style-type: none"> • This policy maintains and enhances the natural environment by preserving the setting of the landscape in a particularly sensitive location in Cranleigh. This recognises the significance of the AONB and the AGLV and the importance of protecting their positive visual impact on the setting of Cranleigh village. • There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2, 3 and 5. • The effects are likely to occur throughout the lifetime of the Plan as individual development projects come forward. • The effects are likely to be relatively localised, although will be enjoyed by all local residents and visitors choosing to access this part of the village, including its facilities and walking/cycling routes. • Overall the effects are not considered to be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> Under the 'Do Nothing' scenario, development could result in the loss of key views of the countryside which enhance Cranleigh's rural character. The policy will have a positive effect but this will not be significant.
CRAN12: Local Green Spaces	+	+	0	0	0	+	+	0	0	+	0	<ul style="list-style-type: none"> This policy designates a number of Local Green Spaces in the Area. The effects are likely to be localised to the specific locations where the Local Green Spaces are and to the residents that are able to use them. However, the wider benefits to biodiversity, climate change and pollution will be experienced by everyone in the Area to some degree. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, there is the possibility that development could detrimentally impact on the small number of valued green spaces which provide an urban oasis in the Area. The policy will have a positive effect but this will not be significant.
CRAN13: Residential Gardens and Amenity Space	0	+	+	+	0	0	0	0	0	0	0	<ul style="list-style-type: none"> This policy promotes the importance of residential gardens due to them contributing to the character of the area and encouraging biodiversity. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN15.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> The effects are likely to be localised to the specific locations where the residential gardens and amenity spaces are and to the residents that are able to use them. However, the wider benefits to biodiversity, climate change and pollution will be experienced by everyone in the Area to some degree. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'do nothing' scenario, there is the possibility that new developments will not be to a high standard and biodiversity will be impacted. Residential amenity will suffer, resulting in a lower quality of life for residents. This policy will have a positive effect but it will not be significant.
CRAN14: Flood Risk and Drainage	0	0	+	0	0	0	0	0	0	0	+	<ul style="list-style-type: none"> This policy retains and enhances the flood plain in order to stop the Parish from flooding. Guidance is given on how to achieve this. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN2 and 12. The effects are likely to be spread across the area and improve the quality of life for residents as it becomes easier to limit the impacts of flooding.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
												<ul style="list-style-type: none"> The effects are likely to occur as individual development projects come forward. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, flood issues may not be properly managed which impacts on the environment and the economy. The policy will have a positive effect but this will not be significant.
CRAN15: Transport and Movement	0	0	0	0	0	0	0	++	+	0	+	<ul style="list-style-type: none"> The policy will likely encourage greater connections to the existing settlement, helping to minimise the need for car usage, increase accessibility, promote the use of public transport and design a clear network of walking routes. The effects are likely to be felt across the Plan area. The effects are likely to occur and increase throughout the lifespan of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, the use of public transport and walking will decrease, increasing the likelihood that short journeys will be made by private car, with the attendant impacts on air pollution and climate change. The policy will have a positive effect but this will not be significant.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												
CRAN16: Residential Parking	0	0	0	+	0	0	0	0	0	0	-	<ul style="list-style-type: none"> This policy gives guidance on how to provide an adequate amount of car parking and cycle parking facilities in new developments. There are a number of other policies that seek to enhance the positive effects and mitigate the negative effects of this policy. These include CRAN2. The effects are likely to be localised to the specific locations where the new developments come forward. The effects are likely to occur throughout the lifetime of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, new developments will not meet the parking needs of the residents. Parking will be concentrated on the street, providing an unsafe environment for crossing the road.
CRAN17: Water Supply and Wastewater Infrastructure	0	0	0	0	0	0	0	0	0	0	+	<ul style="list-style-type: none"> The policy seeks to ensure that development pays special regard to water and drainage so that water can be conserved when it is scarce and, when it is not, channelled in ways that are safe and free from pollution. This will likely result in the reduction of waste and the protection and enhancement of water quality for current and future generations. There are a number of other policies that seek to enhance the positive effects of this policy. These include CRAN9 and 13.

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential &	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Assessment of the likely significance of effects on the environment, including assessment against 'Do Nothing' scenario
Policy												<ul style="list-style-type: none"> The effects of the policy will likely be felt predominantly by residents across the Area, increasing throughout the life of the Plan. These impacts individually and cumulatively are not likely to be significant. Under the 'Do Nothing' scenario, the worsening impacts of climate change mean that storm water is not adequately dealt with and opportunities to put in place sustainable drainage solutions are not taken. The policy will have a positive effect but this will not be significant.

Summary of impacts of individual policies

- 5.12 Table 5.1 demonstrates that the policies in the Plan will have a range of impacts across each of the 18 sustainability objectives that underpin the Plan and which align with world, national and local sustainability objectives. None of these impacts, whether positive or negative, are assessed as likely to be significant. This is because of the size of the Area and the limited likely scale of new development.
- 5.13 As shown in Table 5.2, the effects of the policies in the Plan against the established sustainability criteria are predominantly positive. The negative effects are not significant and are largely capable of mitigation through specific actions relating either to political leadership, technology or lifestyle changes. In addition, other policies in the Neighbourhood Plan and Waverley Borough Local Plans Part One (2018) and Part Two (2023) will also serve to mitigate these negative effects.
- 5.14 When compared with the 'Do Nothing' scenario of not having a Plan, all the policies apart from one are likely to have a positive effect, although none are considered to be significant. Even where Plan policies have been assessed to have a neutral impact against an individual sustainability criterion, this can have a positive effect when compared with the 'Do Nothing' scenario because the policy could be preventing the baseline situation from worsening.
- 5.15 In considering the Surrey Hills Area of Outstanding Natural Beauty (AONB), this being the key environmental asset of national importance within the parish, the Plan's policies are not likely to have any significant detrimental impacts on it. Indeed, the site allocation policies (CRAN1), policy CRAN5 addressing the natural landscape and rural character and CRAN10 addressing the Cranleigh Area of Strategic Visual Importance ensure that development will be directed away from the AONB and, any development which could have an impact on it, must adequately mitigate that impact. In this regard, the overall impact of the Plan on the Surrey Hills AONB is considered to be positive.

Assessment of reasonable alternative options

Reasonable alternative scales of growth

- 5.16 The Cranleigh Neighbourhood Plan Group worked closely with officers from Waverley Borough Council to ascertain the contribution which Cranleigh was expected to make to delivering the housing requirements of the Cranleigh Local Plan Part One. The starting point was the housing figures in Appendix D of the Cranleigh Local Plan Part One (shown in Figure 5.1). These figures reflected the position as at 1st April 2017. In the intervening period prior to the completion of the Plan, there were further completions and new sites with planning permission. As at September

2022, the overall requirement of the Neighbourhood Plan (column E) had been met in full.

Figure 5.1: Explanation of Parish Housing Allocation Figures in Policy ALH1

Parishes	Completions 13-17 A	Outstanding Permissions (Including resolutions to permit) B	Windfalls C	Total Commitments (Completions, Permissions and Windfalls) D (Total of A-C)	Outstanding Dwellings on Strategic Sites (Including Neighbourhood Plan Allocations) E	Total Commitments and Allocations (D+E) F	LAA within settlements G	Housing from LAA sites outside settlements & allocations in NPs and LPP2 H	Local Plan allocation in Policy ALH1 I
Main settlements									
Farnham	300	981	280	1561	634	2195	8	577	2780
Godalming	364	558	246	1168		1168	308	44	1520
Haslemere	131	269	178	578		578	200	212	990
Cranleigh	73	1222	70	1365	101	1466	118	116	1700
Large Villages									
Bramley	9	57		66		66		24	90
Elstead	12	81		93		93		67	160
Milford/Witley	19	46		65	180	245	22	213	480
Chiddingfold	8	11		19		19		111	130
Small Villages									
Alfold	11	73		84		84		41	125
Churt	5	11		16		16			15
Dunsfold		49		49		49		51	100
Ewhurst	4	36		40		40		60	100
Frensham	8	13		21		21		-1	20
Tilford	2	14		16		16		4	20
Wonersh & Shamley Green	9	19		28		28		2	30
Other Villages	93	64		157		157		3	160
Village windfalls			188	188		188		2	190
Dunsfold Aerodrome					2600	2600			2600
Totals	1048	3504	962	5514	3515	9029	656	1525	11210

Source: Waverley Local Plan Part One, Appendix D

- 5.17 The Sustainability Appraisal has tested the impact of planning for higher housing numbers (in excess of meeting Cranleigh's established housing requirement in the Waverley Local Plan Part One) and lower housing numbers (thereby only just meeting Cranleigh's minimum requirements). This is shown in Table 5.3.
- 5.18 Table 5.3 shows that planning for Cranleigh's housing requirements plus a small buffer has a small number of positive effects, although none are significant. It does not have any negative effects. By contrast, not planning for a housing buffer has one detrimental effect and no positive effects. Planning for a higher level of growth would have more positive effects – including a significant positive effect on addressing housing need - than the Neighbourhood Plan level of growth, but would also have more negative impacts, including two that could be significant.
- 5.19 It is therefore considered that planning for the level of growth in the Neighbourhood Plan represents the most sustainable approach when considered against reasonable alternatives.

Table 5.3: Assessment of impact of planning for different levels of housing

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential & support local empls	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Commentary
Scenario												
Providing a small buffer in excess of the housing requirement through site allocations	0	0	+	+	0	0	0	0	0	0	0	<ul style="list-style-type: none"> This scenario enables the Local Plan housing requirements for Cranleigh to be addressed in full and a buffer to be provided. This is considered to represent a positive effect. The scenario has positive effects in terms of providing for housing needs and protecting the landscape but this is not likely to be significant.
Not allocating sites and therefore only meeting the minimum housing requirement	0	0	0	-	0	0	0	0	0	0	0	<ul style="list-style-type: none"> This scenario would mean that only the minimum Local Plan housing requirement for Cranleigh would be addressed. This is considered to represent a negative effect as it could mean that specific housing needs are not met. The negative effects are unlikely to be significant and would be localised in Cranleigh. The scenario has no positive effects.
Allocate sites well in excess (+10%) of full housing requirement	--	-	--	++	0	0	+	-	0	+	-	<ul style="list-style-type: none"> This scenario enables the housing needs of Cranleigh to be addressed in full and also for Cranleigh to contribute additional housing equivalent to 10% of its Local Plan requirement, i.e. 170 dwellings. In terms of addressing housing needs, this is considered to represent a significant positive effect. The scenario could have a negative effect on the preservation of natural beauty and landscape due to the likelihood that this would require significant amounts of greenfield land on the edge of

Sustainability objective	Scenario	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential & support local empls	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change	Commentary
													<p>Cranleigh village, outside the settlement boundary. This could result in significant sprawl of the village. Depending on the scale of growth, this could have a significant negative effect on natural beauty, biodiversity and landscape. This may be capable of limited mitigation through appropriate design, layout and landscaping but this would be insufficient to mitigate the effect in its entirety.</p> <ul style="list-style-type: none"> The scenario is likely to have a positive effect in terms of the community infrastructure and public green spaces it can secure. However, it is unlikely that such growth would be sufficient to provide significant additional community infrastructure therefore the positive impact is not likely to be significant.

Reasonable alternative locations for development

- 5.20 The Neighbourhood Plan allocates 3 development sites – Policies CRAN1A-1C. The Cranleigh Neighbourhood Plan Group worked closely with officers from Waverley Borough Council to ascertain the contribution which Cranleigh was expected to make to delivering the housing requirements of the Waverley Local Plan Part One (LPP1). At the time that LPP1 was published, it included an appendix (Appendix D) which provided a breakdown of the housing requirements for each parish. For Cranleigh, the starting point was the requirement in LPP1 Policy ALH1 (The Amount and Location of Housing) for Cranleigh to deliver at least 1,700 dwellings over the plan period 2013 to 2032. Appendix D of LPP1 showed that, as at 1st April 2017, the outstanding requirement to be found on sites not allocated in LPP1 was 116 dwellings.
- 5.21 Following Regulation 14 Consultation, the Regulation 16 version of the Neighbourhood Plan was prepared in Autumn 2022. As a result, the most up-to-date figures available had provided an update to Appendix D in LPP1 as at 1st September 2022. This showed that the outstanding housing requirement had been met. In considering the need to provide a buffer, the Neighbourhood Plan allocated two sites that already had a resolution to grant planning permission totalling 74 dwellings and a new site for 4 dwellings. This amendment to the site allocations necessitated a further focused consultation at Regulation 124 stage.
- 5.22 The 3 site allocations in Policies CRAN1A-1C allocate a total of 78 dwellings. The process of site selection involved a comprehensive approach of site identification and assessment. Possible sites for development were gleaned from two sources:
- The WBC Strategic Housing Land Availability Assessment (SHLAA) process
 - A separate Call for Sites process undertaken by the Neighbourhood Plan
- 5.23 Sites were then reviewed to establish whether there were any sites that were clearly unavailable and/or unsuitable and/or undeliverable. Sites were excluded if they were smaller than 0.1 hectares, not adjacent to the settlement boundary or were outside the parish boundary. In total, 30 sites were excluded for these reasons. Many of these were small, brownfield sites within the Cranleigh village boundary.
- 5.24 The remaining 41 sites were then subject to the sustainability assessment. These sites were in addition to the two site allocations (CRAN1A and CRAN1B) that, at the time, had a resolution to grant planning permission. Since this time, both sites have received full planning permission.
- 5.25 For each sustainability objective, the assessment considered the merits of each site against set criteria. A traffic light system (red-amber-green) was used to provide an

overall judgement of the site against that criterion. In the summary, an overall judgement was made on the following scale:

- The site is appropriate for development
- The site has minor constraints (that can be overcome)
- The site has significant constraints
- The site is unsuitable for development

5.26 Where necessary, a commentary was provided for each judgement.

5.27 The site assessment proforma is shown in Appendix E. Detailed site assessment forms are provided on the Cranleigh Parish Council Neighbourhood Plan webpage (https://www.cranleigh-pc.gov.uk/Site_Assessments_18814.aspx).

5.28 The results of the site assessment process were that, of the 41 sites, a total of 7 sites were considered suitable:

- South of Amlets Lane 12 dwellings
- East of Longfields 12 dwellings
- Land off Amlets Place 13 dwellings
- Land off Bloggs Way 4 dwellings
- Land off Horsham Road 110 dwellings

5.29 Two further sites were considered potentially suitable:

- Jewsons site 30 dwellings
- Land at Longfield 25 dwellings

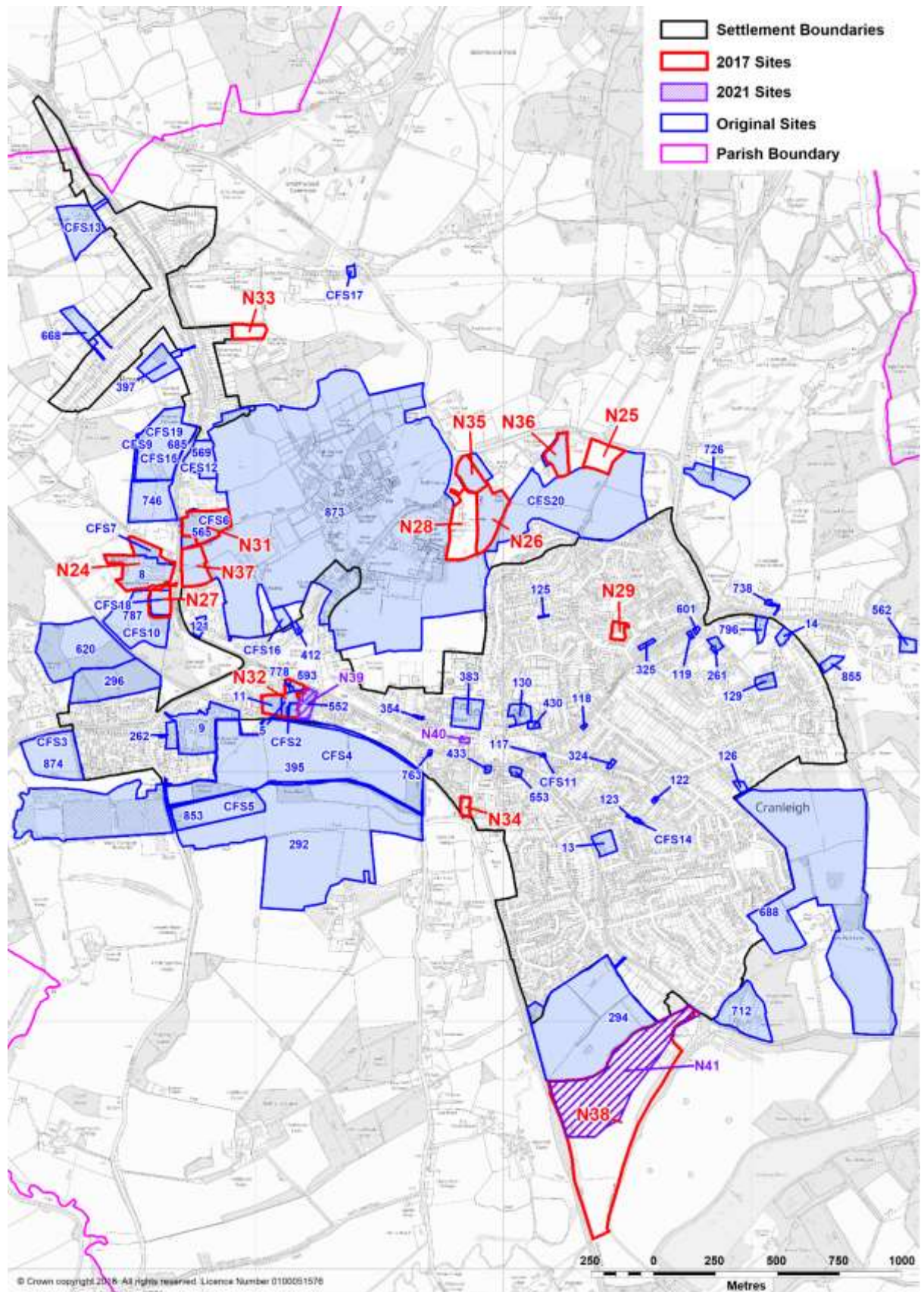
5.30 The Jewsons site would result in the loss of an employment unit which could have a detrimental impact on the commercial objectives of the Neighbourhood Plan. Also, the site is within flood zone 3 and would therefore require the sequential test to determine whether it could be allocated. At the time of assessment, the site promoter was undertaking detailed flood risk modelling to determine whether the site has a different level of flood risk to its current classification. This work had still to be completed therefore it was not possible to consider the site for allocation and it was discounted from the process.

5.31 Following an appeal in respect of development of the Elmbridge Care Village in Loxwood in 2021, there was uncertainty over whether the housing capacity of the former Longfield Care Home (the site referred to above as 'Land at Longfield') was required to reflect the loss of care beds, despite the fact that the facility had closed several years previously. This could have resulted in the site providing a net loss of housing, thereby compromising the ability of the Neighbourhood Plan allocations to

deliver on the housing requirement in LPP1. For this reason the Land at Longfield site was excluded from consideration for allocation in the plan.

- 5.32 Figure 5.2 shows the full location and scale of all the sites put forward and considered through the assessment. Given that the significant number of sites and their location, both within the built up area of Cranleigh and adjacent to most boundaries around the village, the approach adopted to site allocation and the sites selected for allocation are considered to represent a reasonable alternative.
- 5.33 The lack of available and/or suitable sites meant that the consideration of reasonable alternative approaches was not possible. Such approaches could have been:
- Brownfield versus greenfield – other than the one brownfield site that was considered suitable through the site assessment process, all other brownfield sites were either too small to justify allocation or were not suitable. This included the land at Longfield that was excluded for the reasons given above.
 - In-settlement versus adjoining settlement sites – one of the sites that was considered suitable through the site assessment process was an in-settlement site. With no other sites considered suitable within the settlement, it was necessary to consider sites adjacent to the settlement boundary. It was therefore not possible to only consider in-settlement sites.

Figure 5.2: Location of sites considered for allocation through the Cranleigh Neighbourhood Plan



Alternative packages of sites

- 5.34 The 5 sites considered suitable for allocation total 151 dwellings. This is considered within the context of Cranleigh having met its minimum housing requirement in full. In as much as there is a need to consider further housing allocations, this is to ensure that there is a suitable buffer over and above the minimum housing requirement. It is therefore appropriate to consider alternative packages of sites to provide the buffer and additional needs. This is presented in Table 5.4 and excludes the two allocated sites (CRAN1A and CRAN1B) where planning permission has already been granted.

Table 5.4: Alternative packages of sites

Option	Sites	Dwgs	Commentary
1. Allocate the 1 brownfield site	Land off Bloggs Way (N40)	4	i. Provides a buffer against the housing requirement.
			ii. Only uses brownfield sites.
2. Allocate the 4 small sites	South of Amlets Lane (N25)	12	i. Provides a significant buffer against the housing requirement.
	East of Longfields (N26)	12	
	Land off Amlets Place (N36)	13	ii. Brings forward development on greenfield sites where mitigation is necessary to minimise landscape impact.
	Land off Bloggs Way (N40)	4	
	Total	41	
3. Allocate all 5 sites	South of Amlets Lane (N25)	12	i. Clearly meets the housing requirement and provides significant additional housing to meet wider needs.
	East of Longfields (N26)	12	
	Land off Amlets Place (N36)	13	ii. As shown in Table 5.3, this scale of development could have a negative effect on the preservation of natural beauty and landscape. Whilst the effects of each site individually may not be significant, the cumulative effect could be significant.
	Land off Bloggs Way (N40)	4	
	Land off Horsham Road (N41)	110	
	Total	151	

- 5.35 Table 5.4 shows that options 2 and 3 have positive and negative effects. By contrast, option 1 only has positive effects. It is therefore considered that option 1 – allocating the single site in the plan (CRAN1C) – represents a reasonable alternative.

6 MONITORING MEASURES

- 6.1 Monitoring of the significant effects of the implementation of the Cranleigh Neighbourhood Plan that was the subject of this Strategic Environmental Assessment will need to be undertaken once the Plan is made.
- 6.2 Table 5.1 includes a range of proposed monitoring indicators, with each indicator attached to a specific assessment criterion. Most indicators relate to whether / how often / to what extent the criterion is implemented, rather than the 'state' of the baseline; however, there are some limited instances of proposals to monitor baseline information, notably:
- Number of hectares of ancient woodland gained/lost
 - Number of properties/ floorspace of developments in flood zone 1 (properties/ floorspace)
 - Number of green spaces within easy walk
 - Number of trees with TPOs removed
 - Number of species gained/lost; number within each species increased/declined
 - Number of people with a local connection on the Housing Register that are newly housed
 - Number of existing businesses retained
 - Number of new businesses in the parish
 - Number of new jobs created
 - Number of listed buildings demolished or redeveloped
 - Levels of traffic at key junctions in the village
 - Distance of new footpaths/cyclepaths
 - Speed/accident data from police
 - Number of shops containing operating retail businesses
 - Number of community facilities within the parish

7 OVERALL CONCLUSION

- 7.1 The assessment in Section 5 demonstrates that the policies in the Plan make a positive contribution towards the achievement of sustainable development. They are expected to have a number of positive effects but none of these are expected to be significant. Section 6 reinforces the importance and need to apply the monitoring indicators (identified in Table 5.1) to the assessment of the Plan once it is made.
- 7.2 There are a small number of potential negative effects in individual criterion in a limited number of policies. However, none of these negative effects are significant and all are considered capable of being mitigated in full.
- 7.3 This gives confidence that the policies in the Plan will contribute to sustainable development.

Appendix A

Objectives of the Cranleigh Neighbourhood Plan compared with the strategic objectives of the Waverley Borough Plan

Neighbourhood Plan Core Objectives	Waverley Local Plan Strategic Objectives
Theme 1: Housing	
Require high quality design standards in all future development.	To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.
Development should reflect and reinforce the character and quality of Cranleigh.	To support the delivery of a range of sizes and types of new homes and accommodation, including homes and accommodation to meet the needs of specific groups of the population, including older people and first time buyers and Gypsies, Travellers and Travelling Showpeople.
Provide a greater range of affordable housing.	To deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meet the local needs identified in the Strategic Housing Market Assessment where it is viable to do so.
Provide a range of different housing types across all tenures.	To support the provision of new development in and on the edge of villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.
Ensure that the development sites are integrated into the village.	To support the delivery of at least 11,210 additional homes in Waverley in the period 2013 to 2032 (an average of 590 homes a year). To contribute to the delivery of sustainable communities by directing most new development to the main settlements of Farnham, Godalming, Haslemere and Cranleigh, where there is the best available access to jobs, services and other facilities. This will include some new development on greenfield land on the edge of these settlements.
	To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley's economic prosperity.

Neighbourhood Plan Core Objectives	Waverley Local Plan Strategic Objectives
	<p>To contribute to the achievement of sustainable development, having regard to the guiding principles in securing the future: delivering UK sustainable development strategy.</p> <p>To support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists.</p>
Theme 2: Working and shopping	
<p>Maintain the viability and vitality of the Village Centre by resisting the loss of existing retail and office space and by planning for new commercial development.</p> <p>Engage and support leaders, entrepreneurs and business people in the rural economy.</p>	<p>To support the provision of new development in and on the edge of villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.</p> <p>To safeguard existing employment accommodation and support the delivery of new and improved commercial premises, both within the main settlements and in rural areas, in order to meet the needs of a range of businesses in Waverley; in particular to accommodate the projected growth in B1a/b (Offices/Research and Development) uses and the specific needs of small to medium enterprises (SMEs).</p> <p>To support the vitality and viability of the centres of Farnham, Godalming, Haslemere and Cranleigh, taking account of the differences between each of the centres and the different roles that they play.</p> <p>To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley's economic prosperity.</p>
Theme 3: Environment, sustainability and design quality	
<p>Conserve and improve the ecological, water quality and management of Cranleigh Waters.</p> <p>Protect and improve designated green spaces within the village.</p>	<p>To contribute to the achievement of sustainable development, having regard to the guiding principles in securing the future: delivering UK sustainable development strategy.</p> <p>To maintain and protect all those areas of the Green Belt that fulfil the purposes of the designation.</p>

Neighbourhood Plan Core Objectives	Waverley Local Plan Strategic Objectives
<p>Conserve the special landscape and scenic beauty of the Surrey Hills AONB and its setting.</p> <p>Sustain and enhance the variety of heritage assets in the village.</p> <p>New development should address flooding and drainage issues.</p> <p>Encourage energy efficient and sustainable development.</p>	<p>To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.</p> <p>To provide appropriate protection to the hierarchy of national and local landscape designations in Waverley, including the Surrey Hills Area of Outstanding Natural Beauty.</p> <p>To safeguard and enhance the historic heritage and the diverse landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.</p> <p>To protect and enhance Waverley's biodiversity, including its wildlife species and their habitats, both on designated sites such as the Thames Basin Heaths and Wealden Heaths (Phases 1 and 2) Special Protection Areas, and on undesignated sites.</p> <p>To reduce the emissions that contribute to climate change and minimise the risks resulting from the impact of climate change.</p> <p>To ensure that new development is located and designed to manage and reduce its risk from flooding.</p>
Theme 4: Community, leisure and well-being	
<p>Improve Leisure and Arts facilities within the village.</p>	<p>To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.</p> <p>To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.</p> <p>To meet the leisure, recreation and cultural needs of the community.</p>
Theme 5: Infrastructure	

Neighbourhood Plan Core Objectives	Waverley Local Plan Strategic Objectives
<p>Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.</p> <p>Improve existing pedestrian and cycle routes within Cranleigh.</p> <p>Ensure car parking within the village supports the viability of the village centre.</p> <p>Ensure that new development has adequate utility infrastructure both on and off site.</p>	<p>To ensure that cross boundary impacts arising from major development or infrastructure provision in Waverley or adjoining local authority areas are considered.</p> <p>To support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists.</p> <p>To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.</p>

Appendix B Summary of relevant plans and programmes

International context

Key objectives	Key targets/indicators	Key implications for NP and SEA
EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)		
To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats.	Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.	Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Above protecting the integrity and interest of European sites, the NP should consider objectives to protect and if possible, enhance biodiversity.
EU Water Framework Directive (2000/60/EC)		
To expand the scope of water protection to all waters, surface waters and groundwater: <ul style="list-style-type: none"> • Achieve 'good status' for all waters by 2015. • Water management should be based on river basins and a 'combined approach' of emission limit values and quality standards. • Water management should include the closer involvement of community. 	Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition: <ul style="list-style-type: none"> • achieve at least good status for all water bodies by 2015 (or later subject to specific criteria). • meet the requirements of WFD protected areas • promote sustainable use of water • conserve habitats and species that depend directly on water • progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater • help mitigate the impacts of floods and droughts. 	The Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management plans. Plan should consider including objectives to protect and enhance water resources, quality and ecological function.
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)		
Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide (NO ₂)/oxides	Sets limit values and alert thresholds for concentrations of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead.	The Plan should consider (where relevant) the levels of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air.

Key objectives	Key targets/indicators	Key implications for NP and SEA
of nitrogen and particulate matter (PM _{2.5} and PM ₁₀). Maintain ambient air quality in areas where it is good and improve it in others.		Plan should consider maintaining ambient air quality and including objectives with the aim of reducing air pollution and, where possible, enhancing air quality in respect of key pollutants.
EU Waste Directive (2008/98/EC)		
Sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.	Requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest.	The Plan should consider how future development and land use in the Area reduces waste and manages it and its impacts sustainably.
EU Thematic Strategy on Air Pollution		
Establishes interim objectives for air pollution in the EU and proposes appropriate measures for achieving them. It recommends that current legislation be modernised, be better focused on the most serious pollutants and that more is done to integrate environmental concerns into other policies and programmes.	Aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).	The Plan should consider how its policies contribute to reducing air pollution.
Europe 2020: A strategy for smart, sustainable and inclusive growth, European Commission 2010		
The European strategy for achieving growth up to 2020 focuses on: - smart growth, through the development of knowledge and innovation; - sustainable growth, based on a greener, more resource efficient economy; and - inclusive growth, aimed at strengthening employment,	75 % of the population aged 20-64 should be employed. 3% of the EU's GDP should be invested in R&D. The "20/20/20" climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right). The share of early school leavers should be under 10% and at least 40% of the	The Plan needs to ensure that it has regard to the overarching objectives relating to economic growth.

Key objectives	Key targets/indicators	Key implications for NP and SEA
and social and territorial cohesion.	younger generation should have a tertiary degree. 20 million less people should be at risk of poverty.	

National context

Key objectives	Key targets/indicators	Key implications for NP and SEA
National Planning Policy Framework (July 2021)		
<p>Achieving sustainable development means:</p> <p>an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p> <p>an environmental objective – protect and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	Supports local and national targets with regard to biodiversity and geodiversity.	<p>Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should:</p> <ul style="list-style-type: none"> contribute to minimising impacts and providing net gains in biodiversity where possible contribute to the Government's commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures.
The Waste (England & Wales) Regulations 2011		
<p>To encourage/ensure waste arises/is dealt with further up the waste hierarchy. Divert waste disposal away from landfill.</p>	Target of 50% of household waste to be recycled.	<p>Plan must have regard to the amended waste hierarchy. Policies and objectives should where possible encourage waste to be re-used, recycled or have value / energy recovery. If possible the Plan should discourage landfilling of waste.</p>

Key objectives	Key targets/ indicators	Key implications for NP and SEA
UK Climate Change Act 2008		
The Act introduced a statutory target for reducing carbon emissions.	Target of reducing carbon emissions by 100 per cent below 1990 levels by 2050	Planning can make a contribution to mitigating and adapting to climate change by influencing the location, scale and character of development. The plan should include policies / objectives that contribute towards achieving lower carbon emissions and greater resilience to the impacts of climate change.
The Natural Environment White Paper (The Natural Choice) 2011		
Mainstreaming the value of nature across society by: <ul style="list-style-type: none"> • facilitating greater local action to protect and improve nature; • creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; • strengthening the connections between people and nature to the benefit of both; and • showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	The process identifies the need to develop a set of key indicators to track progress	The Plan should consider how it can best contribute towards highlighting the value of nature and ensuring that it is protected and enhanced.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services		
To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. These outcomes will be delivered through action in four areas: <ul style="list-style-type: none"> • a more integrated large-scale approach to conservation on land and at sea • putting people at the heart of biodiversity policy • reducing environmental pressures • improving knowledge 	A series of priority actions have been identified to deliver the four identified actions.	The Plan should consider how it can best contribute towards protecting and enhancing ecological networks

Key objectives	Key targets/ indicators	Key implications for NP and SEA
Flood and Water Management Act 2010		
Improve the management of flood risk for people, homes and businesses. To protect water supplies.	Local Authorities to prepare flood risk assessments, flood maps and plans. EA to prepare Local flood risk management strategies.	The Plan should take account of flooding and water management issues and strategies and consider the inclusion of policies / objectives to reduce flood risks and other impacts on the water environment.
Carbon Plan: Delivering our low carbon future 2011		
Government-wide plan for action on climate change at domestic and international levels.	Includes a range of sector-based plans and targets for low carbon: <ul style="list-style-type: none"> • building • transport • industry • electricity • agriculture, land use, forestry and waste 	The Plan should include policies / objectives that contribute towards achieving lower carbon emissions.
Mainstreaming sustainable development 2011		
This refreshed vision builds upon the principles that underpinned the UK's 2005 SD strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science.	Promises a new set of indicators from DEFRA that link initiatives and include wellbeing.	Plan should take account of climate change and promote sustainability through sustainable, low carbon and green economic growth.
Air Pollution: Action in a Changing Climate, Defra 2010		
Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.	Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.	Seeks to reduce air pollution by focusing on the synergies between air quality and climate change.
The South East Biodiversity Strategy (South East England Biodiversity Forum) 2009		
Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change.	Provides a framework for the delivery of biodiversity targets through biodiversity opportunity areas and	The NP should consider objectives to protect and where possible, enhance biodiversity.

Key objectives	Key targets/ indicators	Key implications for NP and SEA
Enable all organisations in the South East to support and improve biodiversity.	habitat and species targets.	
South East River Basin Management Plan		
Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the South East River Basin District and the actions that will address them.	By 2015, 18% of surface waters (rivers, lakes, estuaries and coastal waters) are going to improve for at least one biological, chemical or physical element. By 2015, 23% of surface waters will be at good or better ecological status/ potential and 33% of groundwater bodies will be at good status. In combination 23% of all water bodies will be at good status by 2015. At least 47% of assessed surface waters will be at good or better biological status by 2015.	The NP needs to consider the impact of proposed development on water quality.

Surrey/Waverley Borough Context:

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Surrey Local Transport Plan 2014-2026		
<p>To help people to meet their transport and travel needs effectively, reliably, safely and sustainably within Surrey; in order to promote economic vibrancy, protect and enhance the environment and improve the quality of life, transport provision will be:</p> <ul style="list-style-type: none"> • Effective • Reliable • Safe • Sustainable 	<p>Indicators include: access to employment, carbon reduction from road transport, peak period vehicle journey time delay, journey time reliability, volume of cyclists on the road, cyclist casualties, compliance with parking restrictions, bus patronage and punctuality, mode share to school, workplace travel planning.</p>	<p>The Plan should consider policies / objectives which contribute to transport sustainability. This should go beyond reducing carbon emissions to include economic growth, safety, pollution, traffic reduction and access to services.</p>
Surrey Waste Plan, 2008 (amended 2009)		
<p>To protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time.</p>	<p>Indicators include: waste generated per head, proportion of waste which is landfilled, source of waste by quantity and type, amount of habitat to be created for biodiversity.</p>	<p>The Plan should consider how, within the context of a growing population in Cranleigh, waste generation can be minimised.</p>
'Confident in Surrey's Future' Corporate Strategy 2015-20		
<p>This Strategy focuses on three themes within which sit the main challenges facing Surrey County Council. The themes are:</p> <ul style="list-style-type: none"> • Wellbeing: Everyone in Surrey has a great start to life and can live and age well • Economic Prosperity: Surrey's economy remains strong and sustainable • Resident Experience: Residents in Surrey experience public services that are easy to 	<p>The Strategy contains information about why these areas are a challenge to the County and sets out actions and clear and challenging targets against each priority.</p>	<p>Plan should consider including objectives / policies to support the activities that deliver the overarching vision for Surrey.</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
use, responsive and value for money		
Surrey Strategic Partnership Plan 2010-2020 (Surrey Community Strategy)		
<p>Set outs the five key challenges to address for Surrey to remain as one of the most attractive places in the country:</p> <ul style="list-style-type: none"> • Climate change: to reduce carbon emissions per person to one of the lowest in the UK • The limits of sustainability in Surrey: to grow sustainably balancing, housing, transport and resource needs • Connectivity: to deliver internet access to all, single customer accounts for all residents when accessing services and be at the forefront of web development • A new political context: to support self-reliance and independence for individuals, families and neighbourhoods. 	<p>Targets set against delivery in the theme areas of Children and Young People; Safer and Stronger Communities; Health and Wellbeing; Economic Development; Housing, Infrastructure and Environment.</p>	<p>The Plan should consider including policies / objectives that help meet the key objectives overall objectives and those within each of the themes.</p>
Biodiversity and Planning in Surrey, May 2014		
<p>Produced by the Biodiversity Working Group of the Surrey Nature Partnership, to help those involved in planning in Surrey to ensure that development within the county protects and enhances the county's valuable local biodiversity, underpinning its 'Natural Capital'. Through this it also aims to help local authorities honour their statutory 'Biodiversity Duty' under Section 40 of the Natural Environment & Rural Communities Act, 2006.</p>	<p>The document and its appendices – 'Protected species in Surrey' and 'Statutory designated sites in Surrey', describe protected sites, habitats and priority habitats and species against which development criteria should be assessed.</p>	<p>Plan should include consider including policies / objectives to: enhance (where possible) the wildlife and habitats that give rise to West Surrey's natural character and diversity.</p>

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Waverley Strategic Flood Risk Assessment, 2010 (updated 2015)		
To provide evidence about the present and future risk of flooding in Waverley from all sources of flooding including from rivers, surface water, sewer, groundwater and artificial sources (canals and reservoirs). It sets out the framework to apply the Sequential Approach and the Sequential Test as required in the NPPF.	The assessment investigates flood risk issues for specific sites and makes recommendations.	The Plan should take into account the SFRA's sequential testing guidance and should consider inclusion of objectives related to flood risk.
Waverley Landscape Report Part One: Farnham and Cranleigh, August 2014		
To assess the ability of the landscape to accommodate future residential development in areas of the Borough.	Areas assessed on criteria: landscape qualities, contribution to settlement setting, visual character, landscape sensitivity and landscape value.	The Plan should be consistent and take into account assessment of landscape capacity.
Surrey Interactive Map, 2013		
To identify areas or units of land based on their key landscape attributes.	Mapping layers include ancient woodland, historic landscape, AONBs, Landscape Character Areas (2015), long distance walks and national nature reserves.	The Plan should ensure that areas of landscape character are preserved and enhanced.
Waverley Green Belt Review, Parts 1 and 2 2014		
To provide a strategic review of Green Belt purposes and a more detailed site assessment of potential land which could be considered for review of the Green Belt boundaries.	Includes: quality of 'openness', contribution to green belt purposes for example, preventing towns from merging and preserving character of historic towns.	The Plan should take into account findings of the Review especially when considering potential future development sites and areas that the community wishes to safeguard.
Surrey Rural Strategy 2010 to 2015 (strategy for 2015 to 2020 in development)		
Produced by the Surrey Rural Partnership to deliver: <ul style="list-style-type: none"> • an equality in policy and investment with the urban areas • empowered and self-sufficient communities • a thriving rural economy and land-based sector • bio-diverse and well-managed countryside 	Includes 'rural-proofing' of other policy documents to ensure that rural challenges are being adequately addressed.	The Plan should be consistent with the aims of the rural strategy.

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
<ul style="list-style-type: none">• adequate and dependable infrastructure – including roads, water and housing• resilience to adverse impact – including climate change, flooding, disease and energy costs		

Appendix C Transforming our world: the 2030 Agenda for Sustainable Development

The United Nation's 2030 Agenda for Sustainable Development (2030 Agenda) includes 17 Sustainable Development Goals (SDGs) to stimulate action in areas of critical importance for humanity and the planet. The SDGs are:

Goal 1: End poverty in all its forms everywhere.

Goal 2: End hunger, achieve food security and improved nutrition and promote sustainable agriculture.

Goal 3: Ensure healthy lives and promote well-being for all at all ages.

Goal 4: Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.

Goal 5: Achieve gender equality and empower all women and girls.

Goal 6: Ensure availability and sustainable management of water and sanitation for all.

Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

Goal 8: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.

Goal 10: Reduce inequality within and among countries.

Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.

Goal 12: Ensure sustainable consumption and production patterns.

Goal 13: Take urgent action to combat climate change and its impacts.

Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, halt and reverse land degradation and halt biodiversity loss.

Goal 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

Goal 17: Strengthen the means of implementation and revitalise the global partnership for sustainable development.

(Source: Transforming our world: the 2030 Agenda for Sustainable Development)

Appendix D Assessment of relationship between NPPF objectives and issues relevant to Cranleigh

Table D1: NPPF objectives and issues relevant to Cranleigh

NPPF objective	Relevant issues in Cranleigh
1. Delivering a sufficient supply of homes	<ul style="list-style-type: none"> • Scale of housing growth • Lack of affordable housing for parish residents
2. Building a strong, competitive economy	<ul style="list-style-type: none"> • Support and flexibility for local businesses
3. Ensuring the vitality of town centres	<ul style="list-style-type: none"> • Support and flexibility for local businesses
4. Promoting healthy and safe communities	<ul style="list-style-type: none"> • Poor access to services and facilities • Protection of green spaces and leisure uses
5. Promoting sustainable transport	<ul style="list-style-type: none"> • Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the B-roads and rural lane • Inadequate and potentially reducing public transport options • Infrastructure improvements such as roads, crossings, parking, community facilities
6. Supporting high quality communications	<ul style="list-style-type: none"> • Ensuring high quality telecoms and broadband
7. Making effective use of land	<ul style="list-style-type: none"> • Pressures for development in countryside • Loss of agricultural land to development
8. Achieving well designed places	<ul style="list-style-type: none"> • Significant levels of development on the edge of a rural village
9. Protecting Green Belt land	<ul style="list-style-type: none"> • Need to protect the green belt and avoid sprawl
10. Meeting the challenge of climate change, flooding and coastal change	<ul style="list-style-type: none"> • Significant levels of development need to be delivered as energy-efficient buildings • Need to encourage greater use of renewable energy • Need to protect against flooding • Need to protect the provision of drinking water
11. Conserving & enhancing the natural environment	<ul style="list-style-type: none"> • Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish
12. Conserving & enhancing the historic environment	<ul style="list-style-type: none"> • Need to protect and enhance the historic buildings and environment of the parish

One objective in the NPPF has been excluded:

- Facilitating the sustainable use of minerals – matters relating to minerals are not within the scope of a neighbourhood plan

In addition, the element of Objective 10 relating to coastal change has been excluded because it is not relevant given the location of the Neighbourhood Area.

Appendix E Cranleigh Neighbourhood Plan site assessment proforma

Site Name and ref.

1. Background information

Site location and use	
Site location	
Gross area (ha)	
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	
Is the site: Greenfield Brownfield Mixture N/K	
Existing/previous use	
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	

2. Availability

Availability		
	Yes/No	Comments
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		
Is there a known timeframe for availability?		

3. Suitability

Suitability

Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement	On the edge, adjacent to the settlement	Clearly outside the settlement
What is the size of the nearest settlement?	A main centre	Large village	Small rural settlement
How would development of this site relate to the surrounding uses?	Well	Neutral	Not very well
How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?			
Pedestrian accessibility to High Street	High Medium Poor	Comments	
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<400m 400m-800m >800m		
Sites designated as being of European importance ⁴	<400m 400m-800m >800m		
Sites designated as being of national importance ⁵	<400m 400m-800m >800m		
Sites designated as being of local importance ⁶	<400m 400m-800m >800m		

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<400m 400m-800m >800m	

⁴ Special Areas of Conservation, Special Protection Areas, Ramsar sites

⁵ Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Public transport (with at least a half hourly service during the day)	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
School(s)	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Health centre facility	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Open space/ recreation/play facilities	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u> <u>Yes – but location is not easily accessible</u> <u>No – site is poorly located or too small</u>	

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<u>Site is within an archaeological site</u> <u>Site is adjacent to an archaeological site</u> <u>Site is not on or adjacent to an archaeological site</u>	
Scheduled ancient monuments (SAMs)	<u>Site is on a SAM</u> <u>Site is adjacent to a SAM</u> <u>Site is not on or adjacent to a SAM</u>	
Listed buildings	<u>Site contains a listed building</u> <u>Site is adjacent to or within the setting of a listed building</u> <u>Site does not contain or adjoin a listed building</u>	
Conservation Area	<u>Site is within a Conservation Area</u> <u>Site is adjacent to or within the setting of a Conservation Area</u>	

	<u>Site is not adjacent to or within the setting of a Conservation Area</u>	
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Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
Is the site at risk of surface water flooding?	Yes/No	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
What proportion of site is Grade 3 (valuable) agricultural land?	<u>>75%</u> <u>25%-75%</u> <u><25%</u>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	Yes/No	
Impact on Public Rights of Way (PROWs)	Significant Slight None	

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	
Landscape impact <i>Would development harm landscape character or setting?</i>	

Other considerations	
Extent to which the site contributes towards other Neighbourhood Plan objectives	Comments

Will the site generate a significant amount of additional traffic travelling through the High Street?	<u>No</u> <u>Possibly</u> <u>Yes</u>	
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Yes – well located</u> <u>Yes – reasonably located</u> <u>No potential or poorly located</u>	
Does the site have the potential to support commercial activities, including start-ups?	<u>Yes – supported by site promoter</u> <u>Potentially – but support by site promoter not confirmed</u> <u>No potential or no support by site promoter</u>	

4. Summary

Conclusions	
Site number/name:	
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 dwellings per hectare)	
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	
Infrastructure requirements? <i>e.g. highways, water, education</i>	
Any other issues?	

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