



Cranleigh Neighbourhood Plan

2018 – 2032

Pre-Submission (Regulation 14) Consultation Version

February 2019



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ACKNOWLEDGEMENTS

Cranleigh Parish Council would like to thank all those individuals and organisations whose hard work and commitment to the development and production of this Neighbourhood Plan made this project possible.

Many volunteers have contributed their time and ideas, our thanks go to the Steering Group Members:

Jane O'Leary	Diane Mackay	Peter Seaton
Steve Dawe	David Gill	Philip Townsend
Chris Dubois	Deena Goff	
Lynda MacDermott	David Mann	

Working Group Members:

Martin Barringer	Ken George	Robyn Pass
John Harrod Booth	Deena Goff	Peter Reed
Richard Bryant	Richard Graham	Guy Sansom
Chris Budgen	Mike Gribble	Peter Seaton
Paul Cherrett	Carl Howell	Terry Stone
Norman Cox	Steve Jeacock	Liz Townsend
Steve Dawe	Sue Kidd	Philip Townsend
Greg Dawson	Lynda MacDermott	Michael Trent
Stephen Dennison	Diane Mackay	Tony Tyrrell
Alison Downer	David Mann	Michael Walton
Chris Dubois	Christina Manuel	David Weaver
John Emerson	Steve Millier	Jill Wood
Robert Everard	Ken Mitchell	Jeff Wood
Jim Faulkner	John Noble	
Nick Galpin	Gavin Pass	

Other Community Contributors

Adrian Clarke	Rob Kerby	Sue Dewhurst
Kary Backhouse	Rosemary Hurtley	Tony Tyrrell
Lucy Boatswain	Stephen Halloran	

Cranleigh Parish Neighbourhood Plan Committee:

Liz Townsend	Angela Richardson	Richard Cole
Brian Freeston	Steve Jeacock	James Betts

FOREWORD

This Neighbourhood Plan for Cranleigh is the parish's plan for land use up to 2032.

Cranleigh is a great place in which to live, work learn and play set within the stunning Wealden landscape which imbues it with its unique rural village-feel.

The Cranleigh Neighbourhood Plan, being led by the Parish Council, started back in July 2013. The Parish Council wanted the people of Cranleigh to have a say in the future of the village, and more importantly it wanted local people to decide where new housing should go, rather than leaving this decision to Waverley Borough Council.

Development of the village is already well underway and the past two years have seen significant housing development approved on greenfield sites. The impact of this on Cranleigh and the surrounding area is yet to be revealed.

In the years ahead, further development will only be worthwhile if it makes a positive difference to the lives of local people and the future of our community.

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

Contributions from the new housing being built now is already allocated to specific projects and that is outside the scope of this plan. However we can shape future projects and plan how the village will develop going forward.

The Parish Council believes that by working together to implement the Plan it will make Cranleigh an even better place to live, work and enjoy.



1 INTRODUCTION

The Cranleigh Neighbourhood Plan is a planning document and aims to give local people a say in how Cranleigh Parish will develop over the lifetime of the plan (2018-2032), as set out by the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).

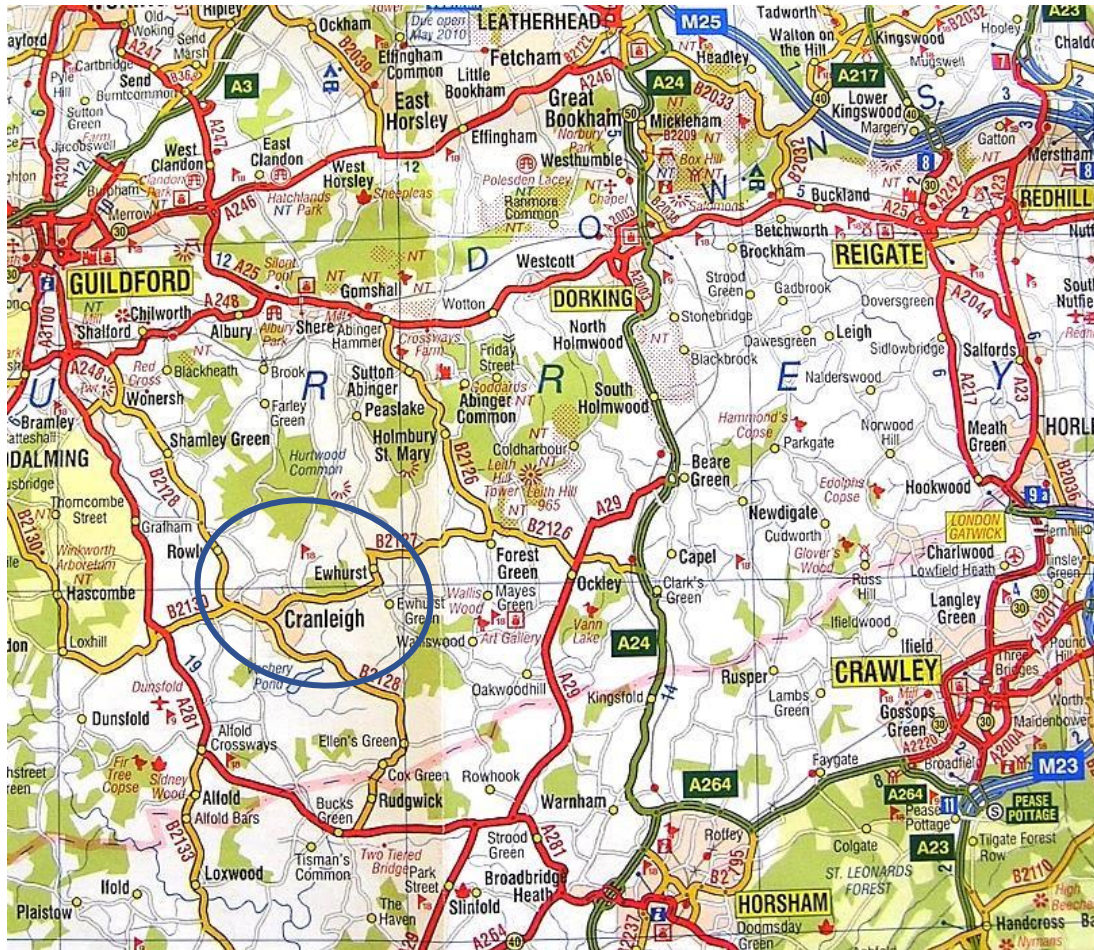


Figure 1: Map of Cranleigh and surrounding area © Crown copyright and database rights 2015 Contains Ordnance NP Survey & A-Z map data. Licence number 100017302

The Plan provides a vision for the future of the parish and sets out clear planning policies to realise this vision. These policies are in general conformity with higher level planning policy, as required by the Localism Act.

This neighbourhood plan forms part of the development plan and sits alongside the Waverley Local Plan. Decisions on planning applications in the parish will be made using both the Local Plan and Cranleigh's Neighbourhood Plan, alongside national planning policy (as contained in the National Planning Policy Framework 2018). The Plan contains a vision for the future of Cranleigh and sets out clear planning policies to achieve this vision.

The Neighbourhood Plan Area is shown in the designation map below. This Area was formally designated by Waverley Borough Council on 16 July 2013 and is contiguous with the parish boundary.

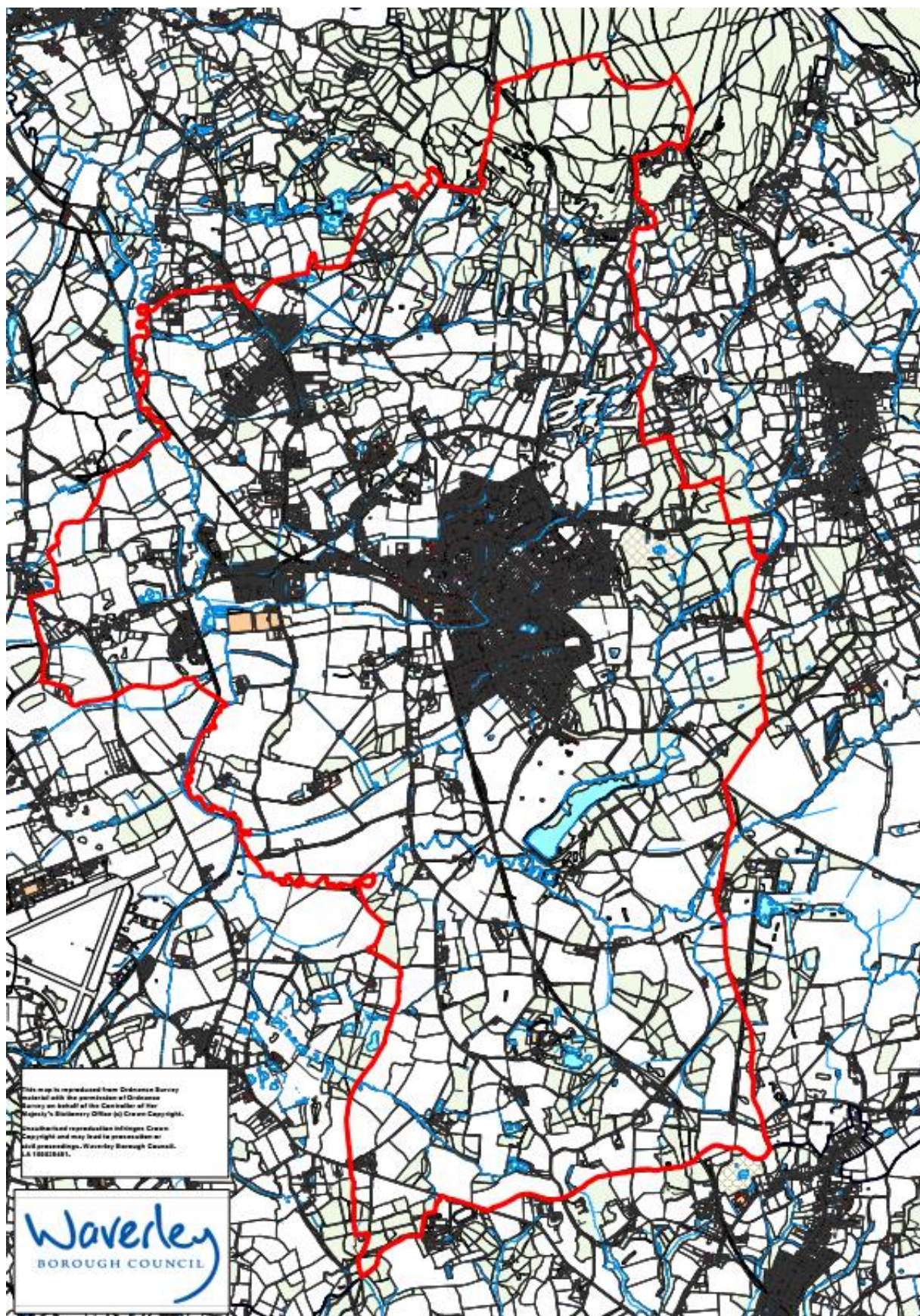


Figure 2 : Cranleigh Neighbourhood Plan designated area indicated by red line (Parish Boundary)

The plan was prepared by volunteers, residents and Cranleigh Parish Council. The policies contained within it result from NP surveys and consultations with the community and are available via the Parish Council's website www.cranleighpc.org.

1.1 COMMUNITY ENGAGEMENT

Informing and Consulting with the Community in Cranleigh

In January 2014, Cranleigh residents were invited to two public meetings to find out more about neighbourhood planning. There was a very high level of interest and 156 people signed up to get involved in putting together a Neighbourhood Plan.



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

Cranleigh's neighbourhood plan has principally been prepared by volunteers who formed the Cranleigh Neighbourhood Plan Group. This consisted of a steering committee (SC) and working groups (WG), which predominantly looked at the following areas - transport, housing, employment, infrastructure, community, the environment, design and heritage.

The Neighbourhood Plan Consultation Statement provides an overview of the consultation process and demonstrates that this plan fully complies with the consultation requirements of the Neighbourhood Planning Regulations 2012.

There is a large amount of background information that has helped in producing the Plan (this is known as the 'Evidence Base') and is available via the Parish Council website www.cranleighpc.org.



1.2 CRANLEIGH TODAY

By various accounts, Cranleigh is one of the largest villages in England and is situated in the rural eastern corner of the Borough of Waverley, in the southern part of Surrey. Cranleigh is a civil parish and located 10km east of Godalming, 15km south-east of Guildford, and 18km north-west of Horsham. It is surrounded by beautiful countryside of the north-west corner of the Weald nestled between the North and South Downs.

Land to the north of the village is washed over by green belt encompassing the small rural settlement of Rowly. The Surrey Hills Area of Outstanding Natural Beauty (AONB), one of the UK's most cherished and outstanding landscapes, also lies to the north and west of the village, which is further designated as an Area of Great Landscape Value (AGLV)¹.

Cranleigh Waters also runs along the western edge of the village northwards towards Wonersh and Bramley meeting the river Wey at Shalford. Beyond the river there is an area of AGLV extending beyond the Surrey Hills AONB.

The area to the east and south of the village is predominantly farmland and includes the Baynards Park Manorial Estate. Countryside to the east and south east is designated as AGLV extending as far as Walliswood and Rudgwick.

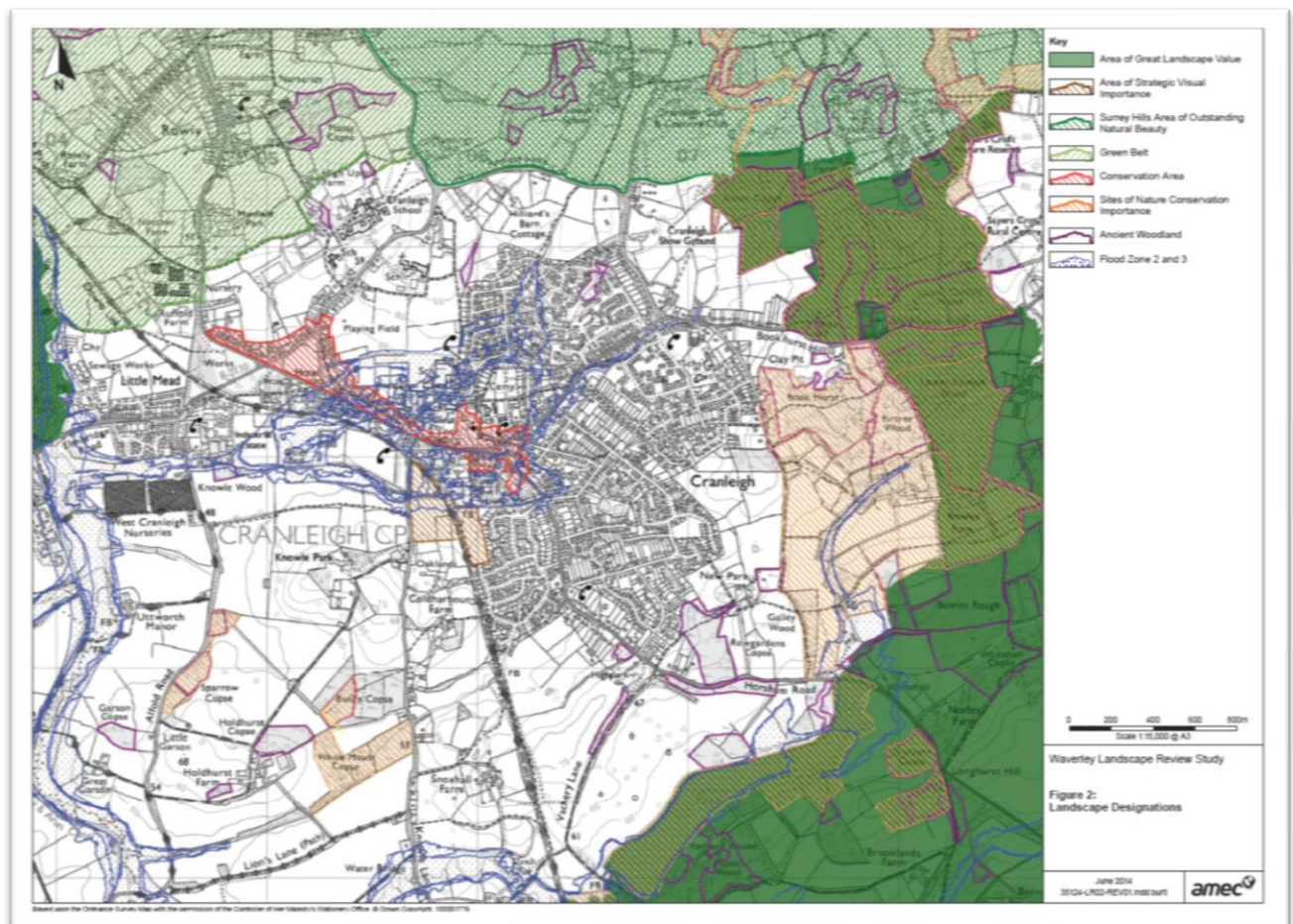


Figure 4: Waverley Borough Council Landscape Review Study June 2014 Appendix A.

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

The name Cranleigh, originally spelt Cranley, was changed in the mid-1860s to avoid confusion with Crawley. It was thought to be derived from large crane breeding grounds located at Vachery Pond. A pair of cranes form part of the Parish Council's Coat of Arms.

The village lies on narrow B roads to the east of the A281; the main road linking Guildford and Horsham. Cranleigh railway station was closed in 1965 as part of the Beeching cuts. The old track bed now forms part of the Downs Link path (DLp) and is recognised as a trail of regional importance and a movement corridor. This popular footpath and bridleway runs through the village and links the North and South Downs Ways. A regular bus service runs to and from Guildford, some 9 miles away.

Cranleigh's population has grown steadily and almost doubled to 11,500 (including the rural settlement of Rowly) since the 1960s, with the addition of several large housing estates, including Park Mead, Hitherwood, Summerlands and Sherrydon. This growth is continuing and since 2015 planning permission has been granted for approximately 1,400 new dwellings, the vast majority on greenfield sites around the village. The village settlement boundary will be revised when the Waverley Local Plan Part Two (Site Allocations and Development Management Policies) is adopted to incorporate greenfield sites on the edge of the former settlement boundary that have been granted planning permission. These are:

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

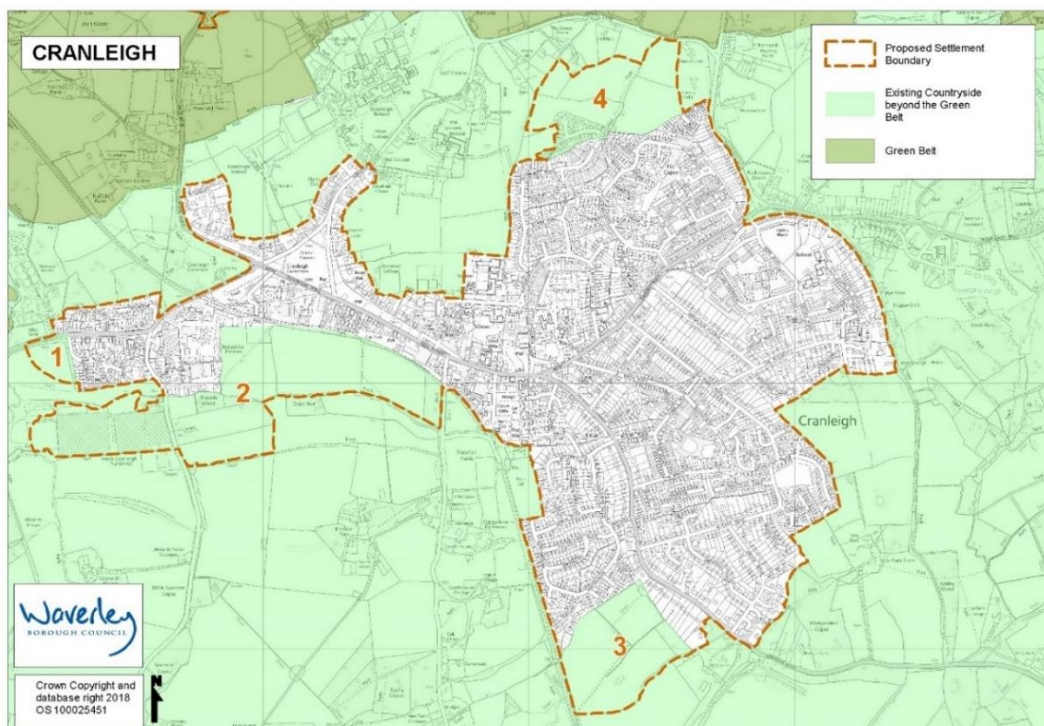


Figure 5: Cranleigh village settlement boundary proposed in emerging Local Plan Part Two

Cranleigh is a service centre for the surrounding smaller villages and settlements including Rowly, Ewhurst, Alfold, Shamley Green and Dunsfold. The High Street was designated as a Conservation Area in recognition of its special architectural and historical interest in July 2016². There are 81 nationally listed buildings in the parish (27 of which are within the Conservation Area), including one Grade II* listed building (the Church of St Nicholas) and 80 Grade II listed buildings; in addition to 174 Buildings of Local Merit.

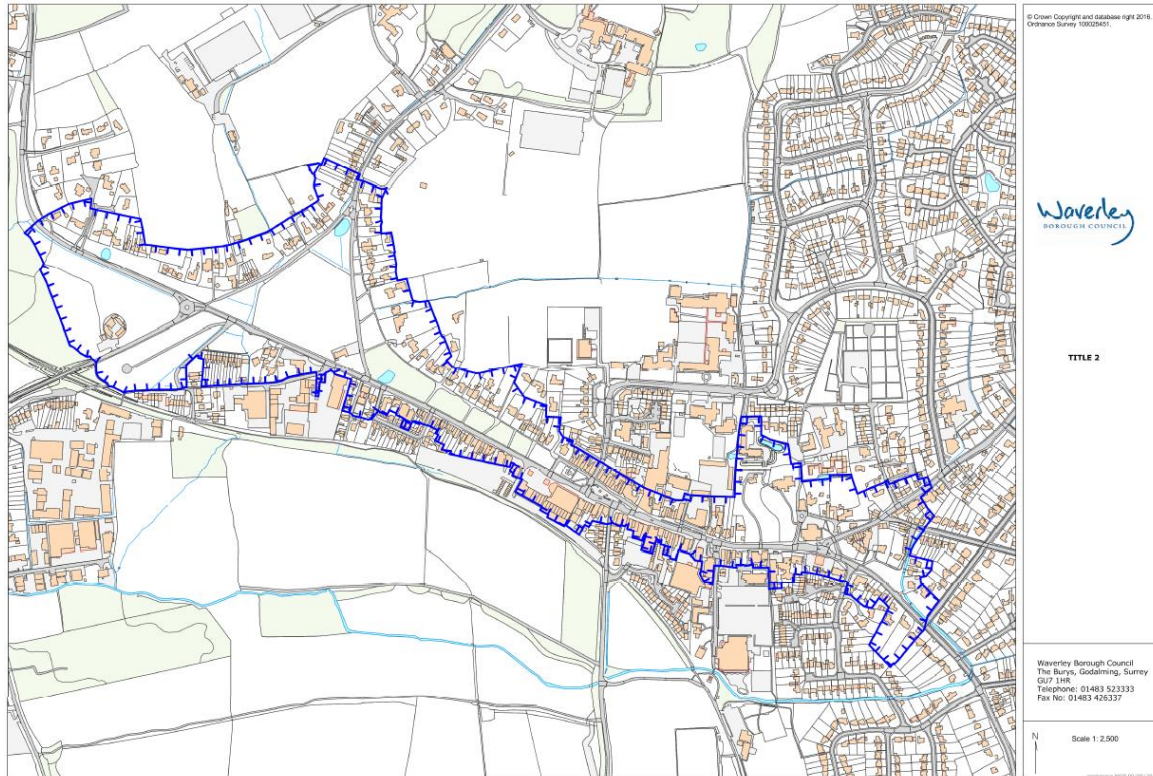


Figure 6: Cranleigh Conservation Area map adopted July 2016

A distinctive line of Norway maple trees lines the Common which is a unique and extensive area of spectacular green space that extends along the majority of the High Street and sweeps into the heart of the village. It provides exceptional and protected views within the village.

The High Street hosts a mixture of supermarkets, chain stores, in addition to a wide range of independent and locally owned retailers, cafes and restaurants. There is an active Chamber of Commerce which holds regular events and helps to fund several community projects.

Each September, Cranleigh hosts a music and food festival with food stalls at Cranleigh Arts Centre and musical acts in a variety of venues along the high street. Cranleigh and District Lions Club arrange and sponsor an annual summer carnival and fun day, in addition to the ever-popular November fireworks display, both attracting several thousand people to the village.

A weekly open-air market is held in the centre of Cranleigh offering a wide range of produce. There is also an indoor monthly country market and bi-monthly craft fayre.

Light industrial estates on the outskirts of the village provide local employment opportunities.

² Waverley Borough Council (2016) *Cranleigh Conservation Area Appraisal*



Figure 7: Fountain Square, High Street, Cranleigh (by kind permission of © Martin Bamford) Flowers by Cranleigh in Bloom

A new and expanded health centre in the centre of the village was opened in 2012 and the nearby leisure centre, including the swimming pool, was revamped in 2010. The village hospital continues to offer a limited range of outpatient services. Cranleigh has retained its fire station with on-call firefighters.

Cranleigh has several valued green spaces which contribute to the visual appearance of the village and support thriving cricket, rugby, bowling and football clubs, in addition to equipped play parks and a skate park. Volunteers from Cranleigh in Bloom maintain many of the public flower beds, providing all round interest.

There are a range of community facilities, including the village hall, church rooms and Rowleys Community Centre, as well as the Arts Centre which is the focal point for cultural leisure activities in the village and offers a broad and varied programme of events running throughout the year. These facilities provide venues for several clubs, societies and voluntary organisations catering for all age groups.

The village has three primary schools and a mixed secondary school for ages 11-16. Cranleigh School, an independent prep and senior boarding school, is situated to the north of the High Street and Common and sits in approximately 280 acres of open countryside.

Every year, the Cranleigh and South Eastern Agricultural Society hold the Cranleigh Show, a traditional agricultural show, celebrating rural life and the communities which live it.

The Cranleigh Neighbourhood Plan forms an important part of the strategy to accommodate an increasing number of residents, to improve infrastructure, maintain and expand Cranleigh as a service centre and shopping destination for the surrounding growing villages, encourage our rural economy, whilst ensuring this does not erode the character and village-feel of Cranleigh within its countryside setting.

2 VISION STATEMENT AND CORE OBJECTIVES

2.1 SWOT ANALYSIS

The following SWOT analysis was carried out from comments made in Neighbourhood Plan Surveys and public consultation events. This represents the community's opinion on Cranleigh's main strengths and weaknesses, followed by opportunities for and threats to Cranleigh, and helped to form the evolving core objectives of the Plan.

2.1.1 STRENGTHS

- Character and village feel
- Community activities including the Art Centre
- Open spaces, green spaces, sports facilities
- Heritage and monuments
- Shops and other services
- Health facilities
- Presence of young families
- Access to the countryside

2.1.2 WEAKNESSES

- Road network, connectivity and congestion
- Digital signals and utilities under strain
- Risk of flooding
- Ageing population
- Declining economy
- Lack of affordable housing
- Limited public transport

2.1.3 OPPORTUNITIES

- Influence future building development
- Support good quality affordable house building
- Review roads and all infrastructure services
- Address younger generation's needs
- Encourage small businesses to thrive
- Embrace new enterprise
- Welcome newcomers

- Encourage multi-agency collaboration
- Provide a setting where all can thrive and flourish

2.1.4 THREATS

- Unmanaged development leading to:
 - Poor design and quality of housing
 - Inappropriate housing
 - Loss of local retailers and business units
 - Urbanisation, loss of space and greenery
 - Fast, noisy, congested village and roads
 - Parking difficulties
 - Indifference and anonymity
- Under-development consequences:
 - No houses, no work
 - The young move out
 - The elderly left with no supportive network

2.2 VISION STATEMENT

The vision statement was developed through engagement with the local community.

‘In 2032, Cranleigh will have maintained its village character, whilst adapting to the needs of a diverse and growing community with well-designed, sympathetic development and protected green spaces.’

The community expressed the strong view that they wanted Cranleigh to retain its ‘village feel’, whilst providing for a mix of housing with a variety of tenures, from social and affordable to market homes, reflecting the density of the village and to meet local need.

The community stated a strong preference for new development to be located on previously developed land (brownfield). They wanted energy efficient, well-designed homes with adaptability built in to accommodate residents’ needs, whilst complementing existing styles and preserving the village character and heritage of Cranleigh.

Adequate off-road car parking was highlighted as important for residents and visitors, with new housing located near to the village centre to encourage walking and cycling.

The need to protect, enhance and provide sufficient green spaces alongside new development, as well as protect the local ecology was emphasised.

It was agreed that local employment and businesses should be encouraged and supported, including rural enterprises.

2.3 OBJECTIVES

The objectives are grouped under the following headings:

- **Housing and Design**
 - Require high quality design standards in all future development.
 - Development should reflect and reinforce the character and quality of Cranleigh.
 - Meet Cranleigh's housing need in full.
 - Ensure that the development sites are integrated into the village.
- **Employment**
 - Encourage new rural commercial development where it is appropriate in the countryside.
- **Environment**
 - Conserve and improve the ecological, water quality and management of Cranleigh Waters.
 - Protect and improve designated green spaces within the village.
 - Conserve the special landscape and scenic beauty of Cranleigh and its setting.
 - Ensure new development adequately mitigates flooding and drainage issues.
 - Encourage energy efficient development.
- **Community leisure and wellbeing**
 - Improve leisure and arts facilities serving Cranleigh.
- **Infrastructure**
 - Ensure that new development has good pedestrian, cycle and bus connections to Cranleigh and the wider area.
 - Improve existing pedestrian and cycle routes within Cranleigh.
 - Ensure car parking is provided to minimise its impact on amenity.

2.4 GUIDANCE FOR UNDERSTANDING POLICY

The following should be taken into account when referring to the policies in this document:

- 'Area' refers to the Neighbourhood Plan designated area.
- 'Settlement' refers to the Cranleigh settlement and the settlement of Rowly.

The policies in this document must be taken as a whole and applied to all development in the Area.

When referring to 'Building for Life' these policies will be based on the latest published version at the time of the application for planning permission.

3 LOCATION OF DEVELOPMENT

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

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

The purpose of a settlement boundary is to help to provide that direction. The revised Cranleigh village settlement boundary incorporates greenfield sites on the edge of the village which have been granted planning permission. Policy CRAN1 seeks to focus the majority of new development to sites inside the Cranleigh village settlement boundary, while also setting out the criteria that proposals for new development outside the settlement boundary must satisfy.

It should be noted that whilst the village of Rowly also has a settlement boundary, it is entirely washed over by the green belt. Policy RE2 of the Waverley Local Plan Part One therefore applies to development here. Policy CRAN2 provides appropriate policy guidance.

3.1 SETTLEMENT BOUNDARY

Settlement boundaries are a key tool and are used to identify the substantially built-up settlement area of a town or village. Within these areas, development will normally be considered acceptable, subject to consideration of issues such as its impact on the character and appearance of the area.

There are two settlement boundaries within the parish of Cranleigh: Cranleigh itself, where the built-up area is currently identified as the area which is not within Green Belt or Countryside beyond the Green Belt; and Rowly which is washed over by the Green Belt.

The criteria that was used to review the settlement boundaries was identified based on Waverley's emerging Local Plan Part Two. These were based on the original criteria used to draw up the settlement boundaries for Local Plan 2002 with some amendments to comply with changes in national policy:

Settlement boundary criteria

- The settlement boundaries should identify the area in which development is likely to be considered acceptable. These boundaries will reflect the extent of the main built up area, planning permissions and site allocations.

The boundary should:

- Where practical, clearly follow defined physical features such as walls, fences, hedgerows, roads and streams.
- Include built and commenced development, which has followed the adoption of Local Plan 2002, which physically relates to the settlement boundary.
- Include sites with planning permissions and site allocations which physically relate to the settlement boundary.
- Take into account the visual character of the settlements, the density and pattern of built development.
- Include the curtilage of a property that relates more closely to the built-up area (e.g. a garden) and where inclusion or possible development would not harm the structure, form and character of the settlement.
- Include small pieces of land, below the threshold for allocation, which directly relates to the built-up area and would be rounding off the boundary.

It should exclude:

- Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the settlement. This includes extended curtilages of properties that relate more closely to the open countryside.
- Isolated and sporadic development that is clearly detached from the main built up area.
- Low density residential areas, including single properties, which may have wooded or uncultivated curtilages.
- There are two settlement boundaries within the parish of Cranleigh: Cranleigh itself, where the built-up area is currently identified as the area which is not within Green Belt or Countryside beyond the Green Belt; and Rowly which is washed over by the Green Belt.

The Cranleigh settlement boundary has been extended to include greenfield sites on the edge of the former settlement boundary that have been granted planning permission and the total area (excluding Rowly) is 339.90 hectares. These greenfield sites are:

Cranleigh Settlement Boundary Anomalies

Anomaly	Area affected	Amendment	Justification
1	Land south of Elmbridge Road	Extend to include the site with planning permission.	Criterion 3: This site has planning permission for 54 dwellings; it physically relates to the settlement boundary and should therefore be included.
2	Land south of Elmbridge Road and the High Street	Extend to include the strategic site allocation apart from the area identified as a country park.	Criterion 3: This site is a strategic site (SS5) allocation in Local Plan Part 1, in addition the whole area now has outline planning permission for 765 dwellings, under several planning applications. The land physically relates to the settlement boundary and should therefore be included.
3	Land at Horsham Road	Extend to include the strategic site allocation.	Criterion 3: This site is a strategic site (SS4) allocation in Local Plan Part 1, in addition the

			whole area now has planning permission for 268 dwellings, under two planning applications. The land physically relates to the settlement boundary and should therefore be included.
4	Land south of Amlets Lane	Extend to include the site with planning permission.	Criterion 3: This site has planning permission for 136 dwellings; it physically relates to the settlement boundary and should therefore be included.

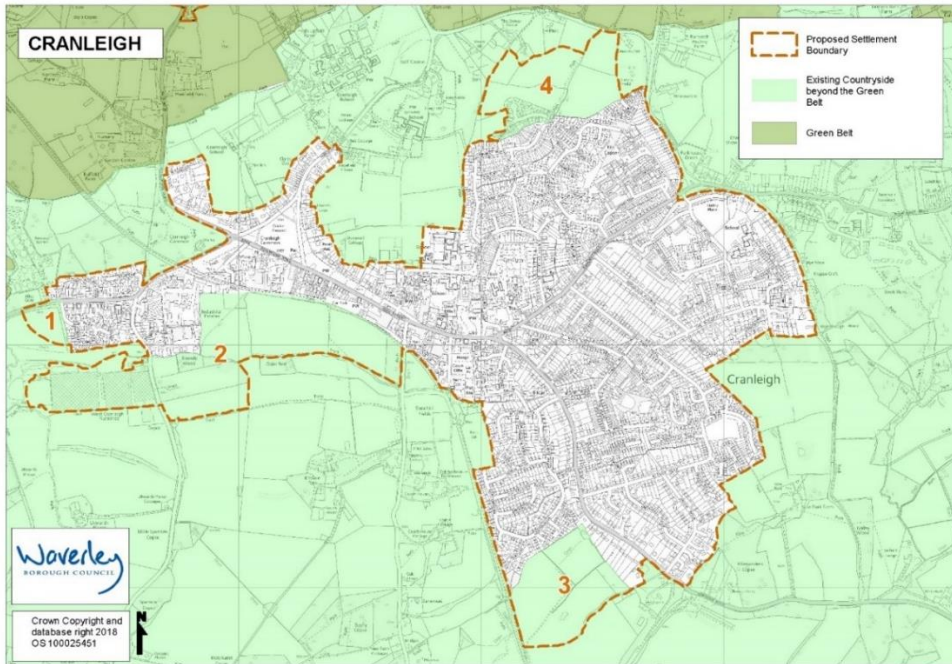


Figure 8: Revised Cranleigh Settlement Boundary

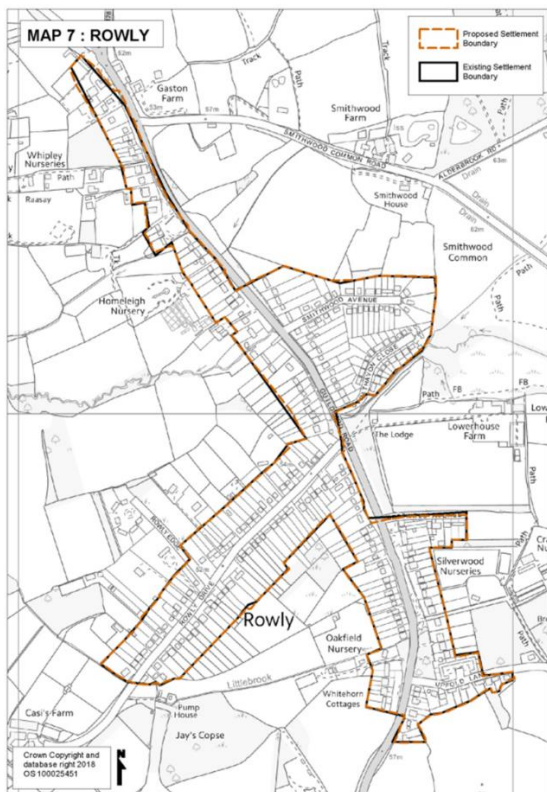


Figure 9: Rowly Settlement Boundary

3.1.1 LOCATION OF DEVELOPMENT (CRAN1)

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing
- Local Plan Part One Policy AHN2: Rural Exception Sites
- Local Plan Part One Policy SP2: Spatial Strategy

National Planning Policy:

NPPF paras 8, 16, 59

Policy CRAN1: Location of development

A. Development in Cranleigh parish shall be focused within the settlement boundary of Cranleigh village as shown on the Policies Map.

B. Development proposals outside the settlement boundaries will not be permitted unless:

- i. the development is on a small site and would provide affordable housing for evidenced local need. Small numbers of market homes may be permitted where this is essential to enable the delivery of affordable units, and
- ii. the development preserves or enhances the character or appearance of the area, and
- iii. where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use; or
- iv. it is on sites allocated for those uses in the Waverley Local Plan or its successor; or
- v. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.

C. Proposals should make the best use of suitable brownfield land, where available, in preference to greenfield land or brownfield land of high environmental value.

D. Development should not unacceptably erode the undeveloped gap between Cranleigh and the small rural settlement of Rowly.

3.2 MANAGING DEVELOPMENT IN THE GREEN BELT

The NPPF sets out that the essential characteristics of the Green Belt are its openness and permanence. Policy RE2 of Local Plan Part One, in accordance with national policy, sets out that most forms of development in the Green Belt will be inappropriate other than in very special circumstances. The NPPF sets out a number of exceptions to this, including extensions provided they are not disproportionate, replacement buildings provided they are not materially larger, and limited infilling within villages. A number of forms of development are also potentially appropriate provided they do not harm the openness of the Green Belt.

The NPPF does not define ‘disproportionate,’ ‘materially larger,’ or ‘limited infilling’ in relation to development within the Green Belt. As such, and in order to provide further clarity, Policy CRAN2 below is proposed to set out in greater detail how residential applications in the Green Belt will be assessed.

Currently, applications for development within the Green Belt are assessed under the ‘RD’ policies in the Waverley Local Plan 2002, together with the NPPF. Based on these policies, a visual test is used to assess whether extensions, alterations, and replacement dwellings are acceptable within settlements. Outside of defined rural settlements, a percentage guideline is also used in the assessment of proposals.

The Issues and Options Consultation 2017 for Waverley’s Local Plan Part Two asked whether the percentage guidelines should be retained outside of settlements, and also whether it should be extended for applications within settlements. While a variety of views were expressed, there was a preference from respondents for the percentage guidelines to be used, in combination with a visual test, both within and outside of settlements. Openness is defined as the absence of built development, and it is considered that a visual test alone would not represent an effective means by which to constrain the extent of built development in the Green Belt. Therefore, Waverley Borough Council’s preferred option is to continue to use the percentage guidelines outside of settlements. This therefore informs the approach taken in the Neighbourhood Plan.

The Issues and Options Consultation also asked whether the Waverley Borough Council should consider changing the base date used to define the original dwelling for the purpose of assessing extensions. The current base date of 31st December 1968 relates to when Surrey County Council first adopted a policy to control the scale of extensions to dwellings in the countryside. The NPPF uses a base date of 1st July 1948, the date at which the original Town and Country Planning Act came into effect. It has also been suggested that a more recent base date should be used, for example, the date at which the Council’s digital records of planning applications begins. Retaining the 1968 base date is Waverley Borough Council’s Preferred Option as this is consistent with the concept of permanence that is an essential characteristic of the Green Belt. Moving the base date back to 1948 would mean that Policy CRAN2 would disproportionately restrict the ability of owners of older dwellings to extend their homes. Moving the base date forward is likely to result in a significant relaxation of controls on extensions, as this would allow homes which have already been extended to be further extended. As an approach this would conflict with the essential characteristics of the Green Belt. The majority of respondents to Waverley Borough Council’s Issues and Options Consultation supported the continued use of the 1968 base date. The Neighbourhood Plan has therefore taken forward this approach.

3.2.1 DEVELOPMENT IN THE GREEN BELT (CRAN2)

Local Plan Policies:

- Local Plan Part One Policy RE2

National Planning Policy:

NPPF paras 140 and 141

Policy CRAN2: Extensions, alterations, replacement buildings and limited infilling in the Green Belt

- A. Extensions and alterations to buildings will be permitted in the Green Belt where they are not disproportionate to the original building.
- B. Replacement buildings will be permitted where they are not materially larger than the existing building.
- C. Whether a development is disproportionate or materially larger will be assessed by considering changes in scale, mass, height, and floorspace. For residential development outside of defined settlement boundaries:
 - i. Extensions which would increase floorspace by 40% or more over that of the original building will normally be considered to be disproportionate.
 - ii. Replacement buildings which have a floorspace of 10% or greater than the building being replaced will normally be considered materially larger.
 - iii. Inside defined settlement boundaries, the infilling of a gap in a row of development or area which is substantially built up, will be considered appropriate.
 - iv. Whether a development preserves the openness of the Green Belt will be assessed by taking into account the scale, mass, height, and volume of development which is proposed, including in relation to the extent of existing development on the site.

4 HOUSING AND DESIGN

The 2011 Census confirms that in 2011 Cranleigh parish had 4,779 households with 4,425 of these contained within the village. There was a high level of home ownership (76%) and low proportions of social rented (12%) and private rented (10%) tenures.

There was a predominance of family sized housing (64% with 3+ bedrooms) with 41% of homes detached, 39% semi-detached and terraced, with 20% flats.

Much of the Cranleigh parish (excluding the main settlement of Cranleigh but including the rural settlement of Rowly) is a Designated Protected Area which is exempt from Right to Acquire and is subject to a Rural Exception Site policy whereby development can come forward as a general 'exception' to policy, provided it is held for occupation by people with a local connection.

Most of the housing for Cranleigh allocated over the Local Plan period up to 2032 has been granted permission. At September 2018, approximately 1,560 new dwellings had planning permission, the majority of which were under construction at that time. In simple terms, the village is experiencing rapid expansion focused around its rural edges (Figure 8).



Figure 10: Development site at Horsham Road with planning permission for 268 new dwellings showing the Surrey Hills in the background



Figure 11: Phase One of development site at Horsham Road under construction

4.1 HOUSING STRATEGY AND SITE ALLOCATION

In May 2018 Waverley Borough Council published a Land Availability Assessment (LAA) which details all those sites within the borough of any significant size identified by Waverley as being potentially available for future development. It followed several 'call for sites' organised by Waverley for landowners to come forward and identify land for prospective future development.

Cranleigh is required to deliver a minimum of 1,700 new dwellings over the Local Plan period to 2032 (the same period as the Neighbourhood Plan). As at 1st April 2018, 1,367 new dwellings were either completed or in the planning pipeline. Making an allowance for 129 windfall dwellings (source: Waverley Borough Council) and adding in the 101 dwellings on sites allocated in the Local Plan Part 1 leaves a total of 103 dwellings to be delivered. Over the subsequent period between April and December 2018, a further 21 new dwellings have been approved, reducing the dwelling requirement to 82.

This leaves a minimum number of 82 dwellings to be delivered through the Neighbourhood Plan. As part of the Neighbourhood Plan process an assessment was undertaken of all development sites larger than 0.1 hectares. As a result, three sites were considered suitable for development (that have not subsequently come forward and been granted planning permission) and these sites have been allocated for approximately 110 dwellings.

4.1.1 HOUSING STRATEGY

The need for Cranleigh to deliver the housing requirement provided in the Waverley Local Plan Part One in full requires the allocation of sites in addition to windfall development. Policies CRAN2 to CRAN4 address this.

Through the Neighbourhood Plan process, sites put forward for development of more than 0.1 hectares were assessed for their sustainability as site allocations. As a result of this process, three sites were considered suitable for development:

- Land at Longfield, off Killicks – approximately 20 dwellings
- St Nicholas Junior School site – approximately 75 dwellings
- Cranleigh Infant School site – approximately 15 dwellings

4.1.2 LAND AT LONGFIELD, OFF KILLICKS (CRAN3)

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

The site is considered suitable for approximately 20 dwellings. These would mainly be smaller dwellings – between 1 and 3 bedrooms – which would help to address the needs of older people in a location with good access to shops and services.



Figure 12: Location of land at Longfield

Local Plan Policies:

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

National Planning Policy:

- NPPF paras 14, 65, 68, 69 and 70

Policy CRAN3: Land at Longfield

Land totalling 0.38 hectares at Longfield, off Killicks is allocated for approximately 20 dwellings.

4.1.3 ST NICHOLAS JUNIOR SCHOOL SITE (CRAN4)

The site is approximately 1.9 hectares and sits within the Cranleigh settlement boundary. It is currently accessed from Parsonage Road. It sits opposite Glebelands Secondary School to the north. To the east the site is bounded by elderly persons accommodation within Moat House (a Building of Local Merit), the Rectory, the grade II* listed St Nicolas Church and churchyard. To the south it

adjoins shops and dwellings on the High Street, a telephone exchange on Bloggs Way and Manns department store which also adjoins a large part of the western boundary along with dwellings in Sarus Place to the west. Manns and the adjacent Cromwell Cottage are a Building of Local Merit. The site is within walking distance of the village centre shops and amenities.

Cranleigh Primary School currently operates from split sites – the Junior School on this site at Parsonage Road and the Infant School at Church Lane (which is addressed in Policy CRAN5). Surrey County Council wish to re-provide an improved Primary School in Cranleigh for the benefit of the local primary school community. This means bringing the infant and junior schools together onto one site with modern fit-for-purpose school accommodation and facilities. This would be on nearby surplus land within the existing grounds at Glebelands Secondary School. The new building will completely replace the former Cranleigh Infant and Junior Schools which will be demolished once the new school building is opened and developed as per Policies CRAN4 and CRAN5.



Figure 13: Location of St Nicholas Junior School site

Local Plan Policies:

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

National Planning Policy:

Policy CRAN4: St Nicholas Junior School site

- A. Land totalling 1.9 hectares at St Nicholas Junior School is allocated for approximately 75 dwellings.
- B. Development will be conditional on a new primary school facility being available to accommodate existing pupils at St Nicholas Junior School.
- C. Development must ensure that it does not have a detrimental impact on the setting of:
 - a. Cranleigh Conservation Area
 - b. Grade II* listed St Nicholas Church
 - c. Buildings of Local Merit - the Moat House and Manns Department store (incorporating Cromwell Cottage).

4.1.4 CRANLEIGH INFANT SCHOOL SITE (CRAN5)

The site is approximately 0.6 hectares and sits within the Cranleigh settlement boundary. It is currently accessed from Church Lane and it is expected that this would also be the point of access for the residential development. It is bounded by residential properties in Dewlands Lane to the east, a footpath and Cranleigh cemetery to the north, a footpath, residential properties, Community Church Hall and car park in Church Lane to the west, the Fire Station to the south-east and residential properties in Church Lane to the south. The site is within walking distance of the village centre shops and amenities.

As described in respect of the St Nicholas Junior School site (Policy CRAN4), the proposal is to bring the Junior and Infant Schools together in a single building on surplus land at Glebelands Secondary School. The Infant School site would then be redeveloped as per Policy CRAN5.



Figure 14: Location of Cranleigh Infant School site

Local Plan Policies:

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

National Planning Policy:

NPPF paras 14, 65, 68, 69, 70 and 94

Policy CRAN5: Cranleigh Infant School site

- Land totalling 0.6 hectares at Cranleigh Infant School is allocated for approximately 15 dwellings.
- Development will be conditional on a new infant school facility being available to accommodate existing pupils at Cranleigh Infant School.

4.2 HOUSING MIX

4.2.1 SELF-BUILD AND CUSTOM HOUSE BUILDING

The Self-build and Custom House Building Act 2015 requires Waverley Borough Council to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land within the borough for self-build and custom house building.

There are currently 145 applicants on the register. Applicants can indicate more than one location preference and therefore there is some double counting across areas. As of May 2018, a total of 63 applicants expressed that Cranleigh was their preferred build location.

The Neighbourhood Plan seeks to meet this need by supporting development of this type, or that includes a number of self-build plots, on sites within the settlement boundary.

4.2.2 HOUSING MIX (POLICY CRAN6)

The Neighbourhood Plan aims to support a range of different dwelling types across all tenures and to provide accessible housing, including bungalows, to enable independent living for persons with disabilities, as well as less-mobile elderly, and to reflect the needs of the Cranleigh Area overall.

Development should reflect the demographic composition of the Neighbourhood Plan Area and meet objectively assessed housing need for Cranleigh.

Local Plan Policies:

- Local Plan Part One Policy AHN1: Affordable Housing on Development Sites
- Local Plan Part One Policy AHN3: Housing Types and Size

National Planning Policy:

- NPPF para 50 and 159

Policy CRAN6: Housing Mix

The following types of development within the Cranleigh village settlement boundary will be supported:

- a. Proposals which provide affordable housing in excess of the requirements of Waverley Local Plan Policy AHN1 (Affordable Housing on Development Sites).
- b. Proposals to provide at least 10% of all dwellings on sites of more than 20 dwellings to increased mobility standards suitable for people with disabilities and reduced mobility. In particular, the development of bungalows as a source of this supply is encouraged.
- c. Provision of individual self-build and custom housebuilding plots.

4.3 HOUSING DESIGN AND VILLAGE CHARACTER

Whilst Cranleigh is not required to accommodate significant further growth over the plan period on addition to that allocated in the Local Plan or in the planning pipeline (with planning permission or under construction), it is important that it reflects the character of Cranleigh and the design of residential properties demonstrates that they look and feel like Cranleigh properties.

The Neighbourhood Plan requires high-quality design standards that integrate with the Area and reflect and reinforce, without overwhelming, the rural character of Cranleigh situated at the foot of the Surrey Hills.



Figure 15: May 2015 view across Cranleigh from Knowle Park looking across towards Cranleigh School and the Surrey Hills

The Cranleigh Conservation Appraisal (CA) July 2016 produced by Waverley Borough Council describes the Cranleigh vernacular as:

“...generally characterised by domestic scale buildings, primarily of two storeys. Materials are reflective of the Surrey vernacular and are generally muted tones with reddish brown brick work (of the Wealden clay), tile hanging, plain clay tile roofs (often by Swallow – a local tile maker), slate on shallower pitches, some off white render and leaded lights to windows. Chimneys and pots along with decorative ridge tiles, exposes eaves and strong boundary treatments are found throughout the CA”.



Figure 16: Cranleigh High Street image taken from Parish Council website

Buildings in Cranleigh, built during the 19th Century railway expansion period and the mid-20th Century, consists of a variety of styles (See Cranleigh Design Statement 2008).

Residents expressed a desire to retain the ‘village-feel’ and a significant majority wanted new houses to complement the existing style of the village. The particular preferences reflected a range of differing styles which reflects the fact that Cranleigh does not have a homogenous style.

4.3.1 DESIGN OF DEVELOPMENT (POLICY CRAN7)

Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The Building for Life 12 (BfL12) January 2015 third edition³ is the Government-endorsed industry standard for the design of new housing developments. Building for Life is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Government Housing Quality Indicators (HQI) standards, Secured by Design and Lifetime Homes.

The guide 'Building for Life 12 provides the following framework that stakeholders should use for development along with other policies contained within this plan for Cranleigh to achieve the industry standard's 'Built for Life' quality mark:

1. Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
2. Facilities and services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
3. Public transport - Does the scheme have good access to public transport to help reduce car dependency?
4. Meeting local housing requirements - Does the development have a mix of housing types and tenures that suit local requirements?
5. Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?
6. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
7. Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
8. Is the scheme designed to make it easy to find your way around?
9. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
10. Car parking - Is resident and visitor parking sufficient and well-integrated so that it does not dominate the street?
11. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

³ Design Council (2015) *Building for Life 12: Third Edition*

12. External storage and amenity space - Is there adequate external storage space for bins and recycling as well as vehicles and cycles

When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design

National Planning Policy:

- NPPF para 125, 127 and 129

Policy CRAN7: Design of Development

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

- a. Being guided by the principles of Building for Life unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.
- b. The guidance contained within the Cranleigh Design Statement and the Surrey Hills Management Plan.
- c. Avoiding development over two storeys unless it can be demonstrated that it will not have a detrimental impact on views, streetscape or character of an area. Development of three-storey development on or close to the boundary of sites adjacent to the settlement boundary abutting open countryside will not be permitted.
- d. The creation of variety and visual interest, particularly at street level through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area.
- e. Dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.
- f. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime. Proposals for gated development will be resisted.
- g. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.
- h. Include landscaping treatment that is suitable for its location, contributes to local green infrastructure, the appearance of the area and ease of movement through the space.

4.3.2 CHARACTER OF DEVELOPMENT (POLICY CRAN8)

Cranleigh has a rural, green and leafy character and the approaches to the village are a special part of this character with established green spaces each providing a key focal point.

- Horsham Road has individual mature properties set back off the road, with grass verges and mature trees gradually leading to development closer to the pavement and in to the village with Lucks Green opening up views to the eastern end of the High Street.
- Elmbridge Road starting with open farmland and bordered by mature trees leads up to artisan cottages fronted in the main by grass verges leading up to the open views on the Common.
- Guildford Road leads in through the hamlet of Rowly. Bordered by mature trees and woodland it opens up unexpectedly into the open and expansive area of the Common, offering key views, including to the Surrey Hills AONB.
- Ewhurst Road approaches through woodland to low lying well-spaced bungalows in large plots and new housing set well back and screened from the road. Parkhouse Green at the junction of Barhatch Lane breaks the built form offering a green and open aspect to the village at this point.

Cranleigh's built character areas range in style, age, size and housing densities (average of 15-20 dwellings per hectare (dph)).

Cranleigh has maintained its distinctive 'village-feel' which is valued by residents. However, this manifests itself in a variety of different character areas, as shown in Figure 17. The individual character areas are summarised in Appendix 1.

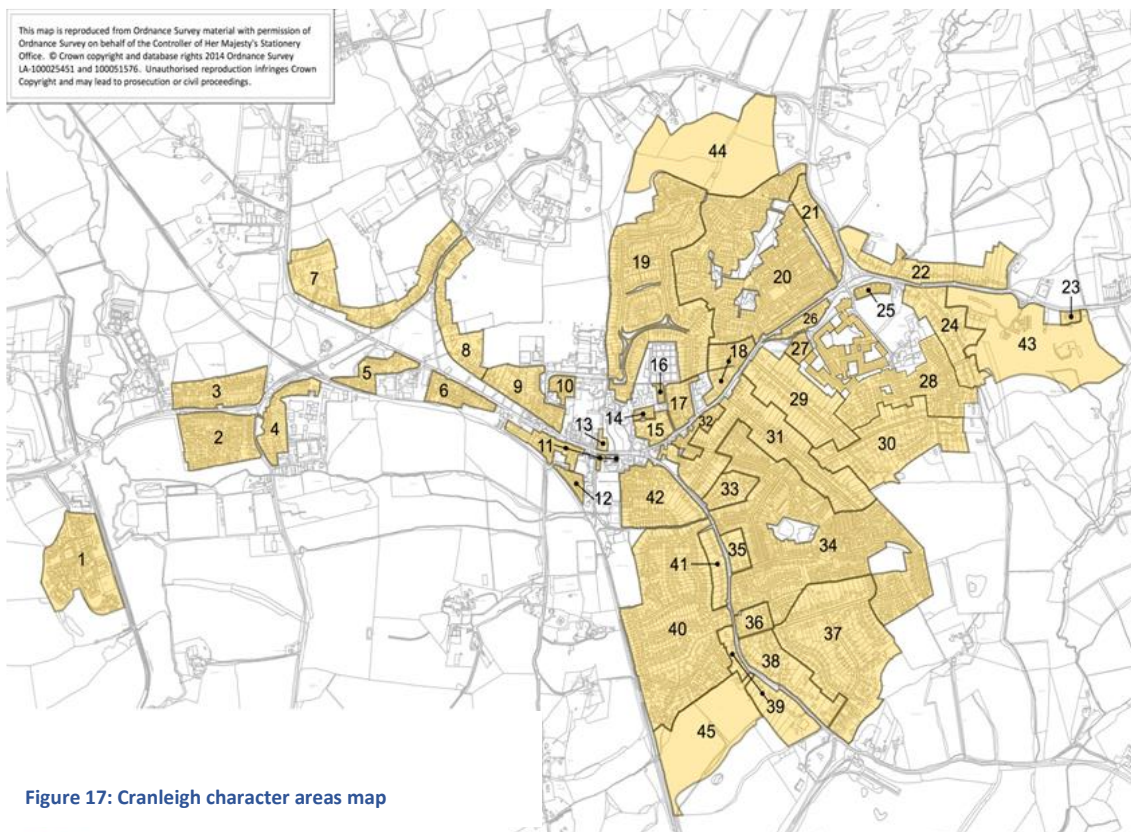


Figure 17: Cranleigh character areas map

For Cranleigh to maintain its character a balance between the scale, bulk, density and height of the built form and that of open green spaces and, where relevant, the countryside needs to be retained.

All development should be designed to a high quality and reinforce and enhance local character and the rural setting of the Area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the village.

Development should have regard to both the character of the area in which it is set and to the character of the Area overall.

In addition there are a number of local views of value which add to the character of the areas around the Common and the Area of Strategic Visual Importance in particular. Some of these have been informed by the Cranleigh Conservation Area Appraisal and some by the work in reviewing the boundaries of the ASVI. This is shown in Figures 18 and 19.

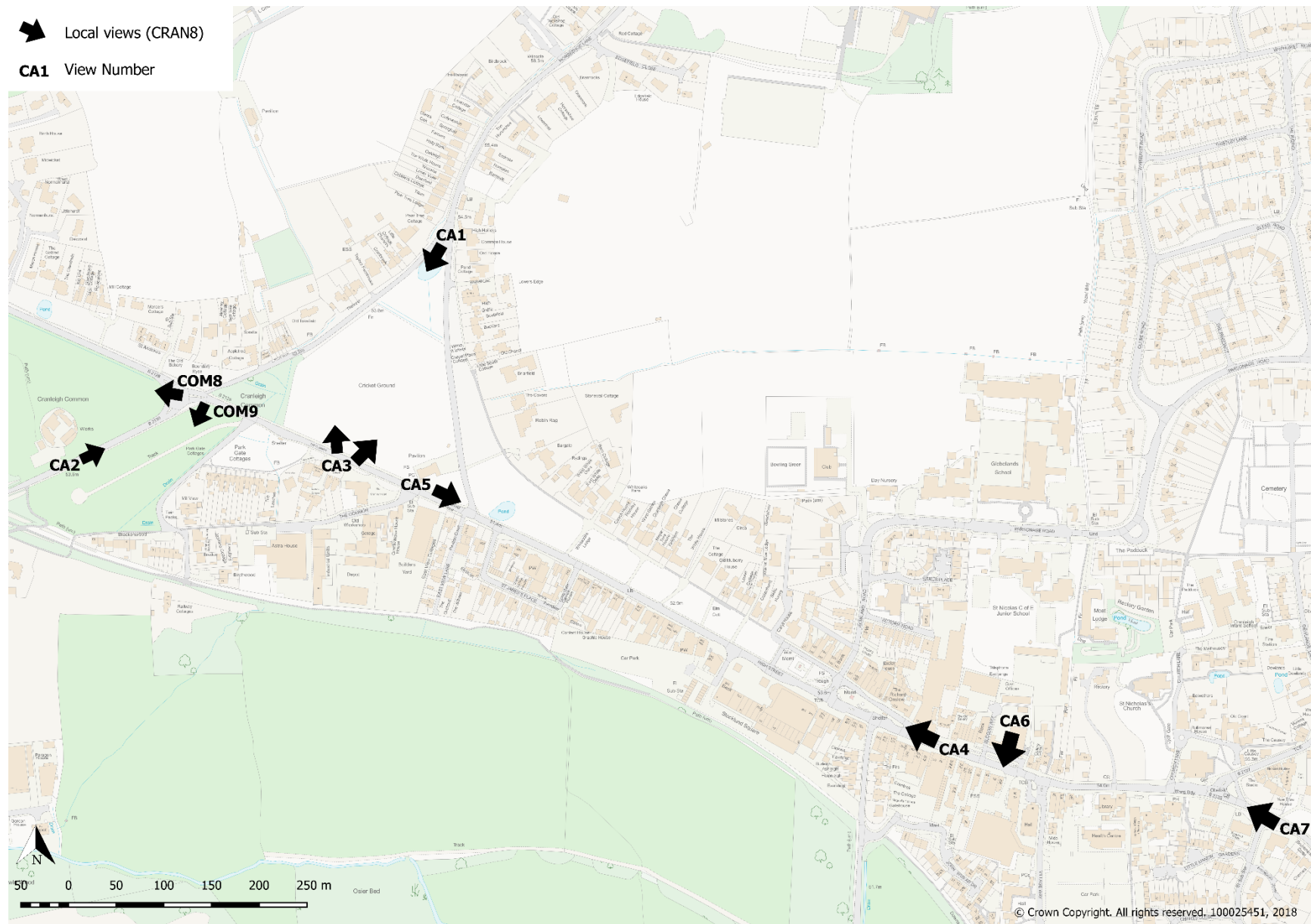


Figure 18: Vistas which are integral to the special interest of Cranleigh Conservation Area and other views of value across and of the Common



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



CA2: Looking east over Bonfire Common



CA3: Looking north-east from Bonfire Common



CA3: Looking north from Bonfire Common



CA4: View of Cranleigh Common looking west behind war memorial



CA5: View of Cranleigh Common looking east towards village centre



CA6: Looking south towards Cranleigh Village Hall



CA7: View towards the obelisk (all directions)



COM8: Looking west onto the Windmill Common



COM9: Looking south-west over Bonfire Common

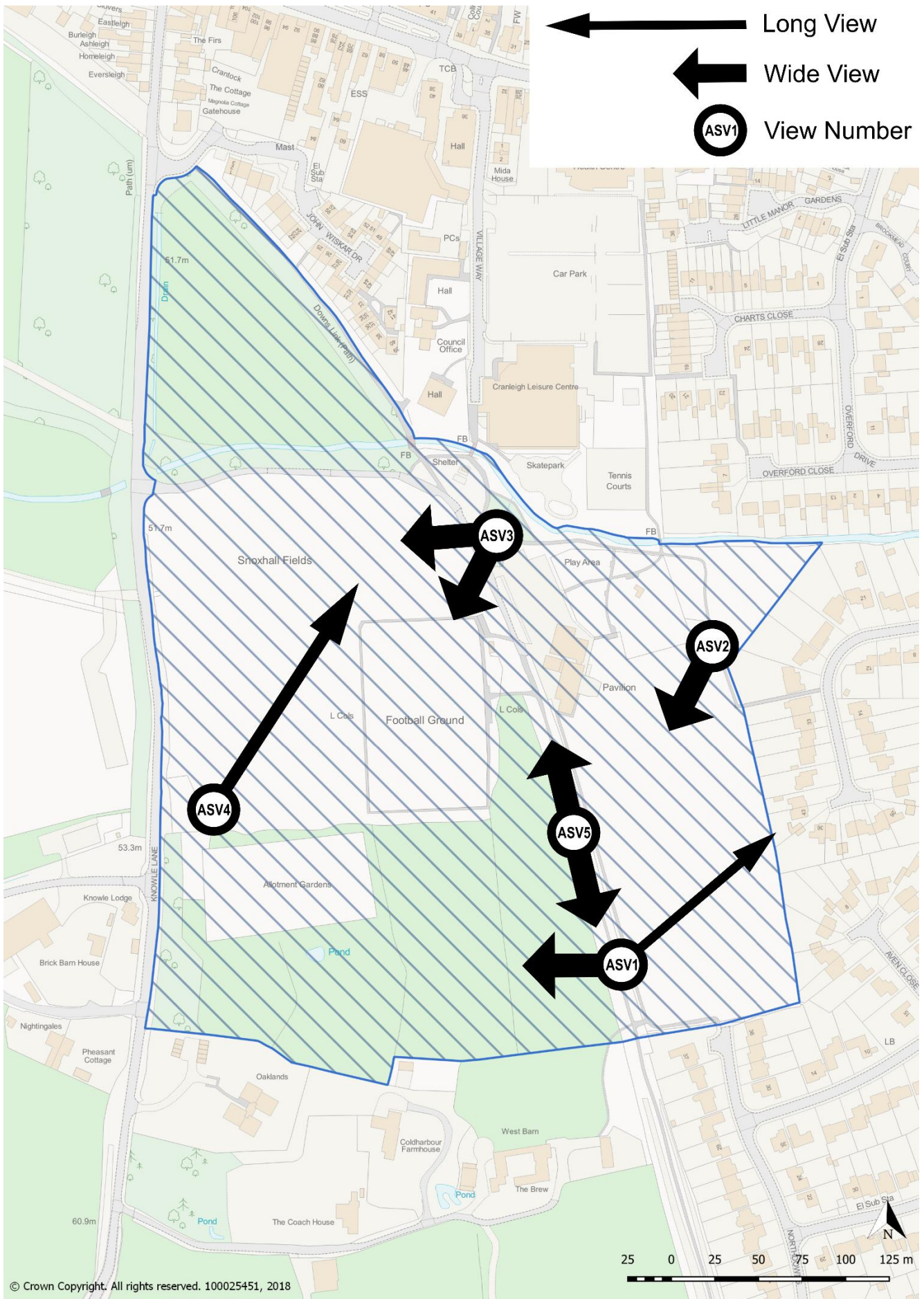


Figure 19: ASVI views



ASVI1: Looking north-east from the Downs Link towards Surrey Hills



ASVI1: Looking west from the Downs Link



ASVI2: Looking south-west from Snoxhall Fields towards the Downs Link



ASVI3: Looking west from Downs Link



ASVI3: Looking south-west from Downs Link towards Beryl Harvey Conservation Field



ASVI4: Looking north-east towards Surrey Hills



ASVI5: Looking north-west from Downs Link



ASVI5: Looking south-east from Downs Link

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design

National Planning Policy:

- NPPF para 125 and 127

Policy CRAN8: Character of Development

- A. Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 17). This must take account of character and quality of the immediate local context and avoid designs which reinforce standard housing designs and layout that are replicated nationwide. Innovation in design is encouraged where this demonstrably enhances the quality of the built form in a character area.
- B. Where relevant, development proposals are expected to address the following:
- a. Retain buildings and other features, which make a positive contribution to the character area.
 - b. Be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing.
 - c. Make a positive contribution to the visual impact of the main highway approaches into Cranleigh village.
 - d. Preserve and enhance the setting and local views of the following (as shown in the Policies Map):
 - i) Vistas which are integral to the special interest of Cranleigh Conservation Area (CA1-CA7)
 - ii) Other views of value across and of The Common (COM8-COM9)
 - iii) Views of value from within the ASVI (ASVI1-ASVI5)
 - e. 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 in order to blend the development into the rural landscape and provide a gradual transition from the built form to open countryside.

4.4 SAFEGUARDING AMENITY

‘Amenity’ is the term used to refer to the effect of a development on visual and aural factors in the immediate vicinity. When considering development, particularly infill development, it will be important that it does not impact negatively on the immediate vicinity. This refers to both nearby properties (and their inhabitants) and the environment. Factors relevant to the assessment of amenity in all applications include any potential impact on privacy and loss of light, or the creation of an overlooking or overbearing development creating a sense of enclosure.

Additionally, the impact of pollution stemming from development is a growing concern. Each year in the UK, around 40,000 early deaths are attributable to air pollution, which has also been linked to a variety of health issues including cancer and heart diseases. Even relatively minor developments can cumulatively have a significant negative impact on air, water, and soil quality. As such, it is important that all development avoids contributing to the worsening of air, soil, and water quality.

There is also evidence that living within an area with environmental hazards such as poor air quality or a high risk of flooding can pose a risk to an individual’s mental as well as physical health, further emphasising the importance of directing development away from higher risk areas.

4.4.1 SAFEGUARDING AMENITY (POLICY CRAN9)

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy SP2: Spatial Strategy
- Local Plan Part One Policy NE1: Biodiversity and Geological Conservation
- Local Plan Part One Policy NE2: Green and Blue Infrastructure
- Local Plan Part One Policy DM3: Safeguarding Local Amenity

National Planning Policy:

NPPF paragraphs 170 to 175 inclusive

Policy CRAN9: Safeguarding Amenity

In order to safeguard amenity, development proposals should address the following:

- a. Avoid harm to the health or amenity of occupants of nearby land and buildings, including by way of overlooking, loss of daylight or sunlight or overbearing appearance, an unacceptable increase in pollution, including from light, noise, dust, vibration, and odour, or an unacceptable increase in flood risk.
- b. Demonstrate that they provide adequate (meeting or exceeding DCLG’s Technical Housing Standards) internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this all new housing development should:

- i) not cause a deterioration to the environment by virtue of potential pollution of air, soil or water, including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible;
- ii) be compatible with surrounding uses;
- iii) in areas where contamination is known or likely to be found, be the subject of a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures;
- iv) not cause harm or damage to existing environmental assets such as areas of ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets;
- v) where adverse environmental impacts are unavoidable, ensure impacts are appropriately mitigated.

4.5 ENERGY EFFICIENCY AND DESIGN

The Climate Change Act 2008 commits the UK to an 80% reduction in CO₂ emissions by 2050 – this is a big feat which will require everyone to be engaged, from households and communities, to businesses and local and national government. It is a UK legal instrument, separate from any EU directive.

‘2050 ready’ mean homes built to have minimal energy use and net carbon emissions over the year because they are highly insulated, have low water demand and are fitted with or directly connected to renewable energy systems.

Nearly Zero-Energy’ requirements for new developments will come into force in 2019 but standards for ecologically sustainable homes and developments are now optional. However, developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.

The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).

There is an opportunity to improve and promote sustainability in the parish by:

- following basic passive environmental design in a fabric first approach;
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption through grey water systems;
- community energy schemes.

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

4.5.1 ENERGY EFFICIENCY AND DESIGN (POLICY CRAN10)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design
- Local Plan Part One Policy CC1: Climate Change
- Local Plan Part One Policy CC2: Sustainable Construction and Design
- Local Plan Part One Policy CC3: Renewable Energy Development

National Planning Policies:

NPPF Paragraphs 149 to 151 inclusive.

Policy CRAN10: Energy Efficiency and Design

- A. The design and standard of any development is encouraged to achieve the highest level of sustainable design. This includes:
- a. Siting and orientation of buildings to optimise passive solar gain, either through the provision of solar photovoltaic cells as part of development or by ensuring that development is designed to maximise the potential for solar gain if retrofitted at a later date.
 - b. Maximising the energy resilience of individual buildings through the provision of battery technology to store on-site energy generation from renewable sources such as solar panels.
 - c. The use of high quality, thermally efficient building materials, particularly those that are used to achieve the Passivhaus standard.
 - d. Reducing water consumption below the requirement in Local Plan Part One Policy CC2 (Sustainable Construction and Design) of 110 litres per person per day through the installation of infrastructure such as grey water systems.
 - e. Maximising electricity usage over other forms of energy generation that can have adverse impacts on air quality.
 - f. Ensuring that domestic electrical systems in residential properties are sufficient to support electric vehicle charging to serve that dwelling (where off-street parking provision is made).
 - g. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.

B. The retrofitting of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations.

5 EMPLOYMENT

Residents are keen that Cranleigh retains a thriving local economy with local employment and businesses encouraged and supported, including rural enterprises.

Cranleigh is a service centre for the surrounding villages who use the Medical Centre, Library, Leisure Centre, Arts Centre, schools, clubs and High Street.

5.1 LOCAL ECONOMY

Cranleigh High Street maintains a 'village-feel' with a range of independent shops, including a thriving butchers and fishmongers, three supermarkets, two independent department stores, hairdressers and florists together with several estate agents, restaurants and pubs. Over the past few years the high street has seen several charity shops open as well as national franchises and chain stores.

There is a well-established weekly Thursday open air market in Village Way car park, with a wide variety of stalls and a monthly country market also takes place in the Band Room.

Generally the High Street remains vibrant in what is an increasingly challenging retail environment. Policies in the Waverley Local Plan seek to protect and enhance the retail offer of the village and are considered adequate to retain the vibrancy of the retail offer.

There are three industrial areas comprised of Manfield Park, Littlemead together with the more mixed industrial and office space area including and adjacent to Astra House and Jewsons.

Cranleigh has approximately 6.9 hectares (ha) of employment land for light and general industrial business units, which is between 3% and 4% of the total employment land for the borough. This number reduced considerably with the granting of planning permission for residential dwellings on Hewitts Industrial Estate (3ha) and Cranleigh Brickworks (20ha).

The Neighbourhood Plan Business Survey received 70 responses principally from self-employed individuals and small companies. The majority of respondents had been operating in Cranleigh for over 10 years. Respondents said that Cranleigh's greatest assets are:

- Its local customer base
- Proximity to London
- Excellent parking
- Strong local business network, and low rental rates

Impediments to business growth included:

- Poor transport links
- Level of rents
- Tough economy.
- Poor parking
- The level of business rates

Policy CRAN11 seeks to protect existing commercial activities in Cranleigh, and also encourages new activity where possible.

5.1.1 PROTECTING AND ENCOURAGING EMPLOYMENT (POLICY CRAN11)

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy EE1: New Economic Development
- Local Plan Part One Policy EE2: Protecting Existing Employment Sites
- Local Plan Part Two Policy DM25: New Employment sites

National Planning Policy:

NPPF paragraphs 80, 83

Policy CRAN11: Protecting Existing and Encouraging New Employment Sites

- A. There will be a strong presumption against the loss of commercial premises or land which provides employment. Applications for a change of use of existing commercial premises to an activity that does not provide employment opportunities will be resisted unless it can be demonstrated that both of the following criteria are met:
- a. the commercial premises or land in question has not been in active use for at least 12 months; and
 - b. the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.
- B. Proposals for new B-class business employment development will be supported where they:
- a. do not result in a net loss of residential units unless justified by a clear economic need; and
 - b. are designed to be adaptable to meet changing employment needs wherever possible, such as by providing a mix of smaller units or live-work accommodation suitable for small enterprises and start-ups.

5.2 RURAL ECONOMY

Cranleigh is in a rural location and surrounded by several working farms and rural businesses which provide important local employment opportunities.

Guildford Borough Council's Rural Economic Strategy 2017-2022 delivered in partnership with Waverley and Woking⁴ notes that "The rural areas of Guildford and Waverley account for about 27.5% of the increase in business growth since 2010". 26.3% of Waverley's jobs are located in rural wards and the rural economy in accounts for about 20% of its economy. Waverley's rural population in 2015 was recorded as 30,600, about a quarter of its total population.

The report also highlights the point that the June 2016 Referendum vote to exit from the European Union has major implications for parts of the rural economy that have relied heavily on European subsidy or grant funding.

The Neighbourhood Plan seeks to support rural enterprise, recognising its importance not only to the local economy but to the economy of the UK.

5.2.1 RURAL ENTERPRISE (POLICY CRAN12)

Cranleigh is in a rural corner of Waverley Borough and surrounded by several farms which in addition to providing food and employment also manage and maintain our beautiful countryside.

The Neighbourhood Plan seeks to support rural businesses in the parish and recognises the need for flexibility in the use of existing buildings.

Local Plan Policies:

- Local Plan Part One Policy EE1: New Economic Development

National Planning Policy:

NPPF para 83 and 84

Policy CRAN12: Rural Enterprise and use of Agricultural Buildings for Business

Outside the settlement boundary, the change of use of an agricultural building to an employment-generating activity will be supported, providing it addresses the following criteria:

- a. It is intended for use by a business which is appropriate in a rural location, relates well to the location and does not adversely affect the amenity of residents and other countryside users.
- b. Any amendments to the building do not materially increase the visual impact of the building on the landscape.
- c. The proposed reuse would not cause harmful and/or negative impact with surrounding agriculture or other land-based activities.

⁴ Guildford Borough Council (2017) *Rural Economic Strategy 2017-2022*, delivered in partnership with Waverley and Woking

6 ENVIRONMENT

Residents expressed a strong desire to protect the rural countryside in which Cranleigh sits.

The cumulative effect of large-scale development on the natural environment and biodiversity in Cranleigh has not been formally assessed. Individually, the development of these sites has led - and will continue to lead – to the extensive loss of trees, hedgerows and important wildlife corridors.

The loss of a large numbers of trees, ancient woodland and green fields not only changes the character of the area, it leads to displaced and destroyed wildlife and natural habitats. It also has a wider impact on air and water quality, eradicates natural flood control measures and affects soil conditions.

Cranleigh's green fields, trees, wildlife corridors and green spaces including parks, allotments, private gardens, as well as private and publicly accessible open spaces, contribute greatly towards the character of the parish, providing areas of nature conservation, recreation and community amenity value. The community appreciates this biodiversity and seeks to ensure that it is protected and enhanced.

The Neighbourhood Plan aims to foster sustainable and well-designed development whilst protecting green spaces including wildlife corridors, conserving the countryside, biodiversity and the rural character of the parish, as well as managing issues such as tree protection, water quality, and flooding.



Figure 20: View from Pitch Hill AONB

6.1 NATURAL LANDSCAPE

Cranleigh is in the north-west corner of the Weald in a rural setting. It is surrounded by areas of Green Belt, the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Areas of Great Landscape Value (AGLV). These have significant degrees of protection under the NPPF and are outlined in the Cranleigh Design Statement 2008. This countryside is highly valued by residents.

Cranleigh has several Sites of Nature Conservation Importance (SNCI) and an Area of Strategic Visual Importance (ASVI)⁵. A review of the ASVI was carried out in July 2018 by Cranleigh Parish Council which stressed the importance of retaining this local landscape designation.

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



Figure 21: Farmland south of Cranleigh looking in the direction of Holdhurst Farm

Cranleigh Waters runs to the west of the settlement and several smaller rivers flow through the Parish.

Vachery Lake is located on the Baynards Estate. It is approximately 900m long and is believed to have been created as a hammer pond, it also acted as a reservoir for the Wey and Arun Canal which runs alongside Cranleigh Waters and is gradually being restored. Stocked fishing lakes are situated off Alfold Road and The Drive.

⁵ See Wasverley Borough Council (2014) *Waverley Borough Landscape Review Study*, Appendix A: Figure 4

The natural flood plain to the south of the high street has been subject to significant development and sustainable urban drainage systems (SuDS) will be a critical part of flood management in this area.



Figure 22: Cranleigh Common

Many individual trees in Cranleigh are covered by tree protection orders (TPOs), including those in the Conservation Area. A few small pockets of ancient woodland remain near to the centre of the village. The Common with its line of Norway maple trees and many other mature trees stretches almost the entire length of the High Street and provides important key views and wildlife habitat.

There are several public footpaths and bridleways providing open access to the countryside.



Figure 23: Knowle Parkland

The Neighbourhood Plan aims to conserve the special landscape of Cranleigh and the scenic beauty of the Surrey Hills AONB and its setting.

Cranleigh Parish features a number of ancient woodlands. One such area near to the centre of the village was lost to development south of the High Street and it is important that this vital and irreplaceable habitat is retained and not dissected further by development.



Figure 24: Trees on Knowle Parkland

Cranleigh's trees and hedgerows perform a number of important roles including:

- Supporting and encouraging biodiversity
- Contributing towards cleaner air
- Reducing greenhouse gases
- Assisting with natural flood prevention
- Lowering air temperature
- Providing shade and shelter
- Reducing noise pollution
- Improving health and public amenity

New development, including garden infill, has resulted in the cumulative loss of a large number of trees which has resulted in the relocation and undermining of badger setts and erosion of habitat corridors.

Planting and maintaining trees in strategic spaces is a key priority of the community.

New development should include the provision of suitable tree planting, including street trees where appropriate.

6.1.1 NATURAL LANDSCAPE AND RURAL CHARACTER (POLICY CRAN13)

The Neighbourhood Plan seeks to protect agricultural land and the rural nature of the Area, as well as protecting and enhancing the natural environment and biodiversity whilst accommodating sustainable development.

‘Arboreal significance’ shall be taken to refer to mature healthy trees and to include but not exclusively the following species: ash, beech, common lime, elm, hazel, hornbeam, maple, oak, sweet chestnut, sycamore, willow or yew.

Developments should include an appropriate landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of Cranleigh is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or roadside verges where feasible.

Local Plan Policies:

- Local Plan 2002 Retained Policy HE12
- Local Plan Part One Policy SP2: Spatial Strategy
- Local Plan Part One Policy NE1: Biodiversity and Geological Conservation
- Local Plan Part One Policy NE2: Green and Blue Infrastructure
- Local Plan Part One Policy RE1: Countryside beyond the Green Belt
- Local Plan Part One Policy RE3: Landscape Character

National Planning Policy:

NPPF paragraphs 170 to 175 inclusive

Policy CRAN13: Natural Landscape and Rural Character

- A. Development proposals should maintain and enhance the natural environment, retain landscape features and enhance the rural character of Cranleigh. Unless the need for, and benefits of, the development in that location clearly outweigh the loss of these features, or a commensurate level of landscape mitigation or enhancement, development proposals will be supported which:
- a. retain woodland, important trees, groups of trees, hedgerows and ponds;
 - b. adequately protects trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;
 - c. provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development’s landscaping scheme and;
 - d. incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development. Proposals should include details of the long term management and maintenance of new and existing trees and landscaping.
- B. In particular, proposals are expected to demonstrate the following principles:
- a. Include new landscape buffers between existing development and the countryside adjacent to development sites.

- b. If trees of arboreal significance must be removed, then to replace them with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.
- c. Consider including street trees in their landscaping plans.
- d. Avoid any building, including essential infrastructure, within root protection areas of mature trees.
- e. Incorporate boundary hedging with native species throughout the development site.
- f. Design open space that is:
 - i. in usable parcels of land and not fragmented;
 - ii. safe, easily accessible and not severed by any physical barrier;
 - iii. accessible to the general public and designed to feel welcome to the public rather than private;
 - iv. creates a safe environment considering lighting and layout;
 - v. complemented by landscaping.

6.2 AREA OF STRATEGIC VISUAL IMPORTANCE (ASVI)

The ASVI plays a crucial role in conserving and enhancing the character of Cranleigh within the rural landscape, whilst preventing the coalescence of the major strategic site (outlined in red in Figure 25) allocated in Waverley's Local Plan Part One and the eastern side of the village.

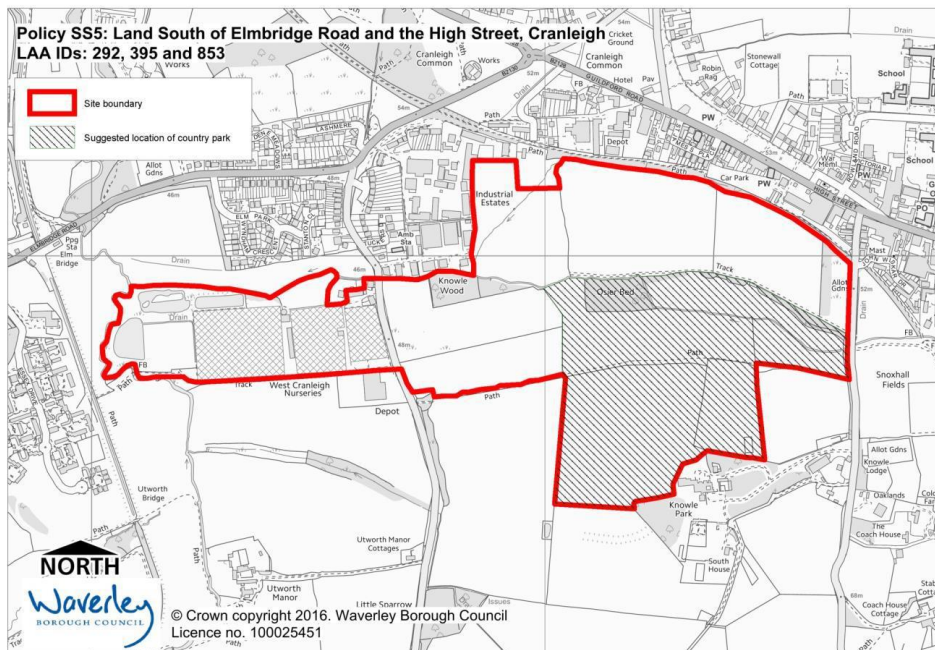


Figure 25: Local Plan Part One Strategic Site South of Cranleigh High Street

To inform the development of the Neighbourhood Plan and support the relevant policies in the Waverley Local Plan, Cranleigh Parish Council undertook a review of the boundaries of Cranleigh's Area of Strategic Visual Importance (ASVI) in July 2018. Further engagement on this took place between August and October 2018.

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



Figure 26: Amended ASVI boundary (blue boundaries mark additional land added to ASVI)

This ASVI creates an essential and accessible visual break in the built form and protects views from the Downs Link path which is widely used and valued by the community. This area penetrates what will be, with significant new development, an increasingly urban area and provides the essential green lung.

6.2.1 AREA OF STRATEGIC VISUAL IMPORTANCE

The Neighbourhood Plan does not provide a locally specific policy for the ASVI. This is provided by Policy RE3 (Landscape Character) of the Waverley Local Plan Part One. The role of the Neighbourhood Plan has been to define the boundary of the ASVI in Cranleigh.

Local Plan Policies:

- Local Plan Part One Policy RE3: Landscape Character

National Planning Policy:

NPPF paragraph 170

Cranleigh Area of Strategic Visual Importance – link with Local Plan Policy RE3

For the purposes of Waverley Local Plan Part One Policy RE3 (Landscape Character), the Cranleigh Area of Strategic Visual Importance (ASVI) is shown on the map above.

6.3 LOCAL GREEN SPACES

Cranleigh has several areas of local green spaces which will be identified for protection as valued assets. Access to green spaces, and parks promotes greater physical activity, and reduces stress, while contributing significantly towards improving residents' quality of life.

Green spaces are extremely important to the feel of the village and provide focal points for people to meet and to enjoy recreational activities. They also provide critical breaks in the built form giving Cranleigh its rural village character.

During Neighbourhood Plan consultations, concerns were raised by the community about the ongoing maintenance of local areas for play (LAPs) and local equipped areas for play (LEAPs) that were being provided on new developments, including equipment safety checks. It is important that robust management and maintenance regimes are put in place to ensure repair and replacement are regularly carried out to maintain safety and quality standards.

Waverley Borough Council's Open Space, Sport and Recreation Study 2012⁶ identified that respondents in Cranleigh suggested that, in respect of parks and gardens, there was "too little" provision and some of the footpaths were of poor quality. Some of these concerns have since been addressed. However, with proposed development of a new primary school on Glebelands Secondary School playing fields and further housing development proposed for the Cranleigh Primary School sites this will result in a reduction in sport and recreational space.

A shortfall was identified in the research findings of the Playing Pitch Strategy⁷ of existing and projected adult and youth football and cricket pitches (based on 2013 projections). Furthermore, it highlighted a need for improved changing facilities, drainage to pitches, as well as the levelling and marking of pitches. Some improvements have been carried out, including to Snoxhall Pavilion. Cranleigh Football Club is undertaking work to its football pitches, however it is recognised that additional drainage work is required.

With the predicted increase in population in Cranleigh of approximately 4,000 new residents, this will put pressure on the existing open spaces, playing pitches and on wellbeing in general. Whilst there will be some provision of additional open space to meet this need as well as the expansion of the equipped play areas, the importance of retaining green spaces of value to the community is significantly increased.

⁶ Waverley Borough Council (2012) *Open Space, Sport and Recreation Study: PPG17 Study*

⁷ Knight, Kavanagh & Page (2018) *Waverley Playing Pitch Strategy: Assessment Report*

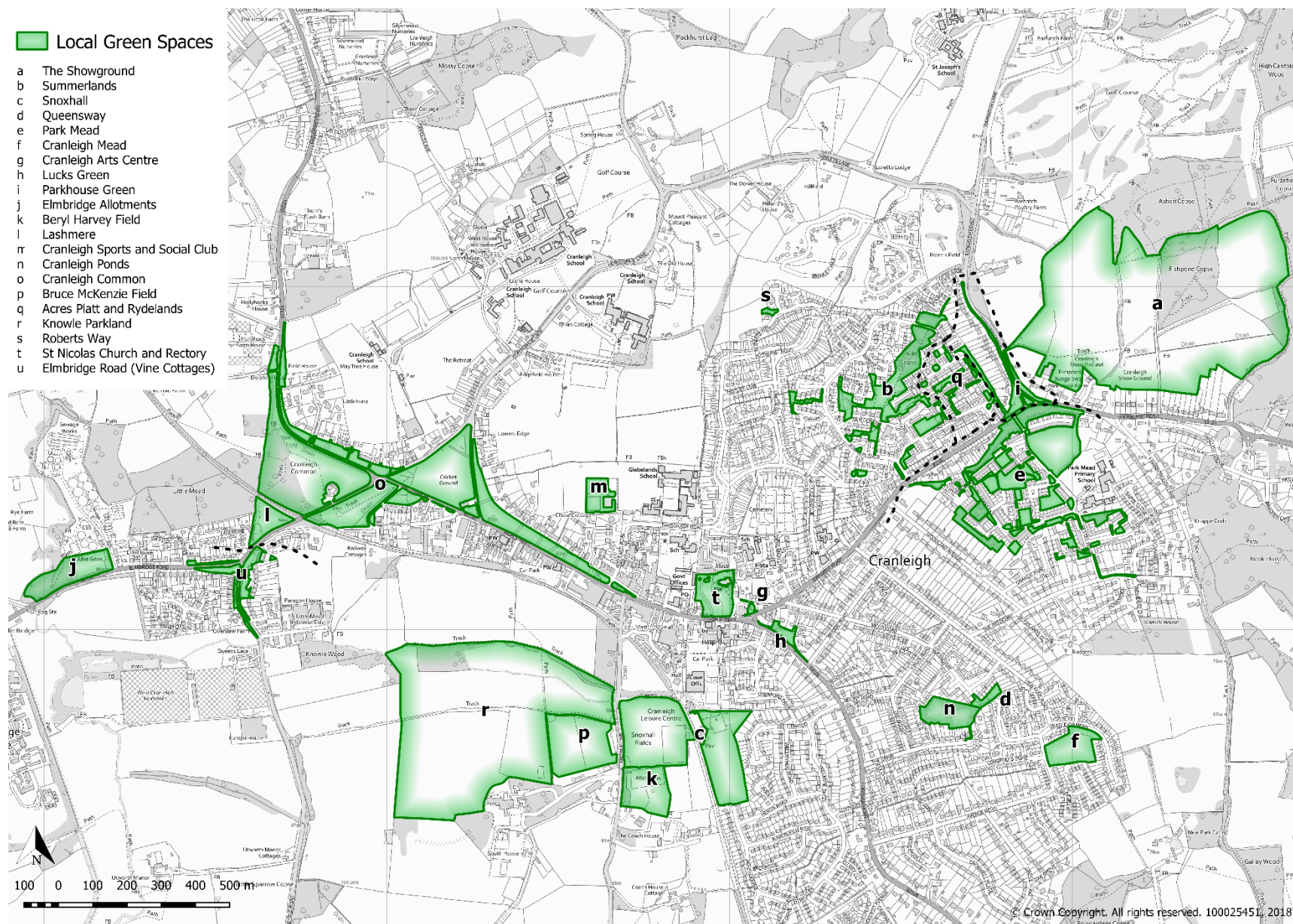


Figure 27: Summary of Local Green Spaces

6.3.1 LOCAL GREEN SPACES (POLICY CRAN14)

The following identified areas of Local Green Space are of importance to Cranleigh:

<p>The Showground 70 acres/28 hectares Owned by the Cranleigh and South Eastern Agricultural Society.</p>	<p>Area a: The showground is 70 acres of agricultural land and woodland abutting the Surrey Hills AONB. It includes areas of Ancient Woodland and Great Landscape Value. In addition to recreational and visual amenity the site hosts large events each year culminating in the Cranleigh Show which attracts some 10,000 visitors and provides a link with Cranleigh's rural past and current rural businesses.</p>
<p>Summerlands Estate Green Areas. Owned by Waverley Borough Council</p>	<p>Area b: 5 hectares of open green spaces and amenity land with a pond, woodland, including Ancient Woodland and footpaths. It is important to residents for its wildlife, visual amenity as well as recreational activities. The Summerlands Estate Residents' Association maintain the green spaces together with Waverley Borough Council in a formal arrangement.</p>
<p>Snoxhall Fields, including Pavilion Owned by Cranleigh Parish Council</p>	<p>Area c: 10 hectares Snoxhall Fields The football fields are home to Cranleigh Football Club, Cranleigh Youth Football Club and Cranleigh Veterans. They are widely used.</p> <p>Snoxhall Pavilion The Pavilion is used during term time in the mornings by Greenways nursery and at weekends during the football season by local football teams. There are opportunities to hire the pavilion during summer weekends. Changing and other facilities are available in the Sports Pavilion and the Youth Club building.</p> <p>The building has a seating area, a kitchen and a large sports hall and as it is situated next to the Play Park (Area 7). The building is additionally suitable for meetings, sports groups and fitness sessions.</p> <p>Snoxhall Play Park. Snoxhall Play Park has four zones catering for children from toddlers through to teenagers. The toddler area includes facilities to encourage children to explore new experiences including sand play. For older children the net mountain and multi play equipment is popular as is the climbing Bloqz, which is a piece of equipment designed for teenagers. The Parish Council provided this facility by working in partnership with Waverley Borough Council and the local community. It had support from the Big Lottery Fund, Surrey County Council and the Betty Riseley Trust whose collective generosity contributed to a large proportion of the equipment. Close to the Play Park is a youth shelter and fitness equipment. The fitness equipment is suitable for the more mature members of our community who would like the opportunity to get fitter whilst enjoying the beautiful surroundings at Snoxhall. The Surrey County Council LEADER fund provided the money to buy and install the equipment.</p>
<p>Queensway Play Area and Green Owned by Waverley Borough Council</p>	<p>Area d: 0.5 hectares. Grassed areas of recreational and visual amenity to residents with an equipped play area including some mature trees.</p>
<p>Park Mead Estate Green Areas. Owned by Moat Housing Association</p>	<p>Area e: 2.82 hectares. Green spaces and amenity areas including areas of mature woodland and Littlemead Brook. Dwellings on the estate have small private gardens, or in the case of flats and maisonettes no private gardens.</p>

	The estate was designed around shared amenity space for all residents which also helps to break up the built form.
Cranleigh Mead Recreation Area. Owned by Waverley Borough Council	Area f: 2 hectares. Substantial recreational amenity area for surrounding residents. Provides an important break in the built form and significant visual amenity. Area includes several mature trees.
Cranleigh Arts Centre Green Owned by Waverley Borough Council	Area g: 0.06 hectares. Provides significant visual amenity and contributes towards the setting of the surrounding listed buildings and buildings of local merit.
Lucks Green Common. Owned by Waverley Borough Council	Area h: 0.26 hectares. Lucks Green is an attractive village green area of open, public amenity space with seating, situated to the east of the High Street. This historic Common Land (CL220) links into the 'green' landscape character extending throughout Cranleigh's Conservation Area. Located on a key approach to the village.
Parkhouse Green, Barhatch Lane Owned by Waverley Borough Council	Area i: 1 hectare. An area of significant visual amenity providing a natural green break in the built form on a key approach to the village. Contributes significantly to the setting of the 17 th century Park Green Cottage a Grade II Listed Building that fronts the green. The green was originally part of Park House Farm which can be traced back to 1806 and the original setting for the Cranleigh Bonfire celebrations.
Elmbridge Allotments Owned by Cranleigh Parish Council	Area j: The allotments are of significant recreational value to the allotment holders as well as having proven benefits for general health and well-being. There is currently a waiting list. This site is on the edge of the settlement, situated on the main access road into the village, it provides a gentle transition between the built environment and green belt countryside beyond.
Beryl Harvey Field and Allotments 3.5 acres. Owned by Cranleigh Parish Council	Area k: The Beryl Harvey Field in Knowle Lane was donated to the Parish Council in 1970 by Mr Gordon Harvey in memory of his late wife. The field covers 3.5 acres and in 1987, the Council designated the southern end of the Beryl Harvey Field (approx. two acres) as a Nature Conservation Area. The remaining 1.5 acres is laid to allotments. Cranleigh and District Conservation Volunteers (CDCV) have managed the Nature Conservation Area since 1987 as a wildlife area, with funding from the Heritage Lottery Fund and the Co-operative Society Ltd. The group has installed bat and bird boxes and used natural materials to form woodland habitats for insects, small animals and birds. It is a tranquil oasis of public green open space in the village. The allotment area is highly valued and has a waiting list for plots.
Lashmere Children's Play Ground and Field. Owned by Waverley Borough Council	Area l: Children's play area and general recreational land to the south west of village. The only local area for play in this part of the village. Providing significant visual amenity, including an area of mature woodland which is the backdrop to View 8 identified in the Cranleigh Neighbourhood Plan.
Cranleigh Sports and Social Club Grounds Owned by Surrey County Council	Area m: Village Sports and Social Club with Bowling Green and Petangue Pitch leased on land from Surrey County Council. Provides important and accessible recreation space in the heart of the village.
Cranleigh Ponds (off The Drive) Owned by Cranleigh Angling Society	Area n: The area is mainly covered by two ponds with a woodland perimeter. It is run by the Cranleigh Angling Society and provides recreational activity for its members as well as an important wildlife habitat within the built environment.

Cranleigh Common Land North & West of Village. Owned by Waverley Borough Council	<p>Area o: Picturesque and historic common land including the Cranleigh Cricket Academy with pitches and a clubhouse bordered in the main by trees and a coppiced willow hedge. The Common includes woodland, open spaces, ponds and a double avenue of mature maple trees. As well as significant visual amenity, including glimpses of the Surrey Hills AONB, it is used for events, including Cranleigh's fairs, annual bonfire celebration, and Carnival. It extends wedge-shaped into the heart of the village centre.</p> <p>It is located in the Cranleigh Conservation Area and key protected views have been identified across the Common.</p>
Bruce McKenzie Memorial Field. Owned by Cranleigh Parish Council	<p>Area p: Open field laid out in the main as a football pitch for the local club. The site's importance is through its recreational use and value as well as its beauty. It provides significant visual amenity with far reaching views to Hascombe Hill (Surrey Hills AONB) and immediate views of the Knowle House parkland. It has been used for various community events such as games, dog shows, village stalls and as part of the running route for the weekly ParkRun. The Bruce McKenzie Field is named in memory of the former owner of Knowle Park, now a nursing home, who was a British Intelligence operative and Kenyan Minister for Agriculture. He was killed when the plane in which he was travelling was blown up over Uganda in 1978</p>
Acres Platt & Rydelands	<p>Area q: Areas of important recreational and visual amenity in a densely built up area. Regularly used by residents for informal sporting activities and walking, including dog walking.</p>
Knowle Park Parkland	<p>Area r: Area of historic parkland on the edge of the settlement and visible from the Surrey Hills AONB. Highlighted as having high landscape value and sensitivity with many landscape qualities. In addition to significant visual amenity the site is regularly used by walkers and runners in addition to the increasingly popular weekly ParkRun. The parkland includes a river corridor and an Osier bed. Badgers, Barn Owls and Bats, in addition to Red Kites and Otter have been recorded on the site.</p>
Roberts Way Owned by Affinity Sutton Group now renamed Clarion Housing Group	<p>Area s: Grassed play area including an equipped area of play required for development which was a rural exception site. Provides access to open countryside beyond the settlement and immediately adjacent to an area of high archaeological importance.</p>
St Nicholas Church and Rectory Green Space Owned by the Church of England	<p>Area t: The site is of great importance to the Cranleigh Community, both as a place of worship since 1170 and as a valued heritage asset. It provides a natural green space within the village and contributes significantly towards visual amenity. It is located on a key gateway into the village and within an area containing several listed buildings and buildings of local merit which contribute greatly towards the distinctive character of the village.</p>
Elmbridge Road Green Areas Owned by Waverley Borough Council	<p>Area u: The site is a mosaic of green areas at the junction of Alfold Road and Elmbridge Road. Consisting of grassed village green style area and grassed verges. Contains mature trees and hedgerows as well as being part of the original historic Cranleigh Common. The area has been highlighted for its residential amenity and openness and contributing towards the overall character of Cranleigh.</p>

Local Plan Policy:

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

National Planning Policy:

- NPPF paras 99 to 101 inclusive

Policy CRAN14: Local Green Spaces

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

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

6.4 RESIDENTIAL GARDENS

Gardens are an important characteristic in most parts of Cranleigh and are important contributors to its biodiversity, forming an extensive network of habitats and important wildlife corridors. Their importance to the diversity and richness of urban landscapes can often be overlooked, together with an unnoticed and gradual reduction in overall size through rapid infill development and a loss of front gardens to car parking.

Gardens are an important piece in the landscape jigsaw, attracting all important pollinators as well as providing food and shelter for local wildlife, with larger gardens providing important nesting sites for birds and habitats for amphibians and mammals including roosting sites for bats.

Gardens also provide an important permeable area for rainwater and contribute towards local natural flood defences.

93% of respondents to Survey 3 Question 7 agreed with the objective to encourage developments, in which dwellings sit comfortably within their plots, in a landscaped site, with their own green space, so enabling a sense of security, community and neighbourliness.

The Neighbourhood Plan aims to ensure that new dwellings have gardens built in proportion to their plot size, with adequate access for all operating and maintenance needs.

6.4.1 RESIDENTIAL GARDENS AND AMENITY SPACE (POLICY CRAN15)

Local Plan Policies:

- Local Plan Part One Policy TD1: Townscape and Design

National Planning Policies:

- NPPF para 70

Policy CRAN15: Residential Gardens and Amenity Space

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

- a. Provide proportionate garden space for each dwelling based on its size and to complement the adjacent character area.
- b. Take opportunities to incorporate into their design features which encourage wildlife and biodiversity to thrive.
- c. Ensure that all dwellings including blocks of flats have an area of landscaping including native hedging or plants to the front of the property to encourage wildlife and to screen the boundaries of car parking areas.
- d. Provide native hedging at the rear boundary of dwellings in particular where the boundary is adjacent to open countryside.

6.5 FLOODING AND DRAINAGE

Around 5.4 million properties in England are at risk of flooding. Flood related damage costs the UK over £1.1bn every year (House of Commons Library, Flood risk management and funding, Wednesday, November 22, 2017). It is essential that flood prevention is at the forefront of local plans.

Cranleigh is vulnerable to flooding from all sources; fluvial, groundwater and surface water flooding. Much of Cranleigh lies on heavy clay soil making it unsuitable for infiltration drainage systems.



Figure 28: Flooding in December 2013

Due to the topography of the parish, flooding is an ongoing problem and remains a major concern amongst residents. There are regular occurrences of flooding recorded in and around Cranleigh dating from the 1800s up to the present day. Most recently significant flooding was experienced in December 2013, January 2016 and June 2016.

Cranleigh is vulnerable to flooding from all sources; surface water, rivers, groundwater and sewage infrastructure as the network becomes quickly overwhelmed in times of heavy rainfall. Much of recent development has been located on Cranleigh's flood plain to the south of the High Street. The Cranleigh Design Statement 2008 stated that this area should be avoided.

New development in the Area includes Sustainable Urban Drainage Systems (SuDS) which are planned to mitigate the risk of flooding. These SuDS remain untested in times of heavy rainfall. The cumulative effect of development on surrounding residential areas and the efficacy of SuDS requires time to be assessed. It is critical that once completed the SuDS are verified by the Lead Local Flood Authority to ensure that neighbouring properties are protected from the risk of SuDS failure.

The Neighbourhood Plan aims to ensure that, with its history of flooding and considering a predicted increase in severe rainfall events due to climate change, new homes in Cranleigh are built to be flood resilient and designed to minimise pollution from surface water run-off. Any future development must take account of potential flood risks and displacement to other sites whilst incorporating Sustainable Drainage Systems (SUDS) to reduce the run-off of surface water to the required level as set by the current regulatory authority.

6.5.1 FLOOD RISK AND DRAINAGE (POLICY CRAN16)

Local Plan Policies:

- Local Plan Part One Policy CC1: Climate Change
- Local Plan Part One Policy SS5: Strategic Housing Site at Land South of Elmbridge Road and the High Street, Cranleigh

National Planning Policies:

- NPPF paras 155 and 165 inclusive

Policy CRAN16: Flood Risk and Drainage

The Neighbourhood Plan seeks to ensure that the flood plain is retained and enhanced, and appropriate conditions are applied to safeguard the parish from flooding. In order to assist this process, developers are encouraged to:

- a. 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.
- b. Use natural flood risk alleviation methods, including floodplain woodland, wetlands and other 'soft engineering' techniques.
- c. Ensure that existing drainage ditches and culverts are retained and, where possible and necessary, enhanced.

7 INFRASTRUCTURE

Infrastructure includes a wide range of services and facilities necessary for the economy and community to function. This includes utilities (water supply, sewers, sewage treatment works, gas, electricity telecommunications) and the road network. Many of the utilities matters are already addressed through policy; however, water supply and wastewater are considered to require further direction through locally specific policy.

Without adequate improvements, future development in and around Cranleigh will exacerbate any inadequacies in existing infrastructure. It is important that the impacts of development are fully considered along with the cumulative impact of development on the overall capacity of local services and infrastructure, including sufficient utilities and roads, improvements to which should be delivered in a timely manner.

It is critical that there is sufficient and functional infrastructure capacity in place to serve new development to avoid having a negative impact on existing residents.

7.1 ROADS AND TRANSPORT

Cranleigh is located on narrow, rural B-roads that are winding in character. The B2130 (single track in places) and the B2128 are main roads into the village from the west and the B2127 from the east. The A281 single carriageway route lies just over one mile to the east of the village.

The main access route into and out of Cranleigh to the A281 is via the Elmbridge Road. This road is single track for a long stretch which takes the road over both Cranleigh Waters and a disused section of the Wey and Arun Canal. There is a priority traffic system in operation, however this is often the source of disputes on the bridge and there have been a number of accidents.

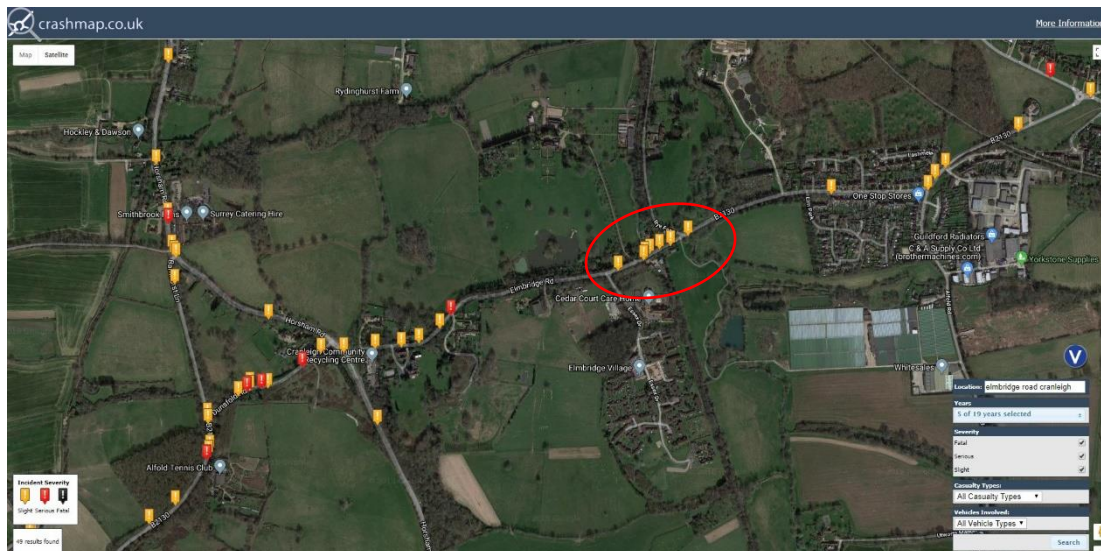


Figure 29: Vehicle accidents on Elmbridge Road Cranleigh 2012 – 2017, with bridge area indicated in red (source: Crashmap.co.uk)



Figure 30: Accident on Elmbridge Road bridge September 2015

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



Figure 31: Elmbridge Road Flooding December 2013

This road is a major constraint for further significant development.

Residential roads in the village are in the main irregular and curved which not only provides visual interest but acts as a natural traffic calming device. Newer housing estates from 1970s onwards incorporated cul-de-sacs into their designs, creating a sense of place and community for residents.

Several of the older residential roads (early 1900s) have a straighter design with grass verges and street trees contributing towards a green and 'leafy' environment. In recent years parking has become an issue on residential roads near to the village centre.

Reflective of the poor public transport links (a limited bus service with reduced evening and weekend provision and no rail service), there is a high car ownership ratio per household in Cranleigh.

There are no dedicated cycle lanes within the village and the rural road network is challenging for cyclists. A cycleway exists between Cranleigh and Ewhurst, however it is not widely used. The Downs Link path, used by both cyclists and walkers, is a protected route and is also part of National Cycle Network route 223.

Cranleigh has a linear high street which is the main access route through the village. Congestion occurs at peak hours, particularly during school term time, and has been widely commented on during consultations. The route is regularly reduced to single traffic flow in places as the narrow carriageways restrict the passing of larger vehicles.

The Neighbourhood Plan aims to ensure that the impact of new development can be accommodated within the highway network and that more sustainable transport options are encouraged.

7.1.1 TRANSPORT AND MOVEMENT (POLICY CRAN17)

Over two-thirds of local residents responding to the Neighbourhood Plan survey said that the level of congestion in the High Street was what they disliked most about Cranleigh. Minimising the impact of through traffic on the High Street is seen as a key issue.

It is important that development sites have safe access to, other than by use of the private car, to the village centre to encourage sustainable transport methods of travel. This includes safe pedestrian pathways, designated cycle routes and bus stops, where possible, within a short walk (10 minutes or 800 metres) of a development (reflecting the concept of a ‘walkable neighbourhood’). This is detailed in the Department of Transport’s ‘Manual for Streets’ (2007).

Local Plan Policies:

- Policy ST1: Sustainable Transport
- Policy ICS1: Infrastructure and Community Facilities

National Planning Policies:

- NPPF paras 91, 102, 103 and 104

Policy CRAN17: Transport and Movement

A. Proposals for new residential and commercial development (apart from rural enterprise and commercial activities that are appropriate in the countryside) should be well connected to the existing settlement of Cranleigh by sustainable modes. Development should be designed around the concept of ‘walkable neighbourhoods’ which support and encourage walking.

B. Development proposals must demonstrate how they have sought to:

- a. Minimise the need for car usage by enhancing accessibility to safe pedestrian routes and designated cycle routes which link the development site to key services and facilities (including the village centre, schools, health facilities and public open space).
 - b. Provide adequate accessibility to safe pedestrian routes for people with impaired mobility.
 - c. Provide access to public transport by locating development as close as possible to existing bus routes and provide safe pedestrian access to bus stops within an acceptable walking distance.
 - d. Design road and walkway layouts to provide a clear network of walking routes which encourage pedestrian activity.
- C. Development proposals which include highway solutions that mitigate the impact of through traffic on the High Street are strongly encouraged.

7.1.2 DOWNS LINK (POLICY CRAN18)

The route of the former Guildford-Cranleigh railway line forms part of the long distance Downs Link Bridleway and provides access to valued landscapes and historic settlements. The Downs Link crosses through Cranleigh parish to the southwest of the village, forming a sustainable, recreational route for walkers, cyclists and horse riders. The Neighbourhood Plan recognises the cultural and historic value of the route and will seek to ensure that it is protected and enhanced where it runs within the parish. It is important that any future works to this route take advantage of its potential as a sustainable movement corridor.

Local Plan Policies:

- Local Plan Part One Policy LRC1: Leisure and Recreation Facilities
- Local Plan Part One Policy SS4: Strategic Housing Site at Horsham Road, Cranleigh

National Planning Policies:

- NPPF paras 102 and 170

Policy CRAN18: Downs Link

- A. The route of the former Guildford to Cranleigh railway line, where it passes through Cranleigh parish, as shown on the Policies Map, will be safeguarded as an important sustainable movement corridor.
- B. Development in safeguarded areas which would prejudice the future implementation of transport schemes will not be permitted.

7.1.3 RESIDENTIAL PARKING (POLICY CRAN19)

Cranleigh is in an area of high car ownership recorded at 1.62 per household in the 2011 Census.

Parking is a major source of concern with a high percentage of Neighbourhood Plan survey respondents wanting a reduction in on-street parking.

There should be sufficient car parking and cycle parking for both residents and visitors within development sites. Parking must be safe and well-integrated. It should not dominate the street scene and it should feel secure for residents, as outlined in the Building for Life standards for car parking.

Off road parking provision is preferred, whilst avoiding rear parking courts for multiple dwellings, and native landscaping used to balance the visual impact of parked cars.

Adequate secure cycle parking should be included in all development sites as well as secure visitors' cycle parking to encourage more sustainable transport methods.

Local Plan Policies:

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

National Planning Policies:

- NPPF paras 105 and 106

Policy CRAN19: Residential Parking

Development proposals must provide an adequate amount of off-street car parking and cycle parking in compliance with Waverley Borough Council's Parking Guidelines. In designing off-street parking, developers are encouraged to:

- a. Maximise the number of parking spaces close to and in sight of the dwellings they serve.
- b. Avoid provision of parking courts - if necessary they should be small in overall size (generally no more than five properties should use a single parking courtyard) and they should be well overlooked by neighbouring properties.
- c. Provide a layout and mix of types of off-street parking that reflects that of adjacent development to maintain and enhance the character of the area.
- d. Use landscaping to minimise the visual impact of parked cars.
- e. Use a combination of car parking solutions and to avoid white lining/numbering to differentiate spaces.

7.2 WASTE WATER INFRASTRUCTURE AND WATER SUPPLY

Cranleigh Sewage Treatment Works (STW) located on the Elmbridge Road was opened in 1967. It is bordered to the south by allotments and to the southeast by residential properties. The sewage treatment works were designed to serve between 10,000 and 15,000 residents from Cranleigh, in addition to parts of Alfold, Dunsfold and the village of Ewhurst. Thames Water calculated in 2011 that the number of residents it was serving had reached 14,200. This number now exceeds the maximum design figure.

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

Cranleigh STW and sewerage infrastructure need considerable investment to accommodate development in the parish as well as in other villages within the catchment area of the STW.

Thames Water has confirmed that with investment the STW will be able to accommodate the proposed level of growth in the Waverley Local Plan Part One. A phased and funded programme of work to increase capacity for the treatment of sewage on site will be required, together with a new Environment Agency permit to discharge effluent into Cranleigh Waters in compliance with the Water Framework Directive (WFD) legislation. The permit sets the maximum levels of chemical elements the STW can discharge.

The Environment Agency has confirmed that it is technically infeasible at this time for the discharged effluent to meet the phosphate level required under the WFD and therefore a new permit cannot be issued. Therefore, the STW will continue to discharge under the current permit until such time as it is renewed. Water companies are carrying out national trials to identify a financially viable solution to this problem.

Effluent from the STW is discharged into Cranleigh Waters which is located to the east of the site. The river has failing elements (phosphate (moderate status), macrophytes (moderate status) and diatoms (poor status)) as measured by the Environment Agency. The river also suffers from low flow rates for several months at a time and there have been reports of dwindling fish stocks from the Shamley Green Angling Society. Under the Water Framework Directive (WFD) the river should achieve good status for all elements by 2027.

Cranleigh Waters is part of the Wey Catchment which comes under the Thames River Basin Management Plan produced by the Environment Agency.

Alongside the Local Plan, the Neighbourhood Plan seeks to help ensure that there is adequate surface water, foul drainage and waste water treatment capacity to serve all new developments, whilst ensuring that water quality does not deteriorate further.

As noted in the Waverley Infrastructure Delivery Plan 2016⁸, the Environment Agency has established that the South East of England is an area of serious water stress regarding water supply. Concerns about the ability of the existing water supply to cope have been highlighted in ongoing

⁸ Waverley Borough Council (2016) *Waverley Infrastructure Delivery Plan*

sustainability appraisals carried out on behalf of Waverley Borough Council and in comments by Thames Water.

Thames Water, in its representations on planning applications, has confirmed that the existing water supply infrastructure has insufficient capacity to cope with additional development. Proposals for a new tandem water main from the Netley Mill borehole to Cranleigh are being planned.

This was highlighted on 7th July 2018 when several areas in the village had low pressure or no water supply at all, due to a warm spell and supply not being able to meet demand.



Figure 32: Cranleigh Mead Thames Water delivers bottles water 8 July 2018

Nearly 30% of Cranleigh's drinking water pipes are constructed of asbestos cement. Asbestos cement pipes have a 50- to 70-year design life and some of these in Cranleigh are approaching 70 years old. Recent high numbers of bursts pipes have caused a considerable amount of concern and disruption in the Area.

The Neighbourhood Plan seeks to ensure that there is adequate water supply that is fit for purpose to serve new developments.

7.2.1 WATER SUPPLY AND WASTEWATER INFRASTRUCTURE (POLICY CRAN20)

Thames Water has highlighted inadequacies in the current water supply to accommodate development without considerable funding and major resource transfer scheme.

In Thames Water's response to the Neighbourhood Plan Steering Group in November 2014 they confirmed that the following should form part of Cranleigh's Neighbourhood Plan:

Water Supply & Sewerage Infrastructure

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."

Where there is an infrastructure capacity constraint the Neighbourhood Plan will require the developer to work with the utility provider to set out what appropriate improvements are required and how they will be delivered whilst assessing and, where necessary, mitigating the impact on water quality.

Local Plan Policies:

- Local Plan Part One Policy NE2: Green and Blue Infrastructure
- Local Plan Part One Policy CC2: Sustainable Construction and Design

National Planning Policies:

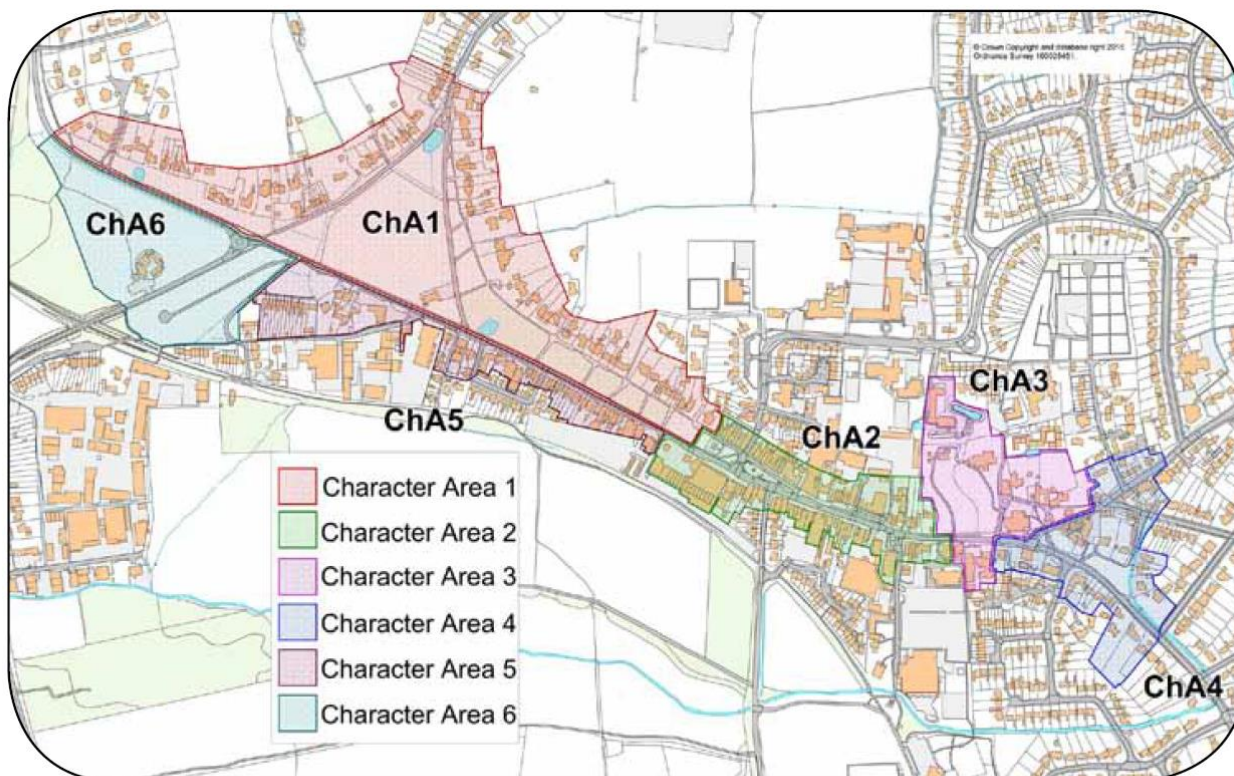
- NPPF paragraphs 149 and 150

Policy CRAN20: Water Supply and Wastewater Infrastructure

- A. On major development sites (as defined in the NPPF), proposals must demonstrate that adequate water supply and sewerage infrastructure capacity exists both on- and off-site to serve the development and that it would not lead to problems for existing users.
- B. In some circumstances, this may make it necessary for developers, in liaison with the water/sewerage company to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water/sewerage company, then the developer needs to agree with the water/sewerage company, to the satisfaction of the Local Planning Authority, what improvements are required and how they will be delivered prior to any occupation of the development.
- C. Drainage on the site must maintain separation of foul and surface flows.
- D. 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 their ongoing monitoring and maintenance.

7.4 BUILT ENVIRONMENT –HERITAGE ASSETS

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



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

Figure 33: Cranleigh Conservation Area Appraisal Report 19 July 2016, Map 2 Character Areas

ChA1 The Common

ChA2 The traditional High Street

ChA3 The civic centre

ChA4 The eastern edge

ChA5 South of the High Street

ChA6 The Common (south)

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

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



Figure 34: Cranleigh Common (i) looking east; (ii) looking west from High Street centre by War Memorial

Historic England's National Heritage List for England has some 99 listed buildings within the parish, including two scheduled monuments, a medieval moated site west of Vachery Farm and a ringwork (medieval fortification) in Broomhall Copse.

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



Figure 35: St Nicolas Church and Lych Gate (reproduced by kind permission of M Bamford)

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



Figure 36: War Memorial and Fountain Memorial in the High Street

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

Heritage assets both above and below ground contribute towards a sense of place. Whilst what may be considered acceptable damage or complete loss to single assets, such as locally designated buildings of local merit, the cumulative impact of their loss or damage should be considered. The gradual nibbling away at heritage assets, however small in their individual parts, will ultimately amount to a loss of Cranleigh’s history, character and its identity.

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

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

7.4.1 HERITAGE ASSETS (POLICY CRAN21)

Local Plan Policies:

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

National Planning Policies:

NPPF paragraphs 126 to 141 inclusive.

Policy CRAN21: Heritage Assets

Development proposals will be expected to:

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

8 PROJECTS AND INVESTMENT PRIORITIES

8.1 COMMUNITY LEISURE AND WELLBEING

Leisure, cultural and entertainment facilities play an important role in the wellbeing of residents of Cranleigh. A leisure survey carried out in September 2017 revealed that only 65% of respondents were satisfied with the quality of local leisure provision in Cranleigh and 30% of respondents thought it was difficult to access leisure provision in the village. Disabled access to leisure facilities and adequate tennis courts were highlighted as particular issues for concern.

An arts survey carried out in September 2017 revealed that 72% of respondents were satisfied with the quality of local arts provision in Cranleigh. Live music, theatre and cinema were highlighted as areas people wanted to see more of.

In terms of leisure, Cranleigh has the Leisure Centre with swimming pool, skate park, tennis courts, football pitches and library located in close proximity to each other and to the centre of the village. At the eastern end of the High Street is Cranleigh Arts Centre, which is a vibrant and thriving venue that presents a wide programme of events, workshops and exhibitions. There are several other venues that host events including the Village Hall, Band Room and Church Rooms.



Figure 37: Cranleigh Arts Centre and Cranleigh Leisure Centre

Cranleigh Leisure Centre underwent extensive refurbishment in 2010 with a new and improved gym, improved changing facilities, and a new café. It also has a six-lane swimming pool and junior pool. The centre works with the local health centre to provide health improvement and rehabilitation programmes. Plans to invest and improve this facility have been included in Waverley Borough Council's Infrastructure Delivery Plan 2016.

Sport contributes significantly to community life and well-being in Cranleigh and there is a range of sports clubs within the parish including:

- Cranleigh Football Club
- Cranleigh Rugby Club
- Cranleigh Bowls Club
- Cranleigh Cricket Club
- Cranleigh Golf and Leisure Club

- Cranleigh School Golf Club

Cranleigh is very fortunate in having many voluntary organisations covering a wide range of needs, interests and age groups. From the University of the Third Age (U3A) to Cranleigh Guides and Brownies. Adult education is an area that could benefit from further expansion.

Cranleigh Village Hospital provides a range of out-patient services including diagnostic and imaging services and the Royal Surrey Hospital (10 miles away in Guildford) provides access to acute services. The village has a modern Medical Practice with online access to services.

Cranleigh's Medical Centre has already seen an increase in the number of patients registered with the practice over the last few years. To accommodate this, they have added to the resources at the practice as well as investigating with their Patient Group alternative ways of accessing health services. They are also working with various stakeholders to ensure that development at Dunsfold Aerodrome has no negative impact on services in Cranleigh. The Centre supports an additional surgery building at Dunsfold and believes it could bring further weight to arguments for additional services to be provided in Cranleigh, thus making it a thriving hub of health services.

8.1.1 ARTS AND LEISURE PROJECTS AND INVESTMENT PRIORITIES

The following are priorities for investment to retain and enhance leisure and arts activities in Cranleigh:

- a. The provision and enhancement of publicly accessible buildings and grounds that provide facilities for all, including community halls and state schools. In particular this includes:
 - i. Enhancement of Snoxhall Fields and pavilion
 - ii. Additional football pitch on the Bruce McKenzie Field
 - iii. Improvements to Cranleigh Village Hall
 - iv. Improvements to tennis courts
- b. The provision and enhancement of arts projects and buildings. In particular this includes:
 - i. Cranleigh Arts Centre

8.1.2 TRANSPORT AND MOVEMENT

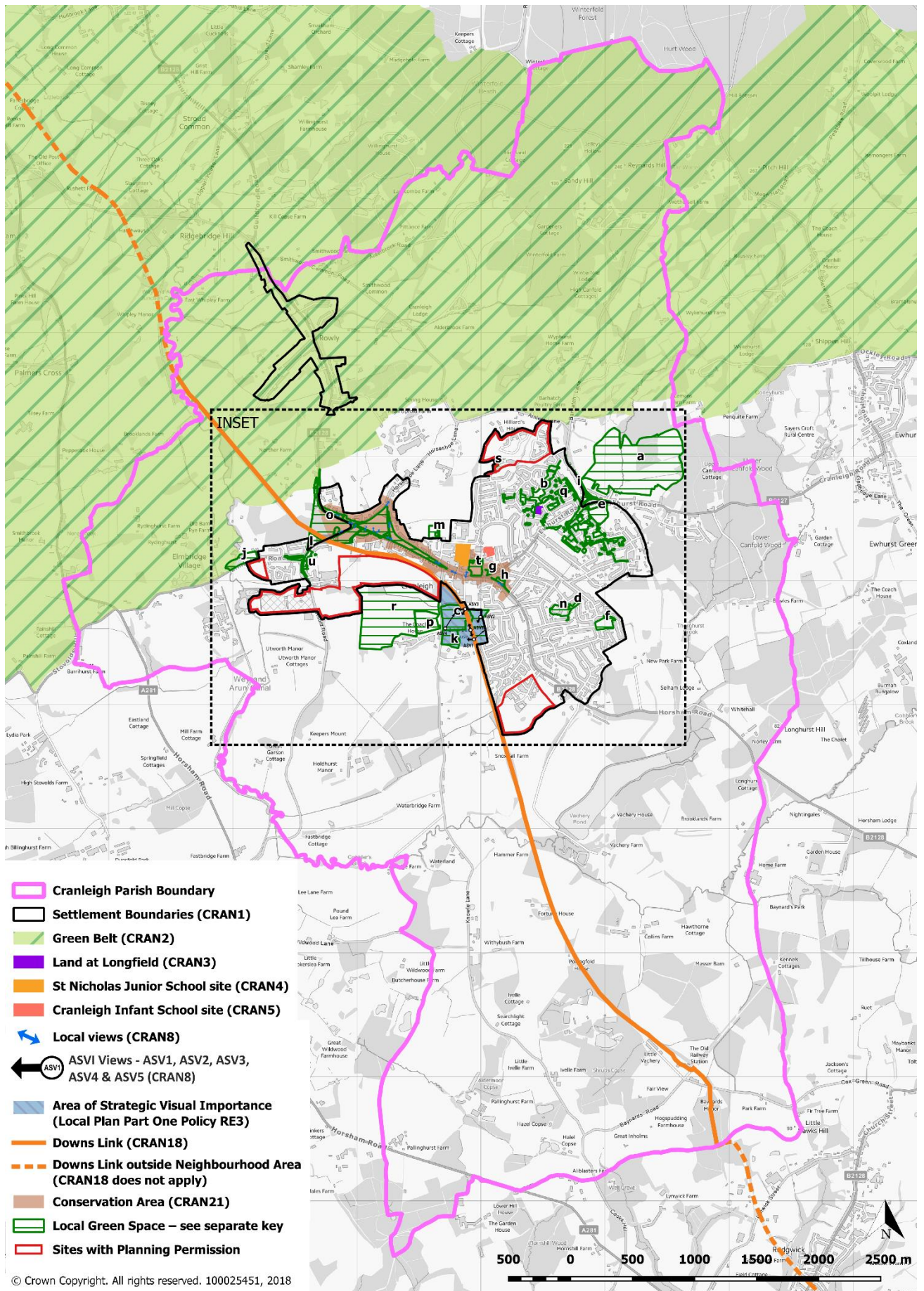
In order to encourage use of the bus network as an alternative to the car, it is important that bus infrastructure – particularly bus shelters – are of a high quality and provide adequate shelter for users.

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

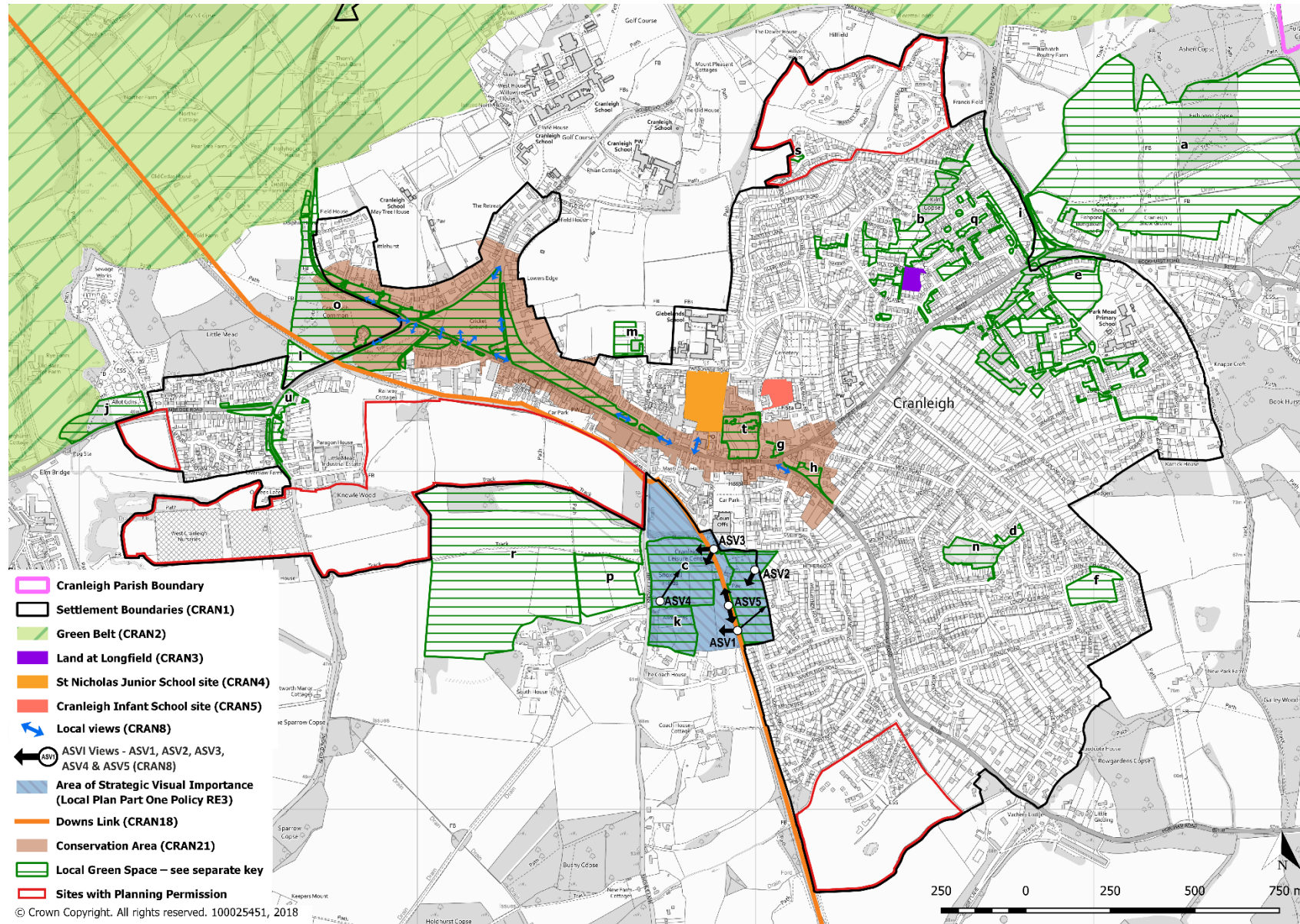
The following are priorities for investment to increase travel by non-car modes:

- a. The provision of bus shelters at bus stops.
- b. The provision of dedicated cycle parking at public play spaces and leisure facilities.

9 POLICIES MAPS



INSET MAP



GLOSSARY

Term	Definition
AONB	Area of Outstanding Natural Beauty
Affordable housing	Affordable housing covers social rented, affordable rented and intermediate housing. It is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. (Gov.UK 2012)
AGLV	Area of Great Landscape Value
ASVI	Area of Strategic Visual Importance
Brownfield site	Land that has been previously developed
CNP	Cranleigh Neighbourhood Plan
CPC	Cranleigh Parish Council
Grampian condition	is a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant
Local Green Space	Local Green Space designation is a way to provide special protection against development for green areas or structures of particular importance to local communities, which have not been covered by other protective means.
Major development (as defined in the NPPF)	<p>For residential development:</p> <ul style="list-style-type: none"> (i) the number of dwelling houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more. <p>For non-residential development:</p> <ul style="list-style-type: none"> (iii) additional floorspace of 1,000m² or more; or (iv) the development is to be carried out on a site having an area of 1 hectare or more.
Settlement boundary	A settlement boundary is a line that is drawn on a plan around a village which helps to define where development is pre-determined to be suitable in principle. Historically in Waverley borough this was referred to as a 'village envelope'.
Windfall sites	Sites that have not previously been identified in the development plan.

Standard planning definitions are listed at <https://www.gov.uk/definition-of-general-housing-terms>

Appendix 1 Cranleigh Character Areas

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
1	Elmbridge Village	236	7.5	31.4	Retirement Village and Care Home built circa 1980s onwards.
2	Elm Park & South Elmbridge Road	149	5.2	28.6	Mixture dwellings built in 1990's semi-detached and terraced 1880's artisan cottages with grass verges.
3	Westdene Meadows & North Elmbridge Road	120	3.7	32.4	Mixture dwellings built in 1990's and semi-detached and terraced 1880's artisan cottages with grass verges.
4	Vine Cottages, Alfold Road &	64	2.7	23.7	Predominantly semi-detached and terraced dwellings built circa 1880's and 1920's with communal green spaces and grass verges.
5	South of The Common (Bonfire and Windmill areas)	45	1.9	23.6	Cranleigh Conservation Area, includes Parkgate Cottages & Laundry Cottages – buildings of local merit looking on to Cranleigh Common.
6	South of The Common, High Street, St James's Place	72	1.9	37.8	Cranleigh Conservation Area. Terraced and semi-detached 1900's dwellings and commercial/retail property (secondary shopping area). Looking on to Cranleigh Common.
7	Common Road, Horseshoe Lane and Guildford Road – West of The Common/Cricket Green	79	6.9	11.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large and medium sized garden plots ranging from detached to semi-detached dwellings built circa 1500s to 1900s. Looking on to Cranleigh Common.
8	Horseshoe Lane and East of the Common/Cricket Green	32	3.8	8.4	Cranleigh Conservation Area. Listed buildings and buildings of local merit. In the main individual properties set in large sized garden plots ranging from detached to semi-detached dwellings built circa 1600s to 1900s. Looking out onto Cranleigh Common.
9	High Street – North of the Common	47	3.3	14.2	Cranleigh historic core and Conservation Area. Listed buildings and buildings of local merit. Commercial/retail properties in primary and secondary shopping areas. Individual properties ranging from detached to terraced circa 1600s to 1900s. Looking out on to Cranleigh Common.
10	Sarus Place	35	0.7	50.0	Mainly flats and terraced affordable housing – built 2012.
11	Stocklund Square	60	1.8	33.3	Partly Cranleigh Historic Core. Primary shopping area includes buildings of local merit, Flats and maisonettes. Circa 1900s to 1970s. Looks out onto the edge of Cranleigh Common and the War Memorial.
12	John Wiskar Drive	58	0.6	96.6	Estate of mostly terraced dwellings built circa 1980, backs onto the Downs Link and Cranleigh's ASVI.
13	Collins Court	4	0.2	20.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Includes listed

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
					buildings and buildings of local merit, dating back to 1700s and part commercial.
14	The Malthouses	12	0.3	40.0	Adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Development of prefab bungalows, sheltered housing built in 1970s.
15	Area to the east of Church Lane adjacent to Arts Centre	12	1.2	10.0	Part of Cranleigh Historic Core adjacent to St Nicholas 12th century Church and remains of Medieval homestead moat. Mostly listed buildings and buildings of local merit, dating back to 1400s to 1800s.
16	West Dewlands Lane	10	0.2	50.0	Terraced housing built 1990s.
17	East Dewlands Lane & south of St Nicolas Ave	34	1.4	24.2	Mostly detached properties including buildings of local merit dating back to at least 1800's, 1950s and 60s. Grass verges.
18	Area around Nuthurst Ave	34	2.3	14.7	Mostly detached properties set in large garden plots on unadopted road, built from early 1900s to 1990s.
19	Parsonage Road Estate and north of St Nicolas Ave	383	19.5	19.6	Mixture of detached, semi-detached and bungalows majority built in 1950s and 1960. Grass verges.
20	Summerlands Estate, Rydelands and Acres Platt	536	20.6	26.0	Housing Estates built in 1970s. In the main detached houses and bungalows with smaller areas of terraced and semi-detached properties interspersed with several communal green spaces.
21	Barhatch Lane	26	2.5	10.4	Detached houses and bungalows set in large garden plots built around 1960. Grass verges.
22	Parkhouse Green and Bookhurst Road	33	5.6	5.8	Includes a listed building and building of local merit. Mainly individual houses and bungalows set in large garden plots from 1600s to 1960s. Characterised by green space and grass verges.
23	Bookhurst Cottages	8	0.3	26.6	Part of Swallow Tiles, workers cottages built around 1890s.
24	Wanborough Lane	27	4.8	5.6	Individual detached properties set in large garden plots. Listed building dating back to 1600s. Other properties 1900s. Grass verges.
25	Hailey Place, Park Mead	67	0.5	134.0	Maisonettes built in 1960s set on a large area of communal green space.
26	Ewhurst Road	20	1.0	20.0	Semi-detached properties built around 1950s. Grass verges.
27	Littlewood	22	0.7	31.4	Terraced housing built in 1970s.
28	Park Mead Estate Bloxham Road, Sapte Close and Sylvaways	344	11.7	29.4	Park Mead 1960s housing estate mixture town houses, terraced houses and bungalows with small gardens and several areas of communal green spaces. Bloxham and Sylvaways 1980s mock Georgian style detached homes set on small garden plots.
29	Woodland Avenue	42	7.2	5.8	Individual detached properties set in large garden plots from 1930s to 1970s. Grass verges.

Map Area Number	General Housing Area	Approx. Number of Dwellings	Measured Area (Hectares)	Individual DPH (dwellings per hectare)	General Character Features and Approx. Date of Development
30	The Ridgeway and The Copse	78	9.3	8.3	Individual detached properties set I large garden plots from 1930s to 2005. Grass verges.
31	New Park Road and Bridge Road	115	11.5	10.0	Part of Cranleigh Historic Core. Buildings of local merit. Characterised by individual detached properties set in large garden plots and grass verges from early 1900s. Grass verges and street trees.
32	Ewhurst Road	30	1.2	25.0	Buildings of local merit. Public house and some commercial dating back to 1800s.
33	Redcroft Walk	24	1.8	13.3	Cul de sac of detached houses built in 1970s.
34	Mead Road, Mount Road, Kings Road, The Mount, The Drive, Bax Close, Cranleigh Mead, Durnsford Way, Orchard Gardens.	651	26.7	24.3	Area includes mixed housing, including large number of semi-detached properties around the Mead Road, Mount Road and The Mount with good sized gardens, grass verges and street trees. Built from early to late 1900s.
35	Horsham Road	7	1.1	6.3	Individual detached dwellings in large garden plots. Built early 1900s. Grass verges.
36	West Avenue Road and Livingstone Close.	15	1.3	11.5	Individual detached houses built 1930s in large garden plots. Livingstone Close early 2000s (garden infill).
37	Avenue Road, Grove Road	131	15.4	8.5	Individual detached properties in large garden plots built around 1890 to early 1900s. Grass verges.
38	Horsham Road	36	4.8	7.5	Individual detached houses set in large garden plots. Area characterised by mature trees and grass verges. Built from early 1900s to 1960s.
39	Horsham Road	17	4.1	4.1	Individual detached houses set in large garden plots, including listed building and a building of local merit. Area characterised by mature trees and grass verges. Built from early 1900s to 1950s.
40	Hitherwood Estate and Nightingales	331	20.4	16.2	Hitherwood characterised by detached dwellings set centrally within plots. Built in 1970s. Nightingales built 1980s, detached dwellings.
41	Horsham Road	14	1.7	8.2	Individual detached houses set in large garden plots built around 1930s. Area characterised by mature trees and grass verges.
42	Overford Drive and Little Manor Gardens	105	5.5	19.0	Characterised by detached mock Georgian detached dwellings built around 1980s and terraced housing built around late 1990s.
43	Swallowhurst Estate	60	13.3	4.5	In the main large detached dwellings within a housing estate, built 2014.
44	Amlets Park	150	13.3	11.2	Housing estate build started 2017, mixture of dwellings including bungalows.
45	Longhurst Park (phase 1)	149	9.5	15.6	Housing estate build started 2017, mixture of dwellings.
TOTAL		4,524	260.9		