



Department for  
Communities and  
Local Government

Gavin Hall  
Savills Planning  
2 Charlotte Place  
Southampton  
SO14 0TB

By email: [ghall@savills.com](mailto:ghall@savills.com)

Please ask for: Mike Hale  
Tel: 0303 444 45374  
Email: [mike.hale2@communities.gsi.gov.uk](mailto:mike.hale2@communities.gsi.gov.uk)

Your ref:

Our ref: NPCU/EIAscrn/R3650/73820

Date: 25 August 2014

Dear Mr Hall

**Request for Screening Direction  
The Town and Country Planning (Environmental Impact Assessment)  
Regulations 2011  
Land off Horsham Road, Cranleigh, Surrey**

I refer to your letter of 28 April 2014 which has been considered as a request made pursuant to regulation 5(7) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 2011/1824) ("the 2011 Regulations"), for the Secretary of State's screening direction on the matter of whether or not the above development proposals are 'EIA development' within the meaning of the 2011 Regulations.

The proposal, namely for the residential development at land off Horsham Road, Cranleigh falls within the description at paragraph 10(b) of Schedule 2 to the 2011 Regulations. Since these proposals exceed the threshold in column 2 of the table in Schedule 2 to the 2011 Regulations, the Secretary of State considers them to be 'Schedule 2 development' within the meaning of the 2011 Regulations.

In the opinion of the Secretary of State having taken into account the selection criteria in Schedule 3 to the 2011 Regulations, the proposals would not be likely to have significant effects on the environment, because of the nature, size and location of either having regard to the following points.



## Department for Communities and Local Government

This is a proposal for 149 dwellings on largely undeveloped land on the southern edge of Cranleigh. The site adjoins residential/urban uses to the north and north east. The Secretary of State has consulted with Natural England and notes that the area does not lie within or in close proximity to a sensitive area as defined by the Regulations. Based on the evidence, it is apparent that significant effects on any international or nationally designated areas of nature conservation or landscape is unlikely. The Secretary of State similarly concludes and furthermore considers that, significant impact on any protected species and trees (and woodland areas generally) that are present, is also unlikely.

Similarly, due to the presence of a number of assets of historic and cultural sensitivity in the vicinity including a Scheduled Ancient Monument (SAM) defined as such by the Regulations, English Heritage was consulted. English Heritage considered the potential for harm to the setting of Vachery Farm SAM and a number of listed buildings in particular. English Heritage, are of the view that the intervening topography, along with various natural and built environment features present does not suggest significant impact to be likely in respect of any of the aforementioned assets. The Secretary of State has considered this view and all the other evidence and does not consider significant impact is likely on historic and cultural assets present from the proposed residential development.

The Secretary of State has also carefully assessed all of the evidence, including particularly potential traffic, noise and air quality impacts, and does not believe there would be likely significant effects from this individual proposal in relation to these or any other issue.

In relation to potential cumulative effects, the Council believes that this proposal for 149 dwellings, when cumulated with proposals, which have received screening opinions for 400 dwellings at Knowle Lane, 150 dwellings south of Amletts Lane along with 145 dwellings at Hewitt's Estate would have significant in-combination effects in terms of traffic generation and associated air quality impacts, including dust generation as part of the construction phase, and from a socio-economic perspective on the infrastructure and services of Cranleigh. Furthermore the Council considers that all four proposals will contribute to cumulative impacts in terms of energy demand during construction and occupation, demand for materials and demand for water resources.

The Secretary of State has carefully considered the evidence provided by all parties in this case. Planning Practice Guidance (Mar 2014) requires the Secretary of State to take into account existing and approved development when determining whether significant environmental effects are likely. However, as none of these other potential proposals are either built or have extant permission it is inappropriate to



Department for  
Communities and  
Local Government

consider cumulative impacts with this proposal in relation to the other potential proposals which are still at a relatively early stage in the planning process. The Secretary of State concludes that no significant cumulative impacts are therefore likely and that there are no other factors in this case in this specific location that would necessitate EIA. EIA is therefore not required.

Accordingly, in exercise of the powers conferred on him by the 2011 Regulations the Secretary of State hereby directs that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the Regulations. Any permitted development rights which your proposal may enjoy under the Town and Country Planning (General Permitted Development) Order 1995 (SI 418) are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter to Waverley Borough Council.

Yours sincerely

Mike Hale  
**Senior Planning Manager - south**  
(With the authority of the Secretary of State)