

Cranleigh Neighbourhood Plan Vision, Objectives and Policies Consultation

Can you tell us a bit about yourself?

Do you (delete as appropriate) – live in Cranleigh /work in Cranleigh /go to school in Cranleigh /a visitor to Cranleigh

Are you (delete as appropriate): Under 16 / 17-24 / 25-40 / 41-64 / 65+

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.

Do you agree with this Vision	Yes/No (delete as appropriate)
<p>Any Comments:</p>	

OBJECTIVE:

- **Housing and Design**

- Require high quality design standards in all future development.
- Development should reflect and reinforce the character and quality of Cranleigh.
- Provide a greater range of affordable housing and meeting local housing need.
- Provide a range of different housing types across all tenures.
- Ensure that the development sites are integrated into the village.

Do you agree with this Objective	Yes/No (delete as appropriate)
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Any Comments:

SAMPLE

OBJECTIVE:

- **Working and Shopping**

- 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.
- Engage and support leaders, entrepreneurs and business people in the rural economy.

Do you agree with this Objective	Yes/No (delete as appropriate)
<p>Any Comments:</p> <p>SAMPLE</p>	

OBJECTIVE:

- **Environment, sustainability and heritage**

- Conserve and improve the ecological, water quality and management of Cranleigh Waters.
- Protect and improve designated green spaces within the village.
- To review the Area of Strategic Visual Importance (ASVI)
- Conserve the special landscape and scenic beauty of the Surrey Hills AONB and its setting.
- Sustain and enhance the variety of heritage assets in the village.
- New development should address flooding and drainage issues.
- Encourage energy efficient and sustainable development.

Do you agree with this Objective	Yes/No (delete as appropriate)
Any Comments:	

SAMPLE

OBJECTIVE:

- **Community leisure and well-being**
 - Improve Leisure and Arts facilities within the village.

Do you agree with this Objective	Yes/No (delete as appropriate)
<p>Any Comments:</p> <p style="text-align: center; opacity: 0.5; font-size: 48px; transform: rotate(-30deg);">SAMPLE</p>	

OBJECTIVE:

- **Infrastructure**

- Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.
- Improve existing pedestrian and cycle routes within Cranleigh.
- Ensure car parking within the village supports the viability of the village centre.
- Ensure that new development has adequate utility infrastructure both on and off site.

Do you agree with this Objective	Yes/No (delete as appropriate)
<p data-bbox="206 651 416 683">Any Comments:</p> <p data-bbox="577 268 1624 1337">SAMPLE</p>	

POLICIES:

Objectives	Supporting Policies
Housing and design	CNP1, CNP2, CNP3, CNP4
Working and shopping	CNPE1, CNPE2
Environment, sustainability and heritage	CNP5, CNP6, CNP7, CNP8, CNP9, CNP10
Community leisure and well-being	CNP11
Infrastructure	CNP12, CNP13, CNP14, CNP15, CNP16

The policies to support these objectives are listed on the following pages, please indicate if you agree to each policy or not and add any comments that you might have in the box provided. If you need extra paper please ask.

Thank you for your contribution.

Policy CNP1. Housing Mix

Development within the settlement boundary will be supported that:

- a. increases the provision and range of affordable housing by including at the very minimum the level of affordable housing in accordance with the policies of Waverley Borough Council; and
- b. provides at least 10% of all dwellings on sites of more than 20 dwellings built to increased mobility standards suitable for people with disabilities and reduced mobility. Development of bungalows is encouraged as a local building type.
- c. provide individual self-build and custom housebuilding plots.

Do you agree with this Policy

Yes/No (delete as appropriate)

SAMPLE

Comments on CNP1:

SAMPLE

Policy CNP2: Location of Housing

- a. Proposals should make the best use of suitable brownfield land, where available, in preference to greenfield land or brownfield land of high environmental value; and
- b. Outside of the settlement boundary, priority will be given to protecting and enhancing the countryside from inappropriate development; and
- c. Development should not unacceptably erode the important, predominantly undeveloped gaps between Cranleigh and the settlements of Alfold, Dunsfold including the proposed new settlement at Dunsfold Aerodrome, Ewhurst and Rowly; and
- d. Development should not impede views into or out of open green spaces, AGLV, ASVI or AONB land, or key views and vistas identified in the Cranleigh Conservation Area Appraisal.

Do you agree with this Policy	Yes/No (delete as appropriate)
<p>Comments on CNP2:</p> <p style="text-align: center; opacity: 0.3; font-size: 48px; transform: rotate(-30deg);">SAMPLE</p>	

Policy CNP3. Design of Development

Development will be supported that is of high quality design standards, that responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment:

- a. developers are encouraged to adopt the principles of Building for Life to development in the Area; and
- b. developers should consider in full the guidance contained within the Cranleigh Design Statement and the Surrey Hills Management Plan; and

- c. developers are encouraged to avoid development over two storeys; and
- d. proposals are expected to create variety through the use of differing house types and variable plot boundaries; and
- e. affordable homes are expected to be designed to be tenure blind and integrated with market housing on all developments; and
- f. developers are encouraged to build adaptable dwellings that enable home working in respect of the number and size of habitable rooms; and
- g. developers are expected to meet the nationally described space standards set out in the Technical Housing Standards and are encouraged where possible to exceed these standards; and
- h. dwellings designed to be suitable for older residents (aged 60 and over) must demonstrate, as a minimum, that they meet the space and accessibility requirements of the Lifetime Homes standards. These dwellings may also be suitable for younger residents and are not intended to be restricted in use; and
- i. developers are encouraged to provide safe and secure dwellings that meet the requirements of 'Secure by Design' to minimise the likelihood and fear of crime; and
- j. developers should ensure that areas requiring service and maintenance including watercourses are accessible at all times.

Do you agree with this Policy	Yes/No (delete as appropriate)
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Comments on CNP3:

SAMPLE

Policy CNP4: Character of Development

Development is expected to reflect, reinforce and enhance the character of the site’s unique surroundings, including the natural landscape, and that of the Area as a whole. Development is expected to take account of its context and not to provide standardised housing that is replicated nationwide and creates no sense of place. Developers are:

- a. expected to create developments that are locally inspired or are otherwise of distinctive character; and
- b. expected to submit proposals that complement and enhance character areas and key approaches into the village; and
- c. encouraged to meet recommended height to width ratios as outlined in the current Building for Life Standards; and
- d. to use good quality building materials that complement the palette of materials in the immediate surrounding area, thereby reinforcing local distinctiveness and the context of the site concerned; and
- e. not impede or detract from views into or out of local green spaces, AGLV, ASVI or AONB land, or key views and vistas identified in the Cranleigh Conservation Area Appraisal; and
- f. submit proposals that are not be of a scale or proximity that harms the setting and open views of the Common; and
- g. encouraged to balance and match the overall density of dwellings on new development sites with existing adjacent housing development, with particular attention given to achieving lower densities on site boundaries; and
- h. where development sites abut open countryside, development on the rural boundary edge are expected to be of a lower density than that of the overall site and to avoid development of three storeys and above in order to blend the development into the rural landscape and provide a gradual transition from the built form to open countryside.

Do you agree with this Policy	Yes/No (delete as appropriate)
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Comments on CNP4:

SAMPLE

Policy CNPE1. Protection of Employment Sites

- a. Proposals for change of use from employment use will be required to demonstrate that retention of employment cannot be delivered as part of a viable mixed-use scheme; and
- b. Proposals for the redevelopment or change of use of the ground floor of buildings or land in employment or service trade use to non-employment uses will be resisted if the site:
 - i. is located in the primary and secondary shopping areas;
 - ii. is economically viable;
 - iii. has not been marketed at a reasonable price for at least 6 continuous months for that and any other suitable employment or service trade.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNPE1:

SAMPLE

Policy CNPE2 Rural Enterprise and Agricultural Buildings for Business

Outside the settlement boundary the following proposals will be supported:

- a. Where development remains within planning control, the change of use of an agricultural building to business use providing that it is;
 - i. for an appropriate rural business use that relates well to the location and does not adversely affect the amenity of residents and other countryside users; and
 - ii. a well-designed building that relates well to the location and landscape; and
 - iii. provides adequate parking adjacent to and within the boundary of the site for employees and visitors; and
 - iv. the proposed reuse would not cause harmful and/or negative impact with surrounding agriculture or other land-based activities.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments CNPE2:

SAMPLE

SAMPLE

Policy CNP5: Natural Landscape and Rural Character

Development proposals should maintain and enhance the natural environment, retain landscape features and enhance the rural character of Cranleigh. Development proposals are expected to:

- a. respect the natural contours of a site and preserve and sensitively incorporate existing natural features such as trees, hedges and ponds within the site; and
- b. be integrated into the landscape and include new landscape buffers between existing development and the countryside adjacent to development sites; and
- c. retain mature trees and/or trees of arboricultural and amenity value, groups of trees or woodland on site, and replacing any removed trees of recognised importance with trees of a similar potential size and native species on site, preferable of a local provenance from seed collected, raised and grown in the UK; and
- d. consider including street trees in their landscaping plans, preferable of a local provenance from seed collected, raised and grown in the UK; and
- e. avoid any building, including essential infrastructure, within root protection areas of mature trees; and
- f. to incorporate native species boundary hedging of a local provenance throughout the development site; and
- g. make provision for accessible open space through on or off-site provision or through contributions towards provision elsewhere, in line with Fields in Trust Beyond the Six Acre Standard (England) or updated guidance; and
- h. design open space that is in useable parcels of land and not fragmented, is safe and easily accessible and not severed by any physical barrier, is accessible to the general public and designed to feel public rather than private, creates a safe environment considering lighting and layout and provides some informal landscaping. An agreement will be required to ensure proper management over the lifetime of the development; and.
- i. Include confirmation of how habitats are to be created and maintained post development to help to restore and enhance the biodiversity value of the site; and

- j. include green corridors across the site connecting with adjacent green areas and corridors to enable and encourage the movement of wildlife; and
- k. not to have a negative impact on water quality or cause a deterioration in water quality elements as outlined in current legislation.

Do you agree with this Policy	Yes/No (delete as appropriate)
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SAMPLE

Comments on CNP5:

SAMPLE

Policy CNP6: Sustainable Development and Energy Efficiency

The design and standard of any new development should aim to meet a high level of sustainable design. This includes:

- a. siting and orientation to optimise passive solar gain.; and
- b. the use of high quality, thermally efficient building materials; and
- c. installation of energy efficiency measures such as loft and wall insulation and double glazing; and
- d. incorporating on-site energy generation from renewable sources such as solar panels; and
- e. reducing water consumption through the use of grey water systems; and
- f. providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions; and
- g. providing the infrastructure for adequate electric vehicle charging points for each dwelling; and
- h. the retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations; and
- i. alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards; and
- j. the provision of safe, shared pedestrian and cycle routes into the centre of the village, linking up with existing routes where available.; and
- k. providing cycle parking frames on public play space on development sites.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP6:

SAMPLE

Policy CNP7: Protection of Green Space

a. the Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Maps **on pages x -x:**

(list sites following July 2018 Public Consultation) ;

b. development that results in the loss of open space or jeopardises its use by the public will not be permitted. The quality of existing open space should not be eroded by insensitive development on adjoining land.

The Green Spaces sites will be added after the consultation

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP7:

SAMPLE

SAMPLE

Policy CNP8: Residential Gardens

- a. infill development of residential gardens that causes harm to the character and biodiversity of the local Area should be resisted.

Developers are encouraged to:

- b. to provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed, uncluttered streetscape; and
- c. Provide proportionate garden space for each dwelling based on its size and to complement the adjacent character area; and
- d. Take opportunities to enhance the biodiversity of green corridors provided by private gardens; and
- e. Ensure that all dwellings including blocks of flats have an area of landscaping including native hedging or native plants to the front of the property to encourage wildlife and to screen the boundaries of car parking areas; and
- f. Provide native hedging at the rear boundary of dwellings in particular where the boundary is adjacent to open countryside.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP8:

Policy CNP9: Flood Risk and Drainage

This Neighbourhood Plan seeks to ensure that the remaining natural flood plain is retained, and appropriate conditions are applied to safeguard the Area from flooding.

- a. developers are encouraged to submit full details of the proposed surface water drainage scheme including gully maintenance and clearance (including details of its route, design and specification, how consideration has been given to the use of Sustainable Drainage Systems (SuDS), and details of its ongoing management and maintenance for the lifetime of the development) as part of their planning application; and
- b. developers are encouraged to use natural flood risk alleviation methods, including floodplain woodland, wetlands and other 'soft engineering' techniques; and
- c. a SuDS verification condition is required on all major applications; and
- d. development should not be permitted that impedes or alters the path of a river or watercourse; and
- e. developers should ensure that existing drainage ditches and culverts are retained.
- f. developers are encouraged, where appropriate, to make occupants of dwellings aware of their responsibilities as riparian owners.

Do you agree with this Policy	Yes/No (delete as appropriate)
Comments on CNP9:	

SAMPLE

Comments on CNP9 continued:

SAMPLE

Policy CNP10: Heritage Assets

Development proposals will be expected to:

- a. conserve and enhance the distinctive built heritage assets of the Area and their settings; and
- b. not be of a scale or proximity that harms the historic balance of features within the Conservation Area; and
- c. not lead to substantial harm to or total loss of significance of a designated heritage asset; and
- d. assess the impact of increased traffic levels from development sites on designated heritage assets; and
- e. consider the effect of a proposal on Buildings of Local Merit and avoid or minimise the impact on the heritage asset’s conservation; and
- f. include where possible new locally inspired landmark buildings of merit.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP10:

SAMPLE

SAMPLE

Policy CNP11: Arts and Leisure Policy

Developers will be encouraged to support leisure and arts activities through contributions towards:

- a. the provision and enhancement of public buildings and public grounds providing sports facilities for all, including community halls and state schools; and
- b. the provision and enhancement of arts projects and buildings.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP11:

SAMPLE

SAMPLE

Policy CNP12: Residential Parking

Developers should provide an adequate amount of parking which complies with Waverley Borough Council’s Parking Guidelines, reflects car ownership levels in the Area, is well integrated and does not dominate the street scene; and developers are encouraged to:

- a. provide parking located within the curtilage of each plot to minimise the level of on street parking; and
- b. provide parking spaces close to and in sight of the dwellings they serve; and
- c. avoid parking courts, and if necessary they should be small in overall size (generally no more than five properties should use a single parking courtyard) and they should be well overlooked by neighbouring properties; and
- d. provide parking that reflects that of established adjacent development to maintain and enhance the character of the area; and
- e. use landscaping with native species to balance the visual impact of parked cars; and
- f. developers are encouraged to use a combination of car parking treatments and to avoid white lining to mark out and number spaces; and
- g. provide on-site cycle parking for residents and visitors.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP12:

SAMPLE

Comments on CNP 12 continued:

SAMPLE

Policy CNP13: Transport

Proposals for new housing should be well connected to the existing settlement. Development should be integrated within the existing settlement boundary and are encouraged to be built around the concept of a walkable neighbourhood which supports and encourages walking.

Development should;

- a. minimise the need for car usage and include proposals which enhance and provide short, safe pedestrian routes and designated cycle routes from the development site to principal facilities including the village centre, schools and public open space, whilst also considering accessibility for people with impaired mobility; and
- b. provide access to public transport by locating development as close as possible to existing bus routes and provide safe pedestrian access to bus stops within a short walk; and
- c. incorporate permeable road designs that support the character of the area and are properly connected with adjacent street networks; and
- d. consider short and curved or irregular streets which contribute to variety and a sense of place; and
- e. provide bus shelters where necessary to encourage use of public transport; and
- f. proposals should include design and highways proposals that mitigate the impact of through traffic on the High Street.

Do you agree with this Policy	Yes/No (delete as appropriate)
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Comments on CNP13:

SAMPLE

Comments on CNP13 continued:

SAMPLE

Policy CNP14: Telecommunications

- a. development should demonstrate how it will reinforce existing telecommunications, including mobile signals, to serve the development; and
- b. development should provide each dwelling with access to new broadband services infrastructure, notably fibre to the home technology.
- c. the provision of essential infrastructure for telecommunications will be supported where it is of a scale and design appropriate to Cranleigh and would not cause undue visual intrusion or have an unacceptable and damaging impact on the setting of the AONB, AGLV, ASVI, the Cranleigh Conservation Area or the landscape setting and the character of Cranleigh.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP14:

Policy CNP15: Water Supply and Wastewater Infrastructure

All development proposals impacting on the sewage treatment works, sewerage infrastructure, water supply and water quality will require the following:

- a. applications should include proposals for the reinforcement of existing water supply and wastewater infrastructure to serve the development; and
- b. it is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances, this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.”
- c. drainage on the site must maintain separation of foul and surface flows; and
- d. where there is an infrastructure capacity constraint the Planning Authority will require the developer to set out what appropriate improvements are required and how they will be delivered prior to occupation; and
- e. on site pumping stations should be avoided. Where no reasonable alternative exists, they should be sited away from existing and new residential development and be surrounded by an appropriate exclusion zone to avoid odour and noise nuisance and include plans for its ongoing monitoring and maintenance.
- f. proposals are expected to consider the impact on water quality and biodiversity in line with current legislation and any adverse impacts accompanied by identified and adequately funded mitigation measures.

Do you agree with this Policy	Yes/No (delete as appropriate)
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Comments on CNP15:

SAMPLE

Policy CNP16: Gas and Electricity Infrastructure

Development should include proposals for the reinforcement of existing utility infrastructure for electricity and gas to serve the development.

Do you agree with this Policy

Yes/No (delete as appropriate)

Comments on CNP16:

SAMPLE