



# **Cranleigh Neighbourhood Plan**

## **Sustainability Report**

### **Non-technical summary**

**January 2023**

## **Introduction**

1. The Cranleigh Neighbourhood Plan (CNP) is a Development Plan Document that if approved at referendum will become a key planning document for the local area up until 2032. The Plan provides a strategic vision and objectives for development in the Neighbourhood Plan area and sets out a clear policy framework for the delivery of new development. The strategic vision, objectives and policies have been formulated in accordance with existing higher level policy, notably the National Planning Policy Framework (NPPF) and the Waverley Local Plan Part One.
2. The CNP has been subject to wide ranging stakeholder engagements which has shaped and formed the key planning issues and policies.
3. The Sustainability Report (SR) includes the requirements of the Strategic Environmental Assessment (SEA), which is an EC Directive that requires all strategic documents to ensure they are in accordance with the aims of sustainable development. The SR (incorporating the requirements of the SEA), has been undertaken in accordance with Directive 2001/42/EC, and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
4. The SR provides an appraisal tool to ensure that the principles of sustainable development, which comprises of economic, environmental and social issues, are positively achieved by the CNP. The document seeks to assess all policies against other options to ensure that sustainable policy positions are taken forward.

## **Scoping Report for the Sustainability Appraisal**

5. The Draft Scoping Report was published in April 2018 and provided a collection of baseline data for the Parish. The document sought to establish the key sustainability challenges facing the Parish of an economic, environmental and social nature.
6. The document was subject to a consultation process with Waverley Borough Council, Natural England (NE), Environment Agency (EA) and Historic England (HA).
7. The Scoping Report assessed and collated all relevant plans, documents and programmes which might have an impact on the formation of policy and provide an understanding of the key sustainability issues faced by the Parish. The document included an overview of the Parish and then environmental, social and economic characteristics. Information was collected on the following topic areas:
  - Nature conservation and biodiversity;
  - Landscape;
  - Air and Climate;
  - Water;

- Soil and Geology;
  - Heritage;
  - Social and economic indicators;
  - Roads and transport;
  - Infrastructure; and
  - Economic characteristics.
8. As a result of this appraisal, a series of sustainability issues were identified. This sought to identify the challenges facing the Parish and then assess them if no neighbourhood plan was delivered. A SWOT analysis was also used to review issues facing the Parish. This showed that sustainability issues would be better addressed through the production of a neighbourhood plan.
9. Once the sustainability issues had been clearly identified, the Scoping Report sought to establish a Sustainability Framework. The Sustainability Framework comprised of a number of objectives, with relevant indicators, which could be used to assess the identified sustainability issues.
10. The consultation responses to the Scoping Report were incorporated into the Draft SR. Separately the Scoping Report was updated to reflect the comments made is subsequently issued along with this Regulation 14 Consultation Version of the CNP. Following Regulation 14 Consultation, the representations made will be considered and, where relevant, the CNP will be amended.

## **Sustainability Report**

11. The SR was completed in tandem with the CNP, prior to Submission Stage (Regulation 16) Consultation. The following stages were undertaken for the SR:
- Appraisal of SEA methodology;
  - Summary of the baseline information and any updates following the production of the Scoping Report;
  - Assessment of Sustainability Framework - objectives and indicators;
  - Appraisal of CNP policy options against the Sustainability Framework; and
  - Assessment of all CNP policies against other policy options.
12. The SR appraised all the policies of the CNP, to ensure that the most sustainable options were being pursued. Each draft policy was assessed against the strategic objectives and then compared with other potential policy positions. Each policy was

then assessed as being: significantly positive, positive, possible positive, neutral, possible negative, negative and significant negative.

13. A summary of the assessment of CNP policies against the established sustainability objectives at Regulation 16 is shown in Appendix 1.
14. The SR assessed different scales of growth against the levels planned for in the CNP. This demonstrated that the reasonable alternative options would have fewer positive impacts and greater negative impacts than the strategy adopted.
15. The SR separately appraised all of the sites put forward for allocation in the CNP. The results of the site assessment process were that, of the 41 sites, a total of 5 sites were considered appropriate for development. Based on the scale of housing required to be delivered, 3 sites were allocated in the CNP, 2 of which had a resolution to grant planning permission.
16. A summary of the assessment of the options in respect of different scales of growth is shown in Appendix 2.
17. The aim was to ensure that the most sustainable option was being pursued and if it were not, then the policy should be corrected to ensure compliance with the aims of sustainable development. Where conflicts were identified between draft policies and strategic objectives, these were discussed.

### **Overall conclusion**

18. The assessment in the SR demonstrates that the policies in the CNP make a positive contribution towards the achievement of sustainable development. They are expected to have a number of positive effects but none of these are expected to be significant. It reinforces the importance and need to apply the monitoring indicators to the assessment of the Plan once it is made.
19. This gives confidence that the policies in the Plan will contribute to sustainable development.

## Appendix 1 Summary of assessment of the contribution that the CNP makes to sustainable development

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential & support local empls	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change
CRAN1A: Land at the r/o the former Manns store	0	0	0	+	0	-	0	+	+	0	0
CRAN1B: Land at West Cranleigh Nurseries	-	0	0	++	0	0	0	0	0	0	0
CRAN1C: Land off Bloggs Way	0	0	+	+	0	0	0	0	+	0	0
CRAN2: Design of Development	+	+	+	+	0	+	+	+	0	0	+
CRAN3: Character of Development	+	0	++	0	0	++	0	0	0	0	0
CRAN4: Protecting Employment and Commercial Activity	0	0	0	0	+	0	0	0	0	0	0
CRAN5: Rural Enterprise and use of Agricultural Buildings for Business	+	0	+	0	+	0	0	0	0	0	0
CRAN6: Natural Landscape and Rural Character	++	++	++	0	0	0	0	0	0	0	+
CRAN7: Air Quality	+	+	0	0	0	0	++	0	0	0	+
CRAN8: Water Quality	+	+	0	0	0	0	+	0	0	0	+
CRAN9: Soil Quality and Erosion	+	+	0	0	0	0	0	0	0	0	+
CRAN10: Energy Efficiency and Design	+	+	0	0	0	-	0	0	0	0	++
CRAN11: Cranleigh Area of Strategic Visual Importance	++	+	++	0	0	0	+	0	0	0	0

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Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	5/Econ - maximise employment potential & support local empls	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change
CRAN12: Local Green Spaces	+	+	0	0	0	+	+	0	0	+	0
CRAN13: Residential Gardens and Amenity Space	0	+	+	+	0	0	0	0	0	0	0
CRAN14: Flood Risk and Drainage	0	0	+	0	0	0	0	0	0	0	+
CRAN15: Transport and Movement	0	0	0	0	0	0	0	++	+	0	+
CRAN16: Residential Parking	0	0	0	+	0	0	0	0	0	0	-
CRAN17: Water Supply and Wastewater Infrastructure	0	0	0	0	0	0	0	0	0	0	+

## Appendix 2 Summary of impact assessment of planning for different levels of housing

Sustainability objective	1/Env - preserve and enhance natural beauty	2/Env - protect and enhance biodiversity	3/Env - protect landscape setting	4/Soc - address housing needs of community	7/Econ - maximise employment potential & support local empls	6/Env - protect identity and local heritage	7/Soc - improve health and access to green spaces	8/Soc - improve safety and sustainability of movement	9/Soc - ensure access to key utilities and services	10/Soc - ensure provision of a range of community facilities	11/Env - reduce contribution to climate change
Providing a small buffer in excess of the housing requirement through site allocations	0	0	+	+	0	0	0	0	0	0	0
Not allocating sites and therefore only meeting the minimum housing requirement	0	0	0	-	0	0	0	0	0	0	0
Allocate sites well in excess (+10%) of full housing requirement	--	-	--	++	0	0	+	-	0	+	-

### Key for Appendix 1 and 2

++	The policy is likely to contribute significantly towards the sustainability objective
+	The policy is likely to contribute positively towards the sustainability objective, although not significantly
0	The policy is considered to have no significant positive or negative effect
-	The policy is likely to detract from the achievement of the sustainability objective, although not significantly
--	The policy is likely to detract significantly from the achievement of the sustainability objective

?	The policy has an uncertain relationship to the sustainability objective. Alternatively, insufficient information may be available to enable an assessment to be made.
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