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.

**Nature conservation**

3.4 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.

3.5 Figure 3.1 provides a map of the environmental features of the area.

3.6 This shows that the parish has several significant areas of ancient woodland and priority habitats.
Figure 3.1: Key environmental features
**Species**

3.7 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, a BAP species, rare locally.

3.8 Whilst Cranleigh itself has no 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.

3.9 There is an area of ancient woodland managed by Trustees on the border with Ewhurst.

**Landscape**

3.10 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, and just 0.5km beyond the southern border of the Surrey Hills Area of Outstanding Natural Beauty (AONB). The main settlement is the village of Cranleigh, 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.

3.11 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. This potentially has an impact on open areas to the north of the village.
- Area of Great Landscape Value (AGLV) – this is 2.5 km to the west, and 300 m to the east of the village. This has a greater influence on the eastern fringe area of Cranleigh.
- Conservation area – this is mainly to the north of the village High Street, and could impact on any proposals to the west/ north-west of the village.

3.12 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 3.2 shows a map of assessed areas and the Table 3.1 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 3.2: Locations assessed for development potential

<table>
<thead>
<tr>
<th>Segment assessed</th>
<th>Summary of finding</th>
<th>Segment assessed</th>
<th>Summary of finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL1 – A</td>
<td>Low</td>
<td>CL4</td>
<td>Low</td>
</tr>
<tr>
<td>CL1 – B</td>
<td>Medium</td>
<td>CL5 – A</td>
<td>Low</td>
</tr>
<tr>
<td>CL1 – C</td>
<td>Low/medium</td>
<td>CL5 – B</td>
<td>Medium</td>
</tr>
<tr>
<td>CL1 – D</td>
<td>Low</td>
<td>CL5 – C</td>
<td>Low</td>
</tr>
<tr>
<td>CL2 – A</td>
<td>Medium</td>
<td>CL6</td>
<td>Very low</td>
</tr>
<tr>
<td>CL2 – B</td>
<td>Low</td>
<td>CL7 – A</td>
<td>Very low</td>
</tr>
<tr>
<td>CL3 – A</td>
<td>Low/medium</td>
<td>CL7 – B</td>
<td>Very low</td>
</tr>
<tr>
<td>CL3 – B</td>
<td>Medium</td>
<td>CL8</td>
<td>Medium</td>
</tr>
</tbody>
</table>

Source: AMEC (2014) Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh, Figure 3.1
Cranleigh Neighbourhood Plan
Sustainability Appraisal (incorporating SEA)
Scoping Report

Water

3.13 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.

3.14 Alderbrook Stream, Nuthurst Stream, Littlemead Stream and Holhurst 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.

3.15 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.

3.16 There is a high risk of groundwater flooding in Cranleigh when the ground water table rises to levels which cause emergence at the surface.

3.17 The length of Cranleigh Waters downstream of Vachery Pond is at risk from reservoir flooding.

3.18 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.

3.19 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.

3.20 A map of the Flood Zones is shown in Figure 3.3 below.
Figure 3.3: High flood risk areas