

The Cranleigh Neighbourhood Plan

April 2016 – March 2032



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The Crane on Fountain's Roof

Volume Two: The Appendices

Produced by the Cranleigh Neighbourhood Plan Group for its Community
on behalf of the Parish Council
May 2016



NB. Text in orange denotes items still to be addressed

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Cranleigh Neighbourhood Plan Website Documents <http://cranleighnhp.org>

Surveys

Surveys 1, 2, & 3 Questions and results
Survey 3 Analysis of Comments from Question 31
Pdf file of comments, Excel spread sheet, Word doc Synthesis of the comments
Youth Survey Results
Business Survey Results
Green Space. - Summerland's Newsletters

Maps

Official Parish of Cranleigh Boundary map for Introduction
Housing Density for Policy 5
Walking Times Circles for Policy 8
Green Spaces for Policy 13
Cranleigh Highway Improvement Study for Project 7

Full Reports

Sports Fields by L.J. Faulkner
Play Areas by L.J.Faulkner

Consultants Reports

Strategic Environmental Assessment (SEA) by Chris Bowden of Navigus
Site Assessment and Maps by Chris Bowden of Navigus

Appendix 1.1 Cranleigh History Time-Line

Prepared by Jill Wood 15.09.2015

CRANLEIGH HISTORY TIME-LINE

- 1170 St Nicolas Church – First part constructed (additions completed by mid-14th century)
- 1450 Little Manor Cottage built (now Little Manor petrol station – cottage remains)
- 1560 Oliver House built (now Oliver’s Tea Room and CVHT charity shop)
- 1657 Oliver Cromwell visits Cranley
- 1816 Completion of Wey and Arun Canal with wharf at Elmbridge and a lime kiln
- 1818 Turnpike opens (tolls introduced). The Obelisk was built on, or shortly after, this date
- 1827 A postal service was established employing ‘Letter Carriers’
- 1847 Cranley National School built and opened (now Cranleigh Arts Centre)
- 1856 Cranley Cricket Club established on The Common (Cricket first played there in 1843)
- 1859 Cranley Village Hospital opens
- 1865 Cranley railway station opened on the Cranley (Guildford to Horsham) branch line
- Cranley name changed to Cranleigh to avoid confusion with the nearby town Crawley
- Cranleigh School opens
- 1870 Turnpike closed (tolls ceased)
- 1876 Fountain built on site of demolished Ivy Hall Farm barn (now Fountain Square)
- Formation of the Cranleigh Gas Company.
- 1885 Lady Peek Institute constructed - a coffee ‘tavern’, recreation room and library (now Bullimores)
- 1886 Mains water supply provided
- 1887 David Mann & Sons shop opened (now Manns of Cranleigh)
- 1889 Baptist Chapel built
- 1890 First Post Office opened at Ivy Hall Farm (now shops/café’s adjacent to Fountain Square)
- First Maple trees planted on The Common
- 1894 Stephen Rowland commences development of Woodland Avenue, New Park Road, Avenue Road, Bridge Road, Mead Road and Mount Road
- Population 2055*
- 1900 St Andrews Anglican Church built on The Common
- 1900-1914 Development of Bank Buildings, Rowland Road, and Victoria Road
- 1903 Cranleigh Telephone Exchange opens – 28 lines by 1906
- 1904 Methodist Church constructed
- 1906 Infant School built (on the present site)
- 1911 Post office moved to corner of Knowle Lane (now BetFred)
- 1920 War Memorial erected – Grade II listed in 2014
- Park House Cottages built (Ewhurst Road)
- 1929 Catholic Church opened in a chapel in The Copse, Horsham Road (private house)
- 1933 Village Hall built
- Catholic Church moved to St Nicolas Avenue on site of current St. Cuthbert Mayne Primary School

Appendix 1.1 Cranleigh History Time-Line

- 1936 Regal Cinema built (now flats on The Common)
- 1944 V-1 Flying bomb destroyed Infant School
- 1950's Glebelands estate developed (Wyphurst Road to Roberts Way, The Riding and Parsonage Road)
- 1955 St. Cuthbert Mayne Primary School opened (current location within the Catholic Church Presbytery)
- 1959 Glebelands School Opened
- New Post Office built on existing site
- 1963 New Catholic Church opened on current site (St. Nicolas Avenue/Ewhurst Road)
- 1964 Leisure Centre Opened
- 1964-1965 Park Mead estate developed
- 1965 Trend estate developed (Overford Drive area)
- Railway closed
- 1967 Park Mead School built
- 1965-1966 Hitherwood estate developed
- 1966 Stocklund Square development started on site of old railway station
- 1966-1967 Wimpey estate developed (Cranleigh Mead area)
- 1967-1968 Summerlands and Nuthurst estates developed
- 1975 St Andrews Church closed, demolished and new flats built
- 1985 New Library constructed (formally located in the rear of Lady Peek Institute [Bullimores House])
- 2002 Regal Cinema closed, demolished and redeveloped as flats
- 2004 Sainsbury's supermarket constructed
- 2011-2012 New Cranleigh Medical Practice built on site of old Medical Centre
- 2012 Sarus Place developed (on the former site of Rowland House)

Population:

The 1801 census showed the population of Cranleigh to be just over 1000, and growth was slow over the next 100 years to 2000+. From the early 1900's the population grew steadily until 1961 when, with the construction of developments on the eastern side of the village, the population increased from a little over 6000 people to approximately 10,000 in 1971. An increase of approximately 2000 people followed in the decades leading to 1991, although the 2012 population is recorded as 11,241.

***Please Note:** More accurate population figures are available from Surrey History Centre, Woking

Prepared by Jill Wood 15.09.2015

Appendix 1.2 Art Culture and Entertainment

Cranleigh Neighbourhood Plan Report – Appendix prepared by S Dennison 04.03.15

1 Introduction

There is a wealth of art, culture and entertainment within a 10 mile radius of Cranleigh.

This section of the Cranleigh Neighbourhood Plan is mindful of the choice available in paragraph 2 above (and see the Surrey Advertiser any week) but is focused on the facilities currently available within the parish boundary, which are easily accessible to the public or local clubs and societies, either by public or private transport, and which either offer their own programme of entertainment or who make space available to local clubs and societies whose members enjoy what they wish.

For example the U3A (University of the Third Age) has around 1000 members in Cranleigh with diverse interests using a variety of locations.

Cranleigh Decorative and Fine Arts Society (CDFAS) have around 300 members who meet at the Arts Centre.

Since the focus of the neighbourhood plan is on land use and the effect of additional housing on the community we wish to answer the questions

- What is the demand for arts, culture and entertainment facilities in Cranleigh?
- Is the provision of arts, culture and entertainment publically accessible?
- Is demand met by current facilities or promoters/clubs/societies?
- If the population of Cranleigh increased by x or y% would the facilities be sufficient in terms of
 - Capacity
 - Facilities/equipment
- If housing were developed at Dunsfold, would that turn to Godalming, Cranleigh or Guildford for its arts, culture and entertainment?
- Is there a major gap in arts, culture and entertainment provision for the growing population of Cranleigh which might be filled by cost effective provision of new facilities related to possible housing developments?

2 Functional coverage for Neighbourhood Plan

- Art exhibition
 - Visual arts (painting, photography etc.)
 - 3D arts (sculpture, pottery etc.)
- Live music
 - Classical
 - Recital
 - Orchestral
 - R&B
 - Jazz
 - Folk
 - Opera
- Film
 - Mainstream Hollywood
 - Specialist genres
 - Children
- Theatre
 - Professional
 - Amateur
 - Children

Appendix 1.2 Art Culture and Entertainment

- Visual and 3D art classes
 - Adult
 - Children
- Dance classes
 - Bollywood, ballet, street dance
- Art/Music/Film Societies
 - Local and Surrey wide?
- Wellbeing classes
 - Yoga, Tai Chi, Pilates
- Other public entertainment
 - Cranleigh Show
 - Cranleigh Bonfire night (Lions)
 - Classic Car Show (Lions)
 - Craft shows
 - Cranleigh Carnival

3 Existing facilities, which offer the public either activity or room space to the arts above (excluding in-school art activities)

- Within Cranleigh
 - Cranleigh Arts Centre
 - Village Hall
 - Band Room
 - Cranleigh Village Sports and Social Club
- In the villages
 - Ewhurst : Ewhurst Players
 - Shere: Shere Village Cinema
 - Peaslake: Peaslake Players
 - Loxwood: Loxwood Jazz Club
 - Rudgwick: Rudgwick Steam Fair
- Within a 10 mile “drive-to” area
 - Guildford
 - G Live
 - Electric Theatre
 - Yvonne Arnaud Theatre
 - Odeon Multiplex
 - The Boiler Room
 - Horsham
 - The Capitol
 - Dorking
 - Dorking Halls
 - National Trust Hatchlands
 - National Trust Clandon Park
 - Godalming
 - Museum
 - Film Club

Appendix 1.2 Art Culture and Entertainment

4 Cranleigh Arts Centre

(Source: Centre Manager Ms Kary Backhouse)

The Arts Centre is the only fully operational, professionally equipped art, music, film, theatre performance and arts participation facility in Cranleigh.

It is housed in the former village school, a heritage building owned by Waverley Borough Council, and covers a wide range of indoor activity five days a week.

The Arts Centre is a fully compliant licenced place for public entertainment.

It is largely manned by volunteers and funded from ticket sales, hires and donations. There is no general public or local authority grant. Waverley BC service level agreement provides c £19,500 pa (c8% of Arts Centre income) in return for provision of a range of arts and wellbeing related services, for the disadvantaged, provided at the arts Centre. The Centre has an Arts Tea House open five days a week and kitchen facilities for outside caterers

The Arts Centre provides community access to facilities for youth development, community arts and community wellbeing activities. The Centre welcomed more than 36,000 people through its doors in 2014. It welcomes all ages and is fully open access.

The Arts Centre offers five spaces covering

- 2D and 3D visual arts exhibition area (weekly and monthly exhibitions for local and visiting artists)
- Jack Wagg auditorium which can accommodate 130 cinema style in raked seating and up to 300 standing and sitting for music events
- A pottery for classes and workshops
- Studio with polished floor and mirrored wall used for dance and other art workshops
- A multipurpose room for societies or businesses to hire for meetings and workshops and social functions (Wedding, funeral, parties)

The Arts Centre has a directly offered annual programme of

- Film both Hollywood and documentary with HD projection
- Event cinema (live streaming) of performances from Royal Opera, National Theatre etc
- Live small scale theatre for adults and children
- Modern music including R&B and acoustic
- Classical chamber music
- Comedy
- Short festivals related to literature, food, crafts, fashion

The Arts Centre hosts a number of local arts and wellbeing related village societies including

- Cranleigh Decorative and Fine Arts Society
- U3A classes
- Surrey and Waverley funded youth theatre and youth arts programmes
- Tai Chi and Pilates classes
- Creative Response
- Cranleigh Community Choir
- Just Jhoom!
- Yogabody
- Friday Art Group

Appendix 1.2 Art Culture and Entertainment

In 2014 Cranleigh Arts Centre

- Offered 62 arts and culture programmed events
- Showed 46 films
- Sold over 11,400 tickets for paid arts and culture events
- Welcomed over 200 musicians, performers, actors, entertainers
- Hosted 750 hours of artistic workshops including dance, choir, writing, painting, drawing
- Supported 31 different companies and individuals providing hired space
- Offered opportunities to showcase the work of over 133 local visual artists
- Provided 10 children's theatre shows attended by 780 young people
- Facilitated over 500 hours of commercial hires in the Centre

In 2015 The Arts Centre started to offer “live streaming” of national and international music and theatre performances (including National Theatre, Branagh Theatre, Royal Opera, Royal Ballet and others). This will mean that this modern format of performance distribution is available to residents of Cranleigh who will no longer have to drive to and park in towns more than 10 miles away.

In October 2015 the Arts Centre welcomed more than 1000 local people of all ages to its food and music festival, with events spread along the whole High Street.

5 Cranleigh Village Hall

(Source: assistant parish clerk Vivien Edwards)

The Village Hall, in Village Way, is the largest facility in Cranleigh with seated capacity of 255 (in theatre and balcony) and a dinner/dance capacity of 120 seated at tables. There is a theatre stage.

The facility is offered for hire only with no managed services; all bring your own refreshments.

The Village Hall hosts

- U3A classes regularly
- Arts and Crafts week once a year
- Market day crafts and antiques on Thursdays
- Choir performances occasionally
- Fashion fairs occasionally
- Soroptomists Christmas Fair
- Flea market
- Rotary Club carols
- Monthly blood donors
- Some Glebelands School events

6 The Band Room

(Source: Chairman: Norman Every)

The Band Room, in Village Way, was built in 1984 when the population of Cranleigh suddenly grew with new housing. It was built for the Cranleigh Youth Band, now extinct.

The building is owned by the Cranleigh Band Room Charitable Trust.

The hall, with a carpeted floor, is available for public hire. It seats 80 and has two side rooms seating 12 each. In 2015, it is planned to upgrade its kitchen facilities to required hygiene standards.

There are no staff and no services offered. Parties are not allowed.

The room is about 80% utilised by regular weekly or monthly hirers including

- Rock bands
- Women's Institute
- Country market
- Cranleigh Film Club
- Muslim prayers
- The Cranleigh Vallendar Friendship Club

Appendix 1.2 Art Culture and Entertainment

7 Cranleigh Village Sports and Social Club. (Source: Chairman: Barry Baker)

The CVSSC (Formerly the British Legion Club) Parsonage Road is close to Glebelands School on land leased from Surrey CC. Formerly in central Cranleigh, it moved to its new building in 1996. The CVSSC is an independent club governed by a management committee. Admittance is to members (aged over 18) and their guests only, but membership is open to all at £20 pa. It receives no public funding. There are c 400 members in 2015; the club has a notional capacity for 1000 members. The Club is open as required; currently three evenings a week, some daytimes, and all weekends. The Club has franchised professional catering facilities and function rooms for hire. The club offers sports and social and entertainment activities. Sports include

- Bowls (independently through the local bowling club)
- Petanque
- Snooker (the only snooker table in Cranleigh)
- Darts
- Skittles

Entertainment includes

- Large screen television
- Weekly live bands (Saturdays)
- Dancing
- Bingo

8 Other facilities for hire or ad hoc entertainment

- St Nicholas Church rooms
- Baptist Church Rooms
- Methodist Church rooms
- Snoxhall Youth Centre
- Rowleys
- Showground
- Pubs

9 Schools

- Cranleigh School
 - An annual public music programme for subscribers
 - Access for Cranleigh Choral Society
- Glebelands School
 - School hall for internal use only
- Godalming College
 - High quality modern performing arts centre occasionally used for events with public access

10 Village events

- Cranleigh Carnival
- Cranleigh Fireworks
- Cranleigh in Bloom
- Cranleigh Agricultural Show
- Cranleigh Christmas Lantern Parade and Lights Festival

Appendix prepared by S Dennison 04.03.15; updated 14.4.15

Appendix 1.3 Community Groups in Cranleigh

Listed below are examples showing the wide variety of community groups in Cranleigh and neighbouring villages.

Air Cadets	Cranleigh History Society	Ewhurst Football Club - Junior
Alfold Stool Ball Club	Cranleigh Ladies Hockey Club	Ewhurst football Club - Senior
Alfold Tennis Club	Cranleigh Ladies Volleyball Club	Ewhurst LADIES Stoolball Club
Alzheimer's Society	Cranleigh RBL Pétanque Club	Ewhurst Rifle and Pistol Club
Back to Netball	Cranleigh Rugby Club	Ewhurst Short Mat Bowls Club
Businessman's Association, Cranleigh	Cranleigh School Karate Club	Ewhurst Stoolball Club
Cancer Research UK	Cranleigh School Sports Club	G.U.T.S. Against Cancer
Carers Support Waverley	Cranleigh Scouts	Girl Guiding UK
Cats Protection, Guildford & Godalming Branch	Cranleigh Stool Ball Club	Hockey Club
Chernobyl Children's Lifeline	Cranleigh Sub Aqua Club	Hurtwood Polo Club
Cobra Karate Club	Cranleigh Sunflowers	Model Railway and Engineering Society, Cranleigh
Cranleigh & District Env Conservational Volunteers	Cranleigh Swimming Club	Music Play Shop (Pre-School Music)
Cranleigh & District Lion Tamers	Cranleigh Table Tennis Club	National Eczema Society
Cranleigh & Semur-en-Auxois Twinning Association	Cranleigh Tennis Club	National Women's' Register
Cranleigh Amateur Swimming Club	Cranleigh Tortoise & Hare Runners	Pets as Therapy
Cranleigh Angling Society	Cranleigh Vallendar Friendship Club	Pop Town Music School
Cranleigh Arts and Crafts Society	Cranleigh Village Care	Riding for the Disabled Association (RDA) Group
Cranleigh Badminton Club	Cranleigh Village Hospital League of Friends	Rudgwick Tennis Club
Cranleigh Basketball	Cranleigh Water Polo Club	Sama Karate Organisation
Cranleigh Bowling Club	Cranleigh Women's Institute	St John Ambulance Cadet and Adult
Cranleigh Bridge Club	Cranleigh Writers' Group	Surrey Community Action
Cranleigh Camera Club	Cranleigh Youth Band	Surrey Community Foundation
Cranleigh Choral Society	Cranleigh Youth Café	Tai Chi Classes Surrey
Cranleigh Coqs Hockey Club	Cranleigh Youth Club	TALK Surrey, Cranleigh Group
Cranleigh Cranes Youth Cycle Coaching	Cranleigh Youth Football Club	Tools with a mission
Cranleigh Cricket Club	Cranleigh Youth Orchestra	Trefoil Guild
Cranleigh Croquet Club	CRUSE (South West Surrey)	U3A
Cranleigh Cycling Club	CRYPT (Cranleigh Young Peoples Theatre)	Voluntary Action South West
Cranleigh Decorative and Fine Arts Society	Duke of Edinburgh Award Scheme	Waverley's Walks for Health
Cranleigh Folk Club	Ewhurst Bowling Centre	Wey and Arun Canal Trust
Cranleigh Football Club	Ewhurst Bridge & Ellen's Green Club	Young Farmers
Cranleigh Gymnastics and Trampolining Club	Ewhurst Cricket Club	

Appendix 1.4 Health and Social Services

Appendix prepared by J Wood April 2015

Introduction

Cranleigh is very fortunate in having a lot of voluntary organisations covering a wide range of needs. There is however, and will remain, a need for more volunteers in most of these groups. It is hoped that many of our prospective new residents will help to fill the need.

The building of a new inpatient/nursing home on donated land is under serious consideration.

Expansions in medical facilities will attract people from the outlying villagers.

A full list of all statutory and voluntary health related organisations has been compiled – See Appendix.

Medical Services

General Practitioners (GP) - The Cranleigh medical practice have been contacted particularly to ascertain their ability to accommodate an uncertain increase in patient numbers. The reply was that there will be enough space, by part time doctors and nurses sharing consulting rooms (all have their own rooms at present), The only problem could arise if more GPs are needed as there is a national shortage of GPs.

District Nurses, Diabetic Nurses and Health Visitors. Provider - Virgin Healthcare at present, all specialties are working well. The Provider contract expires on March 31st 2017. It has gone out to tender. (April 2016)

End of Life Care. Provider Phyllis Tuckwell - Hospice Care is now providing End of Life care in Cranleigh. This service is currently being subsidised to the tune of £20,000 per annum. It is difficult to look to the future, but judging by the past year, costs and demand are rising and it is hoped that The League of Friends of Cranleigh Village Hospital will continue to subsidise this service.

Domiciliary and Outpatient Physiotherapy. Provider - Virgin Healthcare. This service is stretched due to funding and as above could change if there is a change of provider. At present waiting times for treatment, vary according to how urgently the treatment is needed. The Royal Surrey County Hospital finance Physiotherapy treatment at Cranleigh Medical Practice.

Mental Health Services. Provider - Surrey Boarders Trust. Acute and Psychogeriatric in-patient services are at Farnham Road hospital, Guildford. Community Mental Health Recovery Service is available at offices in Cranleigh.

Dental services. There is one dental practice treating NHS patients and it is obvious that this will not be sufficient if the population increases. Action :-Investigate possibility of enlarging premises.

Acute Services. Cranleigh is 12 miles from the nearest acute hospital, The Royal Surrey County Hospital (R.S.C.H.) with A & E and most specialties. Some consultants visit Cranleigh on a regular basis using facilities in Cranleigh Village Hospital and the Medical Centre. Plans are in an advanced stage for a large "hub" outpatient department to be based in an enlarged base in Cranleigh Village Hospital run by the R.S.C.H to include full diagnostic services. As stated above, there are also plans to build an in-patient hospital and nursing home on donated land in the village. Some specialties are at Frimley Park Hospital and St Peters Hospital Chertsey and patients may be required to travel there. This can be problematic if voluntary transport is required.

Social Services

There is no office in Cranleigh, the Adult office is in Godalming and Youth is in Guildford. A concern in particular, is elderly services with the closure of Longfield residential home. The Godalming office was asked what plans were in place for replacing this home and the answer was they did not know.

Godalming was also asked what plans were in place for future elderly services with an expected increase in the elderly population. Plans were not known at this stage.

Update April 2016.

There is now an integrated service available for all frail over 65s which includes Cranleigh.

<http://www.guildfordandwaverleyccg.nhs.uk/info.aspx?p=3>. East Waverley locality, download "my care my choice"

Appendix 1.4 Health and Social Services

Identified Future Needs.

Guildford and Waverley Clinical Commissioning Group are the budget holders for all N H S services. The group has already projections of population increase up to 2025 and the area of most concern is the projected increase in older people, quote "This will have a major impact on service planning as older people are more likely to experience disability and long term conditions" This will put pressure on both medical care, social care and the voluntary sector particularly transport.

The number of people diagnosed with dementia does not show the true picture as many early sufferers are not diagnosed and the number is predicted to rise by 2.3 % by 2020. Area of concern as above.

With regards to future demands, there is a need for a central information point for all health related organisations and meeting place for the same. There are a number of services in place, which need to be investigated. A major concern is the cost of home care for elderly frail and patients discharged from hospital with a " Discharge Care Package" and this will increase as hospitals discharge elderly patients into the community and, as the number of elderly people increases and people live longer, the demand for care will increase.

Another concern is the location of SS offices, at present the nearest office is in Godalming for Adults and Guildford for children.

Health and Social Care Statutory and Voluntary Organisations

NHS England funds GPs and hospitals

Royal Surrey County Hospital.

Frimley Park Hospital. (Cardiac and Vascular)

Cranleigh Medical Practice. Practice Nurses, Minor Illness Nurses

Health Budget Commissioner. The Guildford and Waverley Clinical Commissioning Group

Virgin Healthcare. Milford Hospital (elderly rehab)

Community Services, Health Visitors, District Nurses, Diabetic Nurses, some Physiotherapy.

Surrey Borders Mental Health Trust. Farnham Road Hospital.(acute inpatient and Physcogeratric inpatient and Day care). Community Mental Health Recovery Service.

Dentist. One NHS dentist but some may take a few NHS patients

End of life care. Phyllis Tuckwell Hospice Care. In patient services are, at present, located in Farnham, Surrey" However, there is ongoing consultations for beds and outpatient facilities to be available in the new hospital in Cranleigh when it is built.

Social Services. Provider. Surrey County Council

Adult Locality Office for Waverley is in Godalming

Children's services located in Guildford.

Sure Start.

C.A.B.

Waverley Care Line

Additional services including those for the elderly, disabled etc. can be found on their web site.

Voluntary Action SW Surrey

Appendix 1.4 Health and Social Services

The Voluntary Sector provides a number of services including-

Age U.K. Office and Rowley's Day Centre
Alzheimer's Society Day Centre, Haslemere. (nearest for Cranleigh residents)
Stroke Club.
"Talk" Club.
Alcoholics Anonymous. Al Anon
Child Line.
Cruse Bereavement Centre
Cranleigh Community Fund.
Cranleigh Nursing Association.
St John Ambulance.
Waverley Carers, Cranleigh branch, Adult and Young Cares.
Cranleigh Village Care. Transport
Samaritans.
Cranleigh Village Hospital League of Friends.
Mind.
Motor Neurone Disease Support.
Meals on Wheels.
Food Bank. Hosted by the Baptist Church.
Churches

Nursing Homes

Cedar Court
Knowle Park
Honeywood
These take a small number of Social Services patients
The Old Rectory. Ewhurst
Longfield. Social Services closed, in 2015 and not replaced.

Hospices

Phyllis Tuckwell. Farnham
Shooting Star Chase Christopher's Children's Hospice

Appendix prepared by J Wood April 2015

Appendix 1.5 Health Facilities

Information from Jill Wood on Medical care

Health Facilities

There are firm plans going forward for improved health facilities in Cranleigh involving all Stakeholders except Mental Health. A new Inpatient Hospital / Nursing Home will be built on donated land and the original village hospital will be updated to provide the most modern diagnostic and consultant services.

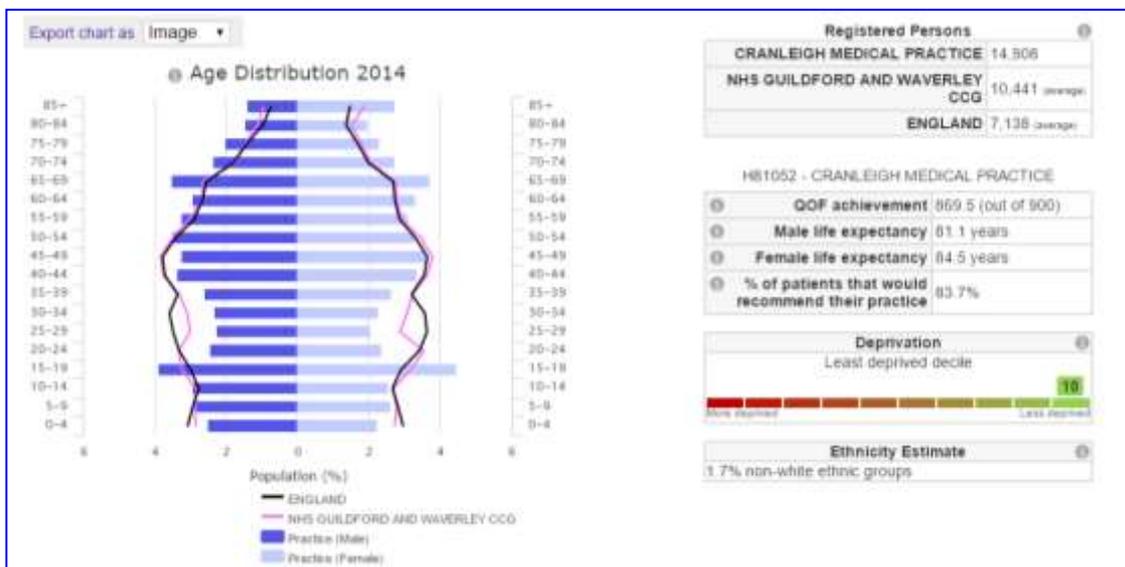
'The new medical practice building is large enough to accommodate more practitioners providing they are available'

Cranleigh Medical Practice Manager, 2015 - alluding to the National shortage of GP's

Health Services

Ensure that all health services are maintained, as well as the voluntary organisations, which supply additional care and support. The number of elderly is rising steadily (see practice data and CCG statistics) thus increasing the need for voluntary organisations' help, for example to provide care and transport.

More detailed information regarding the proposed hospital plans are available if required.



Source:

<http://fingertips.phe.org.uk/profile/general-practice/data#mod,2,pyr,2014,pat,19,par,E38000067,are,H81052,sid1,2000005,ind1,-,sid2,-,ind2,->

Jill Wood 04.09.2015

Appendix 1.6 Education

Evidence gathered by S Dennison 11.3.15, updated 14.4.16

1 Summary

- Only one of the three Primary schools in Cranleigh, Park Mead Primary, has the potential capacity, overall, to add classroom space for an extra year group to cater for primary age children from projected additional houses.
 - Cranleigh C of E Primary (two year groups) is full in its existing very poor facilities but there is the prospect of a new school being built for completion in 2017
 - This is the most significant single factor in school provision in Cranleigh if the foreseeable future
 - Park Mead Primary can only take a third year group if there is investment in additional classroom space
 - All other things being equal (e.g. funding and teacher recruitment)
- The Glebelands Secondary school in Cranleigh has substantial available physical and facilities capacity which may take around ten years to fill; all other things being equal
- The sixth form provision in Godalming for Cranleigh students is operating near capacity but has an obligation to prioritise Waverley Federation students which includes Glebelands Cranleigh (so considered neutral for Cranleigh plan)

2 Key issues

- In May 2015 Surrey CC approved a plan to redevelop Cranleigh C of E Primary to land adjoining Glebelands School. This is immediately adjacent so no significant change in travel to school is envisaged.
 - The initial project is for 330 pupils, the same as now, but capacity is built in to the project to accept further increases in primary school demand.
 - The approved plan is for the new school to be completed by July 2017 which is within the planning horizon for any anticipated additional housing development
- If there is major housing development at Dunsfold and primary school facilities are included then the school capacity equation for Cranleigh is significantly upset
 - A Dunsfold Primary would need 25 pupils per year group to be viable
 - A primary school at Dunsfold would be feed Glebelands but would need to be planned in the context of the possible new, three year group, school proposed for Cranleigh C of E Primary
 - There would be reduced transport issues if a primary school in Dunsfold served the children from that area
- Schools in and around Cranleigh are major employers with affordable housing and travel to work issues
 - Cranleigh teachers are increasingly located to West Sussex
- Evidence has not been sought in regards to nurseries/pre school
 - Government policy entitles 15 hours preschool to 3 year olds
 - Cranleigh capacity not known but Rudgwick, Bramley, Loxwood and Shamley Green capacity is full in 2015
- The private sector schooling within Cranleigh catchment area is high compared with national average and could invest in more capacity if there is demand
- SCC bus route funding and policy has a direct effect on Cranleigh school capacity utilisation e.g. Tillingbourne to Glebelands route cancelled by SCC
- Ofsted recent categorisation of Park Mead, Cranleigh Primary has been 3; St Cuthbert Mayne has been 1
- New Wonersh and Shamley Green junior school considered not a factor for Cranleigh; will fill from within its own primary progression.

Appendix 1.6 Education

3 Evidence still required

- To confirm ratios of house builds to numbers of additional children per year group
 - SCC working figure = 1 primary age pupil per 4 houses and 1 secondary age student per 5.5 houses
 - Update options for Dunsfold, when outline plans are known

4 Consulted to date; summary evidence

- Park Mead Primary Andy Clarke; Head
 - Foundation school with own admissions authority
 - No current capacity issue; no bulge year
 - Two form entry at KS1 (age 5-6); could add additional 35 cohort at KS1
 - Affected by inputs from other infant schools; Ewhurst, Capel/Ockley
 - Operates 5 minibuses ; 40% arrive by car
 - Staff recruitment key constraint, competing with Guildford
 - Pupil Admission Numbers (PAN) 60 in Reception and KS1, 60+10 in KS2)
- Cranleigh Primary Sarah Albery; Head
 - Split sites for upper and lower age groups
 - Facility constraints at capacity for full two cohort (60 pa) input
 - Bulge year passing through, current pressure on infants but will move through to 7-8 year olds
 - One year Reception supplemented in later years by feeders from Ewhurst, Bramley and Peaslake infants
 - Very poor fabric of current buildings; project with SCC for new school adjacent to Glebelands site
 - Currently 317 children on role out of PAN of 320
 - Cranleigh East catchment is Surrey's 4th highest ward of deprivation
 - 59/300 children are SEN; 12 statemented
 - Staff recruitment issues; NQT's living with parents
- St Cuthbert Mayne Annie Loveder; Head
 - Smallest of the three primaries; operating at capacity
 - Potentially too small for SCC long term funding?
 - One class of 30 per year group
 - Own admissions policy
 - Tight for space and use some Glebelands facilities
 - Natural progression of RC children to St Peters Merrow and not Glebelands
 - Relatively self-contained compared with Cranleigh Primary and Park Mead

Appendix 1.6 Education

- Glebelands School Anne Hutchinson; Head
 - Loss of numbers in last 4 years (SCC cancelled bus from Tillingbourne feeder school)
 - Current 630 with capacity 900 (and PAN of 180 in any one year)
 - Working on additional 100 houses means 18 secondary age children therefore 40-50 overall (over 6 year groups) achieves PAN. On a simple even progression that is 15 years.
 - Glebelands can absorb housing growth in Cranleigh for 10-15 years but not Dunsfold Park also.
 - Major road usage and capacity issues around school (made worse by Cranleigh Primary and St Cuthbert Mayne all using the same road)
- Cranleigh School Martin Reader; Head
 - Total 980 pupils (500 boarders); employs 350
 - Staff travel from some distance because no affordable local housing
 - Infrastructure issues of water pressure, unreliable electricity
 - Road safety concern (senior/junior schools straddle road)
 - No objection to more housing; school houses some of its own staff
- St Joseph's Specialist School and College; Carol Davey; Facilities manager
 - 77 students via 16 local authorities; 200 staff many of whom live some distance from Cranleigh owing to lack of affordable housing
 - Infrastructure issues particularly water pressure and unreliable overhead electricity supply and lack of broadband
 - Transport issues around safety of access and speed on Amletts lane, particularly since "Amletts Lane" development now approved
- Cranfold Confederation Di Elliot; Director
 - Confederation co-ordination covers 12 local schools
 - (interview corroborates and in-fills individual Heads' comments)
- Surrey County Council Kathy Beresford; School place commissioner
 - The "basic needs" requirement recently addressed with Womersley and Shamley Green new junior school
 - Large housing development (4000 homes plus) of Dunsfold Park would trigger possible new primary or secondary school
- Ewhurst Infant School; Bob Arnold; Chairman of Governors
 - One year group of 30 who progress 12 to Cranleigh C of E Primary, 8 to Park Mead, 10 to Tillingbourne or independents
- Godalming Sixth Form College Chris Hayward; Commercial manager
 - Godalming operating at full capacity but confirms self – regulating commitment to prioritise Waverley Federation students from Glebelands if their numbers increase. This would automatically reduce places available to students from non-Federation or independent schools

Evidence gathered by S Dennison 11.3.15

Appendix 1.7 Sports Fields

Information from L.J. Faulkner January 2016



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Conclusions

Appendices
Appendix A Sport England's Pitch Size Standards
Appendix B Security of Access
Appendix C Pitch Quality
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Introduction

This study of playing pitches in Cranleigh is based on taking information from the Playing Pitch Strategy issued by Waverley Borough Council in March 2013 and extracting the parts that are relevant to Cranleigh. In addition outdoor sports in Cranleigh, which were not in the Waverley document have been added.

The aims of this document are to:
Measure the capacity of existing pitches,
Identify the quality of the facilities,
Provide background for integration into the Cranleigh Neighbourhood Plan.

What the document covers:

The pitches covered in the study were all those in the Cranleigh area of the following types, including those not currently available for community use:

- a) Football (mini, youth, adult).
- b) Cricket.
- c) Rugby Union (mini, youth, adult).
- d) Hockey (synthetic turf pitches)
- e) Bowls
- f) Petanque
- g) Lawn Tennis

It uses the standards issued by Sport England and the relevant governing bodies of the sports. This information is in appendices at the end of the document.

Pavilions were checked against the standards set by the governing bodies of sport and the standards set by the leagues in which our teams play.

Appendix 1.7 Sports Fields

General Information

We are in a time of changing requirements for sport. Health and Fitness are now a major part of the Government's new strategy. Funding is being redirected towards sport in school, starting at primary level.

Neither of our state schools have community use agreements for their fields which is the latest government policy. However they do allow organisations to hire pitches. It is assumed that this policy will continue. Accordingly they have been included when measuring the number of people catered for.

In addition to identifying sports pitches, from Cranleigh, which are in the Waverley Pitch strategy, it includes information on tennis courts, petanque and bowls. Notes on these are included in the appendices as are the local details from their strategy.

The Waverley strategy gives fuller details on all pitches in the borough and can be referenced if necessary. Their document refers to the 6 acre standard. On 5th November 2015, Fields in Trust announced the release of the new 6 Acre Standard. It is called "Guidance for Outdoor Sport and Play". The conclusions have been checked against this document. You can pick up this standard at <http://www.fieldsintrust.org/guidance>.

Conclusions

This is taken from an analysis of the entries in the appendices and the standards referenced above.

- 1) There are sports pitches which are within acceptable travelling times for all the village.
- 2) The size of the population that is allowed for by the pitches in the area:

Adult Football	-	20,000
Youth Football	-	9,600
Mini Soccer	-	30,000
Cricket	-	8,400 (This includes Snoxall and the Lowers) (Glebelands could bring this up to 11,000)
Rugby	-	24,000
Synthetic Turf	-	0 (Excluding Cranleigh School)
- 3) The pitch surfaces are of a reasonable standard. However, in view of the cuts in council funding, consideration should be given to providing funds for improved maintenance.
- 4) The changing facilities in the Waverley survey are marked as average or at the bottom of the good range. It was noted that the Cricket Pavilion on the common does not meet the standard set by the England and Wales Cricket Board. The Football changing facilities do not meet the standards set by the Football Association. Money needs to be put aside to improve these buildings.
- 5) There is sufficient capacity for Tennis if the facilities provided by the Parish Council and Cranleigh Golf & Country Club are included.
- 6) The Bowling Green and Petanque facilities are adequate.
- 7) If we retain the existing sports fields, and improve the quality of the facilities, we should be able to cope with an increased population. None of the fields is secured from building development so there is a risk. This may be increased if growth in schools takes part of their playing fields.

Appendix .1.7 Sports Fields

Appendix A

Sport England's Pitch Size Standards

Pitch Type	Pitch length	Pitch width	Size including run-offs
Adult football	Max. 120m/Min. 90m	Max. 90m/Min. 45.5m	Max. 126m x 96m
Youth football	Max. 100.6m/Min. 68.25m	Max. 64m/Min. 42m	Max. 106.6m x 70m
Mini-soccer	Max. 45.75m/Min. 27.45m	Max. 27.45m/Min. 18.3m	Max. 54.9m x 36.6m
Adult cricket	20.12m	Max. 36.6m/Min. 3.05m	111.56m x 106.69m
Junior cricket	19.2m	Max. 27.45m/Min. 3.05m	92.36m x 88.41m
Adult rugby	Max. 144m	Max. 70m	Max. 154m x 80m
Mini-rugby	Max. 70m	Max. 43m/Min. 30m	Max. 80m x 53m
ATP (Artificial Training Pitches)	91.4m	56m	101.4m x 63m

Appendix B

Security of access

A key consideration in assessing pitch supply is the extent to which provision is available for unrestricted community use and subject to formalised access arrangements that cannot easily be rescinded. Sport England has produced a formal classification for access to playing pitches which is set out below.

Category	Definition	Supplementary information
A(i)	Secured community pitches	Pitches in local authority or other public ownership.
A(ii)		Pitches in the voluntary, private or commercial sector which are open to members of the public. (where there is a charge, this must be reasonable and affordable for the local community)
A(iii)		Pitches on education sites which are available for use by the public through formal community use agreements.
B	Used by community	Pitches not included above, that are nevertheless available but not secured for community use, e.g. school facilities without formal user arrangements.
C	Not open for community use	Pitches at establishments which are not, as a matter of policy or practice, available for community use.

Appendix 1.7 Sports Fields

Quantitative analysis

Details of all pitches with community access in Cranleigh are listed below, with the access category recorded for each.

Site	Access Category	Adult Football	Youth Football	Mini Soccer	Cricket	Rugby	Artificial Turf
Bruce Mackenzie Memorial Field	A(i)	2					
Cranleigh Cricket Club	A(i)				1		
Cranleigh Rugby Club	A(ii)					4	
Cranleigh School	A(iii)	4			2	3	3
Glebelands School	B	2	3				
Park Mead School	B						
Snoxhall Playing Fields	A(i)	4		6	1		
TOTAL		12	3	6	4	7	3

Synthetic Turf Pitches in Cranleigh

There are 3 synthetic pitches at Cranleigh School.

All are sand filled. Two were built in 1990 and are due for refurbishment one was built in 2005. There are no 3G pitches which is the preferred surface for football.

Appendix C

Pitch Quality

The Waverley Playing Pitch Strategy produced in 2013 had site visits to check the quality of sites. They used the methodology specified by Sport England in its “Playing Field Toolkit”. It should be noted that the National Governing bodies of Sport have since issued guidelines on changing facilities which recommend a higher quality than that used in this survey.

The markings per site are in percentages. The meaning of the percentages are given in the following table.

% Score	Criterion
90%+	An excellent pitch/changing facility
65% - 89%	A good pitch/changing facility
55% - 64%	An average pitch/changing facility
30% - 54%	A below average pitch/changing facility
Less than 30%	A poor pitch/changing facility

Audit results for Cranleigh are set out below.

Site	Pitches	Changing
Bruce Mackenzie Memorial Field	60%	63%
Cranleigh Cricket Club	91%	73%
Cranleigh Rugby Club	88%	73%
Cranleigh School	90%	78%
Glebelands School	79%	78%
Park Mead School	?	?
Snoxhall Playing Fields	83%	66%

Appendix 1.7 Sports Fields

Artificial turf pitches: The criteria assessed were as follows:

Playing Surface:

Rating	Definition	Score
High Quality	An entirely flat surface with no evidence of wear.	5
Above Average	An effectively flat surface with limited evidence of wear.	4
Average	An effectively flat surface with evidence of wear.	3
Below Average	An uneven surface, with significant evidence of wear.	2
Poor quality	A very uneven surface, with extensive evidence of wear.	1

Lighting of the Pitch:

Rating	Definition	Score
High Quality	Strong lighting levels over the entire playing area, with no glare, shadows or reflection to distract players.	5
Above Average	Adequate lighting levels over the entire playing area, with some slight glare, shadows or reflection to distract players.	4
Average	Adequate lighting levels over the entire playing area, with glare, shadows or reflection to distract players.	3
Below Average	Adequate lighting levels over the most of the playing area, with glare, shadows or reflection to distract players.	2
Poor quality	Poor lighting levels over the entire playing area, with glare, shadows or reflection that distracts players.	1

Fencing of the Pitch:

Rating	Definition	Score
High Quality	Playing area fully enclosed by a high surrounding fence in good repair, with lockable gate and perimeter rebound boards.	5
Above Average	Playing area fully enclosed by a surrounding fence in reasonable repair, with a gate and perimeter rebound boards.	4
Average	Playing area mostly enclosed by a surrounding fence in reasonable repair, with perimeter rebound boards.	3
Below Average	Playing area mostly enclosed by a surrounding fence in poor repair, with no perimeter rebound boards.	2
Poor quality	No perimeter fence	1

Disabled Access:

Rating	Definition	Score
High Quality	Full disabled access to the pitch, including adequate width access gates and a level or ramped paved path to the changing facilities.	5
Above Average	Full disabled access to the pitch, including adequate width access gates and a paved path to the changing facilities.	4
Average	Full disabled access to the pitch, including adequate width access gates but no dedicated path to the changing facilities..	3
Below Average	Limited disabled access to the pitch due to inadequate width access gates and no dedicated path to the changing facilities.	2
Poor quality	No disabled access to the pitch because access gate too narrow, steps to the pitch and no dedicated path to the changing facilities.	1

Appendix 1.7 Sports Fields

Car parking and general access: Presence/absence of:

Dedicated car parking. Number of spaces meets Sport England standards. Dedicated spaces for mums/toddlers and disabled. Good signposting. Adequate lighting levels over the whole area.

Rating	Definition	Score
High Quality	Complies with all five of the criteria	5
Above Average	Complies with four of the criteria	4
Average	Complies with three of the criteria	3
Below Average	Complies with two of the criteria	2
Poor quality	Complies with one or none of the criteria	1

The results for Cranleigh are:

Site	Playing Surface	Lighting	Fencing	Disabled	Access
Cranleigh School (x3)	5	5*	5	5	4

* Only one of the three pitches is floodlit.

Appendix D

Standards of provision:

Based upon the PPM outputs, the following standards were developed to establish the adequacy of current and future provision.

<i>Pitch</i>	<i>Standard</i>
Adult football	One adult pitch (1.2ha) per 5,000 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 15 minutes' walk or drive of the nearest pitch.
Youth football	One youth pitch (0.75ha) per 3,200 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 15 minutes walk or drive of the nearest pitch.
Mini-soccer	One mini-soccer pitch (0.2ha) per 5,000 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 15 minutes walk or drive of the nearest pitch.
Cricket	One cricket pitch (1.2ha) per 2,800 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 15 minutes walk or drive of the nearest pitch.
Rugby	One rugby pitch (1.25ha) per 6,000 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 20 minutes walk or drive of the nearest pitch.
Synthetic turf	One synthetic turf pitch per 12,000 people. All aspects of all pitches and ancillary facilities should rate 'average' or better. The whole population within 20 minutes walk or drive of the nearest pitch.

Information from L.J. Faulkner January 2016

Appendix 1.7 Sports Fields

Information from Ken Mitchell supplied by the Parish Council

CRANLEIGH PARISH COUNCIL - USE OF FOOTBALL PITCHES

14 / 15 SEASON

YOUTH FOOTBALL		No of Games Played
U17	Full size pitch (BMMF or Bottom)	14
U16	Full size pitch (BMMF or Bottom)	13
U14	Full size pitch (BMMF or Bottom)	13
U13	Full size pitch (BMMF or Bottom) /9 vs 9	27
U12	Middle pitch	8
U11	9 vs9	15
U10	7 vs 7	8
U9	7 vs 7	7
U8	5 vs 5	9

+ Small pitches used for training.

SENIOR FOOTBALL

27 matches played on main pitch or BMMF.

13/14 SEASON

YOUTH FOOTBALL		No of Games Played
U16	Full size pitch (BMMF or Bottom)	16
U15	Full size pitch (BMMF or Bottom)	12
U13	Full size pitch (BMMF or Bottom)	11
U12	Middle pitch	15
U11	9 vs 9	9
U10	7 vs 7	9
U9	7 vs 7	12
U8	5 vs 5	12
U7	5 vs 5	5

+ Small pitches used for training.

SENIOR FOOTBALL

32 matches played on main pitch or BMMF.

Appendix 1.8 Play Areas

Information from L.J. Faulkner January 2016

Index

Introduction
Snoxhall Field
Lashmere
Queensway
Swallowhurst
Ground close to Glebelands
Summary
Location Map

Introduction

There are 4 play areas in Cranleigh with children's play equipment. One does not have equipment. During September 2014, Jim Faulkner looked at these sites, using checklists, which had previously been provided by Fields in Trust for inspecting potential Queen Elizabeth II fields.

This report shows what was found at each site. It comments on their location explaining how they fit in with the Six Acre Standard. These comments could be updated when the new Standard is issued in December 2015.

There are also notes on problems found during investigation and these will be considered against proposed future developments.

I would like to thank the people and organisations who assisted:

Waverley Leisure Department,
Clerk at Cranleigh Parish Council,
Fields in Trust.

Linden Homes are yet to respond.

The areas are –
Snoxhall Playing Field,
Lashmere,
Queensway Recreation Ground,
Swallowhurst,
Ground close to Glebelands.

Cranleigh has one major play area suitable for a range of age groups, three smaller areas mainly for younger users and one open and not obvious open space.

Appendix 1.8 Play Areas

Snoxhall Field.



Owners

Main Field and Play Area – Cranleigh Parish Council.

Land adjacent to Leisure Centre and Skate Park – Waverley Borough Council.

The Children's Play area is split into 4 zones; each one caters for a different age group. The equipment is of a high standard and is well maintained. There is adequate seating for adults. There are practical "youth shelters".

The safety surfacing is adequate.

The site has suitable notices about age zones and who to contact if there is a problem.

The fencing is suitable and has a number of well-controlled gates.

A large site needs obvious pathways between zones and equipment; this site is fine.

There is some outdoor gymnasium equipment in both the play area and elsewhere. This is suitably sited with correct bases.

These areas are maintained and inspected by Cranleigh Parish Council.

Closer to the Leisure Centre is a skateboard park. This is owned and maintained by Waverley Borough Council. The equipment is adequate. Training courses are held on this site.

The play area adjoins a large open space, which is maintained in a suitable condition for casual play.

The field can be entered from Village Way and from Knowle Lane. There is parking at both entrances.

There are sufficient litterbins. Despite this, on some days there is significant litter on the sites.

This is a suitable large central site for the village, which may need expanding to cater for a larger population.

Lashmere



Owner

Waverley Borough Council.

The children's play area is a single fenced area at the entrance to a larger open space. The play area is about 60 metres by 50 metres. The equipment is of a high standard and is well maintained. There are 3 seats suitable for adults. The site is designed for use by children up to 14 years of age.

The safety surfacing is adequate.

The site has suitable notices showing whom to contact if there is a problem.

The fencing is suitable and has two spring-controlled gates.

This site has obvious pathways, which are rubberised between equipment.

This site is maintained and inspected by Waverley Borough Council.

The play area adjoins a large open space which, when inspected had grass that was suitable for dog walking; but too long for ball games.

The field can be entered from Lashmere. There is a shortage of parking in the area. There are sufficient litterbins. This is a suitable small site for an area within the village. A good site but access, the need to cross a busy road and parking may limit its use.

Appendix 1.8 Play Areas

Queensway Recreation Ground



Owner

Waverley Borough Council.

The children's play area is a single fenced area at the entrance to a larger open space. The play area is about 30 metres by 20 metres. The open space is about 90 metres by 25 metres. The equipment is of a high standard and is well maintained. There is a seat suitable for adults outside the play area. The site is designed for use by children up to 14 years of age.

The safety surfacing is adequate.

The site has suitable notices showing whom to contact if there is a problem.

The fencing is suitable and has two spring-controlled gates.

This site is maintained and inspected by Waverley Borough Council.

In addition to the normal swings and bouncy items, there is a kick in goal and basketball hoop. The play area adjoins a large open space, which had grass that was suitable for dog walking.

The field can be entered from Queensway. There is some parking on local roads. There are sufficient litterbins.

This is a suitable small site for an area within the village. This is a good site that can be accessed by foot from a significant area without the need to cross a busy road.

Swallowhurst Recreation Ground



Owner

Linden Homes.

The children's play area is a stand-alone fenced area. The play area is about 24 metres by 24 metres. The equipment is of a high standard recently installed by Playdale. There is a seat suitable for adults inside the play area. The site is designed for use mainly by younger children.

The safety surfacing is grass growing through a rubber base and, if maintained, should be excellent.

Currently the site does not have suitable notices showing whom to contact if there is a problem.

There is a frame for putting one up. The ranch fencing is not suitable. It is easy for children to climb through and for dogs to enter. The gates are free swinging and unsuitable.

I cannot find out who will maintain this site. It may be looked after by a management company.

Waverley Borough Council stated that they do not wish to maintain any future sites. Cranleigh Parish Council has not been approached. They said that it would be likely that they would need a contribution from an infrastructure levy before they would take the responsibility.

The field can be entered from Swallow Grove and from a walkway that leads to BookHurst Hill. There is some parking on local roads. There are sufficient litterbins.

This is a suitable small site for an area within the village. This is a good site, which can be accessed by foot from a significant area without the need to cross a busy road. However, it is on the edge of the development and is close to an area of deep water.

Appendix 1.8 Play Areas

Ground close to Glebelands

Owner

Waverley Borough Council

This site is maintained by Waverley Borough Council.

This is small open space. It was initially meant to have a couple of small items for children's play.

There was no section 106 money, so it is now an open space.

Summary

There are 4 children's playgrounds with equipment in Cranleigh. Three are properly maintained by the owners.

One playground has been developed. Its final ownership is not yet known. We do not know who will maintain it, or if they will be qualified. We do know who is not going to maintain it.

There needs to be small areas for play at the north of the village and in the Summerlands area.

Waverley BC Leisure Department have stated that they do not plan to maintain new play areas. This means that any new projects need to have a method of funding to continue maintenance of the sites. This may be achieved by setting up a maintenance company or providing finance to the Parish Council. A site, which is not inspected and not cared for easily, becomes dangerous.

Cranleigh is still short of informal play areas within easy reach of homes. Snoxhall is a good central facility that will need enlargement when there is extra demand.

We now need to talk to the Sports Team to ensure that we are not at cross-purposes.

The new guidelines from Fields in Trust for play and leisure spaces were issued on November 5th 2015. We should reference these in our final document.

The latest play area has attempted to provide a good site. However, the risk analysis missed the security of the area. We need to reference the need for this in our report.

Information from L.J. Faulkner January 2016

Appendix 1.9 Census 2011 Information

Analysis by Peter Seaton 15/09/15

Introduction

Analysis of 2011 census data can provide us with information that is useful in understanding the community (Cranleigh Parish which extends beyond the boundaries of the village) that we live in. Comparison with similar data for Waverley Borough and also for England can show where our own community differs and therefore may have varying needs, particularly where National Standards are applicable. The data may also allow us to project forward, for example on changes in demographics such as number of homes and the type of properties such as number of bedrooms and % of affordable homes are made available by developers which will impact on local services.

This document is a first attempt at analysing the 2011 census data in order to determine how such data may be able to help with the development of the Cranleigh Neighbourhood Plan and to show where more detailed analysis is needed. Data was obtained from www.surreyi.gov.uk. Data are simply provided in tabular form for the reader to reach their own conclusions.

Population

The population within the whole of Cranleigh Parish in 2011 was 11,492 people (within the Village only it was 10589). The following table gives some demographic information.

Demographics		
Total Population	11,492	
Males	5,643	49.1%
Females	5,849	50.9%
Living in households	10,902	94.9%
Living in communal establishments	590	5.1%
Average household size	2.28	
Age		
Children (age 0-4)	546	4.8%
Children (age 5-9)	561	4.9%
Children (age 10-15)	991	8.6%
Young adults (age 16-17)	449	3.9%
Young adults (age 18-24)	712	6.2%
Working age (age 25-64)	5,441	47.3%
Older people (age 65-84)	2,318	20.2%
Very elderly (aged 85+)	474	4.1%

	Cranleigh	Waverley	England
Average household size	2.28	2.13	2.36
Living in households %	94.9	96.4	98.2
Living in communal establishments %	5.1	3.6	1.8
Older people (age 65-84) %	20.2	19.6	16.3
Older people (aged 85+) %	4.1	3.2	2.2
People with disabilities that limit daily activities %	15.8	13.9	17.6

Appendix 1.9 Census 2011 Information

Households

In 2011, there were 4,779 households in Cranleigh Parish with 4,425 households within the Village.

	Cranleigh	Waverley	England
One person households %	30.8	27.8	30.2
Households with dependent children %	25.6	29.3	29.1
Lone parent with dependent children %	4.1	4.1	7.1
Households with only 65 plus %	31.8	25.3	20.7
Owner occupied %	76.6	73.7	63.3
Social rented %	11.4	12.3	17.7
Private rented	10.0	11.3	16.8
Average number of children per household	?	1.84	1.79

Type of Dwellings

	Cranleigh	Waverley	England
Detached %	43.7	41.5	22.4
Semi-detached %	23.8	27.4	31.2
Terraced %	14.0	14.5	24.5
Flat %	18.4	16.0	21.2
Non-permanent e.g. caravan %	0.1	0.4	0.4

Economic Activity

	Cranleigh	Waverley	England
Economically active (16 – 74)	69.2	72.0	69.9
Employed full time	36.5	38.6	38.6
Employed part-time	14.5	13.6	13.7
Self employed	13.8	14.5	9.8
Unemployed	1.9	2.2	4.4
Full time students	2.5	2.9	3.4
Economically inactive (16-74)	30.8	28.0	30.1
Retired	18.1	14.3	13.7
Student	5.9	5.1	5.8
Long-term sick or disabled	1.6	2.1	4.0
Looking after home or family	3.8	4.9	4.4

Analysis by Peter Seaton 15/09/15

Appendix 2.1 The Launch

Report by Pauline Whitehead. Parish Clerk, Cranleigh Parish Council
21st December 2015

Cranleigh Parish Council and the Launch of the Neighbourhood Plan

Designation of a neighbourhood area for the Cranleigh Neighbourhood Development Plan.

The application for the whole of Cranleigh Parish to be designated a neighbourhood area for the Cranleigh Neighbourhood Plan (NP) was submitted to Waverley Borough Council on 12th April 2013 and approved by Waverley Borough Council on 16th July 2013.

The launch of the NP

Cranleigh Parish Council launched the NP at Cranleigh Village Hall on Monday 13th January 2014. It is estimated that around 600 people tried to gain entry to the Village Hall on that evening, but due to the capacity of the Hall, only 300 people were able to be present when the meeting started. A duplicate of the meeting was arranged on Monday 27th January 2014 at Glebelands School which has a slightly larger capacity (360 people). There were around 320 people present at that meeting.



Queuing for the launch of the NP



Village Hall

The Chairman opened both of the meetings by outlining the background to Neighbourhood Planning and explaining the opportunities that having a NP brings to the community.

Mr Chris Bowden from Navigus Planning Ltd. gave a presentation which was split into three sections:-

- The outline of what a NP is and what it can achieve.
- How to produce a NP.
- Getting started.

Appendix 2.1 The Launch

Mr Bowden's presentation resulted in a large range of questions which expressed the concern felt by local residents that additional development in Cranleigh would put major services such as electricity, transport, water, etc. into crisis and that issues such as flooding, car parking and building in the Green Belt may not be addressed. Members of the public who were interested in taking part in the NP process were invited to sign a sheet giving their contact details and any skills which they wished to offer. A total of one hundred and fifty seven people expressed an interest in taking the NP forward following the two meetings and were contacted by e-mail or letter with an invitation to attend one of two follow up meetings which were held on Monday 10th March 2014 (am and pm) in Cranleigh Village Hall.



Gleblands School Hall
Question Time

Establishing the framework under which the NP would work

A total of seventy people attended the follow up meetings which were aimed at enabling working groups to be formed. Mr Chris Bowden of Navigus Planning Ltd. hosted the meetings. He first outlined the process, then explained what working groups do, how a Steering Group is formed, how a NP is produced, ideas on the type of evidence that may be required and Terms of Reference. He then shared information about other NPs that were being undertaken throughout the country. At the end of the meeting those in attendance were asked to sign up to six specific working groups; Housing, Heritage and Design, Environment, Transport, Economy or Community and Infrastructure. All of those who signed up were invited to a Cranleigh Neighbourhood Plan meeting on Monday 31st March 2014 in the Village Hall. Sixty people attended the initial working group meeting. Those who came were asked to sit with the volunteers for the same working group, to discuss the issues associated with the topic and to nominate a leader. The leaders of the working groups would form the voting element of the NP Steering Group along with an independent Leader elected by those present. Two people put their names forward for consideration and at the end of the evening, Michelle Morgan was appointed the Leader of the Cranleigh NP. It was agreed at this point that liaison with the Parish Council would be through a Link Councillor and that administrative support would be provided by the Parish Council until such time as the NP Steering Group was able to provide its own.

At this point everything was handed over to the members of the community working on the NP for them to explore the issues that would face Cranleigh in the future and to take the NP forward.

Pauline Whitehead . Parish Clerk, Cranleigh Parish Council
Photographs by Ruth Reed and John Bainbridge
21st December 2015

Appendix 2.2 Workshop Event Village Hall

Event	Public Consultation & Community Event Workshop
Date	26 March 2015
Venue	Village Hall
Purpose	To launch Survey 2 as part of the consultation for the local community in order to develop a Neighbourhood Plan
Evidence Report by	Peter Seaton

The workshop was arranged in the Village Hall to continue the process of consultation with the public by explaining progress with the Plan, answering questions and to launch Survey 2. Members of the public were given the opportunity to study the results of Survey 1 and to attempt to complete Survey 2. The original intention had been to ask people to complete the Survey in the Village Hall but this was not practicable and people were allowed to take away copies and return them to the Village Library where they would be collected. Stands displayed various posters explaining the neighbourhood plan and the progress made to date. Also a map of Cranleigh with residents asked to stick a pin where they lived and a white board entitled 'Have Your Say' enabled people to write their comments and was very popular.

Script for Volunteers

Purpose of event – to engage with the local community to develop a Neighbourhood Plan

What to do when they first walk in

- 1) Welcome people and ask them to put a pin on the map where they live. Aim is to photo the map with pins at the end of the day get pictorial view of where people coming along live.
- 2) Explain what we are trying to achieve today and in the Plan – summarised in this note.
- 3) Direct people to the results from Survey 1 so they can see how their responses are analysed.
- 4) Ask people to complete Survey 2. If time limited start with the section they are most interested in.
- 5) Remind people to tick only one response per question or leave blank.
- 6) Survey 2 should take about 10 minutes to complete.

What is the Neighbourhood Plan?

- 1) A plan for WHERE future housing should go and what improvements can be made in the village.
- 2) Covers a time period of 15 years.
- 3) Describe the logo – Your Cranleigh, Your Future

What is Community Engagement?

- 1) Asking people what their wishes are for Cranleigh's future and RECORDING those wishes in a way best suited for inclusion in the Plan.
- 2) Part of ongoing consultation to make sure that Plan is what community wants. Today, we are asking people to complete Survey 2 with text box at end for comments.
- 3) Ask if completed Survey 1.
- 4) Also talking to people to explain what we are doing.

What are the benefits of a Neighbourhood Plan?

- 1) Cranleigh residents have a say in where future development should be located.
- 2) More money will come to Cranleigh from Waverley Borough Council as a result of the Plan.
- 3) When completed, the Plan will have legal authority and, even in draft form, will be taken into consideration by Planning Authority.

Appendix 2.3 Band Room Report

Report on Consultations and Evidence gathered for Cranleigh's Neighbourhood Plan

Event	Workshop
Date	16 June 2015
Venue	Band Room
Purpose	To help define the Objectives of the Cranleigh Neighbourhood Plan
Evidence Report by	Peter Seaton

An evening workshop was held so that residents not able to come to events during the day had the opportunity to attend an event concerned with the Cranleigh Neighbourhood Plan. It was pointed out that the Neighbourhood Plan will be written to reflect the views of Cranleigh residents. To help in writing the Plan it was necessary to define the objectives* of the plan based on the Vision Statement and responses to consultation with the community, for example Surveys and workshops. Those people attending were asked to read a proposed list of objectives and write a comment on all the objectives or those where they had an opinion. A volunteer from the Cranleigh Neighbourhood Plan sat with each group of participants to explain the process and answer any queries. The Objectives were listed in a pro-forma shown overleaf. A summary of the comments of those attending the Workshop are also attached.

*Footnote: During preparation of the Plan, the use of the term "aims" was replaced with "objectives".

Appendix 2.3 Band Room Report

Band Room Open Evening on 16-June 2015. Summary of residents' responses to the aims

Cranleigh Neighbourhood Plan will be written to reflect the views of Cranleigh residents. To help in writing the plan we need to define the aims of the plan. Below you will find a number of Plan Aims, which we have compiled, based on the responses we received from the public in recent surveys.

Give us your comments about each aim

Please read each Aim carefully. One of our volunteers will write down your response so please keep it concise and to the point. Each response is limited to 2 lines of text. When you have finished check the written response to be sure we have recorded your view accurately.

PLAN AIMS

To preserve the existing rural character and heritage of the village

Agreed. Importance of open spaces in new developments with off street parking and densities similar to existing estates. Independent nature of shops and businesses. Retain, extend Conservation Area. Adopt Cranleigh Design Statement 2008. Restriction on neon signs. Avoid monolithic housing developments.

To preserve and improve good access to the surrounding countryside

Agreed. Maintain and improve existing footpaths, incorporate cycle ways with access for disabled people. Make Downs Link a central focus for access to surrounding countryside, e.g. hard surface. Provide good signage.

To preserve and enhance the existing and future open green spaces

Agreed. Strong support for local responsibility of maintenance of green spaces by Parish Council with appropriate budget. None to be sold or built on. New areas to be developed as parks and not sport with enhanced seating. All new developments to have open spaces.

To ensure future homes are built to styles consistent with a "village feel"

Agreed. Sympathetic to local Surrey and Sussex styles. Traditional, local materials. No high-rise buildings. Density consistent with existing estates. Variety within each development, no boxes.

To ensure future homes are a balanced mixture of private, affordable, part owned and rented that meets the needs of the residents

Agreed. High level of importance attached to including a balanced range of homes that local people want and can afford. Smaller homes for single young and older people downsizing.

To set down a preference for developments using previously developed land over those using green field sites (whilst accepting that green field development will take place)

Agreed but in fact National Policy.

To set down a preference for developments located to give easy pedestrian access to the village centre

Agreed. Important for older and disabled people and for sheltered housing. Support developments located within walking distance of centre. West of Cranleigh was seen by some as good location for this reason.

Appendix 2.3 Band Room Report

Cont.

To ensure that sufficient and appropriate development land is available for business development

Agreed. Concern that Cranleigh will become a “dormitory” for Guildford if local business land not made available with access for big vehicles to avoid centre of village. Need for incubator units for small and start-up businesses.

To encourage sustainable transport such as cycling and public buses

Agreed. Already mentioned to give access to local countryside. Where possible separation provided for pedestrians, cyclists and road traffic. Improve and extend bus routes. Smaller buses (Hoppa) around village. Walking buses for school children. Use of Downs link for pedestrians and cyclists as mentioned above.

To maintain a dialogue with Surrey County Council, Waverley Borough Council and Network Rail to keep alive the possibility of a rail or guided bus link into Guildford

Little support. Strong views that better to preserve and improve for pedestrians and cyclists. Need for more parking for passengers and would act as magnet for more housing in village. Adverse impact on Bramley residents. Loss of habitat as 1000’s of trees would have to be cut down.

To register the residents wishes for increased public car parking in Cranleigh

No strong agreement. One comment – double-edged sword as encourages more cars coming into village. Needs more consideration – need for parking and availability of land. New developments should have requirement for public parking.

To maintain a dialogue with education providers to ensure they plan ahead for the necessary resources to meet the future needs of Cranleigh’s children

Agreed but emphasis on land. Little comment (end of workshop).

To preserve and improve existing facilities for care of our elderly

Agreed as important. Little comment (end of workshop).

To support organizations which enable our elderly to participate in community life.

Agreed but not a land use issue. Little comment (end of workshop)...

To maintain and improve existing facilities for sport, arts, culture, entertainment and out of school activities

Agreed but little comment as near end of workshop. Becoming a funding issue as budgets are being cut.

To support organizations which enable our young to participate in community life.

Agreed but little comment as near end of workshop. Not a land use issue.

To continue to support the concept of a Village Hospital

Agreed. Strong support and comment. Land has been identified. Question-Can funding come from CIL, Section 106?

Appendix 2.4 Carnival Event

Report on Consultations and Evidence gathered for Cranleigh's neighbourhood Plan

Event	Stand at the Carnival
Date	27 June 2015
Venue	Cranleigh Common
Purpose	To inform residents of the NPs progress to date, invite comments generally and specifically on the some identified objectives.
Evidence Report by	Peter Seaton

The stand displayed various posters explaining the neighbourhood plan and the progress made to date.

A form was available for residents to fill in or take away and return completed. The results are attached.

A white board entitled 'Have Your Say' enabled resident to write their comments and was very popular. These are transcribed overleaf.

Many stopped to discuss issues about Cranleigh. Residents positively appreciated Cranleigh and were anxious that new developments should not have a harmful effect on Cranleigh and the services it offers.

The following information was given on the development of potential objectives and comments were encouraged.

CRANLEIGH NEIGHBOURHOOD PLAN SO FAR

Cranleigh Neighbourhood Plan will be written to reflect the views of Cranleigh residents. To help in writing the plan we need to define the Objectives of the plan. Below you will find a number of Plan Objectives, which we have compiled, based on our Vision of Cranleigh and on the responses, we received from the public in recent surveys.

Give us your comments about each Objective, e.g. what is important to you.

Please read each Objective carefully. You can complete the form at our stand or take away to complete and return to the Parish Council before 3 July. Try to limit each response to 2 lines of text and, if short of time, focus first on the Objectives you think are most important.

Appendix 2.4 Carnival Event

PLAN OBJECTIVES & COMMENTS RECIEVED

To preserve the existing rural character and heritage of the village

Agreed. Must add to heritage through design of new buildings. Maintain open spaces. Use brownfield first. No development on the South side of Downslink.

To preserve and improve good access to the surrounding countryside

Agreed, needs improving. Despite close proximity of countryside, access is poor by foot or bicycle.

To preserve and enhance the existing and future open green spaces

Agree. No building on open spaces and encouraging more. Need to improve spaces that we have.

To ensure future homes are built to styles consistent with a “village feel”

Agree. Density no greater that existing estates. Need to define what we mean by “village feel”. Useful reference is Cranleigh Design Statement.

To ensure future homes are a balanced mixture of private, affordable, part owned and rented that meets the needs of the residents

Agree. Key word is “balanced”. Need to encourage young families and young people to live in Cranleigh with affordable homes, e.g. shared ownership. Need smaller houses, not 4/5 bedroom houses.

To set down a preference for developments located giving easy pedestrian access to the village centre

Agree. Good access as well for public transport, footpaths that do not cross busy roads unless controlled crossing and cycle routes. But do not build on flood plains.

To seek to consolidate business development land to allow for expansion of retail and commercial services within the village

Agree. Keep brownfield sites for retail and commercial use. Opportunities for job creation must go along with new homes. Will benefit life in Cranleigh if people can work and live in Cranleigh. Release more land for commercial, industrial use.

To encourage sustainable transport such as cycling and public buses

Agree. New developments close to bus routes. Encourage cycling.

To register the residents wishes for increased public car parking in Cranleigh

Agree. New developments to have public parking. Plan for more parking if Dunsfold goes ahead as will use Cranleigh facilities.

To maintain a dialogue with education providers to ensure that suitable land is available for future expansion or provision of other education services during the lifetime of the Plan

Agree. Engage with school heads and governors. School facilities now not fit for purpose.

To preserve and improve existing facilities for care of our elderly

Agree. Important. Encourage discussions between all relevant organisations. Living longer so demand of facilities will increase. Reserve land closest to centre of village and close to care facilities for elderly people – health centre, new village hospital etc.

To maintain and improve existing facilities for sport, arts, culture and out of school activities.

Agree. However, affordable for all. Maintained at level that allows activities to prosper. No developments on this land.

To maintain sites identified for a Village Hospital. Agree. Very important for village but will it happen?

To maintain a dialogue with Surrey CC, Waverley BC and Network Rail to ensure that the possibility of a rail or guided bus link into Guilford is properly considered.

Agree? But mixed views on use as rail or busway or for recreational use. Are Dunsfold developers interested? Practicality, economics of bus, rail or tramway questioned.

Appendix 2.4 Carnival Event

HAVE YOUR SAY – Cranleigh Carnival 27 June 2015

Text from Whiteboard - X oppose Y agree

1. Put car park on Snoxhall Old Cricket pitch. XXX
X use spare land beside football pitches off access road
2. Yes if we stop high street parking
3. No high street parking. Allow shops to use frontages as pedestrian right of way. Put character back in Cranleigh.
4. Make high street shop rents cheaper Y
5. Better and more reliable public transport connections to Guildford & Horsham especially on Sunday.
6. Keep the business units.
7. Keep individual shops/cafes. YYY
8. Site 395 good site for elderly and access to high street.
9. We do not want more traffic, would cause more parking problems. Y
10. See 1. Keep Snoxhall for recreational (football etc.) Y
11. Ensure Cranleigh Community and Public spaces are well maintained and protected. Y
12. All housing developments to include public parking. Y
13. Make Knowle Lane safe to walk. Y
14. Double deck parking at Village way
15. 2 hrs free in public car parks. YYYYY
16. Re-open the railway line! Or pave it as a bike path YY. Horses – problem if paved
17. 272 – flood zone
18. Tram line vital for any expansion of Cranleigh! YY. For London commuters
19. The previous cricket pitch given by a family for the enjoyment of people of Cranleigh. NOT AS A CAR PARK.
20. Go for small developments in Cranleigh rather than Dunsfold, Y X
21. Preference for developing Brownfield sites e.g. Dunsfold. YY

Appendix 2.5 Exhibition

Event	The Village Hall Exhibition “Unfolding Cranleigh’s Future”
Date	Thursday 26 November 3-8pm
Venue	Village Hall
Purpose	To present the emerging draft NP and the Building for Life Guide. To promote Survey 3 & discuss issues, checking that the objectives do reflect the community’s opinions. To display the concept of ‘Shared Space’
Evidence Report by	Peter Seaton

The Report covers an example when the leaflets were distributed, the actual village hall event and the briefing given to volunteers.

HANDING OUT LEAFLETS AT CRANLEIGH LIGHTS – 21/11/15

VOLUNTEERS INVOLVED

Peter Seaton
Alison Downer
Jill Wood
Jeff Wood
Philip Townsend

PURPOSE OF LEAFLETING

To publicise start of Survey 3 and also the Village Hall event “Unfolding Cranleigh’s Future” to be held on 26/11/15 3-8pm to show progress on the CN Plan and to consult on development of objectives and draft Policies.

COMMENTS

- About 100 leaflets handed out.
- Approx. 50% of people contacted did not live in Cranleigh and had come in for the switching on of the lights.
- Most Cranleigh people had received copy of Survey delivered to their home, but the few residents contacted who lived in the Parish but not in the Village (for example, Rowley) had not seen the Survey.

ACTION Check whether delivered to whole Parish.

- Most local people had heard of the of the Cranleigh Neighbourhood Plan but were not aware of Village Hall event on 26/11/15.

Appendix 2.5 Exhibition

UNFOLDING CRANLEIGH'S FUTURE – Village Hall Thursday 26 November 3-8pm

Purpose of Event

Describe the process being followed by the Steering Group to produce the Plan, explain progress to date, work still to be completed and to launch Survey 3.

Volunteers involved

Jane O'Leary - Chair

Deena Goff

Diane MacKay

David Mann

Peter Seaton

Philip Townsend

Lynda MacDermott

Jill Wood

Chris Dubois

Ken Mitchell

Terry Story

Jeff Wood

Guy Salmon

Stephanie Gill

Steve Jeacock

David Gill – Link Parish Councillor

People Attending

People attending were welcomed and invited to sign the attendance sheet with the option to provide contact details and show where they live on a pin-board map of Cranleigh shown overleaf. 60 pins were used, but this included couples and not everyone participated. Taking into account, people who signed the contacts register, it was estimated that around 100 people visited the event plus volunteers. Neighbouring Councils were invited and councillors from Rudgwick and Bramley introduced themselves.

Appendix 2.5 Exhibition

PIN-BOARD MAP OF CRANLEIGH SHOWING WHERE PEOPLE ATTENDING EVENT LIVED



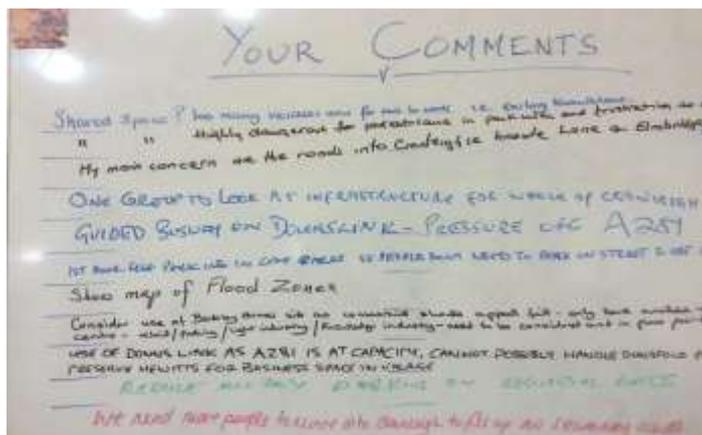
EXHIBITION STANDS AND INFORMATION TABLES AT THE VILLAGE HALL EVENT 26-11-2015



Appendix 2.5 Exhibition

Feedback, Comments

People attending were asked to leave comments on a Whiteboard. An example is shown below. The comments have been transcribed and are shown below. Feedback from the event was also discussed at the Working Group meeting, which followed the Village Hall event and is included in the minutes.



Residents Comments transcribed from whiteboards

- Shared space? – too many vehicles for it to work i.e. exiting Knowle Lane.
- Shared space – highly dangerous for pedestrians in particular & frustrating to drivers.
- My main concern are the roads into Cranleigh i.e. Knowle Lane & Elmbridge.
- One group to look at infrastructure for whole of Cranleigh.
- Guided busway on Downlink – pressure off A281.
- First hour free parking in car park so people don't need to park on street for free.
- Show map of flood zones.
- Consider use of Berkley home sites as commercial should appeal fail, only land available to expand centre – retail / parking / light industry / knowledge industry, need to be considered and in place prior to February.
- Use of downs link as A281 is at capacity, cannot possibly handle Dunsfold Park.
- Preserve Hewitt's for business space in village.
- Reduce all day parking on residential roads.
- We need more people to move into Cranleigh to fill up our secondary school.
- Extend village way car park into Snoxhall fields by demolishing tennis courts.
- ECO homes are needed.
- Business needs grow own spaces.
- The mix of housing should include more 1 / 2 people houses available to rent.
- Development companies forced to keep traffic off high street. They must use A281 & enter their construction sites via Alford Road.
- Affordable housing for Cranleigh's children.
- Youth café needs to be re-opened – FB page.
- Reduce parking charges.

Appendix 2.5 Exhibition

UNFOLDING CRANLEIGH'S FUTURE – Village Hall Thursday 26 November 3-8pm

Briefing Notes for Volunteers:

Welcome people

Welcome people and ask them to put a pin on the map where they live.

(Briefly) Explain Purpose of event *Note: sections from Report, Poster etc. will be on display boards around the room. Two main sets – 1 Examples from draft report and 2 - Timeline*

1. Describe the process followed and progress to date – see steps achieved on above Poster* – available on day of event.
2. Show the community the emerging draft Neighbourhood Plan (NP), and describe the flow diagram starting with Vision Statement to develop Policies and the “consultation and evidence” to support the Policies.
3. Explain how the Communities’ views are being analysed (SWOT Analysis) and used to develop draft Policies
4. Hand out Survey 3 – to consult on our NP “Objectives”
5. Explain the principle of Shared Space. An “aspirational” project.
6. Describe what steps we still have to make before Plan complete – key dates below.
7. Opportunity for community to give feedback, comments and suggestions. Use Whiteboards, Survey Form and Pads.

** Poster produced by Deena with 3 parts: 1 -Steps achieved, 2 - Where we are Now, 3 - Next Steps*

Why Cranleigh needs a Neighbourhood Plan? (See www.cranleighnhp.org)

Preparing a neighbourhood development plan means Cranleigh residents have the opportunity to influence the future development and use of land in the village. Neighbourhood development plans establish general planning policies that have to be considered by local authorities when determining planning applications.

The Cranleigh community can use their neighbourhood plan to:

- choose the location of new homes, shops and offices
- influence the design of new buildings
- have a say on facilities and infrastructure
- increase proportion of housing levy given for local improvements to our Parish Council from 15% to 25%

Appendix 2.5 Exhibition

Cranleigh Neighbourhood Plan – Key dates

- | | |
|---|--------|
| • Prepare draft Plan | Nov 15 |
| • Formal Consultation on Draft Plan | Feb 16 |
| • Submit Draft Plan to WBC for checking | May 16 |
| • Public Examination of Draft Plan | Nov 16 |
| • Referendum | Jan 17 |
| • Plan “made” | Feb 17 |

Introduction to Cranleigh Community Survey 3

This final survey asks if the objectives within the draft plan reflect your collective views on the needs of all our residents, in the parish of Cranleigh. In other words, have we understood the feelings of the community as given in earlier surveys, meetings etc.

Any person normally resident, working, owning property or owning a business in Cranleigh can complete the survey.

If possible, please complete the survey online. Go to:

<https://www.surveymonkey.com/r/CRANNHP>

If you do not have a computer, you can complete this paper copy and return it to Cranleigh Art Centre or Cranleigh Library by 11th January 2016. If there are others in your household who wish to complete a paper copy, additional copies are available from the Art Centre or the Library.

Layout of Hall

When people leave

1. Thank them for coming.
2. Ask if they feel they have had opportunity to make comments?
3. Mention our website www.cranleighnhp.org . Give out email address.
4. Ask if they would like to go on our email list.

Report by Peter Seaton 23/11/15

Appendix 3.1 Economic Key Points

Given below are some of the key points made by the community about the present economic situation in Cranleigh. These surveys, interviews and gathering of general comments took place between 2014 - 2016 in various venues. An overview of the surveys is given in the following appendices with the results from surveys shown on the website.

Sept. 2014 Business Questionnaire (70 responses)

1. The Sep14 Business Questionnaire identified that businesses perceive **Local Customer Base** as the main asset of Cranleigh businesses. [39 out of 95 comments, four times as high as for either of the next two assets, Strong Local Business Network and Proximity to London]. As the population grows, that customer base will grow and customers will want the retail and services to grow.
2. The Sep14 Business Questionnaire identified that businesses perceive **Poor Transport Links** as one of the top three impediments to business growth in Cranleigh [with 39 out of 150 comments] (the other two were Level of Rents and Tough Economy).
By not catering for the business demand in Cranleigh, an increase in traffic levels from Cranleigh to Guildford and Horsham is likely and does not contribute to sustainable development.
3. A combination of high house prices and a low level of work for people in Cranleigh will lead to Cranleigh becoming suitable only for old, asset-rich, people.
4. 4 of the 70 responses said there's no future in Cranleigh because there's nowhere suitable or they cannot attract skilled staff who are based mainly in London.

May 2015 Hewitts exit Interviews, (7 interviews)

5. All 7 said they were leaving against their wishes. All 7 said they had local customers. 6 said they would go to an alternative site in Cranleigh if there were any.
6. 6 said their staff were of very long standing, hence had a fully trained and stable workforce.
7. One of the biggest employers said that 98% of his staff commute in because they cannot afford to live in Cranleigh.

Sept. 2015 Glebelands School, Year 10 Survey (55 responses)

8. 89% would plan a career elsewhere rather than Cranleigh. 56% said this was because they expected better career opportunities elsewhere.
9. Two-thirds would like to see more High Street-type shops in Cranleigh.

Jan. 2016 Survey 3 (323 responses)

10. 3 people said we want more business but cannot attract staff due to high housing cost.
11. 23 said that their children cannot afford to live here and we therefore want lower-cost housing.
But 2 said: 'what's the point if they have to travel to Guildford and beyond for work?'
12. Only one response did not want more shops.

May 2016 Manfield Park Interviews (17 units 9 interviews)

13. The positive features about doing business in Cranleigh were the supportive local customers, accessibility to Cranleigh and being part of the village and local workforce. . Four businesses have the potential to expand. There were no flooding or digital communication difficulties
14. The negative features were, some skills were not available, the closure of HSBC Bank, bus timetable and infrequency for staff, difficulties and constraints with planning department, inability to expand, vehicle movement and parking within the site, coach parking facilities in Cranleigh, difficulty in tendering for contract work with large developers

Appendix 3.2 Business Survey

Event	Business Survey and Consultations
Date	April, May, June, September 2014 April 2015
Venue	Cranleigh High street and all business parks and other businesses in the parish.
Purpose	To find out what were the advantages to businesses of trading in Cranleigh and what were the challenges
Evidence Report by	Lynda MacDermott

The Economy Group of the CNP spent its first months discovering “where are we now” in terms of businesses, employment opportunities and retail in the village. It made a comparison of the retail offer with similar places, notably Bookham and Cobham. With regard to retail, it was difficult to see that any particular category was missing in Cranleigh however, the shops on the High Street being smaller impacted on choice. It collected information about all the businesses and employers in the area; looking at local business rates and costs and comparing the employment opportunities with those of similar places

It then created a simple questionnaire for local businesses which was had delivered to businesses along the High Street and posted to those in business parks and more outlying places in the parish. It was later re-launched on-line and emails were sent to 200 businesses to ask them to complete the survey. Where there were no physical addresses, businesses were contacted by phone to be as inclusive as possible.

In April 2015 I went to Littlemead Industrial Estate in Cranleigh to carry out door-to-door distribution of the surveys and to discuss the current NP survey with businesses. I had informal conversations with managers and employers to encourage them to participate as soon as possible, and help them to realise that the Neighbourhood Plan is about more than just housing They were of course all busy and could not complete the survey at that moment but they agreed to respond individually through the survey online.

Many said one massive problem was the lack of parking for clients and staff, which had not been provided at the time of building the estate, and was a very serious oversight as it hampered trade and was difficult for employees in a place, which is difficult to access by public transport

Conclusions

Cranleigh has a good spread of business types.

- They are mainly small businesses.
- Seven had more than 30 staff of which 2 have more than 150.
- Cranleigh’s companies are overwhelmingly long-term businesses,
- Profits and workforce are generally steady or have small growth;
- Future plans are generally for a similar sized workforce or slight growth;
- Strong local customer base is overwhelmingly Cranleigh's greatest asset but
- Some competition from proximity to London and Guildford,
- Strong Local Business Network and Excellent Visitor Parking have some importance;
- Main impediment is overwhelmingly poor transport links and poor public transport for staff
- Rents, Rates and Poor Staff Parking also have some importance.
- Some people noted lack of suitable housing in recruiting staff.
- One respondent wanted a 'high quality business park'
- The lack of parking was a major disadvantage in the Littlemead Industrial Estate

Appendix 3.3 Hewitts Industrial Estate

Event	Interviews with the remaining business owners and managers on Hewitts Industrial Estate.
Date	Several visits in June and July 2015
Venue	Hewitts Industrial Estate
Purpose	Get insights into current business plusses and minuses in Cranleigh and what companies want here in order to remain and be successful.
Evidence Report by	Chris Dubois 25 Sept 2015

Walked around the site going into offices and interviewing owners and managers, as available. I had a list of questions and used it to structure the interview, writing down the interviewee's responses and agreeing the wording with them where particularly important or uncertain or contentious. Eight companies were left, and I interviewed seven of them but did not catch up with the last, a car servicing business, whose owner was out a lot. Given below is a written summary of the responses.

Hewitts exit interview questions, Summary of the responses, Chris Dubois, 25Sep15

Can they can be quoted or wish to be anonymous.

Seven interviews have been done, out of the eight companies remaining there. The summary below is of the seven.

1. *What is/was your business (retail, light industry, services)?*
 Retail 1, light industry 5, services 2.
 Number of staff in Cranleigh: 3, 18 (has been 34), 7, 3, 3, 6, 40, 55.

2. *Why was your business in Cranleigh, how long had it been here, and how many staff did you employ?*
 Business has been here >25 years: 6
 The people who started it were local: 5
 Skilled staff were available in 1978, and business customers (like the aircraft industry) were local. But not now: 1
 Claim to be sole provider in area: 2

3. *Why did you / will you leave?*
 Forced out against our wishes: 7
 Want alternative site in Cranleigh, but there aren't any: 6
 Moving out of the area: 1
 Lease expired: 1
 Quotations:
 - "Both customers and staff are local and I cannot afford to lose either."
 - "My rent in Worthing will be 60% of that here."
 - "Dunsfold is no good for my car servicing business."
 - "Threadneedle is offering me only an 18 month lease!"
 - "We're a nationwide business. We're going to Dunsfold despite the demise of industrial customers in Surrey, and despite the bad road network, because redundancy costs force me to continue in this area."

Appendix 3.3 Hewitts Industrial Estate

4. *Would you have stayed if alternative premises were available? What sort of premises would you have needed?*

Yes 7. Most said that they would have needed light industrial units of higher quality than this dilapidated area. 7 have customers local to Cranleigh. One said that he started when Peter Hewitt set up the estate in 1978 and when Surrey was a centre of excellence for light precision engineering, but now that that has gone there's no reason to be here.

Quotations: "Dunsfold was offering no security of tenure and higher rent".

5. *What were the advantages of Cranleigh for your business?*

Local staff, trained at this company: 5 (it applies to all the long-standing companies)

No specific advantages, but staff were of very long standing: 1

Strong local customer base: 6

Word-of-mouth recommendation: 1

Pleasant country location: 2

"Cranleigh used to have staff suitable for a light engineering company, but no longer, and industrial customers in Surrey have fallen away".

6. *What were the disadvantages of Cranleigh for your business?*

High rent: 3

None: 3

Not many: 1 ("but for customers north of Guildford transport is a problem")

Poor transport links: 3 "It's hard to get national and international customers here."

This industrial estate is very dilapidated and gives a poor impression of us: 1

The rent is cheaper than in Guildford: 1

Local residents complaining about the noise of a small factory: 1

"Housing is expensive for staff: 98% live outside Cranleigh and commute in. There's no affordable housing".

7. *Did you/will you move within the Cranleigh area, and if not why not?*

Most want to, but they fear higher rents and they don't see any suitable premises.

Quotations:

- "Don't know: Dunsfold rent is nearly twice that here."
- "Don't know: cannot get clear answers. Possibly will go to Guildford."
- "There's no availability at current rent; though staff don't want us to move."
- "Yes if we can. Our customers are here, but there's nowhere currently": 3
- "No; there's no good reason for this light industrial company to be in Cranleigh"
- "there are no suitable premises in Cranleigh"
- "the horse has already bolted for Cranleigh business".

8. *What has been the availability of suitable staff in Cranleigh for your business?*

Not an issue: all have been here a long time, would travel a short distance: 5

No problem: many people phone us for a job (this for unskilled services): 1

Very poor for light industrial staff: South coast much much better: 1

Summary: Many Cranleigh firms are of long standing and don't want to leave; they have staff and customers in the area; if the continuity of either is broken we will lose them. The companies interviewed were the only ones left and possibly the reason they are predominantly light industrial is that those are the hardest to move. I have spoken to a number of people about Hewitts over the past month and mainly encountered either (from residents) indifference to the presence of business in Cranleigh or (from business owners) the idea that resources of land and staff are no longer available.]

<ends>

Appendix 3.4 Manfield Park Industrial Estate

Event	Interviews with Occupants of the Units
Date	Visit 10/05/16
Venue	Manfield Park Industrial Estate
Purpose	Undertake a site visit and gain insights into current businesses
Evidence Report by	Lynda MacDermott & Deena Goff

Two members of the CNP group undertook a site visit to interview the occupants of the 17 light commercial units on the Manfield Park Industrial Estate, using a standard questionnaire sheet.

Site Observation.

It is off of the B2128 Guildford Road to the North West of Cranleigh between Cranleigh and Rowly. The entrance is clearly seen from the road and accessible to vehicles. Not much of the site is visible from the road. A lack of signage at the entrance, which lists the businesses within it, meant that they were invisible to passing potential customers. New customers have to search for the unit they require. There was no general parking area. Each unit had their own individual dedicated parking spaces. The site was generally well maintained and fairly busy. Two businesses said that there was no one who enforced the parking restrictions. Parking on the access road running through the site and 'trespass' parking in other businesses spaces was a problems at times. Units 1 to 13 at the front of the site were on land whose owner had recently changed and was unknown by the occupants. The land at the back of the park was owned by one of 4 the businesses on it, one of whom owned the building from which they traded.

Summary of Key Points on the 17 units and Interviews

- One unit was empty and available to let. One unit was used as storage space for a business in Bramley with another shut and possibly also used for storage.
- Five companies were too busy or had no-one available to talk.
- Eight companies had a national or international aspect to their business
- Eight companies were busy and seemed to be doing well, five companies could not be assessed.

Of the 9 units interviewed

- Six employed mainly local residents.
- One company employed between 15 to 40 staff but did not wish to comment further. The company was totally independent of Cranleigh for all its needs and had no wish to engage with Cranleigh. The traffic in Guildford and the A3 were their only local issues.
- Two companies mentioned the need for different kinds of space; larger industrial units that might not be "clean industries" at a reasonable rent and small business units for offices
- Four companies related to one business type and found it useful offering complimenting services and supporting each other, rather than competing against each other.
- Given the opportunity 4 companies would expand or further develop their businesses.
- Four companies actively supported social issues or events held in Cranleigh
- The types of businesses on site related to gaskets and steel fabrication, garaging services, electronics, coaches, wine, catering, kitchens, cookers, books and storage.
- Seven were long established companies and 2 of them were new to Cranleigh.

The positive features about doing business in Cranleigh were the supportive local customers, accessibility to Cranleigh and being part of the village and local workforce. Four businesses have the potential to expand. There were no flooding or digital communication difficulties. Land lines were used instead of mobiles due to poor signal coverage.

The negative features were, some skills were not available, the closure of HSBC Bank, bus timetable and infrequency for staff, difficulties and constraints with planning department, inability to expand, vehicle movement and parking within the site, coach parking facilities in Cranleigh and difficulty in tendering for contract work with large developers.

Appendix 3.4 Manfield Park Industrial Estate

Interviews

Business	Employees	Status of Business	Positive Features	Difficulties
1.	24-25 staff Local staff 3 skilled vacancies	Est. 1967 family firm Would expand, wanted to build workshops to employ more staff or to build & let low cost accommodation. Rents out other units at a lower rate.	Supports the local community helping out with worthy causes. Local employer providing a local service	No coach parking facilities in Cranleigh for school runs, school trips or tourist trips. Unable to use the bus stops. <i>'Have a constant battle with planning'</i>
2.	2 part time reception 4 skilled workers & 1 apprentice	Well established. Just moved location from centre of Cranleigh. Now needs to provide delivery & related services as further out. Staff are relatively local, but several have to rent as no affordable housing available to buy	Co-operate with neighbouring business to provide related services. Supports Lions events	Would like to expand business activities but not enough space. Lack of space for clients' cars and also staff parking. Lack of frequent bus services at rush hour times for employees to use for work
3.	15-40 staff Unwilling to comment	Unwilling to comment. Commercial sensitivities. Owns its building.	Cranleigh is not relevant to its location or business	A3 and roads through Guildford
4.	14 staff No issues	Customer base, no shortage of trade from related businesses and from retail customers	In a good location as a supplier to several related businesses on site and in Cranleigh	New manager – no known issues
5.	8 Staff Most from outside of Cranleigh	Customers are builders, schools, WBC, CPC No plans to expand but it is a possibility	Cranleigh is accessible	Bank closure in Cranleigh. Will now need to go to Guildford
6.	5 staff	Long established business providing service for local individuals and businesses, especially sole tradesmen who provide services to the local community. Co-operates with neighbouring business	Especially appreciate being part of the village community. During the interview supported an older resident with a personalised service. Cranleigh will need more business units of a variety of types as the population increases to serve their needs. The site of Hewitt's industrial estate is a good one	Would expand if the right size space was available & affordable. The right skills are not always to be found locally. A recent job applicant was from Southampton- where accommodation is more easily affordable.
7.	16 staff Stable workforce	A 2 year old company with national & international customers.	Moved from Hewitts	No issues
8. Rents 2 Units	11 staff Mostly local	Established in Cranleigh in 2010. Customers are local builders. Has the flexibility to increase output if opportunity arises.	Has support from its national parent company and is enabled to use own initiative working independently. Supports events in Cranleigh.	Would appreciate the opportunity to tender for contracts on development sites. Invisble to passing trade
9	Too busy Please call back		Very full and busy	Needs more space
10	Manager unavailable to comment today		Busy	
11.	Manager unavailable to comment today		Busy	
12.	Too Busy to comment			Harassed
13	Too Busy to comment			Harassed
14. Shut	No staff	Storage only for a business in Bramley		
15. Shut	Storage?	Shut	N/A	N/A
16. Empty	To Let	Shut	N/A	N/A

Appendix 3.5 The Chamber of Commerce

Event	The Chamber of Commerce's EU Referendum Debate
Date	Visit 13/05/16
Venue	Cranleigh Art Centre
Purpose	Provide the audience with an opportunity to comment
Evidence Report by	Lynda MacDermott

A debate was held in the Art Centre on the EU Referendum, organised by the Cranleigh Chamber of Commerce and chaired by the Rt Hon Anne Milton MP for Guildford. The event was used to provide the audience of over 100 with the Business Questionnaire, giving them the opportunity to comment on the business needs within in Cranleigh and freely on the NP.

Work in progress.

Appendix 3.6 The General Surveys

Event	Surveys 1, 2 and 3
Date	1) February 2015, 2) March 2015, 3) November 2015-February 2016
Venue	Forms available in the Village at the Library and Art Centre, delivered to local households, handed out at public events and available on line.
Purposes	Surveys 1 & 2 to explore the issues, gather evidence, obtain people's views comments and wishes. Survey 3 to check that all important topics have been covered by the plan's objectives and to reflect back to the community what they see as the main issues for the future of Cranleigh.
Evidence Report by	Chris Dubois & Deena Goff

Three surveys via questionnaires were undertaken on a variety of topics. In order to gauge the priority levels within each topic and to keep the analysis as clear and simple as possible respondents were at first asked to give single answers to the questions. However, a few respondents wished for multi-choice answers and wanted to be able to give their own comments. Survey 2 enabled multiple answers and comments to be made. Survey 3 sought to confirm that the objectives for the plan reflected the community's views, and also enabled free comments to be given at the end of the survey.

Out of an adult population of 8945, (census at <http://www.surreyi.gov.uk>) 413 responded to survey 1 (approx.1:22) 322 responded to survey 2 (approx.1:28). Survey 3 was extended over a three-month period and widely advertised to try to encourage a greater response rate. 700 responded (approx.1:13).

The three survey questionnaires and their results, including all the comments, can be found on the Cranleigh Neighbourhood Plan website www.cranleighnbp.org Also available on the web-site is a specific pdf file containing all of survey 3's comments and an Excel spreadsheet into which all the comments have been classified by topic into main categories and then sub-categories.

Given overleaf are a summary or synthesis of the comments from survey 3, and a chart showing the number of comments in each of the main categories. This is followed by the results and analysis of the main set questions from survey 3 on the proposed objectives for the neighbourhood plan.

Appendix 3.6 Synthesis of Written Comments

Cranleigh Neighbourhood Plan: Synthesis of Survey 3, Question 31, written comments
By Chris Dubois, 2 Mar16

Introduction

Survey 3 attracted 700 responses. 323 of these made additional written comments in what we call Question 31. The present document is an analysis of those written comments. These are about the issues that people wanted to express; they are not responses to our questions.

Most written comments covered multiple topics, in which case they have been counted multiple times.

The three relevant documents (see 'References') are:

1. Survey Monkey exported the Q31 responses to a *.pdf* file of 323 written comments, which is available.
2. We tabulated each individual comment in a *spreadsheet*, noting the response number against each one. This spreadsheet also is available.
3. We summarised the responses in the below *present Word document*.

Any synthesis loses data. My approach has been to lose almost no data between the *.pdf* and the spreadsheet, then for the present Word document to summarise, making the spreadsheet and the *.pdf* available on the web site www.cranleighnhp.org to anyone who wishes to dig more deeply.

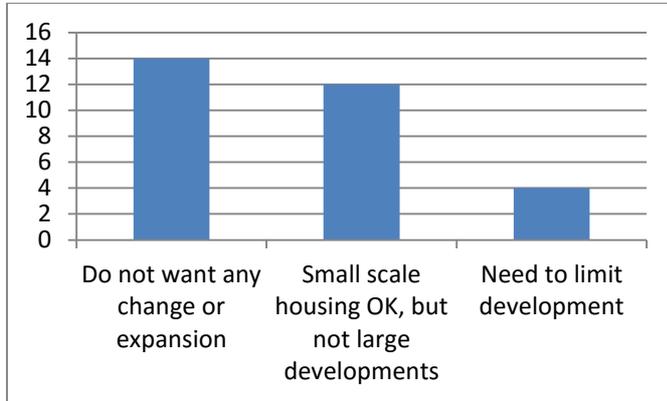
I have classified the written comments using the structure of the Neighbourhood Plan.

The units on the histogram are numbers of written comments (percentages are meaningless).

I have put **in bold** the points the main ones. I have not recorded all the written comments in the present document, only those that are numerically significant. For all comments, please refer to the spreadsheet and the pdf document on the website. www.cranleighnhp.org

Appendix 3.6 Synthesis of Written Comments

The Vision



One respondent said that new developments should be no larger than the existing, and one noted that Cranleigh is a service hub for surrounding settlements: “hope the Plan acknowledges that Cranleigh is a centre e.g. for doctors shopping and entertainments and for access to e.g. Guildford and not just concerns of those who live there” (sic).

2 Housing / Character and Needs

The most discussed topic for written comments was the need to **keep the atmosphere of the village** - 30 people wrote this (matched only by the 30 who said its road network is inadequate). A number talked about ambiance, community spirit, and the need to prevent Cranleigh becoming a dormitory. Four respondents encourage expansion. “It’s a town, not a village.” “Hurry up and build and stop wasting time.” “Sensitive planned growth on an appropriate scale is essential for the future of our community.” “Encourage NIMBYs to realise they are not the only people to want to live or work here.” Three people wanted to impose a housing limit, and one suggested maxima of 500 in Cranleigh and 2000 in Dunsfold.

3 Housing Mix

There were only 24 written comments but they were **all for smaller and medium-sized homes**, not larger. Four said they want this because businesses cannot attract staff. Nine mentioned the need for smaller and sheltered homes for older people.

4 Local Priority for Affordable Housing and Starter Homes

A high number in this survey, 24 want **low-cost housing because our children cannot afford to live here**. One said “shameful not to help the poor and the young into Cranleigh housing.” Five wanted exclusivity or priority for local people. Five did not want affordable housing because of associated social problems. One cited the Parker Morris standard.

5 Housing Densities

Three wanted to keep it as it is.

6/7 Residential Private and Visitor Parking

Two comments said two or ‘adequate’ car places per house and one said three. One said we need short-term parking for the increasing number of delivery vans.

8 Access Connections

No written comments.

9 Economy: Expansion and Frontage

One respondent wanted to fill empty shops first, and one did not want any more shops.

Appendix 3.6 Synthesis of Written Comments

9 Economy: Public Parking

12 thought we need more public parking. Other ideas were:

- no on-street parking (4);
- some parking is needed on the High St. (2);
- no High Street parking but half-an-hour free in the public car parks (4);
- free parking for an hour or so (2);
- residents need to park (2).

There were some other individual comments: see the spreadsheet.

10 Development of Existing Businesses

Only eight written comments in total, including: “why build if there’s no jobs here?” (2), “let’s have a wider range of shops so we can do a proper shop in Cranleigh” (2); “don’t want more businesses” (2).

11 New Commercial Sites

Only one comment: “protect the fields adjacent to Stocklund Square for retail or commercial expansion, being the best place for this. Its inclusion in the NP will thwart Berkeley Homes if they were to appeal.”

12 Local Green Space

12 written comments want to keep it. Five more said that common or donated land should be kept for people and sports.

13 Location of Development Sites

12 prefer it at Dunsfold rather than Cranleigh, and 11 (including four duplicates) want building on brown sites not green. Five said they like the KPI proposal.

Other comments: “better to build a new village than ruin Cranleigh’s character” (2); and “the roads are inadequate for Dunsfold Park” (2).

Single-case comments were:

- “develop near Cranleigh centre to minimise car use”;
- “develop away from Cranleigh centre to minimise infrastructure impact” (sic);
- “give equal consideration to Cranleigh and Dunsfold”;
- “protect the countryside and enable access to it”;
- “develop towards Rowly to minimise High Street congestion”
- “build on fields near Alfold Road”;
- “protect the ecology”;
- “must consider all available sites, not just the developers” [what is the Call for Sites for?].

14 Flooding

22 written comments said that **flooding or flood control is important**.

15 Flood Control Maintenance

No written comments.

16 Flood Resilience

One comment said that developers should be coerced to solve the problem.

17 Heritage and Legacy

Five comments want to maintain the character of the buildings in Cranleigh. Two thought new heritage buildings important.

18 Adaptable House Design

No written comments.

19 Design and Layout of Development Sites

Only six written comments: two want a mix of designs. For the other comments, please see the spreadsheet.

Appendix 3.6 Synthesis of Written Comments

20 Robust New Roads

Only one comment, that roads on new developments must be Council-maintained.

21 Good Design Quality

Only two comments, one in favour and one suggesting use of the Bld Research Est Environmental Assessment Methodology and Code for Sustainable Homes.

22 Community Infrastructure: Utilities

27 think that the **infrastructure must improve** before or as development starts and some said the developers should pay. Another 13 say simply that Cranleigh's infrastructure is inadequate. Another nine mention one aspect of the infrastructure (utilities, medical, schools) needing improvement. Four state that Thames Water cannot cope with the current levels of sewage. Two mention the lack of a Police station in Cranleigh.

Project 1: Public Transport

A mix of 22 comments: five want a direct public transport link to Guildford main line station, and another one to the Royal Surrey CH.

A few people want better public transport. Three want the Downs Link used for this, and another three want a guided bus or tramway on it. Another three do not want the Downs Link used, but a better road bus service instead.

One suggested we need a better link to the Horsham-Crawley-Gatwick conurbation.

Project 2: Local Road Network

30 comments are that the **road network is inadequate**. An additional eight want **road network improvements** encouraged. Seven want traffic calming or law enforcement in order to reduce average speeds on Cranleigh's roads.

Project 3: The Congested A281

Nine want SCC to address this problem and a further 11 want a rail- or tram-way link to Guildford. Two comments specifically noted the need to improve the Elmbridge Road, and one Amlets Lane.

Project 4: Pedestrian and Cycle Routes

Three comments are all in favour. Two pointed out that to carry shopping you need a car.

Project 5: Downs Link

11 comments want to keep it for walkers and cyclists, one of these suggesting a cycle park-and-ride at Wonersh.

Project 6: Cranleigh Village Centre

Eight say the High Street is too congested but another eight do not want a relief road (another two say that traffic is important to a High Street). Five want a relief road. Six (with two duplicates with previous) say the High Street is OK but illegal parking should be controlled.

There were several individual suggestions:

- "want wheelchair access to shops";
- "close the High Street between 1000 and 1600 and use the relief road between those times";
- "need more pedestrian-only areas" and "need a meeting place for residents";
- "widen the western High Street";
- "don't over plan it like Leatherhead";
- "20 mph speed limit";
- "discourage the school run which causes congestion";
- "Pedestrians get too much priority".

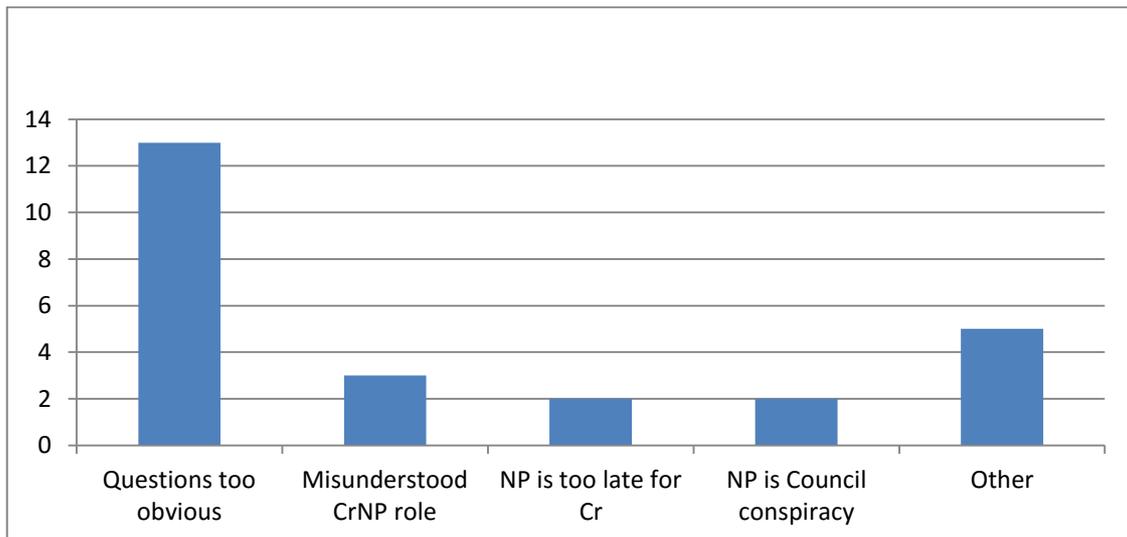
Appendix 3.6 Synthesis of Written Comments

Project 7: Shared Space Concept

Only 12 written comments: six were against it, and the other six were in favour given a relief road (sic) (2) and provided its safety can be demonstrated (3).

Negative Comments

“This Survey 3 is a waste of time” It is interesting to work out why 20 people said this or similar. It boils down to:



- **The questions are motherhood or obvious or vague or platitudinous:** 13 (5, 52, 55, 110, 194, 200, 206, 256, 260, 261, 285, 305, 310);
- **Respondent has not understood that it's not a question of how many houses, but where they will go** 3 (11, 202, 310);
- **The NP is too late for Cranleigh** 2 (200, 206);
- **Conspiracy: CNP is a way for the Councils to circumvent the populace** 2 (11, 223);
- **There's a long way to go before the NP defines how the populace wants Cranleigh to look** 1 (310);
- **Open to duplication** 1 (5);
- **It's clearly a Council Survey** 1 (306);
- **Respondent wants answers and doesn't want to be asked the questions** 1 (15);
- **Cranleigh's a sink for council tenants pushed out of London** 1 (83);
- **Writer of the Survey is orthographically challenged** 1 (199).

Supportive Comments

14 said: “good work; keep it up!” or similar words.

References

Document 1 is called *Data_Q31_160223 (323 responses) (23Feb16).pdf*

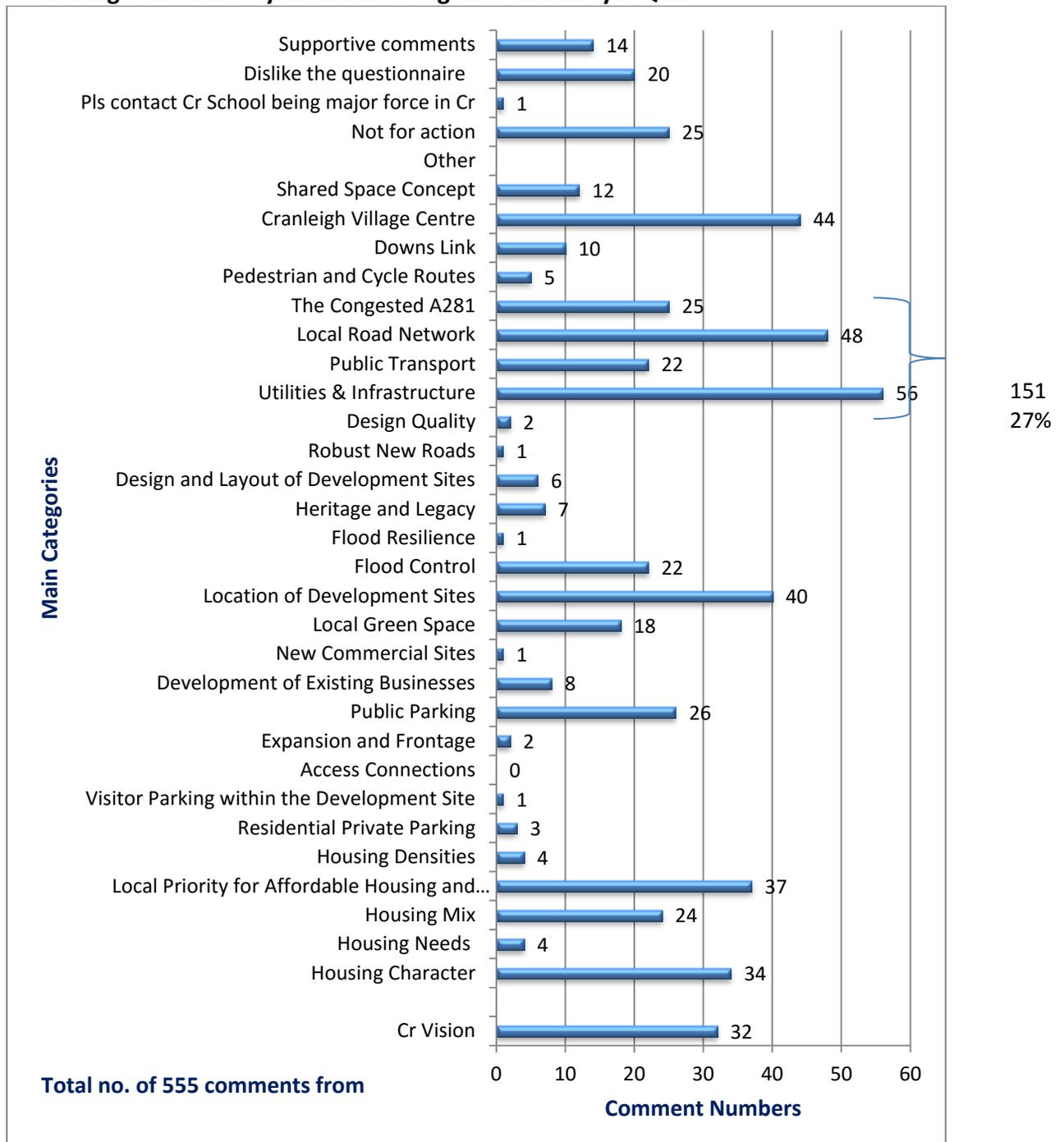
Document 2 is called *Q31 Analysis (24Feb16 323 responses).xlsx*

Document 3 is called *Cranleigh NP Synthesis of Survey3 Q31.docx*

<ends>

Appendix 3.6 Categorised Comments from Survey 3

Chart showing Comments by the Main Categories of Survey 3 Q31



The top 3 areas of concern are

- the utilities and general infrastructure,
- the local road network and
- the village centre.

From a wide number of topics, over a quarter (27%) of the comments related to the utilities and transport infrastructure.

Appendix 3.6 Set Questions Survey 3

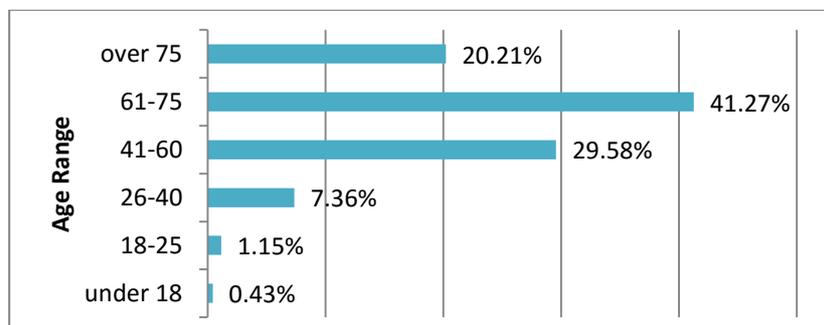
The objectives for the neighbourhood plan were based on the priorities obtained from the responses from the previous two surveys as well as comments made by the community. 700 responded to survey 3. The high level of agreement with the objectives in Survey 3 confirmed that the objectives do reflect the community's concerns.

Based on these results, adjustments to the objectives and their polices have since taken place.

Results from Survey 3 questions on the proposed objectives for the Neighbourhood Plan

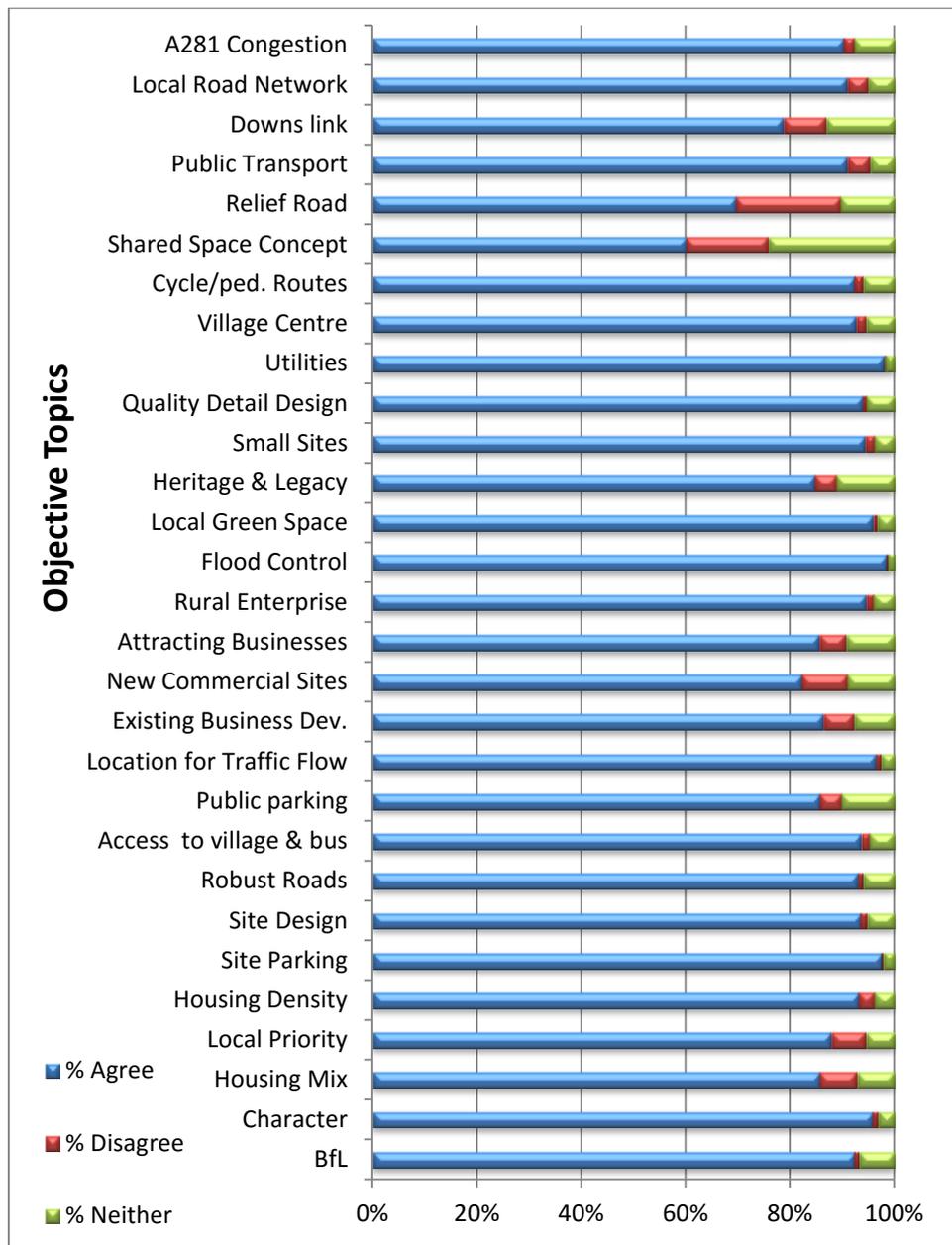
Objective Topics	% Agree	% Disagree	% Neither	Total %
BfL Standards	92.31	0.89	6.8	100
Character	95.76	1.02	3.22	100
Housing Mix	85.65	7.17	7.18	100
Local Priority	87.91	6.64	5.45	100
Housing Density	93.15	3.06	3.79	100
Site Parking	97.52	0.29	2.19	100
Site Design	93.42	1.32	5.26	100
Robust Roads	93.03	0.89	6.08	100
Access to village & buses	93.57	1.61	4.82	100
Public Parking	85.69	4.23	10.08	100
Location for Traffic Flow	96.47	0.88	2.65	100
Existing Business Dev.	86.32	5.88	7.8	100
New Commercial Sites	82.27	8.71	9.02	100
Attracting Businesses	85.55	5.16	9.29	100
Rural Enterprise	94.55	1.47	3.98	100
Flood Control	98.40	0.29	1.31	100
Local Green Space	95.91	0.73	3.36	100
Heritage & Legacy	84.65	4.24	11.11	100
Small Sites	94.32	1.89	3.79	100
Quality Detail Design	93.86	0.73	5.41	100
Utilities	97.95	0.29	1.76	100
Village Centre	92.66	1.91	5.43	100
Cycle/ped. Routes	92.30	1.63	6.07	100
Shared Space Concept	60.09	15.75	24.16	100
Relief Road	69.57	20.09	10.34	100
Public Transport	90.92	4.39	4.69	100
Downs link	78.68	8.24	13.08	100
Local Road Network	90.91	4.02	5.07	100

Age Range of the 700 Respondents by Percentage



Appendix 3.6 Set Questions Survey 3

Bar Chart showing the results from Survey 3 questions on the proposed objectives for the Neighbourhood Plan



With the overall high level of agreement for the neighbourhood plan's objectives, the greatest level of support was for addressing flood control (98.4%), the utilities (97.95%) and residential parking on development sites (97.95%).

The shared space concept for the high street and a relief road had the least support, had the greatest number who disagreed or who neither agreed nor disagreed.

It is of interest to note that although both these topics had had a comparatively low level of support (60% & 69%) a review and re-design of the village centre had a high level of support (92.6%)

Appendix 3.7 Park Mead School Parents

Report on Consultations and Evidence gathered for Cranleigh's Neighbourhood Plan

Event	Contacting parents in Park Mead
Date	June 2015
Venue	Outside Park Mead school
Purpose	To reach a wider demographic with a survey and also to reach a geographical area of the village that hadn't responded in any significant numbers
Evidence Report by	Lynda MacDermott

I took what we then called survey 3 and distributed it to young mothers together with information about the online links. I talked to them about the NP and why their participation was important – Firstly because of the age of respondents so far- over 65's were very dominant and the under 45's hardly represented.

The mothers and grandparents I spoke to had not heard of the NP and did not think it was something in which they could or needed to participate.

In addition a workshop had shown up that the north eastern part of the village was not represented very strongly either- this was evident from pins placed in a map of the village, placed there by people who participated in one of the village hall workshops. The NE corner had few pins. It remains to be checked by postcodes if this anomaly is now gone.

Appendix 3.8 Youth Survey

Event	Survey of Young People in Cranleigh
Date	Survey was conducted twice: 16 July 2015 at Glebelands School year 10 (ages 15) – 55 pupils September 2015 we surveyed 15 people at the Youth Club
Venue	Glebelands School, Youth Club at Snoxhall, Cranleigh.
Purpose	To reach a younger demographic than had previously had their say and ascertain views of young people on their future lives in Cranleigh.
Evidence Report by	Lynda MacDermott, Diane Mackay (survey), Chris Dubois (analysis).

This was a targeted survey of our young people, as previous responses to questions about facilities for sports and recreation showed that they were not involved in these activities.

The survey was introduced to the pupils with the information that 23% of the village population was under 18 and 24% over 65. We had heard from the over 65's and wanted to hear from them; that there were no right or wrong answers and to imagine themselves as time travellers, living in Cranleigh in 10-15 years hence; be realistic but anything was possible to suggest.

The pupils completed the surveys in a thoughtful way and the results show them to be a group that lives in a place where they feel safe, but where there could be more spare time activities and specifically indoors for boys and outdoor activities for girls, with more opportunities for part time and later full time jobs locally.

They wanted places where teenagers could be together and with activities more affordable and more spontaneous.

A large proportion called for “a proper cinema” – when asked what this meant, they said where you did not have to book ahead and could buy popcorn!

The analysis of the 27 questions can be seen on the Cranleigh Neighbourhood web site.

www.cranleighnhp.org.

Appendix 3.9 SMART Community Initiative Surveys.

Information from	The SMART Community Initiative
Lead by	Rosemary Hurlley
Graphics produced by	Lucy Boatswain
Date	March 2016

A few people within Cranleigh are investigating the background information required for a 'SMART Community' initiative, an integrated approach to healthy living within Cranleigh. Some preliminary work has taken place and several groups and individuals have been interviewed or invited to complete surveys. The results of some of their views have pertinent implications for the neighbourhood plan.

A statement from the Lead facilitator is given overleaf followed by graphical representations showing, summary results of comments from a group of mothers of children at St. Cuthbert Mayne Primary School and from the Domiciliary Care Agency, interviews. Also given are a few real case histories illustrating the difficulties people in Cranleigh have in finding low cost accommodation. The wide-ranging topics covered in the SMART community initiative is illustrated.

The information so far collated has a direct relevance to

- Policy 3 on the Housing Mix,
- The Community Infrastructure
- Project 6 Cranleigh Village Centre and Highway
- Project 7 Public Spaces

Appendix 3.9 SMART Community Initiative Surveys.

Statement from the Lead Facilitator Rosemary Hurtley

Cranleigh SMART VILLAGE PROJECT

SMART= Shared Mission to build Active Relationships by working Together

“Overall Aim: Healthy living in Cranleigh for all ages within and ageing community. This is a citizen-driven initiative involving the community to promote healthy living and a better quality of life for all. This outline is a suggested starting place for developing an extended neighbourhood masterplan looking at health and wellbeing in its widest sense for Cranleigh residents. This means finding different ways within the community to support the delivery and co-ordination of practical initiatives/projects that promote health and wellbeing in the light of changing government spending priorities and policy. These would also prevent social isolation and poor health where possible. They are interrelated with all aspects of community life affecting the daily lives of people living and working in Cranleigh.

The Smart Village overview

Collaboration between and among interested people and a number of representative groups of all ages in Cranleigh are exploring together a ‘Smart Community’ . This initiative is gathering momentum. The movement focuses on achieving a healthy community, including the care, business and wellbeing needs for the people of Cranleigh. The aim is to develop a masterplan.

The healthy village/community initiative is bringing together local businesses, churches, health and wellbeing providers and voluntary groups at grass-roots level. This should be supported by technology. Working together to co-ordinate practical solutions could enable all citizens to live well. (This applies to all age groups, not just for older people). The growing needs of people with frailty demands long-term planning and innovation. These result from people coming together in new ways.*

Contact between the generations must be encouraged and nurtured by the various groups contributing their expertise. This initiative should focus on improving quality of life and positive relationships between the different groups who live and work in Cranleigh. In time this should encourage more responsiveness to needs. It will require a new model of co-ordination.

Due to the changing needs and reduction in statutory provision across health and social care, it is important for local government to support and enable communities who actively seek to work together with them to help secure this vision. This could include national initiatives using the many tools that modern data networks provide to fast track change. This must not detract from the importance of trusting human relationships between and among people who are supported to live well with various needs and those looking after them (including both experts and their family carers). With better co-ordination between all parties people need to feel confident to take back more control.

Some preliminary work has taken place to set up a representative steering group and several groups and individuals have been interviewed or invited to complete surveys. The results of some of their views have pertinent implications for the neighbourhood plan.

Footnote

**By this we mean solutions that help people to live well into old age, to enable the workforce to thrive locally supported by technology networks and media. “*

END

Comments from Cranleigh Mums

As parents we need...

- Moving here it was hard to meet and make friends, community spaces would make this easier play spaces
- More seats for elderly, pregnant mums & mums with young children where we can chat and meet people, make friends
- Fountain square is not safe to let kids play, needs to be more like European Plazas
- Well maintained toilets with baby changing facilities, wheelchair access, close to outdoor play spaces
- Covered play spaces where adults can sit too
- Cafe's near play areas

Transport & roads worry me...

- We need better bus routes from Guildford, we always have to use cars
- a Hopper bus from local villages to care homes
- Traffic is congested on the High Street
- Our pavements are cracked and dangerous for older people and buggies.

For my elderly parents...

There are good things:

- The Lions do super events, Cranleigh Festivals, Cranleigh in Bloom, the Arts Centre has some lovely craft sessions

But we need more:

- We need a community space to visit, social interaction, meals, exercise, lead by qualified therapists, therapy based activities, talks, films....
- We need respite for Carers
- Meals on Wheels and outreach groups
- more easily accessible coffee mornings
- Bowling green with seats to watch from
- More seating near play equipment so all ages can sit and enjoy the children play
- A bandstand with music events like Godalming, brings all ages together.

Homes are expensive...

- 20-30 year olds can't afford to live here
- not good career prospects for university leavers
- These new affordable homes will bring people on benefits. We need new jobs for them locally
- Affordable homes should be for local people
- Homeshare schemes seem good if monitoring was robust



Teenagers need things to do...

- A youth club space to share and activities to do
- A local cinema to access, for teenagers and mums with young kids
- A drama school
- Horsham has a laser quest and a bowling alley, we need these things

The Village Hospital no longer provides:

- Short term elderly care support
- Minor operations like stitches
- Short term care following an operation

A new Village Hospital would...

- Encourage professional health care workers to live here
- We need better provision and funding for Mental Health Services

Volunteering...

- Both young and elderly can benefit from volunteering
- Churches offer companions, but some people don't like a church environment
- Some people in need just aren't on our radar, so how to we find them?
- Can doctors/nurses suggest people who might benefit from help?
- Who do they signpost to?
- A community space with qualified therapists and volunteers is needed.

Integrate our young and elderly

- Like Scandinavia mixing nurseries within care homes.
- Young and Elderly pen-pals
- Sharing story sessions and photos of Cranleigh when they were kids
- Mixed Arts & Craft events
- "walking" service so elderly people can feel safe when they go outside
- Mentoring classes where old help young: knitting, crochet, gardening, dancing
- & where young help old: How to use a mobile phone, a computer, how to Skype

Comments from Domiciliary Care Agencies working in Cranleigh

Rented and 'Affordable' homes are out of reach for community care workers...

- "Young people can't afford to live here, so few people apply and of them fewer turn up to interview."
- "People who live here are generally wealthy so don't need to work. Those who would do the work can't afford to live here"
- "Those who pay £7-8 p/hr even at 40 hrs per week cannot afford 'Affordable Houses'. Have to be already in a council home, can't move into a council house in Cranleigh"
- "not enough pay to afford homes locally"

Group living accommodation...

- 1-2 bedroom studios with shared communal spaces, a cost effective solution which safeguards the workforce.
- "Larger houses to accommodate foreign staff avoiding loneliness."

Protected Small Scale Living Facility...

- "As it's an expensive area the people who do live here don't need to work for such low wages with such stressful work. Need 'single mums' who need to work"

Local Lettings Plan needed for Council Property

Need to provide appropriate accommodation at 'viable' prices. 'Affordable' does not mean affordable in reality. James Brittan, Roger Coupe: Need to provide local accommodation for local workers. Currently no protection is offered for people with local ties.

Coordinating both informal and formal services to ensure a high degree of communication between agencies.

Promote the adoption of a more holistic view of health, wellbeing and prevention. Broadening role, scope and coordination of daycare provision of Domiciliary services:

- "All services to link up and communicate well. District nurses, OT's, Doctors. Chasing people is difficult and problematic"
- "NHS & Social Care clash. Needs joined up & coordinated finances and organization."

Purpose Built Essential Key Worker Accommodation is vital

- "Key Worker Schemes possibly but all price dependent. Affordable Homes won't work, need small rooms in a commune"



Bus Routes Needed...

"Currently Carers must drive a car in order to be employed which is costly & limiting"
 "Need for improved bus routes to Dunsfold, Rudgwick, Godalming & Elmbridge."

Community Hub / with Coordinator

- "Somewhere for everyone to share, a place where carers can meet each other for support & avoid loneliness. Where young and old can meet and engage. Activities which involve carers and people living in care homes"
- "A social space offering refreshments, stimulating social activities and informal learning opportunities."
- Reduced cost services, eg. nail and haircare.
- Children need to be involved so elderly are not afraid of piercings and hoodies; see them as people and visa versa [link from facebook]

Harnessing existing community activity under umbrella of a Cranleigh Hub...

- "We already offer free dementia services, geared so people can get flexible respite care and flexible social opportunities to stay connected. But as a charity we can't afford flyers etc to spread the word"
- "I'd love to run a Supper Club in Cranleigh with free transport too and from, like we do in Bramley"
- "I'd like to run coach outings 2-3 times monthly"
- "We'd like to start community action - one day a week to pop in to an elderly friend, cook a meal and eat with them to ensure they do actually eat, and provide company"

Attracting and Retaining Staff...

- "We need a change in the perceived value of the job"
- "Local challenge is perception of Caring work needs to be changed by 2020. We currently turn down 30-40 referrals per month as we cannot staff them."
- "Healthcare Assistants in hospitals have better terms and conditions."
- "Supermarkets and stores offer easier work & more sociable hours."
- "People living in Cranleigh don't want to do personal care"
- "Affordable homes in Cranleigh could attract staff especially if it becomes a **Centre of Excellence**".

'Recognised' quality education delivered locally for higher apprenticeships & career pathway: this addresses the current low status of the role.

"Need to develop a very practical career pathway in Social Care"
 "Need to bring the community together with better coordination. Need to help younger people understand this is a positive task rather than an onerous one. Focusing on the concept of 'Paying it Forward'"

Housing Need in Cranleigh

Case Studies 2016

Professional Golfer representing Cranleigh

Currently commutes to Cranleigh as can't find an affordable home in the village

"I need an affordable family home in Cranleigh, space for one child with potential for expanding family. I need a garden for my children"

Single Mother Child attends St Joseph's School

Currently living in Mole Valley in Social Housing.

"My daughter and I have close links with Cranleigh community through St Joseph's School which my daughter attends. I have to commute 40 miles per day for the school run. Our lives would be so much better if I could exchange homes and live closer to school"

Student Living with family in Cranleigh

What are young people supposed to do?

"I'm studying politics and live with my parents. We've been here for generations. But what is my next move? How do I move forward"

Key Worker Cranleigh Arts Centre

Single Female
Require small affordable home
Currently rent

"Affordable rents in Cranleigh are flats with potential. My experience is that the landlords renovate these more affordable flats in order to charge higher rent"

"Result is that those seeking affordable rent get moved on. Resulting in a lack of affordable homes, lack of stability, unable to forward plan"

Single working mother of 3

Entitled to disability benefit but chooses instead to work in Cranleigh.

Currently Rent.

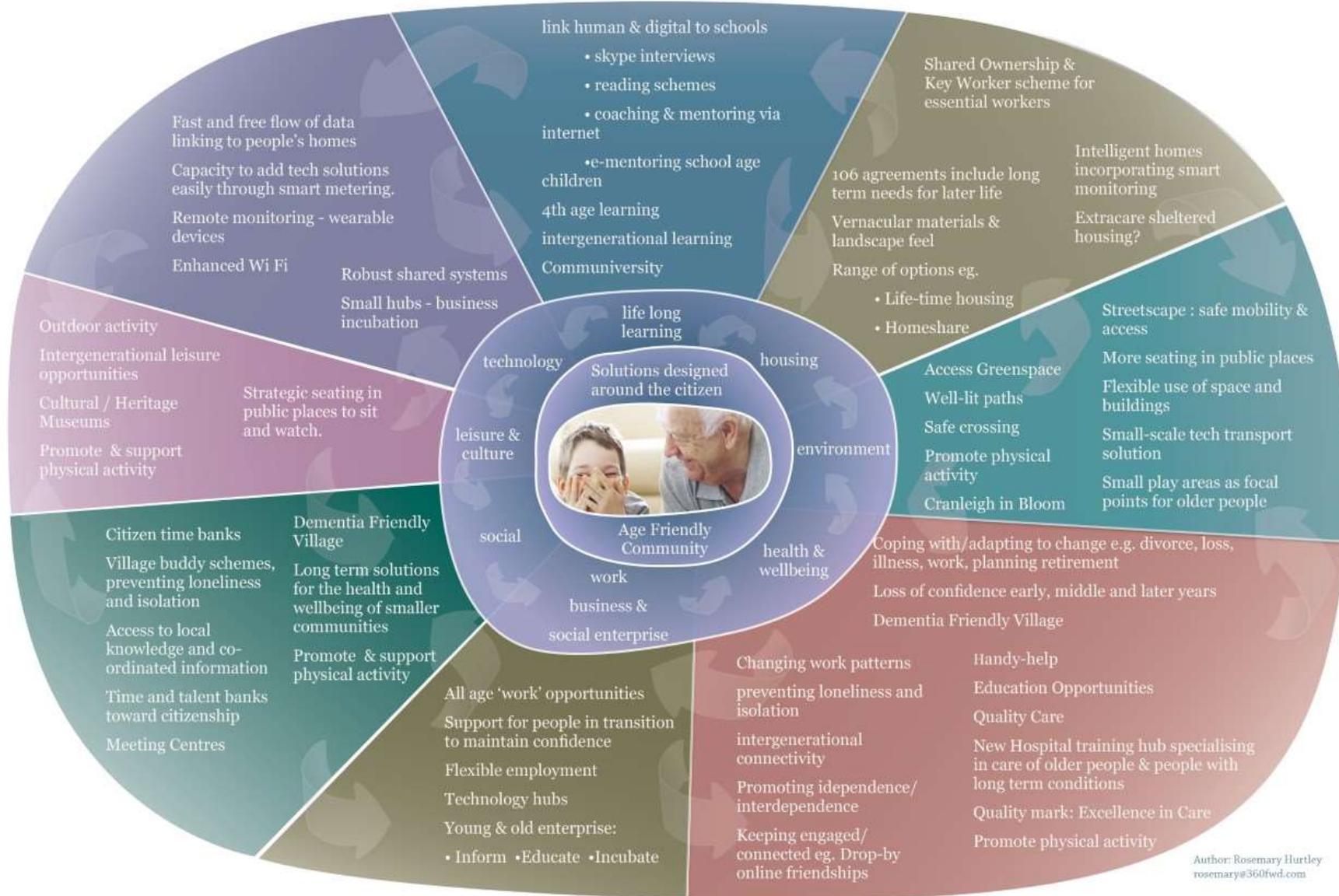
"Rent in Cranleigh is £1107.25 per month, I've managed for 7 years but it's not viable any longer. I'm desperate to stay in Cranleigh but I need affordable housing"

Key Worker Knowle Park Care Home

Single Female 30+
Requires affordable, low maintenance, single bedroom

"I originate from mainland Europe and despite a good position at work, I struggle with high rents on low pay"
"Finding friends is difficult, I am lonely because I have a poor work/life balance"
"busses are unreliable so I also have to have a car in order to work"

Shared Mission Building Active Relationships Working Together



Author: Rosemary Hurlley
rosemary@360fwd.com

Appendix 4.1 Affordable Housing

Memo

To: Cranleigh Neighbourhood Plan Steering Group
From: Esther Lyons Senior Housing Strategy Officer
Date: 15.12.2015

Re: Affordable housing – Cranleigh Neighbourhood Plan Group

Housing Register & Help to Buy Register

As at 15 January 2016, there were 130 households living in Cranleigh on the Housing Register. The Housing Register is the waiting list for rented affordable housing in Waverley.

	1-bed	2-bed	3-bed+	TOTAL
All households on the Housing Register	949	423	155	1528
Households currently living in Cranleigh	81	35	14	130

[Housing Register as at 15.01.2016]

There were 31 households with a connection to Cranleigh on the Help to Buy Register for shared ownership housing, of which:

- 7 both lived and worked in Cranleigh
- 12 lived in Cranleigh and worked elsewhere
- 12 worked in Cranleigh and lived elsewhere.

The Housing Register and Help to Buy Register provide a snapshot of housing need at a point in time. They can be viewed as one indicator of housing need but we should be mindful that these lists only contain details of households who are aware of the application process and have made the effort to apply. There are likely to be many more households in housing need who are not aware of the routes into affordable housing.

Applications for shared ownership are likely to increase following recent government announcements to incentivise homeownership, expanding shared ownership and introducing 'starter homes'.

Existing affordable housing in the Parish

There are 663 affordable homes in Cranleigh, owned and managed by Waverley Borough Council and seven housing associations (Advance, Affinity Sutton, First Wessex, London & Quadrant, Stonewater, Thames Valley Housing, Whitmore Vale).

79 of these affordable homes were built on the Wyphurst Road estate in 2006 as an exception to planning policy by Affinity Sutton Housing Association for households with a local connection to Cranleigh. Addresses are Roberts Way, Hilliards View and Nuttall Gardens. Whilst local connection prioritisation criteria are applied to re-lets and re-sales of these properties, recent experience has shown a low demand from Cranleigh households for some properties, meaning that they are eventually allocated to households without a local connection to the Parish.

Housing Needs Surveys

A local housing needs survey of the Parish can provide a clearer picture of housing need, although like the Housing Register and Help to Buy Register data, a survey is only able to provide a snapshot of need at a point in time.

Appendix 4.1 Affordable Housing

For more information about housing needs surveys, see the [Progress report on rural affordable housing 2015](#).

The Surrey Rural Housing Enabler can be commissioned to carry out a survey if the group wishes to gather this evidence. Please contact, Surrey Community Action on 01483 447141 to enquire about availability.

Strategic Housing Market Assessment

The [West Surrey SHMA 2015 Waverley sub-area addendum](#) provides an overview of housing need in Waverley's four main settlements. The Strategic Housing Market Assessment uses population projections and other data sources to model future needs and trends, providing robust evidence, which will inform Waverley's new Local Plan.

See also: [PAS Neighbourhood Planning Advice Note: Housing Needs Assessment for Neighbourhood Plans](#)

Appendix 4.1a House Prices

Event	Interviews with Estate Agents
Date	21 January 2016
Venue	Estate and Rental Agencies on the High Street
Purpose	The purpose of this research was to find the rental and purchase price of apartments and houses in Cranleigh
Evidence Report by	Jill Woods

Cranleigh Neighbourhood Plan research.

Date. January 21-29. 2016.

Source. Estate and Rental Agencies on the High Street. Cranleigh

The purpose of this research was to find the rental and purchase price of apartments and houses in Cranleigh

A staff member at each of the following agents provided the information. Roger Coupe, Christian Reid, Leaders, Cubitt and West, Burns and Webber, and Crowes.

The following is the results of this research :-

Studio apartment. Rental. £550-700 p/cm. to buy. £125,000-£170,000

1 bedroom house or apartment. Rental £550-850 p/cm. to buy £150,000-£200,000

2 bedroom house or apartment. Rental £900-1200 p/cm. to buy £200,000-£350,000

3 bedroom house or apartment. Rental £1500 plus. To buy £290,000, Terraced. £300,000-£500,000

The purchase price is the average and is dependent on condition and garden space.

There are cheaper properties in the outlying villages but there is little or no public transport.

All of the agents were asked about the availability of properties for older people wishing to “down size” or to purchase a bungalow. At this time, there is only one block of apartments that had a lift. Bungalows seldom come on the market and demand premium prices.

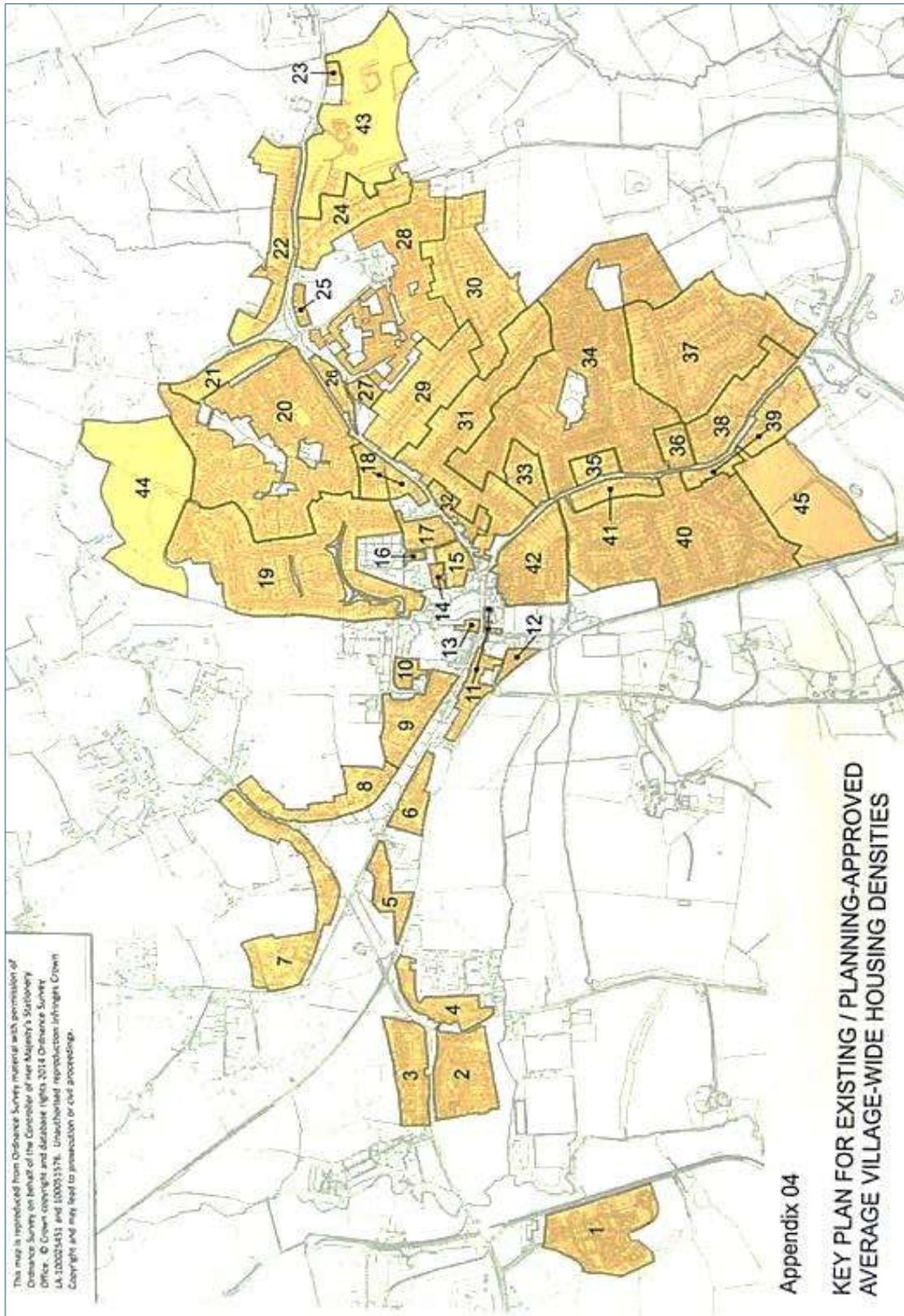
This research was carried out by Jill Wood.

Appendix 4.2 Housing Density

Information for Housing Density Policy 5

Calculation of average housing density in Cranleigh in 2015

Map C showing the Housing Density Reference Plan



Appendix 4.2 Housing Density

1. The plan shows reference numbers for existing housing areas plus un-built developments awarded outline planning approval as of September 2015.
2. The number of dwellings in each housing area has been determined by counting the individual dwellings from digital Ordinance Survey map data provided by Waverley Borough Council, or in the case of developments awarded outline planning approval, the number of dwellings stated in the approval.
3. Each housing area has been calculated from the ordinance survey map using Vectorworks Landscape CAD software. Access roads within housing estates have been included within the calculation. Communal open spaces, such as in Hitherwood, Park Mead and other estates (see plan), have not been included since they are not housing areas and distort the average.

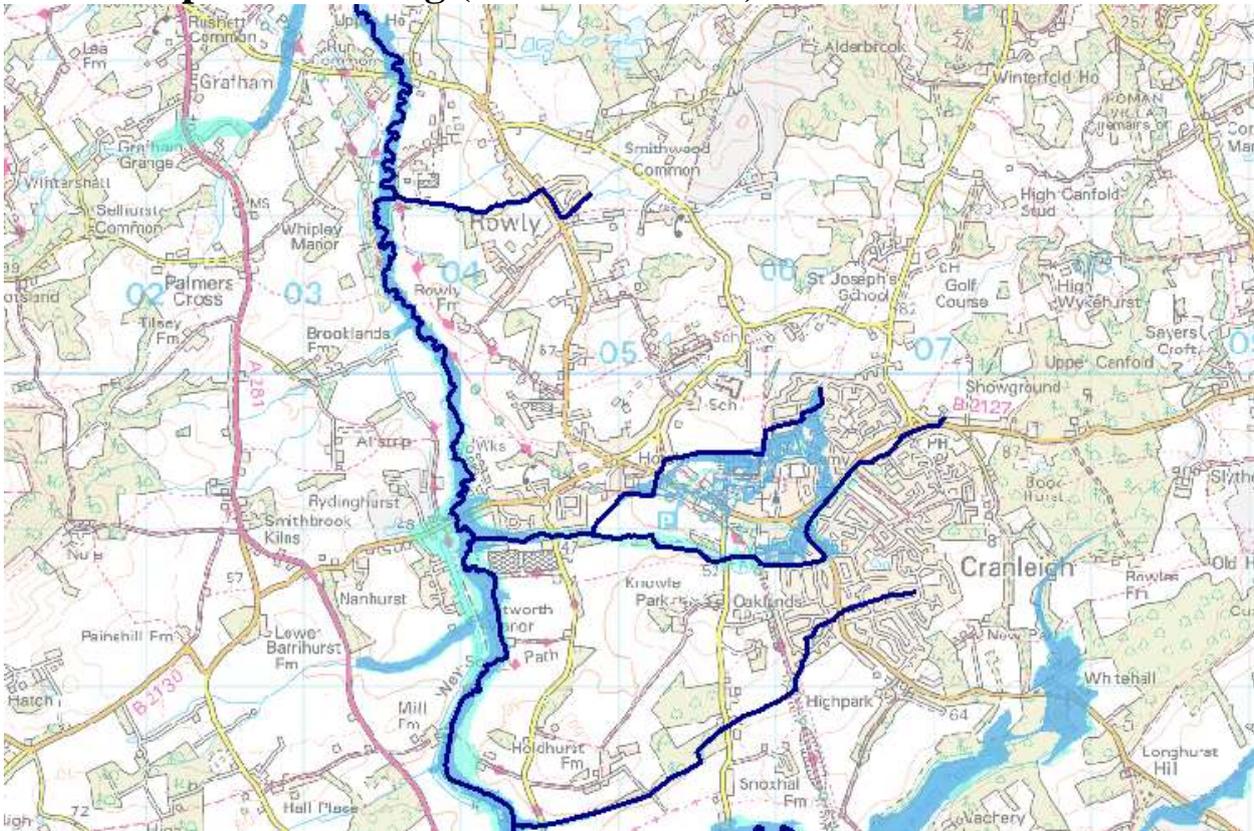
Housing Area Number	Number of Dwellings	Measured Area (Hectares)	Individual DPH (Dwellings per Hectare)
1	236	7.5	31.4
2	149	5.2	28.6
3	120	3.7	32.4
4	64	2.7	23.7
5	45	1.9	23.6
6	72	1.9	37.8
7	79	6.9	11.4
8	32	3.8	8.4
9	47	3.3	14.2
10	35	0.7	50.0
11	60	1.8	33.3
12	58	0.6	96.6
13	4	0.2	20.0
14	12	0.3	40.0
15	12	1.2	10.0
16	10	0.2	50.0
17	34	1.4	24.2
18	34	2.3	14.7
19	383	19.5	19.6
20	536	20.6	26.0
21	26	2.5	10.4
22	33	5.6	5.8
23	8	0.3	26.6
24	27	4.8	5.6
25	67	0.5	134.0
26	20	1.0	20.0
27	22	0.7	31.4
28	344	11.7	29.4
29	42	7.2	5.8
30	78	9.3	8.3
31	115	11.5	10.0
32	30	1.2	25.0
33	24	1.8	13.3
34	651	26.7	24.3
35	7	1.1	6.3
36	15	1.3	11.5
37	131	15.4	8.5
38	36	4.8	7.5
39	17	4.1	4.1
40	331	20.4	16.2
41	14	1.7	8.2
42	105	5.5	19.0
43	60	13.3	4.5
44	150	13.3	11.2
45	149	9.5	15.6
TOTAL	4524	260.9	

4. The average housing density for Cranleigh as a whole is calculated to be: $4524 / 260.9 = 17.33$ DPH. (DPH = dwellings per hectare)

Appendix 4.3 Flood Zone

The following information is taken from the Environment Agency's web site maps.environment-agency.gov.uk/.

Flood Map for Planning (Rivers and Sea)



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- Flood Zone 3
- Flood Zone 2
- Flood defences
(Not all may be shown*)
- Areas benefiting from flood
defences
(Not all may be shown*)
- Main River Line

Appendix 4.3 Flood Zone

Flood Zone and Flood Risk Tables

The following information is taken from Government Planning Guidance <http://planningguidance.planningportal.gov.uk>

Table 1: Flood Zones

Paragraph: 065 Reference ID: 7-065-20140306

These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's [Flood Map for Planning \(Rivers and Sea\)](#), available on the Environment Agency's web site, as indicated in the table below.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential

Appendix 4.4 Sewage System

Information and Evidence provided by Adrian Clark, Cranleigh Civic Society.

January 2016

Cranleigh Waters Pollution Problem

Cranleigh Sewage Works opened nearly 50 years ago to serve between 10,000 and 15,000 people in Cranleigh, Ewhurst, Hascombe and other local villages. Addition of the recently approved Amlets Lane and Crest Nicholson sites will take it over the 15,000 limit when they are built.

The stream Cranleigh Sewage Works discharges its effluent into what is called “Cranleigh Waters”, and the quality and quantity of effluent is controlled by the Environment Agency (EA) via a document called a “Permit Limit”. The last Permit Limit was issued in 2009, and it is now long overdue for renewal.

Recently, Cranleigh Waters has been re-classified by the EA as “ephemeral”, which means it flows well in winter but not in summer. This started around 4 years ago and it has got progressively worse. On 6th October 2015, it stopped flowing altogether for a period. This is due they say to abstraction and low aquifers upstream, increasing population density and onset global warming. The consequence of this has been to turn Cranleigh Waters into an “eutrophic” water body, which means that it is rich in nutrients and promotes plant growth, at the expense of providing a suitable habitat for fish, amphibians and invertebrates. Since 2009, The EA has classified Cranleigh Waters as “Eutrophic and Bad”, the worst category on their ratings scale.

Under The Environmental Permitting (England and Wales) Regulations 2010, the 2009 Permit Level should have been regularly reassessed by the EA and reissued, but that has not happened. Recent data issued by the EA on the 7th December 2015 shows that the Permit Level is now being exceeded in all three key water body pollution indicator categories, Solids, Biochemical Oxygen Demand and Ammoniacal Nitrogen.

Before considering whether any new homes should be built in Cranleigh, a new Permit Level should be issued by the EA and a study made to assess whether the Cranleigh Sewage Works can be extended to cope with increased demand, and to assess if Cranleigh Waters can take any more pollution. Cranleigh has recently been designated a “Protected Zone” by the EA to help defend a major drinking water abstraction point for Guildford, a short distance away downstream. Waverley Borough Council told us that they have not assessed the above, but they are now looking into it, having had the matter brought to their attention.

Cranleigh Civic Society, 19th January 2016

Appendix 4.4 Sewage System cont.

Evidence gathered:

1. [NPPF, revision 05-Mar-14](#) states that a site must be deliverable within 5 years in terms of infrastructure, the implication being that if it isn't (if the Cranleigh Sewage Works can't be upgraded within 5 years) then outline planning permission should not be granted. To be considered "deliverable" (for the JPC to vote YES), a site must be available now with a realistic prospect of completion within 5 years. [NPPF footnote 11 \(Rev. 06-Mar-14\)](#)
2. LA's should set out strategic policies for the area in the Local Plan including the provision of infrastructure for waste water....[NPPF para 156 and NPPG para 001](#) says adequate wastewater infrastructure is needed to support sustainable development.
3. CSW (properly called "Elmbridge Water Pollution Control Works") opened in July 1967 [plate on outside of plant](#) to deal with sewage from 10,000 to 15,000 people [EA consent D42, revision Jan 2009](#). TW said in 2011 that at that time it served 14,200 people in Cranleigh, Hascombe, Rowly and Dunsfold. http://www.waterprojectsonline.com/case_studies/2011/Thames_Cranleigh_2011.pdf
4. Not included in the 14,200 people are Crest Nicholson 149 houses, Amlets Lane 125 houses, Swallowhurst 57 houses and other new developments approved by Waverley since 2011, x average 2.3 people per household taking the total served by CSW to over its 15,000 design limit. http://www.waterprojectsonline.com/case_studies/2011/Thames_Cranleigh_2011.pdf
5. It could be extended to deal with more people but it would take 3 to 5 years to extend [Letter from TW to NP 04-Nov-14](#), plus 3 months feasibility study by Thames Water Area Technical Manager [phone call 08-Oct-15](#) plus 12 to 18 months European Directive and Local Planning including an Odour Assessment [guess looking at project reports on other sites online](#). So it could take over 5 years (Ref. Item 1 above). Odour impact assessment needs to be done as houses within 800m. [Letter from TW to NP 14-Sep-15](#). Note that the works carried out in 2010 and 2011 at CSW, including a new odour control plant, were in response to odour complaints from nearby residents. http://www.waterprojectsonline.com/case_studies/2011/Thames_Cranleigh_2011.pdf
6. [Thames Water told us verbally on 26-Oct-15 that the next Ofwat 5 year budget application round starts in 2019, so overall the extension works could take up to 10 years from the time Thames Water initiate the project.](#)
7. Thames Water wrote to the Cranleigh Neighbourhood Plan group and stated that their existing infrastructure has insufficient capacity to cope with sewage from the Amlets Lane and Horsham Road applications which Waverley recommended and the JPC has already voted through. [Letter from TW to NP 14-Sep-15](#).
8. [Thames Water wrote to Waverley on 18-Dec-14](#) and again on [13-Feb-15](#) and stated that their existing waste water infrastructure has insufficient capacity to cope with the KPI application, because it has to be viewed in conjunction with neighbouring sites and should not be considered in isolation.
9. [EA Permit Limit Jan 2009](#) is max 13,620 m³ in any one wet day or max 4540 m³ in any dry day (TW have to keep integrated flow readings), into Cranleigh Waters <https://uk.answers.yahoo.com/question/index?qid=20080108044123AAXhroa> which joins the River Wey at Shalford, with a maximum peak flow at any time of 120 litres per second, [EA email to TW 28-Sep-15](#). This stretch defined as Sensitive Area (Eutrophic) as identified under Part 1a of Schedule 1. (Eutrophic: rich in nutrients and so supporting a dense plant population, the decomposition of which kills animal life by depriving it of oxygen.) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/183354/sensarea2011noticeschedule.pdf
10. Maximum designed CSW output is 120 l/s, according to the contractor who worked recently on the plant installing sludge dewatering equipment, Bollf. http://cms.esi.info/Media/documents/Bollf_618CranleighSTW_ML.pdf

Appendix 4.4 Sewage System cont.

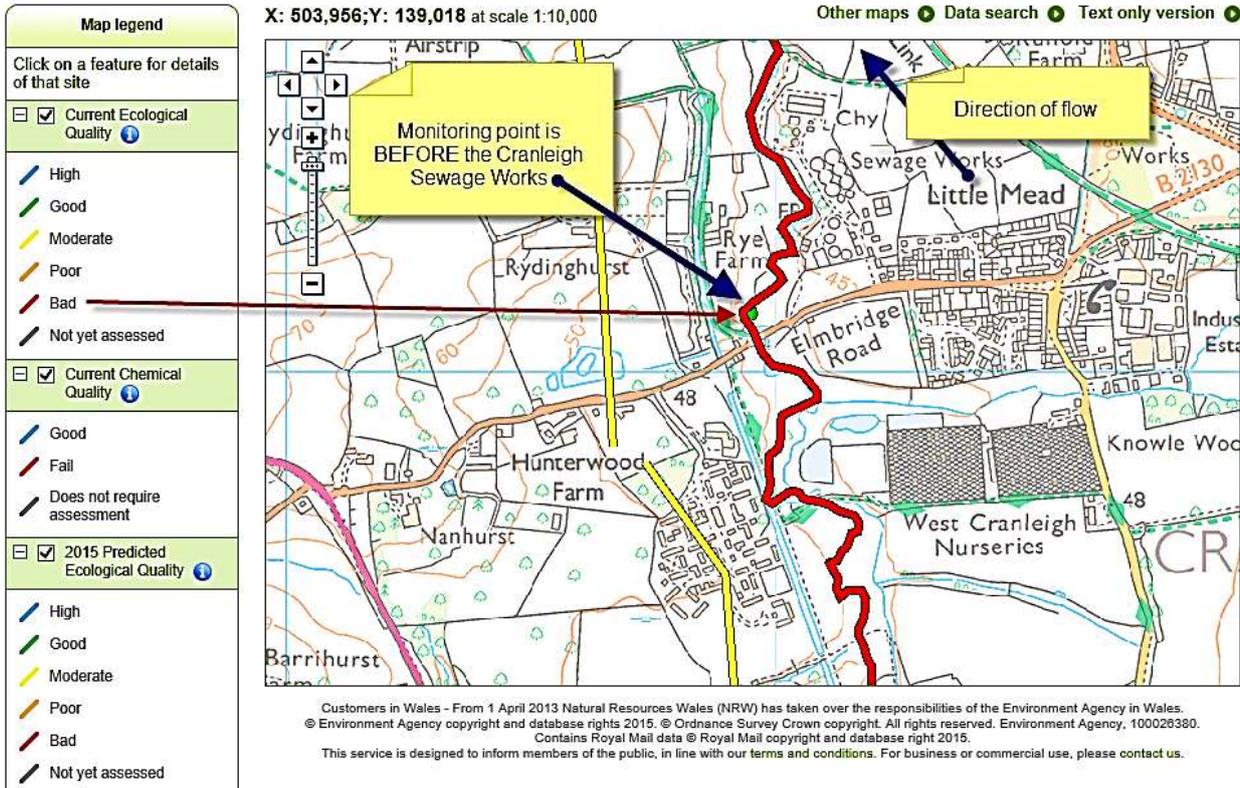
11. CSW currently operates at 65% of the 4540 m3 dry day limit. [TW email 28-Sep-15 to Cranleigh Society](#). Average 2014 discharge was 5143 m3 per day and the maximum was 9666 m3 on one day in February 2014. [TW email 01-Oct-15 to me](#).
12. Allowable discharge <25 mg/l solids, <8mg/l biochemical oxygen demand, <3mg/l ammoniacal nitrogen. [EA Permit Limit Jan 2009](#). This has not been updated since 2009.
13. Alfold sewage from 450 homes (1035 people) max 20.8 l/s to be sent to CSW [copied off WA/2015/1381 planning portal 06-Oct-15](#). Discharge (from on-site treated sewage) is due to be sent to CSW from the new Dunsfold 1800 houses development submitted for planning week commencing 07-Dec-15 ([verbal only, not confirmed](#))
14. TW much prefer brown field sites to green field sites as the sewerage infrastructure is already in place (other than the works itself) and historical flows v. site not preciously drained. [Letter from TW to NP 14-Sep-15](#).
15. 1200 new dwellings, ditto item 13 + BH 425, Amlets 125, KPI 265, Horsham Road 19 apartments+ 149 houses + Hewitts (probably going to appeal), 125 houses.
16. Sludge dewatering plant planning application and works 2010 <http://mycouncil.surreycc.gov.uk/Data/Planning%20and%20Regulatory%20Committee/20101020/Agenda/Delegated%20Cranleigh%20Sewage%20Treatment%20Works%20WA210%201310.pdf>
17. The River Wey is currently graded “B” which means “Good”. If TW go over the Permit Limit of streams feeding into the River Wey, the first thing EA should do is to downgrade the River Wey quality to “Bad”. [EA on 25-Sep-15 by phone](#). Rivers are rated A to F (A is “Very good”). Data received 11-Dec-15 shows that the Permit Level limits are already being breached. [Email dated 07-Dec-15 from Environment Agency to Cranleigh Society](#).
18. [Telephone call with Thames Water Area Manager, 08-Oct-15](#) 1. Yes, at capacity both in piping and sewage works. 2. Normally don’t need planning permission because “permitted development” applies, but when Cranleigh Society prompted him he remembered all the odour complaints in the nineties and said an “Odour impact assessment” would need to be done which kicks off a need for full planning approval. 3. Had the list of new sites but Little Meadow, Alfold and Swallowhurst were not on his list. Agrees 2.3 people per dwelling.
19. http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=gu6+7nu&lang=e&ep=map&topic=wfd_rivers&layerGroups=default&scale=9&textonly=off&submit.x=18&submit.y=11#x=506528&y=138698&lg=1,8,9,5,6,&scale=6 shows “bad” quality of Cranleigh Waters.
20. Cranleigh Waters is the only river, stream or brook flowing into the River Wey rated “**BAD**” on the [2014 Waverley Strategic Flood Risk Assessment, page 80](#):

Wey	Good	Rivers: (1) Chertsey Bourne (Sunningdale to Virginia Water); (2) Chertsey Bourne (Virginia Water to Chertsey); (3) Ock Lakes: (1) The Tarn; (2) Manor, Fleet, Abbey and St Ann's Lakes at Thorpe Park; (3) Boldermere
	Moderate	Rivers: (1) Addlestone Bourne (West End to Hale/Mill Bourne confluence at Mimbridge); (2) Addlestone Bourne (Mill/Hale to Chertsey Bourne); (3) Chertsey Bourne (Ascot to Virginia Water); (4) Chertsey Bourne (Chertsey to River Thames confluence); (5) Clasford Brook and Wood Street Brook; (6) East Clandon Stream; (7) Guilehill Brook; (8) Hale/ Mill Bourne (Bagshot to Addlestone Bourne confluence near Chobham); (9) Hoe Stream (Normandy to Pirbright); (10) North Wey (Alton to Tilford); (11) Royal Brook; (12) Sleas (Kingsley to Sleaford); (13) Stratford Brook; (14) The Moat at Egham; (15) Tillingbourne; (16) Truxford Brook; (17) Wey Navigation (Pyrford Reach); (18) Wey (Shalford to River Thames confluence at Weybridge) Lakes: (1) Frensham Little Pond; (2) Virginia Water; (3) Whitmoor Common Pond
	Poor	Rivers: (1) Wey (Tilford to Shalford); (2) Hoe Stream (Pirbright to River Wey confluence at Woking); (3) South Wey (Haslemere to Bordon); (4) South Wey (R. Sleas confluence to Tilford) Lakes: (1) Frensham Great Pond
	Bad	Rivers: (1) Cranleigh Waters

21. Over the last few years, and long since the last EA Permit Limit was evaluated and set (in 2009, based on data taken 9km upstream in 2007), Cranleigh Waters has been much reduced in flow through abstraction, low aquifers, growing population and climate change. On the 6th October 2015, it stopped flowing altogether for a period [site visit on 06-Oct-15](#). October rainfall figures over the last 15 years have steadily decreased locally. Five-year figures: 2000, 155.4mm, 2005 73.4mm, 2010, 74.8mm and 2015 50.8mm <http://www.metoffice.gov.uk/pub/data/weather/uk/climate/stationdata/heathrowdata.txt>

Appendix 4.4 Sewage System cont.

22. Under the Water Framework Directive, EA are meant to be monitoring the quality of Cranleigh Waters each year for ecological and physio-chemical elements, including invertebrates, fish, dissolved oxygen, ammonia, pH and phosphate, [email from EA on 21-Oct-15](#). EA used to regularly assess and reissue the Permit Limits, but for some reason this has not been done since 2009. But in the meantime, on the [EA website](#) Cranleigh Waters is also rated “BAD”, measure even before the flow of the stream reaches the CSW:



23. Recently the Environment Agency has agreed a 5-year permit to Cranleigh Brickworks to release zinc, cadmium and dieldrin pollutants into Cranleigh Waters recent village meeting at Cranleigh Brickworks.

24. In the “dry months” May to September in 2015, data supplied by Thames Water to the Environment Agency shows that the biochemical oxygen demand and ammonical nitrogen levels in the final effluent data is already breaching the Environment Agency Permit limits set in 2009 for Cranleigh Sewage Works. [email dated 7th December 2015 from the Environment Agency to Cranleigh Society.](#)

Abbreviations:

CST – Cranleigh Sewage Treatment Works
 NPPF – National Planning Policy Framework
 NPPG – National Planning Practice Guidance 2014
 WBC – Waverley Borough Council
 EA – Environment Agency
 TW - Thames Water
 SCC – Surrey County Council

Cranleigh Society, 12th December 2015

Appendix 4.5 Utilities

UTILITIES

Information and Evidence provided by Peter Seaton

Introduction

The supply of utilities- water, surface water drainage, sewage, gas, electricity, telephone landlines, broadband and digital signals is essential for a community not only to thrive and grow in the twenty-first century but also to encourage the development of new business. It is likely that these services may need to be upgraded to improve the services for the present residents as well as supply the new developments. However residents' tolerance to delays and disruption is limited and therefore these must be well managed and sensitively handled.

A letter from Thames Water – more details below - states that '*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.*' Although, no similar level of detail was provided by the other organisations, it is clear that major investments required with the biggest potential impact on the community in terms of work carried out will be on the sewage network.

Survey One showed that there was already a high level of dissatisfaction with mobile phone signals (53.58% Q31) and Broadband (33% Q 30). Surface water and sewage treatment was also of concern. (16.7% Q27). Although the percentage dissatisfaction was low for the water supply (8% Q26), electricity supply (8% Q29) and gas supply (2% Q28), these are essential services on which the community relies and that need regular attention. Eleven comments from survey 2 Q60 show concerns about the stresses and strains on the infrastructure.

It should be noted, and this point was made in the responses, that Utility Companies have a statutory obligation to provide services, but the costs involved are a matter of negotiation with the individual developers.

Contact with Utilities Stakeholders for Evidence Gathering.

A questionnaire(attached) was sent in September 2014 to:

Thames Water

EA (Surface water)

UK Power Network

Scotia Gas Networks

BT (SuperfastSurrey)

One detailed response only has been received from Thames Water in November 2014 as shown in Appendix 2. WBC were then approached to help in obtaining information and provided emails of their contact with the utilities companies. No information has been provided by the EA.

Water Supply and Sewerage Treatment.

Thames Water addressed each of the sites where, at the time of the questionnaire, developers were proposing to build houses. Thames Water highlighted capacity issues with water supply and sewerage infrastructure and the need for investment in the sewerage treatment works to meet future demands from the housing developments being considered. This investment would be completed in a timescale of 3-5 years. For this reason, Thames Water asked the following statement to be included in the Neighbourhood Plan.

Appendix 4.5 Utilities

“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. Further information for Developers on water/sewerage infrastructure can be found on Thames Water’s website at:

<http://www.thameswater.co.uk/home/11425.htm>

Alternatively, contact can be made with Thames Water Developer Services

By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;

By telephone on: 0845 850 2777;

Or by email: developer.services@thameswater.co.uk”

In the WBC Infrastructure Plan dated August 2012, two projects to improve the Cranleigh sewage works are identified but not costed.

Telephone and Broadband.

BT have been in contact by email – Appendix 3 – to say that Openreach are keen to ensure that all housing development sites over 100 premises are registered for future-proofed fibre services. To ensure a comprehensive and resilient local plan, BT said that it would need a” New Sites/Developments” lead manager engaged from Openreach and the team from Surrey CC to work together.

Electricity

UK Power Networks did not respond directly to the questionnaire but Waverley Borough Council has provided emails of their own contacts concerning development of the WBC Local Plan which is summarised below.

Quote

“I have reviewed the documentation and I have no concerns regarding our existing network capacity or the ability of UK Power Networks to undertake infrastructure reinforcement (if required) in a timely manner to support your development proposals.

A key variable is the energy efficiency of the new housing units. Developers are often challenged to achieve a balance between capital cost, hence affordability, and longer term running costs of the home influenced by insulation levels, renewable energy provision such as solar panels and the choice between gas and electric heating. When multiplied across 8,500 units this could have a significant influence on the overall demand increase.

Your background information correctly identified that UK Power Networks operate two primary substations within your area at Cranleigh and Shalford with the remainder supplied by SSE Power Distribution.

Whereas there is adequate capacity headroom at Cranleigh. Our planning forecasts identify that Shalford will be approaching within 10% of the existing firm capacity by 2024. Any reinforcement at these locations could be contained within the existing footprint with the possible exception of temporary lay-down areas for material storage.

Appendix 4.5 Utilities

Although outside my area of responsibility I understand that the connections charging policy followed by all DNO (distribution network operators) requires new customers to be responsible for the cost of reinforcement associated with their new demand. This could either be the total cost or an apportionment depending on the specific factors of the connection application.

The Dunsfold site lies close to the operational boundary between UK Power Networks and SSE Power Distribution. If this site is developed a sensible approach would be for our two electricity companies to coordinate our activities to deliver the most economical solution.”

Unquote

In the WBC Infrastructure Plan dated August 2012, investments to improve the Network - 33kv overhead line and substation are identified and costed.

Gas Network

Southern Gas Networks did not respond directly to the questionnaire but Waverley Borough Council has provided emails of their own contacts concerning development of the WBC Local Plan, which is summarised below.

Quote

“SGN will take full recognition of the information contained in the proposed Scenarios document when planning the design and operation of our gas networks around the Waverley Borough Council area.

While information obtained through the provision of Local Authority Development Plans is important to us, it only acts to identify potential development areas. Our principle relevant statutory obligations relevant to the development of our gas network, arise from the Gas Act 1986 (as amended).

We would not therefore develop firm extension or reinforcement proposals until we are in receipt of confirmed developer requests.

As SGN is the owner and operator of significant gas infrastructure within the Waverley Borough Council area, and due to the nature of our license holder obligations;

- Should alterations to existing assets be required to allow development to proceed, then the alterations will require to be funded by a developer.*
- Should major alterations or diversions to such infrastructure be required to allow development to proceed this could have a significant time constraint on development and as such, any diversion requirements should be established early in the detailed planning process.*

We would therefore request that where the Council are in discussions with developers, via the Local Plan or the above forum, these early notification requirements are highlighted.” Unquote

Appendix 4.5 Utilities

Appendix 4.3 – Questionnaire sent to Utility Companies in September 2014

CRANLEIGH PARISH NEIGHBOURHOOD PLAN – INFRASTRUCTURE (UTILITIES)

INTRODUCTION

Waverley Borough Council has issued a consultative document showing a number of scenarios for the WBC Local Plan. In the case of Cranleigh, these scenarios cover a range of new homes to meet housing needs from 300 to 1450 over the period from 2013 to 2031. For the purposes of this questionnaire, we have taken Scenario 2 which is based on 1200 new homes.

This questionnaire is being sent to the Utility Companies shown below:

- Thames Water – water supply, water treatment and drainage
- EA – surface water run off
- UK Power Network - electricity supply and local distribution
- BG – gas supply and local distribution
- BT (SuperfastSurrey) – local network

to determine what capacity constraints, if any, there are in local systems to accommodate new homes proposed for Cranleigh in the WBC Local Plan. We are looking for assurances that you are aware of and are planning for the new homes planned for Cranleigh as this could affect our Neighbourhood Plan.

We have no information on the proposed timing but we are aware of developers' proposals for new housing developments listed below. Some of these – Berkeley Homes and Amletts Lane - have submitted a planning application at the time of preparing this letter. We have provided website addresses where you can find more information on the proposed developments

- Berkeley Homes – 425houses www.visionforcranleigh.co.uk
- Amlets Lane – 125 houses L&P Ltd www.amlets-park.com
- Knowle Park initiative - 265 houses www.knowleparkinitiative.co.uk
- Horsham Road – age- exclusive apartments – 19 apts. Ortus Homes
- Horsham Road – 149 houses. Crest Nicholson www.horshamroad.cratus.co.uk
- Hewitts Industrial Estate - ?? houses Threadneedle Investments. www.hewittsindustrialestate-consultation.co.uk

QUESTIONS

1. Can your existing infrastructure in the Cranleigh area cope with the proposed increase in housing without improvement to your infrastructure?
2. If improvements to your infrastructure will be needed, have you already started to plan for them, including the investment involved?
3. Will the proposed number of new homes mean you will have to lay larger higher capacity pipes/sewers/cables in the Cranleigh area?
4. Are there any locations in the proposed list of developments where it will be particularly problematic to provide a service connection, for example a lengthy disruption to road traffic?
5. Are there any other comments you want to make about infrastructure issues in the Cranleigh area

I would like to thank you for your help.

Peter Seaton – Infrastructure and Community Working Group

Appendix 4.5 Utilities



Appendix 4.52 – Response from Thames Water Planning Policy

Thames Water Utilities Ltd

Sent by email: planningpolicy@waverley.gov.uk

Contact David Wilson
Phone 0118 952 0505
E-Mail thameswaterplanningpolicy@savills.com

Date XXXXXXX

Dear Sir/Madam

Re: WAVERLEY- CRANLEIGH NEIGHBOURHOOD PLAN INFRASTRUCTURE QUESTIONNAIRE (UTILITIES)

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment on the above. The provision of water and wastewater infrastructure is essential to any development.

Thames Water is the statutory wastewater/sewerage and water provider for the Cranleigh area and we have the following comments on the questionnaire to utility companies:

General Comments on Sewerage/Wastewater Infrastructure

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: ***“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”***

Paragraph 162 of the NPPF relates to infrastructure and states: ***“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”***

The new web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that ***“Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).***

It is therefore important that developers demonstrate that adequate 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 & wastewater/sewerage infrastructure. Where there is a capacity problem and no improvements are programmed, 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.

It is therefore important that the Neighbourhood Plan considers the net increase in water and wastewater/sewerage demand to serve proposed developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Thames Water therefore recommends that developers engage with them at the earliest opportunity to establish the following:

- The developments demand for water supply and network infrastructure both on and off site and can it be met

Appendix 4.5 Utilities

- The developments demand for sewage/wastewater treatment and network infrastructure both on and off site and can it be met
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met

To accord with the NPPF and the above, text along the lines of the following should be added to the 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.

Further information for Developers on water/sewerage infrastructure can be found on Thames Water’s website at:

<http://www.thameswater.co.uk/home/11425.htm>

Or contact can be made with Thames Water Developer Services

By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;

By telephone on: 0845 850 2777;

Or by email: developer.services@thameswater.co.uk”

As part of our five year business plan Thames Water advise OFWAT on the funding required to accommodate growth at all our water supply and sewage/wastewater treatment works. As a result we base our investment programmes on development plan allocations which form the clearest picture of the shape of the community as set out in the National Planning Policy Framework (paragraph 162) and the National Planning Practice Guidance.

The time to deliver solutions should not be underestimated. For example, local network upgrades take around 18 months and sewage treatment works upgrades can take 3-5 years.

In general terms, Thames Water’s preferred approach for growth is for a small number of large clearly defined sites to be delivered rather than a large number of smaller sites as this would simplify the delivery of any necessary sewerage/wastewater infrastructure upgrades.

As a general comment, the impact of brownfield sites on the local sewerage treatment works is less than the impact of greenfield sites. This is due to the existence of historical flows from brownfield sites, as opposed to greenfield sites that have not previously been drained. The necessary infrastructure may already be in place for brownfield development. We would therefore generally support the use of brownfield sites before greenfield sites. We also wish to highlight the opportunity to introduce sustainable urban drainage systems into brownfield development to reduce surface water flows into the sewers. It is important to maximise capacity in the sewers for foul sewage thus reducing the risk of sewer flooding.

Where development is being proposed within 15 metres of a sewage pumping station, the developer or local authority should liaise with Thames Water to consider whether an odour and / or noise and / or vibration impact assessment is required as part of the promotion of the site and potential planning application submission. Any impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a pumping station.

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Where development is being proposed within 800 metres of a sewage/wastewater treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works.

Specific Sewerage/Wastewater Comments:

1200 new dwellings in the Cranleigh Catchment (Overview):

We have concerns regarding wastewater infrastructure services in relation to this level of growth. Specifically wastewater/sewage treatment capacity in this area is unlikely to be able to support the demand anticipated from this development. It is likely that wastewater/sewage treatment upgrades will be required.

There may also be local incapacities but due to the complexities of the sewerage network and the uncertainties around the exact locations of development, their scale and phasing it is difficult for Thames Water to accurately identify the infrastructure needs at this time.

Site specific:

-Berkeley Homes – 425 houses - On the information available to date we do not envisage infrastructure concerns regarding wastewater capability in relation to this site.

-Amlets Lane – 125 houses - We have concerns regarding wastewater Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary investigations to be undertaken into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Hence the need for the above 'Water Supply & Sewerage Infrastructure' text to be included in the Neighbourhood Plan.

-Knowle Park Initiative - 265 houses - On the information available to date we do not envisage infrastructure concerns regarding wastewater capability in relation to this site.

-Horsham Road – 19 Apartments - On the information available to date we do not envisage infrastructure concerns regarding Wastewater capability in relation to this site.

-Horsham Road – 149 houses. - We have concerns regarding wastewater infrastructure services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for investigations to be undertaken into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. Hence the need for the above 'Water Supply & Sewerage Infrastructure' text to be included in the Neighbourhood Plan.

-Hewitts Industrial Estate - 145 houses Threadneedle Investments - On the information available to date we do not envisage infrastructure concerns regarding Wastewater capability in relation to this site.

Appendix 4.5 Utilities

Specific Water Supply Infrastructure Comments:

General comments:

As far as the proposed developments are concerned, none provide major issues in terms of water infrastructure provision, subject to new infrastructure being provided. The preference would be to build to the North of Cranleigh (Amlets Lane) but none of the 6 locations will be unsupportable. The Berkley Homes development could cause the largest issue in terms of providing a connection, as the supporting infrastructure may need to connect into mains within Cranleigh itself. There may be an option to connect this development into a different system to the West (due to its proximity to our Ashlands zone) but modelling will need to be undertaken to confirm this. In the past, we have also undertaken a study with the developer for the Berkley site. This has highlighted a need for a local reinforcement main (not strategic) to support this site, likely to be a couple of kilometres of 300mm main, but this would require reviewing/updating.

Response to specific questions in relation to water supply:

1. Can your existing infrastructure in the Cranleigh area cope with the proposed increase in housing without improvement to your infrastructure?
It is unlikely that we will be able to support this level of growth in the Cranleigh area with existing strategic infrastructure. The necessary strategic infrastructure upgrade will most likely be to pump improvements at our Netley Mill Water Treatment Works, with possibly some main laying close to the site. Design for this upgrade is currently underway with construction due to commence in 2015. There is also likely to be a requirement to improve the transfer capability from our water treatment works at Netley to our Hurtwood reservoir.
2. If improvements to your infrastructure will be needed, have you already started to plan for them, including the investment involved?
We are currently reviewing options for the above upgrade, planning to commence delivery mid 2015. Completion is targeted early 2016.
3. Will the proposed number of new homes mean you will have to lay larger higher capacity pipes/sewers/cables in the Cranleigh area?
Strategic transfer mains should be adequate to meet this demand, but localised reinforcement mains to specific developments may be required. These will need to be assessed on a case by case basis. Hence the need for the above 'Water Supply & Sewerage Infrastructure' text to be included in the Neighbourhood Plan.
4. Are there any locations in the proposed list of developments where it will be particularly problematic to provide a service connection, for example a lengthy disruption to road traffic?
Without undertaking detailed modelling work, it is not possible to confirm this, but there is little expectation that any of the locations will cause severe issues in terms of providing a connection. This will need to be reassessed as planning applications/developer queries are received.
5. Are there any other comments you want to make about infrastructure issues in the Cranleigh area?
General comments made above, both in relation to water supply and wastewater infrastructure.

I trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.

Yours faithfully



Thames Water Utilities Ltd.

Appendix 4.5 Utilities

Response from BT

Thanks Peter ...

To ensure a comprehensive and resilient plan locally we would need to get the "New Sites / Developments" lead manager engaged from Openreach and the team from Surrey CC to work together ... so that any agree major developments are registered and the areas future-proofed. The communications capacity will be increased to meet any agreed development plans – ideally via a FTTP (Fibre to the Premise) deployment, which will deliver very high SuperFast Broadband speeds.

I hope this helps in the short-term

My very best wishes

Peter

Peter R Cowen

Partnership Director South East and Enterprise M3 LEP Board Members

07710 070852

peter.r.cowen@bt.com

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From: Peter Seaton [mailto:pseaton9@gmail.com]

Sent: 08 October 2014 19:04

To: Cowen, PR, Peter, CQA R

Cc: Paul Cherrett; Stephen Dawe; Peter Seaton

Subject: Re: Cranleigh Neighbourhood Plan - Working together

Dear Peter,

Many thanks for your prompt response. The aim of the Neighbourhood Plan is to develop "policies" on land use matters in our community. We are not a "lobbying" organisation but we can ask the community for their views on fibre optic networks built into big new developments in Cranleigh and if positive response we can incorporate it into our Neighbourhood Plan as a policy. Of course, this would not apply to developments approved before the Plan is in place, which may be as late as 2016.

However, there is some talk about developing a Cranleigh Civic Society and, if this goes ahead, it may be something that they can take up with developers now.

I have circulated this note to members of the Cranleigh Neighbourhood Plan Group for their views.

Just to mention that the main point of interest on infrastructure issues was the capability of the different providers to meet the demand from the number of houses to be built in Cranleigh both external and internal to Cranleigh. Are you able to comment on capacity feeding Cranleigh?

Regards

Peter Seaton

Community and Infrastructure Working Group Cranleigh NP

Tel 01483 272547



Cranleigh Village Hall

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Fountain Square in Cranleigh

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