

Ewhurst and Ellen's Green Neighbourhood Plan

Sustainability Appraisal Assessment)
(incorporating Strategic Environment

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September 2018

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1 Introduction

Ewhurst and Ellen's Green Parish Council is developing a Neighbourhood Development Plan in order to guide development in the Parish until 2027.

A Sustainability Appraisal is a mechanism for assessing the likely social, economic and environmental effects of a plan (and alternative options) with a view to avoiding and mitigating adverse effects and maximising the positives.

Neighbourhood Plans are required to contribute to the achievement of sustainable development and are also required to comply with relevant EU legislation (including the Strategic Environmental Assessment Directive). Therefore, a Sustainability Appraisal (SA) will be prepared to inform the plan, incorporating a Strategic Environmental Assessment (SEA).

A SA/SEA Scoping Report was published by the Parish Council in March 2018. The Scoping Report, which is the first stage of the SA/SEA process, compiled background information establishing the sustainability issues relevant to the parish and identified the sustainability framework which will form the basis of the SA/SEA process.

This SA/SEA Report will now assess the policy options (known as reasonable alternatives) that have been considered by the Neighbourhood Plan steering group which will, in turn, influence the selection of policies in the Neighbourhood Plan itself. Finally, the SA/SEA will then appraise the final policies to determine what impact the plan would have on the environment and whether it contributes to the achievement of sustainable development.

This Report will now be consulted on for 6 weeks alongside the draft Neighbourhood Plan, seeking views from stakeholders including the local residents and the statutory environmental bodies – Historic England, Environment Agency and Natural England.

2 Policy Context

The National Planning Policy Framework states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which requires neighbourhood development plans to contribute to the achievement of sustainable development. Although not a statutory requirement, a sustainability appraisal of a Neighbourhood Development Plan is a positive step to meeting this basic condition¹.

Neighbourhood Plans are also required to demonstrate that they are legally compliant and are compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive (transposed into English Law through the Strategic Environmental Assessment (SEA) Regulations²) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan. A Strategic Environmental Assessment is not a legal requirement, however, Local Planning Authorities are required to consider whether Neighbourhood Plans are likely to have significant environmental effects, a process known as screening.

As such, a screening opinion was sought from Waverley Borough Council which confirmed the need for a full Strategic Environmental Assessment. Following consultation with the statutory environmental bodies (Historic England, Natural England and Environment Agency) it was concluded that the Ewhurst and Ellen's Green Neighbourhood Development Plan could potentially have significant environmental effects and that a full SEA should be prepared to meet the requirements of the SEA Directive.

An SEA process will therefore be undertaken to inform the draft Neighbourhood Plan and ensure that it contributes towards sustainable development.

Waverley Borough has recently adopted Part 1 of its new Local Plan which has partially replaced the 2002 Local Plan. Part 1 of the Local Plan (Strategic Policies and Sites) is the strategic framework for the borough for the next 20 years. The Borough Council are also in the process of preparing Part 2 of the Local Plan (Site Allocations and Development Management Policies). The Ewhurst and Ellen's Green Neighbourhood Plan must be in conformity with adopted higher level planning policy and so must be consistent with the strategic policies of the Council's development plan. The newly adopted Local Plan Part 1 has been subject to its own sustainability appraisal (incorporating SEA) and this Scoping Report has been informed by information contained within that assessment.

¹ Neighbourhood plans are required to meet a number of basic conditions - <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

² Environmental Assessment of Plans and Programmes Regulations 2004

3. Parish Portrait

General

The Parish of Ewhurst (which incorporates Ellen's Green) is the easternmost parish in Waverley Borough and is located approximately 8m south east of Guildford. Ewhurst is a rural parish, partly located in the Surrey Hills AONB with the remainder of the parish (other than Ewhurst village itself) being classified as an Area of Great Landscape Value. There are two main settlements in the parish, with the larger being Ewhurst comprising about 90% of the population, and the smaller being the hamlet of Ellen's Green near the border with West Sussex.

Ewhurst village is identified as a 'Rural Community with Limited Services' in the Waverley Settlement Hierarchy with some community facilities and services. Ellen's Green is identified as a 'Rural Community with Very Limited Services' and its community services amount to a village hall, play area and a public house.

Social

The following statistics and evidence are primarily drawn from parish level Census data (2011). These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

Demographics

The population of the parish, as per the 2011 Census, is 2,480 (1,118 Male: 1,362 Female). This rose by 2% between 2001 and 2011 (excluding those living in communal establishments). This modest increase in comparison to the growth in Waverley (5.2%) and the South East (8.2%). There are 814 households in the parish with the average size being 2.3 people.

The mean age of parish residents is 41.6 which, broadly speaking, equates to the borough average (41.5) but is far higher than England (39.3). The parish breakdown between age groups can be found in Table 1 below. Notably, Ewhurst has significantly lower proportions of residents in the age groups between 20 and 64 and a significantly higher proportion of young persons in the age groups between 0 and 19. Between the period 2001-2011, both the 0-19 and the 65+ age groups in Ewhurst saw very significant growth rates of 16% and 18% respectively, but the numbers in the 20-64 age range *declined* by a considerable 7%.

Table 1 - Age distribution group of Parish

Age	Ewhurst		Waverley
	Number	Percentage %	Percentage %
All usual residents	2,480	100.0	100.0
Age 0 to 4	108	4.4	6.0
Age 5 to 7	85	3.4	3.7
Age 8 to 9	55	2.2	2.3
Age 10 to 14	135	5.4	6.4
Age 15	31	1.2	1.4
Age 16 to 17	207	8.3	2.9
Age 18 to 19	132	5.3	2.2
Age 20 to 24	78	3.1	4.2
Age 25 to 29	78	3.1	4.3
Age 30 to 44	353	14.2	19.8
Age 45 to 59	498	20.1	20.6
Age 60 to 64	223	9.0	6.6
Age 65 to 74	282	11.4	9.8
Age 75 to 84	151	6.1	6.6
Age 85 to 89	32	1.3	1.9
Age 90 and over	32	1.3	1.2

In Waverley Borough, a significant percentage increase is forecast in the number of people over 65 and over 85 which could mean that potentially by 2032, 27% of Waverley's population will be over 65, and 6% over 85³.

Household Size

A high proportion of parish households (68%) are 1-2 persons, which is a higher than the Waverley average (64%). The proportion of 5+ person households is very low. Between 2001-2011, the proportion of 3-4 households has dropped significantly which differs in comparison to Waverley where growth was experienced in this group.

Table 2 – Household Size

	Ewhurst	Waverley
1-2 person	628 (68%)	31499 (64%)
3-4 person	237 (26%).	14582 (30%)
5+ person household	58 (6%)	3199 (6%)
Total	923 (100%)	49280

ONS Census, 2011

³ Surrey County Council

Health

Waverley borough has a low mortality rate and a correspondingly high life expectancy. This is also reflected in Ewhurst parish where the life expectancy is high at 84 years for women and 81 years for men, almost two years longer than the average for England.

Healthcare provision within the Parish is limited to The Old Rectory and a state registered chiropodist. The Old Rectory provides hydrotherapy, physiotherapy and post-operative rehabilitation. Beyond this, residents are required to travel by car to access the nearest primary healthcare services at Cranleigh Medical Practice as well as the Royal Surrey County Hospital at Guildford.

Generally speaking, the parish is a healthy community with 87% identifying themselves as 'Day to day activities not limited' and 87% of residents describing themselves as either in 'very good health' (55.5%) or 'Good Health' (31.5%) which compares favourably with the wider borough.

Table 3 - Health of the Parish

disability/health/care	Ewhurst		Waverley
	Number	Percentage %	Percentage %
Very good health	1,377	55.5	53.5
Good health	777	31.3	32.7
Fair health	241	9.7	10.5
Bad health	66	2.7	2.5
Very bad health	19	0.8	0.7

Education

Ewhurst is home to a pre-school (2-5 years) and a primary school (Ewhurst Church of England Infant School) and the Duke of Kent School which is a private school for pupils aged 3 – 16 years is located outside the village. The nearest state secondary school is located outside of the parish. Sixth form facilities are available in the parish at the Hurtwood School, although this is a private school which largely caters for children from outside of the parish. The nearest further education facilities are in Godalming and Guildford.

Community Facilities, Play space and Open Space

Ewhurst village is well served with community facilities, used by a variety of clubs and organisations. This includes Ewhurst Village Hall, Ewhurst Village Club and the Sayers Outdoor Learning Centre provides outdoor recreational experiences for a wide range of groups. There are also various play facilities and areas of open space, including Ewhurst Recreation Ground which includes football pitches, tennis courts and the village Youth and Sports Centre and Ewhurst Cricket Pavilion and Ewhurst Bowling Centre. The community also has access to facilities at the Infants school and the Duke of Kent school. Facilities are far more limited in Ellen's Green although the community does benefit from a village hall and a children's play area.

Furthermore, the parish benefits from extensive amounts of publicly accessible greenspace providing informal recreation space.

Deprivation

Indices of Multiple Deprivation - The 2015 Indices of Multiple Deprivation show that Waverley is the fourth least deprived area in the whole of Britain. However, some rural communities are deprived in terms of barriers to housing (for example affordability) and access to local services such as supermarkets, secondary schools, libraries, doctors and banks.

Note: The Indices of Multiple Deprivation (IMD) covers a broad range of issues and refers to unmet needs caused by a lack of resources of all kinds and not just financial. There are seven key domains used to measure deprivation and each domain represents a specific form of deprivation experienced by people and each can be measured individually using a number of indicators. The seven distinct domains identified in the English Indices of Deprivation are Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation, and Crime.

Transport

The local road network comprises largely unimproved rural B-class roads and unclassified country lanes; there are no main or A-class roads.

Public transport services in the parish are limited. There are no train stations located in the parish, with the nearest being located approximately 10 miles from the main Ewhurst Settlement in Dorking, Guildford and Horsham. There are relatively regular bus services to Cranleigh and Guildford from Ewhurst during the week but there is no provision at weekends. There is also a weekly Hoppa bus to the Tesco store at Broadbridge Heath, West Sussex. From Ellen's Green, there is an hourly bus service to Horsham and Guildford via Cranleigh, and a Sunday service which is limited.

Car Ownership

As public transport services are limited, it is not surprising that the car ownership in the parish is high, exceeding the borough average, as seen in Table 4 below.

Table 4 - Car Ownership

Cars	Ewhurst		Waverley
	Number	Percentage %	Percentage %
No cars or vans in household	49	5.3	11.9
1 car or van in household	293	31.7	38.1
2 cars or vans in household	385	41.7	36.3
3 cars or vans in household	136	14.7	9.7
4 or more cars or vans in household	60	6.5	4.0
sum of all cars or vans in the area	1,744	-	-

Housing

Census data shows that the parish's housing stock has risen dramatically since the early 20th Century, from approximately 229 in 1911 to 1010 in 2011. Approximately 75% of these dwellings are located in the built up area of the parish, predominantly in Ewhurst village.

Dwelling Type and Size

As seen in Table 5 below, a large proportion of the housing stock is detached (58%) or semi-detached (26%), with only a small number of flats within the parish (36 – 3.6%). Census data also shows that the size of dwellings in the parish is skewed away from the smaller 1 and 2 bedroom properties (approximately 28%) towards the larger 4 and 5 bedroom properties (37%). Three bedroom properties are the most prevalent in size (35%).

Table 5 – Dwelling Type

Dwelling Type	Ewhurst		Waverley
	Number	Percentage %	Percentage %
Whole house or bungalow: Detached	590	58.4	41.1
Whole house or bungalow: Semi-detached	262	25.9	27.0
Whole house or bungalow: Terraced (including end-terrace)	92	9.1	14.6
Flat, maisonette or apartment: Purpose-built block of flats or tenement	36	3.6	12.7
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	15	1.5	3.0
Flat, maisonette or apartment: In a commercial building	8	0.8	1.2
Caravan or other mobile or temporary structure	7	0.7	0.5

*A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS.

Household Tenure

As seen in Table 6 (below), a high proportion of the parish's households (dwellings) are owner occupied (80%) which is higher than the borough average (74%). The table below also demonstrates that the parish has low levels of private and social rented accommodation.

Table 6 – Household Tenure

Tenure	Ewhurst		Waverley
	Number	Percentage %	Percentage %
All households	923	100.00	100.00
Owned	739	80.1	73.65
Owned outright	427	46.3	37.69
Owned with a mortgage or loan	312	33.8	35.96
Shared ownership (part owned and part rented)	4	0.4	1.00
Social rented	88	9.5	12.31
Rented from council (Local Authority)	73	7.9	9.46
Other	15	1.6	2.85
Private rented	58	6.3	11.32
Private landlord or letting agency	48	5.2	10.08
Other	10	1.1	1.24
Living rent free	34	3.7	1.72

* Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation (NOMIS, 2018)

*A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by Office for National Statistics (NOMIS, 2018).

Household life-stage profile

As seen in Table 7 below, the occupancy of dwellings within the parish is skewed towards the older end of the age spectrum compared with Waverley. The table below shows that 36% of dwellings are headed up by a Household Reference Person (HRP) who is 65+, compared with 31% across Waverley; and 24% in E&EG are aged 55-64 compared with 18% in Waverley. At the other end of the age spectrum, only 6% of E&EG dwellings have an HRP under 35, which is close to half the Waverley figure (11%) for this age band, and the proportion in the 35-54 age group is also significantly below Waverley.

Table 7 - Household life-stage profile 2011

	E&EG	Waverley
HRP under 35	59 (6%)	5229 (11%)
HRP 35 to 54	318 (34%)	19664 (40%)
HRP 55 to 64	217 (24%)	9103 (18%)
HRP 65 and over	329 (36%)	15284 (31%)
TOTAL	923 (100%)	49280

Source: ONS Census 2011

Occupancy

Table 8 below shows that Ewhurst dwellings are significantly under occupied. This compares unfavorably to the Waverley average and is, in part, influenced by the high proportion of larger homes (4+ bedrooms) and an ageing population.

Table 8 - Occupancy rating (by bedroom measure)

	Ewhurst	Waverley
+2 or more bedrooms	53%	44%
+1 bedrooms	29%	32%
0 bedrooms	16%	21%
-1 or fewer bedrooms	1%	2%

Source: Census, 2011

House Prices

The Borough is a desirable place in which to live, and this is demonstrated by the fact that house prices in Waverley are amongst the highest in South-East England.

Waverley is an expensive area to become an owner-occupier, or to move to as an existing owner-occupier. West Surrey SHMA (2015) records that, in 2014, Waverley has the highest *median* house prices (£371k) and the highest *mean* prices (£481k) in the west Surrey housing market area (page 103). Yet, Ewhurst is substantially *more* expensive than Waverley. An analysis of Right Move data for 2014 shows Ewhurst (excl Ellen's Green) having a median price of £500k (35% higher than Waverley) and a mean price of £653k (also 35% higher than Waverley), although this is most likely as the parish has a higher proportion of high value detached dwellings and a lower number of flats than the borough average.

Housing Affordability

Housing affordability compares house prices to income levels. The West Surrey Strategic Housing Market Assessment (SHMA) – based on DCLG Housing Market Live Tables – identifies a lower quartile housing affordability ratio for Waverley Borough of 12.17 in 2013 with the median ratio being 12.86. This is higher than the other boroughs in the housing market areas (Guildford and Woking) and is higher than the South East average (8.19 and 7.97 respectively). This trend has worsened significantly over the last 15 years.

Economy

Waverley has a buoyant economy, with low unemployment. Its business base is dominated by small and medium enterprises, with only 15 large enterprises employing 250 or more people. The Borough has a highly qualified resident population with 40% of residents aged 16 and over holding Level 4 qualifications and above (significantly higher than the Surrey average of 36%). For Ewhurst parish, this figure is 36%⁴.

The largest employers in the parish include the Duke of Kent School and Hurtwood schools (private), Sayers Croft, the Porsche Garage and workshop, and also a variety of many self-employed personnel and other small businesses employing fewer people.

The 2015 Neighbourhood Plan Business Survey identified the following characteristics:

- There are 39 employers located and operating in the Parish with at least five employees. 80% of their labour force commute to work into the Parish from outside.
- There are a number of individuals and small groups of fewer than five people who provide Professional Services working from home within the Parish (typically consultancy, accountancy, financial advice and IT support).

Unemployment

The unemployment rate is defined as the 'unemployed' as a percentage of the economically active population. Table 9, below, shows that the unemployment rate for the parish (1%) is far lower than the borough average (2.4%). ONS annual population data suggests that the borough unemployment rate in 2017 is broadly similar to 2011 levels and so it can be presumed that the parish level has also remained static. The table below also highlights the high proportion of 'economically inactive' residents (40.5%), including 'retired' (16.2%) and student (16.8%) numbers in comparison to the borough average.

⁴ Census, 2011.

Table 9 – Economic Activity

Economic Activity	Ewhurst		Waverley
	Number	Percentage %	Percentage %
All usual residents aged 16 to 74	1,851	100.0	100.0
Economically active	1,101	59.5	72.0
In employment	1,048	56.5	66.7
Employee: Part-time	207	11.2	13.6
Employee: Full-time	534	28.8	38.6
Self-employed	307	16.6	14.5
Unemployed	19	1.0	2.4
Full-time student	34	1.8	2.9
Economically inactive	750	40.5	28.0
Retired	300	16.2	14.3
Student (including full-time students)	311	16.8	5.1
Looking after home or family	80	4.3	4.9
Long-term sick or disabled	35	1.9	2.1
Other	24	1.3	1.5
Unemployed: Age 16 to 24	5	0.3	0.6
Unemployed: Age 50 to 74	7	0.4	0.7
Unemployed: Never worked	0	0.0	0.2
Long-term unemployed	5	0.3	0.9

*Economic activity relates to whether or not a person who was working or looking for work in the week before census. Rather than a simple indicator of whether or not someone was currently in employment, it provides a measure of whether or not a person was an active participant in the labour market. A person's economic activity is derived from their 'Activity last week'. This is an indicator of their status or availability for employment - whether employed, actively looking for work, waiting to start a new job, available to start a new job, or their status if not employed or not seeking employment. Additional information included in the economic activity classification is also derived from information about the number of hours a person works and their type of employment - whether employed or self-employed (NOMIS, 2018).

Industry

Table 10, below, is a breakdown of industry type in which a person works and shows Ewhurst and Ellen's Green parish to be broadly equivalent to the wider borough. Table 11 (below) also shows the parish to have high proportions of highly skilled workers in management, professional and technical occupations.

Table 10 - Industry

geography	Ewhurst		Waverley
Industry	Number	Percentage %	Percentage %
Manufacturing	59	5.5	5.2
Construction	97	9.0	7.4
Wholesale and retail trade; repair of motor vehicles and motor cycles	142	13.2	13.7
Transport and storage	36	3.3	3.2
Accommodation and food service activities	33	3.1	4.2
Information and communication	61	5.7	7.5
Financial and insurance activities	52	4.8	5.5
Professional, scientific and technical activities	130	12.1	11.8
Administrative and support service activities	69	6.4	5.3
Public administration and defence; compulsory social security	47	4.4	4.5
Education	141	13.1	12.2
Human health and social work activities	110	10.2	10.2
R Other	98	9.2	9.3

* Industry is defined as the industry in which a person works relates to their main job, and is derived from information provided on the main activity of their employer or business. This is used to assign responses to an industry code based on the Standard Industrial Classification 2007 (NOMIS, 2018)

Table 11 - Occupation

geography	Ewhurst		Waverley
measures	Number	Percentage %	Percentage %
Occupation			
All categories: Occupation	1,076	100.0	100
1. Managers, directors and senior officials	190	17.7	15.8
2. Professional occupations	254	23.6	23.9
3. Associate professional and technical occupations	174	16.2	15.2
4. Administrative and secretarial occupations	110	10.2	10.4
5. Skilled trades occupations	140	13.0	10.4
6. Caring, leisure and other service occupations	72	6.7	8.3
7. Sales and customer service occupations	44	4.1	6
8. Process plant and machine operatives	21	2.0	3.2
9. Elementary occupations	71	6.6	6.9

* Occupation is defined as a person's occupation relates to their main job and is derived from either their job title or details of the activities involved in their job. This is used to assign responses to an occupation code based on the Standard Occupational Classification 2010 (SOC2010) (NOMIS, 2018).

Natural Environment

Surrey Hills Area of Outstanding Natural Beauty (AONB)

The northern part of Ewhurst and Ellen's Green parish lies within the Surrey Hills AONB (and the Green Belt) which gives an indication of the significant quality and importance of the parish's landscape. The AONB is of national importance and its primary aim is to conserve and enhance its natural beauty. It is defined by its variety of landscape, including rolling downland, grasslands, heaths, woodlands and river valleys.

The Surrey Hills Management Plan⁵ (2014-2019) recognises that many changes have taken place since the Surrey Hills was designated an Area of Outstanding Natural Beauty in 1958. Despite largely being protected by Green Belt policy, the Plan identifies a number of pressures and threats to its special character (see below) and sets out various policies specific to the area which aim to overcome these issues.

- Housing development
- Off road vehicles
- Energy (oil, gas, fracking)
- Loss of local services
- Excavation of minerals
- Changes in agriculture
- Aircraft noise
- Climate change
- Mountain biking
- Road cycling

Area of Great Landscape Value (AGLV)

Part of Surrey is designated as an Area of Great Landscape Value (AGLV) which is a local designation which complements the AONB and which effectively provides an appropriate physical boundary enclosing an area where the quality of the landscape is similar throughout. In some areas the AGLV extends beyond the AONB to include areas of more local landscape importance. The southern part of Ewhurst and Ellen's Green is identified as 'Countryside Beyond the Green Belt' and AGLV.

⁵ Surrey Hills Management Plan 2014-2019 - <http://www.surreyhills.org/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf>

Landscape Character, Geology and Soils

The northern tip of Ewhurst and Ellen's Green parish is located within the 'Wooded Greensand Hills' landscape character area (GW2) whereas the southern part of the parish is located within the Wooded Low Weald Character Areas (WW6, WW8 and WW9).

- WW6 (Dunsfold to Pollingfold Wooded Low Weald) is underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- WW8 (Cranleigh to Charlwood Wooded Low Weald) is underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology. Paludina limestone outcrops.
- WW9 (Shamley Green to Holmwood Wooded Low Weald) is underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- GW2 (Chinthurst to Hurt Wood Wooded Greensand Hills) is underlain by solid geology of Hythe Formation Sandstone, Folkestone Formation Sandstone.

Given the underlying geology, most of the northern third of the Parish has quite acid, sandy and heavily podalised soils with some slightly less acid clay-based soils on lower slopes. The sandstone areas generally drain freely onto the clay soils of the lower slopes. The southern two thirds of the Parish have mainly heavy clay based loamy soil which tends to be slightly acid. The soil of some areas has been improved and given some land drainage but in periods of heavy rainfall many fields can get waterlogged as the underlying clay impedes absorption. Along the streams are narrow bands of more freely draining alluvial soils but these can get overwhelmed by water flowing off adjacent clay soil areas.

Climate Change and Air Quality

The Government has set a target under the Climate Change Act 2008 to reduce CO2 emissions by 80% by 2050, with an interim target of 34% by 2020, both against a 1990 baseline. Furthermore, The Climate Change Strategy of the Surrey Transport Plan (2011-2026) sets a target of 10% reduction in CO2 emissions by 2020 increasing to 25% reduction by 2035 on 2007 levels.

According to government statistics (2014), Waverley's total per capita CO2 emissions is the fourth lowest in Surrey and below both the county average and England as a whole. However, as discussed in the transport section, car ownership is particularly high.

The air quality throughout the Parish is generally good and typical for a rural and heavily wooded area in the south of England.

International Designated Sites

There are no RAMSAR, Special Protection Areas (SPAs) or Special Areas of Conservation located in the parish. There are a number of SACs, SPAs and RAMSAR sites within or surrounding the borough, however the buffer zones of these protected sites do not extend to the parish.

Nationally Designated Sites

Site of Special Scientific Interest (SSSI) – Sites of special scientific interest (SSSIs) are protected by law to conserve their wildlife or geology. There is one SSSI located within the parish (Smokejack Claypit SSSI). The SSSI is considered to be in good condition (100% favorable⁶).

There are others in close proximity to the parish including Leith Hill SSSI which lies within Mole Valley District.

Locally Designated Sites

Local Nature Reserves (LNR) – LNRs are sites of importance for wildlife, geology, education or public enjoyment which are designated by county councils, local authorities or town/parish councils. The parish contains one LNR (Sayers Croft).

Sites of Nature Conservation Importance (SNCI) – SNCIs are designations used by local authorities in the United Kingdom for sites of substantive local nature conservation and geological value. There are 16 SNCI sites that fall wholly within or partly within Ewhurst Parish, the largest of which is the Hurtwood SNCI which comprises approximately 200 ha of semi-natural woodland. The majority of the parish's SNCIs are semi-natural woodland but they typically comprise multiple flora and fauna habitats which are of nature conservation value.

Ancient Woodland

Ancient Woodland is defined by Natural England as having had continuous woodland cover since at least 1600 AD and is an irreplaceable wildlife rich habitat. The parish has significant amounts of Ancient and Semi-Natural Woodland as well as Ancient Replanted Woodland.

Tree Preservation Orders

There are numerous individual protected trees (TPOs) and areas across the parish. These are largely in the areas of Ewhurst village that lie outside of the designated conservation areas where there are no statutory protections. There is a large TPO area to the north of Ewhurst village just off Ockley Road.

Priority Habitat and Species

Much of the parish's Ancient Woodland is also designated as UK BAP priority habitat which cover a wide range of semi-natural habitat types and are identified as being the most threatened habitats requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The majority of this priority habitat is Deciduous Woodland with some areas of Wood Pastures and Parkland to the north and small areas of Traditional Orchard scattered around the parish.

⁶ Natural England, 2018 -

<https://designatedsites.naturalengland.org.uk/ReportConditionSummary.aspx?SiteCode=S1002958&ReportTitle=Smokejack%20Clay%20Pit%20SSSI>

Large sections of the parish are identified as priority areas for countryside stewardship measures addressing Brown Hairstreak and Lapwing habitat issues.

Biodiversity Opportunity Areas

Biodiversity Opportunity Areas (BOAs) identify the most important areas for wildlife conservation in Surrey, where targeted conservation action will have the greatest benefit. The main aim within BOAs is to restore biodiversity at a landscape scale through the maintenance, restoration and creation of Priority habitats. Four BOAs have currently been identified within Ewhurst Civil Parish. These are;

- WG07 - Winterfold and the Hurtwood Greensand Ridge
- LW02 - Cranleigh Woodlands
- LW03 - Wallis Wood
- R04 - River Wey (plus tributaries)

Flood Risk

Flood risk in Waverley is largely from rivers with four main watercourses running through the borough. These include the River Wey, Cranleigh Waters (a tributary of the River Wey), the River Lox (a tributary of the upper River Arun) and the River Blackwater. The parish itself falls within the River Wey Catchment Area with the Cranleigh Waters watercourse flowing south through the parish from Ewhurst, this watercourse largely being flood zone 3a (high probability⁷). A further tributary runs towards Cranleigh through the south of the parish which comprises flood zones 2 (medium probability⁸), 3a and 3b (functional floodplain⁹).

The parish suffers from surface water flood risk and has a number of areas identified as being at moderate or high risk (more susceptible) of such flooding (1 in 30 (~3% AEP) and 1 in 100 (1% AEP) year probability rainfall events).

The parish is also susceptible to groundwater flood risk with an area south of Ewhurst settlement being identified as having the 'potential for groundwater flooding to occur at the surface'.

The parish is also known to have suffered from historic sewer flooding.

Water Stress

The Environment Agency's classification of water stressed areas (2013 update) confirmed that all three water companies that serve Waverley have serious water stress issues.

⁷ Land having a 1% or greater annual probability of river flooding; or Land having a 2% or greater annual probability of sea flooding.

⁸ Land having between a 1% and 0.1% annual probability of river flooding; or Land having between a 2% and 0.1% annual probability of sea flooding.

⁹ 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)

Built Environment

The settlement of Ewhurst is thought to date back to the 11th or 12th Century. The church is the oldest building, thought to date to circa 1140. Ewhurst developed as three separate areas, one area being an open area at the north end of the village with a small green which is flanked by a group of listed buildings and the Bulls Head Pub, the second being the church and surrounding properties, and the third being Ewhurst Green. Over time, infill development has linked these areas together, however, their distinctly different characters remain evident through the use of different street frontages.

Conservation Areas

There are two conservation areas in the parish; Ewhurst Conservation Area and Ewhurst Green Conservation Area.

Ewhurst Conservation Area comprises two distinct areas of development within the CA, the small green and the church. Ewhurst CA has a linear form running north to south declining down Shere Road onto The Street. The key vistas are associated with the main focal points through the village which are the church and the village green. The CA follows the traditional Surrey vernacular and is characterised by timber framed buildings, clay tile hanging, red brick and plain clay tile roofs. The area contains 14 listed buildings and 2 Buildings of Local Merit (locally listed buildings). Notable buildings include St Peter and St Paul's Church and White Hart Cottages.

The **Ewhurst Green Conservation Area** developed as a separate entity to Ewhurst village and as such has its own character. It is thought to date back to the 15th Century and developed slowly as a separate entity to Ewhurst as a group of farms surrounding common land. Since the late 16th century, the area has been gradually infilled with primarily residential properties but it is still largely undeveloped making space a key feature of this CA. Despite its close proximity to Ewhurst village, which has been subject to development over the years resulting in its expansion to the south and east, the CA has retained its rural character and setting. Ewhurst Green CA is linear in form with a relatively open scatter of buildings set around an area of common. This contrasts with the main village of Ewhurst less than a mile to the north which has had much closer development. The earliest properties within the CA were built in the late 16th century. These typify the traditional Surrey vernacular, characterised by exposed timber frame, clay tile hanging and brick infill panels. Other common materials in the Conservation Area includes red brick, whitewash painted brick, clay tile hanging, sandstone, timber frame and weatherboarding. The Conservation Area contains 3 listed buildings.

Listed Buildings

There are a number of listed buildings in the parish in addition to numerous notable buildings and buildings of historic interest. Sayers Croft being a site of National Heritage significance. Notably, these include the following:

Grade I - Church of St Peter & St Paul, The Street, Ewhurst

Grade II* - White Hart Cottages (1,3,4 & 5), The Street

Other

There are no Scheduled Ancient Monuments, Registered Battlefields, Registered Parks and Gardens within the parish.

There are a number of archaeological sites across the parish, primarily in and around the settlements of Ewhurst and Ellen's Green.

4. Planning Context

Neighbourhood plans are influenced by various higher level plans, policies and guidance. These various publications have informed the Scoping Report and will subsequently inform the SEA Report.

Localism Act (2011)

The National Planning Policy Framework (2018)

National Planning Practice Guidance (2014-)

Surrey Hills Area of Outstanding Natural Beauty Management Plan (2014-2019)

Waverley Borough Landscape Study (2014)

Surrey Biodiversity Opportunity Areas – Surrey Nature Partnership (2015)

Waverley Borough Local Plan (2002) – Retained Policies

Waverley Borough Local Plan Part 1 (2018)

Waverley Borough Local Plan Sustainability Appraisal (2016)

Waverley Borough Local Plan Part 2 Sustainability Appraisal Scoping Report (2017)

Waverley Borough Infrastructure Delivery Plan (2016)

Waverley Borough Strategic Flood Risk Assessment (2015 and 2016)

Waverley Borough Local Plan Habitats Regulations Assessment (2016)

West Surrey Housing Market Assessment Report (2015)

Waverley Settlement Hierarchy (2012)

Surrey Local Economic Assessment (2010)

Waverley Employment Land Review (2010 & 2016)

Waverley Playing Pitch Strategy (2013)

Waverley Open Space, Sport, Leisure and Recreation (2013)

Waverley Play Areas Strategy (2015-2024)

Waverley Viability Study (2016)

Surrey Strategic Highway Assessment (2016)

Surrey Strategic Transport Assessment Report (2014)

Surrey Minerals Plan (2011)

Surrey Local Transport Plan 3 (2011-2026)

Surrey Landscape Character Assessment (2015)

5. Sustainability Issues

The overview of the parish character identified a number of issues which have informed the preparation of the sustainability framework in Section 6 below. The main issues collected are listed below and are divided up into the three strands of sustainability, social, economic and environmental issues.

Social

- House prices in the parish are high and the borough's high housing affordability ratio poses significant challenges, particularly for first time buyers.
- The parish has an ageing population but a high proportion of children which poses various challenges in meeting the needs of all sectors of the community, for example with regard to housing, community facilities and services. There is a need to provide affordable homes and housing suitable for smaller households and an ageing population. Previously developed land and the most sustainable sites should be prioritised.
- The parish has a greater proportion of 1-2 person households and a lower proportion of 3-4 person households.
- The parish has a high proportion of owner-occupation and a high proportion of large (4+ bedrooms) detached homes. Conversely, the parish has a low proportion of rented accommodation and a low proportion of flats and terraces.
- Some areas of the parish in particular have limited services and facilities. Public transport provision in the parish is poor and car ownership is high.

Economy

- The parish has a small number of local businesses which should be supported

Environment

- The parish has a high quality natural environment and its valued landscapes, wildlife and habitats, in particular those of biodiversity and nature conservation value, face pressures and threats.
- The parish has a significant number of designated heritage assets and other historic assets which face pressure from new development and should be conserved and enhanced
- Flooding presents a clear risk to many parts of the parish.
- The UK and Waverley Borough Council are required to meet stringent climate change targets and Neighbourhood Plans can make an important contribution in meeting these targets
- The parish is located in an identified water stress area.

6. Sustainability Framework

This Sustainability Appraisal seeks to test the contribution that the Ewhurst and Ellen's Green Neighbourhood Plan will make towards achieving sustainable development. The first part of this process is to identify sustainability objectives and indicators, presented below in the Sustainability Framework.

These objectives and questions will be used to inform the neighbourhood plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives are based on the three strands of sustainability - environmental, social and economic. The questions have been chosen to quantify and measure the degree to which each objective has been achieved or will be achieved, although additional considerations and further details have been taken into account where necessary. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

Sustainability Framework

Objective	Questions to consider
<u>Social</u>	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	<ul style="list-style-type: none"> - Will the neighbourhood plan improve the availability of affordable housing to meet specified local needs? - Will the neighbourhood plan ensure the needs of older residents are met? - Does the neighbourhood plan encourage high quality and sustainable development? - Will the neighbourhood plan prioritise the use of vacant and previously developed land/brownfield land?
Soc/2. Retain and enhance existing community facilities and services	<ul style="list-style-type: none"> - Will the neighbourhood plan retain and enhance the provision of community services and facilities? - Will accessibility to new and/or existing facilities be improved?
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	<ul style="list-style-type: none"> - Will the neighbourhood plan promote sustainable forms of transport and encourage walking and cycling to shops, facilities and services? - Does the neighbourhood plan encourage the linking to/extension of existing access networks? - Will the neighbourhood plan benefit the health of the community?
<u>Economic</u>	

Eco/1. Support the growth of the local economy and meet the needs of local businesses	<ul style="list-style-type: none"> - Will the neighbourhood plan support existing shops and businesses? - Will the neighbourhood plan align with the long term plans of key businesses in the parish? - Will the neighbourhood plan support and provide for new businesses over the plan period?
<u>Environmental</u>	
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	<ul style="list-style-type: none"> - Will the neighbourhood plan preserve and enhance biodiversity and ensure there are no adverse impacts on the parish's locally and nationally important biodiversity designations (SSSIs, SNCIs, LNRs etc)? - Will the neighbourhood plan safeguard and ensure there are no adverse impacts on the parish's ancient woodland?
Env/2. Protect the character, qualities and identity of the parish's natural landscape	<ul style="list-style-type: none"> - Does the neighbourhood plan promote the purposes and enjoyment of the Surrey Hills AONB? - Are there likely to be any harmful impacts to the character and/or valued natural landscape of the parish, including the AGLV? - Will the neighbourhood plan ensure that any landscape impact is minimised and that landscaping mitigation is sympathetic to the existing character of the parish?
Env/3. Protect the character and significance of the parish's heritage assets	<ul style="list-style-type: none"> - Does the neighbourhood plan ensure that development respects the historic character of the parish and minimises any detrimental impacts? - Will development impact on designated heritage assets (including conservation areas and listed buildings)? - Will development impact on locally designated heritage assets?
Env/4. To ensure that development does not increase the risk of flooding	<ul style="list-style-type: none"> - Does the neighbourhood plan reduce the risk of flooding? - Is the site within an area of flood risk? - Will the neighbourhood plan ensure removal of surface water by sustainable methods that will enhance the environment and biodiversity?
Env/5. To reduce the parish's use of resources and impact on climate change	<ul style="list-style-type: none"> - Will the neighbourhood plan promote energy efficiency and the use of renewables within the parish? - Will the neighbourhood plan encourage a reduction in water consumption?

7. Appraising the Objectives

The following objectives have been identified in the Neighbourhood Plan.

- Objective 1 - To make provision for the development of sufficient new housing.
- Objective 2 - To allow for a mix of new housing provision which is weighted towards providing for identified local needs.
- Objective 3 - To maintain the separate, identify and physical separation of Ewhurst (including Ewhurst Green) and Ellen's Green.
- Objective 4 - To maintain and enhance the character, built environment and heritage of Ewhurst (including Ewhurst Green) and Ellen's Green.
- Objective 5 - To maintain the character and quality of the countryside and rural areas outside the built-up areas of Ewhurst (including Ewhurst Green) and Ellen's Green.
- Objective 6 - To seek to maintain, protect and enhance in all areas, including within the settlements.
- Objective 7 - To seek to maintain and improve the rich biodiversity and sustainability of all areas of the Parish.
- Objective 8 – To seek to minimise flood risk
- Objective 9 - Ensure the continuity of local facilities, assets and services.
- Objective 10 - To seek to ensure that the local economy and sources of employment within the Parish can continue to flourish.
- Objective 11 - To seek to improve highway safety; ensure safe vehicular and pedestrian access and promote pedestrian safety and to reduce road traffic congestion

The Neighbourhood Plan objectives have been appraised against the sustainability framework as seen in the table below:

Objectives	Neighbourhood Plan Objectives			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	Objectives 1 and 2 in particular will ensure that the housing needs of the parish are met, in the most sustainable locations, including affordable housing for young families and older residents.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	Objective 8 will ensure a positive impact against this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Objectives 1, 8 and 11 will ensure that development is located in the right areas to retain and enhance local services, thus encouraging sustainable forms of transport and reducing the need to travel by car.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Objectives 1, 8, 10 and 11 will ensure that the growth of the village supports existing local businesses and new enterprises and that their needs are met through labour, local services and infrastructure provision.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	Whilst there may be some conflict with objective 1 which supports the growth of the parish, it is expected that objectives 6 and 7 will mitigate any adverse impacts.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	Whilst there may be some conflict with objective 1 which supports the growth of the parish, it is expected that objectives 3, 4, 5 and 6 will mitigate any adverse impacts on the parish's natural landscape
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	Whilst there may be some conflict with objective 1 which supports the growth of the parish, it is expected that objectives 3 and 4 will mitigate any adverse impacts on the parish's heritage assets
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	Objective 8 will ensure that the plan minimises flood risk.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	It is expected that objectives 1 and 11 will ensure that new development is sustainable, located in the right areas and that sustainable forms of transport are encouraged. New development will increase demand for resources including water.

8. Appraising the Policy Options

Unless otherwise set out in this chapter, no other reasonable alternatives to the policy approaches set out in the draft neighbourhood plan have been identified.

Affordable Housing

The Waverley Borough Local Plan sets an affordable housing target of 30% on new developments of 11 net additional units or more (outside of the AONB). The Housing Numbers, Mix and Tenure Report sets out detailed information justifying a higher housing target than the Local Plan target. As such, two options will be considered through the Sustainability Appraisal.

Option 1 – 30% Affordable Housing Target

Option 2 – 40% Affordable Housing Target

Objectives	Option 1 – 30% Affordable Housing			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This policy requires 30% affordable housing on developments of 11 units or more in line with the Waverley Borough Local Plan target (which has been viability tested). This will provide affordable housing without jeopardising delivery of development.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective

Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective

Objectives	Option 2 - 40% Affordable Housing			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++?	++?	++?	This policy requires 40% affordable housing and so will provide a higher level of affordable housing than option 1. This target has not been viability tested however and so it is unknown whether there would be any impact on viability/deliverability. The Housing Numbers, Mix and Tenure Report makes a clear case for a higher affordable housing target than the Borough level, identifying that the parish has a low proportion of private rented accommodation, growing elderly population, high percentage of large dwellings (4+ bedrooms), high house prices and affordability. It also identifies clear distinctions between the Borough and parish level.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective

Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective

Summary

Option 1 is considered to be the more sustainable option subject to a robust evidence base and sufficient flexibility within the policy to ensure it does not adversely impact on development viability/delivery.

Coalescence

Parish residents have raised concerns about development between the villages of Cranleigh and Ewhurst and the impact this will have on the surrounding countryside and the setting of the village. Three different options have been identified and appraised below:

Option 1 – Restriction on development to the west of Ewhurst village settlement boundary

Option 2 – Partial-restriction on development to the west of Ewhurst village settlement boundary

Option 3 – No restriction on development to the west of Ewhurst village settlement boundary

Objectives	Option 1			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This option would restrict new development between the settlements of Ewhurst and Cranleigh. Whilst various other options for housing have been identified to the east of the village, this option could put at risk the delivery of housing to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The area to the west of the village contains areas of ecological value including significant amounts of ancient woodland, SNCI and a local nature reserve and so restricting new development could have some benefits, however, there are areas of ecological value within the parish that could be affected by favouring development elsewhere.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	++	++	The area to the west of the settlement boundary is identified as Countryside Beyond Green Belt and contains areas of open countryside which are open in character as well as wooded areas further to the west. The area is considered to make a positive contribution to the rural setting of the village, forming an attractive approach to the more built up area of Ewhurst. Cranleigh is required to deliver a minimum of 1700 new homes through the Waverley Local Plan. 1,376 are known to already be completed or within the planning pipeline, including some to the east of Cranleigh village, enclosing the gap between the border of Ewhurst parish. Further to this, the draft Cranleigh Neighbourhood Plan identifies sites to accommodate approximately 110 dwellings to meet the remainder of this target. Development in this area would result in coalescence between Ewhurst and Cranleigh which could permanently and adversely affect the character and identity of Ewhurst village and its countryside setting. This option aims to restrict new development in this area, maintain the existing character, and so would score positively.
Env/3. Protect the character and significance of the parish's heritage assets	+?	+	+	There are some heritage assets in this area (Grade II listed buildings and the Ewhurst and Ewhurst Green Conservation Areas). Further coalescence between the two settlements could potentially affect these heritage assets and alter the character and identity of Ewhurst village and its countryside setting. This option would have a positive impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	There are watercourses that run through this area and there is some fluvial and surface water flood risk in particular. Restricting development in this area is likely to slow (or maintain) run off rates in comparison to if it were to be developed, however a significant impact on this objective is unlikely.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	Option 2			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This option aims to identify an appropriate area which is considered to be the most sensitive in terms of coalescence between the villages of Ewhurst and Cranleigh. It would therefore not take a blanket approach and would allow some growth of the village in a westward direction. It is not considered that this option would put at risk the delivery of housing to meet local needs or prevent the overall housing target being met.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The area to the west of the village contains areas of ecological value including significant amounts ancient woodland, SNCI and a local nature reserve and so restricting new development could have some benefits, however, there are areas of ecological value within the parish that could be affected by favouring development elsewhere.

Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	+	+	<p>The area to the west of the settlement boundary is identified as Countryside Beyond Green Belt and contains areas of open countryside which are open in character as well as wooded areas further to the west. The area is considered to make a positive contribution to the rural setting of the village, forming an attractive approach to the more built up area of Ewhurst.</p> <p>Cranleigh is required to deliver a minimum of 1700 new homes through the Waverley Local Plan. 1,376 are known to already be completed or within the planning pipeline, including some to the east of Cranleigh village, enclosing the gap between the border of Ewhurst parish. Further to this, the draft Cranleigh Neighbourhood Plan identifies sites to accommodate approximately 110 dwellings to meet the remainder of this target.</p> <p>This policy option would define and restrict new development in the area considered to be most sensitive areas in terms of coalescence but could potentially allow some development to the west of the village that which could impact on the character and identity of Ewhurst village and its countryside setting.</p>
Env/3. Protect the character and significance of the parish's heritage assets	+?	+?	+?	<p>There are some heritage assets in this area (Grade II listed buildings and the Ewhurst and Ewhurst Green Conservation Areas). This option could potentially allow some development to the west of the village but aims to restrict development in the most sensitive areas that, cumulatively, might otherwise result in further coalescence between the two settlements which could potentially affect these heritage assets and alter the character and identity of Ewhurst village and its countryside setting.</p>
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	<p>There are watercourses that run through this area and there is some fluvial and surface water flood risk in particular. Limiting development in this area is likely to slow (or maintain) run off rates in comparison to if it were to be developed, however a significant impact on this objective is unlikely.</p>
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	<p>There is unlikely to be an impact on this objective.</p>

Objectives	Option 3			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This option would not restrict new development between the settlements of Ewhurst and Cranleigh to the west of the village.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective given the spread of local services/facilities around the village.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The area to the west of the village contains areas of ecological value including significant amounts ancient woodland, SNCI and a local nature reserve. This option would allow development that may impact on these sites, however, there are other areas around the village that are of ecological value and that would be affected by directing development elsewhere.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	--?	--?	The area to the west of the settlement boundary is identified as Countryside Beyond Green Belt and contains areas of open countryside which are open in character as well as wooded areas further to the west. The area is considered to make a positive contribution to the rural setting of the village, forming an attractive approach to the more built up area of Ewhurst. Cranleigh is required to deliver a minimum of 1700 new homes through the Waverley Local Plan. 1,376 are known to already be completed or within the planning pipeline, including some to the east of Cranleigh village, enclosing the gap between the border of Ewhurst parish. Further to this, the draft Cranleigh Neighbourhood Plan identifies sites to accommodate approximately 110 dwellings to meet the remainder of this target. This option would place no restriction on development in this area which could permanently and adversely affect the character and identity of Ewhurst village and its countryside setting, albeit individual site locations are unknown.

Env/3. Protect the character and significance of the parish's heritage assets	0?	-?	-?	There are some heritage assets in this area (Grade II listed buildings and the Ewhurst and Ewhurst Green Conservation Areas). Whilst individual sites are not know, this option could potentially allow a level of development that, cumulatively, could result in further coalescence between the two settlements, potentially affecting these heritage assets and altering the character and identity of Ewhurst village and its countryside setting.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	There are watercourses that run through this area and there is some fluvial and surface water flood risk in particular. Allowing unrestricted development in this area could increase run off rates, however a significant impact on this objective is unlikely.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Summary

Option 3 is not considered a sustainable option given the impact on the character of the area (built and natural environment) and the contribution it makes to the setting of the village. Option 1 is the most restrictive approach and would prevent development to the west of the area, and thus further coalescence between the villages of Cranleigh and Ewhurst, however, this option could also put at risk the delivery of housing which is essential in meeting the housing needs of the parish and the wider associated social and economic benefits. Option 2 would potentially allow some development to the west of the village but aims to protect the most sensitive areas and so would protect the parish's natural and built environment whilst the risk in terms of housing delivery is considered to be less. On this basis, Option 2 is considered to be the most sustainable option to take forward.

Village Housing Target

Policy ALH1 (The Amount and Location of Housing) of the recently adopted Waverley Borough Local Plan allocates 100 new homes to Ewhurst over the plan period, including homes permitted and built since April 2013. The Sustainability Appraisal for the Local Plan notes that LAA identifies 'suitable' greenfield sites in 'smaller villages' (including 55 dwellings at Ewhurst) and that no other sites are potentially suitable (and indeed there are no additional sites available), and so there is little in the way of strategic argument for higher growth at these villages. As such, no other reasonable alternatives were identified for these smaller villages for the purposes of developing spatial strategy alternatives.

On this basis, it is not felt that further assessment of levels of growth for the village is required through the neighbourhood plan SEA process.

However, as will be expanded on below, additional options have been identified through the Neighbourhood Plan Call for Sites process and these options will be assessed against the sustainability framework on their own merits. The figures set in policy ALH1 are minimum figures and

so, should the SA/SEA process (and ultimately the Neighbourhood Plan) may find other suitable options that ultimately exceed the housing requirement figure.

Site Options

An appraisal of all site has been undertaken against the sustainability framework to help identify the most sustainable options. The sites have been identified through the Waverley Borough Land Availability Assessment (WLAA), a Call for Sites through the Waverley Borough Local Plan process (WBLP CFS) and a Call for Sites undertaken for the Neighbourhood Plan. Further details on the sites, and further assessment, can be found in the Ewhurst and Ellen’s Green Housing Land Availability Assessment (E&EG HLAA) accompanying the neighbourhood plan. Site visits were undertaken to inform this assessment.

Sites included in the Waverley Land Availability Assessment

The following sites have been considered through the Neighbourhood Plan process but have been ruled out on the basis of the threshold criteria set out in paragraph 3.9 of the Ewhurst and Ellen’s Green Housing Land Availability Report (E&EG HLAA).

For the purposes of this Strategic Environmental Assessment, these excluded sites are not considered to ‘reasonable alternatives’ and so no further assessment will be given.

Site	How was the site identified?	Assessment Conclusion
Wendela Cottage, Molbury Hill Road, Holmbury St Mary	WLAA	Greenfield land entirely more than 100m from the edge of the settlement boundary (Also rejected through WLAA on the basis of size threshold)
Land to the rear of Hermongers Lane (East of Cox Green)	WLAA	Greenfield land entirely more than 100m from the edge of the settlement boundary. (Also rejected through WLAA on the basis being further than 100m from settlement)
Hurtwood Park Polo Club, Horsham Lane, Ewhurst	WLAA / WBLP CFS	Greenfield land entirely more than 100m from the edge of the settlement boundary (Also rejected through WLAA on the basis of impact on the Surrey Hills Area of Great Landscape Value (AGLV); Isolated location)
Maybank, Plough Lane	E&EG HLAA	Greenfield land entirely more than 100m from the edge of the settlement boundary
Widewoods	WBLP CFS	Greenfield land entirely more than 100m from the edge of the settlement boundary

Somerbury	WBLP CFS	Greenfield land entirely more than 100m from the edge of the settlement boundary
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The sites in the table below have not been ruled out and have been assessed through either the Waverley Land Availability Assessment or the E&EG Housing Land Availability Report. These options will therefore be assessed through this Strategic Environmental Assessment.

Site	Site	How was the site identified?
1	Summerbrook Farm, Ockley Road	E&EG HLAA
2	Farthingham House, Farthingham Lane, Ewhurst	E&EG HLAA
3	Land to rear of Mapledrakes Road, Ewhurst (known as Tree Tops)	E&EG HLAA
4	Land to rear of Tamarisk, Mapledrakes Road	WLAA/ E&EG HLAA
5	Land at Firethorn Farm and 44 - 45 Larkfield, Plough Lane, Ewhurst	E&EG HLAA
6	Land south of Cranleigh Road	WLAA
7	Land to the rear of Blue Cottage and Penlan, Cranleigh Road, Ewhurst (known as Sayers Croft)	WBLP CFS
8	Land at Sixpenny Buckle, Gransden Close	WLAA
9	Mallards Close, The Street	WLAA
10	Thornhurst Brook Farm (The Street)	E&EG HLAA
11	Land at West View, Wykehurst Lane*	E&EG HLAA
12	Windacres Farm, Church Street, Rudgwick	E&EG HLAA
13	Land South of Cox Green Road, Rudgwick (Phase 1)	WBLP CFS
14	Land South of Cox Green Road, Cox Green Road, Ridgwick (Phase 2)	WBLP CFS
15	Former Brickworks, Horsham Road, Ewhurst, GU6 7SW	WLAA

16	Smokeyjacks, Horsham Road, Ewhurst, GU6 7SW	WLAA
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* It is noted that the HLAA refers to two sites within the individual site assessment. The SEA will treat the site in the same way and reference both parts of the site and will be able to consider all of the environmental issues relevant to the entire site.

Objectives	Site Ref 01 - Summerbrook Farm, Ockley Lane			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 20-80 dwellings and so could provide a significant amount of on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	This is a relatively large site and its development would significantly increase the customer base for village facilities and services but it is unlikely to have a significant impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is on the far north eastern edge of the village, although is within walking distance to some village services and facilities. There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	This is a large site and would increase the customer base for parish businesses but it is unlikely to have a significant impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-	-	-	The site is adjoined by Ancient Woodland (also a SNCI) and Priority Habitat (Deciduous Woodland) to the south and west.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	The site lies outside of the settlement boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The AONB lies to the north. The site has a distinct separation from the village and has a defined rural character.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within the vicinity of heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse runs along the western boundary of the site. It is primarily Flood Zone 1 but borders Flood Zones 2 and 3. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 02 - Site Farthingham House, Farthingham Lane, Ewhurst			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This site could accommodate approximately 7 dwellings, however, on this basis, it would unlikely provide on-site affordable homes.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-	-	-	There are trees on the site and it is adjacent to a SNCI, Ancient Woodland and Priority Habitat (Deciduous Woodland)
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is identified as Countryside Beyond Green Belt and so is recognised for its landscape value, although management of the site has lessened its rural character. The site slopes steeply eastwards but is relatively enclosed by trees and hedgerows.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not located within a Conservation Area or within the vicinity of listed buildings.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse borders the site to the east and it lies on the edge of Flood Zones 2 and 3. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 03 - Land to rear of Mapledrakes Road, Ewhurst (known as Tree Tops)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This site could accommodate approximately 9 dwellings, however, on this basis, it would unlikely provide on-site affordable homes.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-	-	-	There are trees and hedgerows on the site and it is adjacent to a SNCI and Ancient Woodland and Priority Habitat (Deciduous Woodland)
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value, although management of the site has lessened its rural character. The site slopes steeply eastwards but is relatively enclosed by trees and hedgerows.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not located within a Conservation Area or within the vicinity of listed buildings.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse borders the site to the east and it lies on the edge of Flood Zones 2 and 3. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 04 - Land to rear of Tamarisk, Mapledrakes Road			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 20-25 dwellings and so could provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-	-	-	There are trees and hedgerows on the site and it is within close proximity to a SNCI and Ancient Woodland and Priority Habitat (Deciduous Woodland)
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-?	-?	-?	The site lies partly within the settlement boundary. The area outside of the boundary is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The site is currently used for grazing and, despite being on the edge of the village, has a defined rural character. The site slopes eastwards but is relatively enclosed by hedgerows and woodland.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not located within a Conservation Area or within the vicinity of listed buildings.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse borders the site to the east and it lies on the edge of Flood Zones 2 and 3. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 05 - Land at Firethorn Farm and 44 - 45 Larkfield, Plough Lane			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This site could accommodate approximately 48-58 dwellings and so could provide a significant amount of on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	This is a large site and its development would significantly increase the customer base for village facilities and services but it is unlikely to have a significant impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be a significant impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	This is a large site and its development would significantly increase the customer base for parish businesses but it is unlikely to have a significant impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	A SNCI and Ancient Woodland lies to the north (although not in close proximity) and the woodland immediately to the north is Priority Habitat (Deciduous Woodland). There are trees and hedgerows on the site, including a number of TPOs to the west of the site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	A small section of the site lies within the settlement boundary. The area outside of the boundary is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The site is large and open and prominent in wider views, potentially from the AONB to the north (despite some boundary screening). It is likely that development of this site would have an adverse impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The southernmost point of the site is adjacent to the Ewhurst Green Conservation Area and a development of this scale could impact on its setting.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	The site is within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 06 - Land south of Cranleigh Road			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate between 10-20 dwellings, including affordable homes, to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities. There is a bus stop outside of the site on Cranleigh Road. However, there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	Local Nature Reserve located to the north west and Ancient Woodland / Site of Nature Conservation Importance to the west (although not in close proximity). The officers report for WA/2016/1209 noted the potential for protected species on the site (in particular dormouse). Mitigation measures may be possible to avoid harm.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	<p>The site is located outside of the settlement boundary and the area subject to this policy is identified as Countryside Beyond Green Belt and so is recognised for its landscape value.</p> <p>This site is prominent in views from Cranleigh Road and Gadbridge Lane in an area where the character transitions from the village to the countryside. The appeal inspector for application WA/2016/1209 noted the largely open and rural character and appearance of the area which makes a positive contribution to the rural setting of the village and forms an attractive approach to the more built up area of Ewhurst. The area was also found to have a spatial and physical association with the open land beyond (to the south).</p> <p>Development of this site would result in some coalescence between Ewhurst and Cranleigh which would affect the character and identity of Ewhurst village and its countryside setting.</p>

Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is a Grade II listed building to the south (Gadbridge Farm) but the site is not located within a Conservation Area. Development of this site could affect the setting of heritage assets, although an appropriately designed scheme should be able to mitigate.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is within Flood Zone 1. There are watercourses that run through this area and the site may be subject to some degree of groundwater and surface water flood risk, however a significant impact on this objective is unlikely.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 07 - Land to rear Blue Cottage and Penlan, Cranleigh Road			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This site could accommodate approximately 7 – 20 dwellings and so could potentially provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	The adjacent Sayers Croft is valued facility for outdoor learning. Development of the site is likely to affect the quiet, rural setting which is of importance to this facility. However, there is unlikely to be a significant impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective. A public footpath crosses the site.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	There are trees and hedgerows on the site. Immediately adjacent to the north is Priority Habitat Deciduous woodland. A Local Nature Reserve lies to the north (beyond the Sayers Croft site). There is Ancient Woodland to the west.

Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	The site lies partly within the settlement boundary. The area outside of the boundary is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The site is relatively well screened to the west and north by mature trees and is considered enclosed within the wider landscape with distant views of the site being limited. However, development of the site is likely to significantly change the informal and semi-rural character of the area along this part of Cranleigh Road.
Env/3. Protect the character and significance of the parish's heritage assets	-	-	-	The site is not located within a Conservation Area but is adjacent to the Sayers Croft site which includes a Grade II listed building and the wider site is non-designated heritage asset. The site forms an important buffer zone between the Sayers Croft site and the suburban housing to the south. There are also non-designated heritage assets at the Sayers Croft site which would be affected. Development of this site is likely to harm the setting of these designated and non-designated heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site lies within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 08 - Land at Sixpenny Buckle, Gransden Close			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This site could accommodate approximately 4 dwellings and so would not provide on-site affordable homes.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	This site is located within the village settlement boundary and is not within close proximity to biodiversity designations. There is one TPO on the western edge of the site.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	The site lies within the village settlement boundary and so is considered to be a sustainable location for development and so would not have an adverse impact on the parish's natural landscape.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The Ewhurst Conservation Area lies to the north, but the site is not within the vicinity of listed buildings. The surrounding pattern of development is relatively dense and so an appropriate scheme is unlikely to harm the setting of the CA.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site lies within Flood Zone 1. Development of the site would affect the surface water run off rates of the site. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 09 - Mallards Close, The Street			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This site could accommodate approximately 3 dwellings and so would not provide on-site affordable homes.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	The site is adjacent to the village recreation ground but there is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	This site is located within the village settlement boundary and to the west of the site is a Priority Habitat (Deciduous Woodland)
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	The site lies within the village settlement boundary and so is considered to be a sustainable location for development and so would not have an adverse impact on the parish's natural landscape.

Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The site lies within the Ewhurst Conservation Area and is adjacent to a Grade II listed building. The surrounding area is mixed with a dense development pattern to the south but is characterised by spacious plots to the north. Given the mixed character, a small development of an appropriate scale and layout is unlikely to harm nearby heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site lies within Flood Zone 1. Development of the site would affect the surface water run off rates of the site. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 10 - Thornhurst Brook Farm (The Street)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 23 dwellings and so could provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	The site is adjacent to the village recreation ground and is within close proximity to village facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	This site is in close proximity (walking distance) to village services and facilities
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This site is in close proximity (walking distance) to village services and facilities but there is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	There are trees and hedgerows on and adjacent to the site. This includes woodland at the south of the site which is identified as Priority Habitat (Deciduous Woodland). There is Ancient Woodland to the west of the site.

Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The southern lower lying part of the site in particular is well related to the village being surrounded by residential development to the north and east and the recreation ground to the south (separated by a stream and woodland). This area is considered to be the least sensitive with a semi-urban feel. The eastern section rises steeply northwards whilst the western area is lower lying and enclosed despite being furthest from the village. Some parts (in particular the eastern slope) could be visible in wider views but, generally, the site is contained by strong boundary planting which limits views.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The site is adjacent to a Conservation Area and within the vicinity of Grade II listed buildings to the east and west. This part of the Conservation Area is characterised by detached buildings set in spacious plots and any development on this site would need to be sympathetic to the setting of the CA.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse borders the site to the west but the site lies within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 11 - Land at West View, Wykehurst Lane (both sites)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This site could accommodate approximately 10-15 dwellings and so is likely to provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	The site is within relatively close proximity to village facilities and services. However, there is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	There are trees and hedgerows on and adjacent to the site. This includes woodland at the west of the site which is identified as Priority Habitat (Deciduous Woodland) and Ancient Woodland to the south west.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The AONB lies to the north. The eastern section of the site, in particular, is viewed in the context of the village edge and has a semi-urban character being surrounded by residential development to the north and east and being relatively well enclosed to the south and west which also limits views from the wider landscape. The western section of the site has more natural features (including dense woodland to the far west) but is well enclosed in its surroundings.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The site is adjacent to a Conservation Area and this particular part is characterised by a relatively dense pattern of development (with terraced housing to the east) and any development on this site would need to be sympathetic to the setting of the CA.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	A watercourse borders the site to the west but the site lies within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 12 - Windacres Farm, Church Street, Rudgwick			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This site could accommodate approximately 90+ dwellings and so could provide a significant amount of on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	+?	+?	+?	This is a large site which is likely to benefit facilities and services in Rudgwick (and the wider area), albeit not necessarily benefitting those in Ewhurst parish.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+?	+?	+?	This site is remote from village services and facilities in Ewhurst and Ellen's Green does not benefit from many services and facilities. The site is, however, related to the settlement of Rudgwick which appears to have some shops and services including public transport.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This is a large site and its development would significantly increase the customer base for local businesses (albeit not necessarily those located in Ewhurst).
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site includes numerous trees and hedgerows and a small patch of woodland at the west of the site is priority habitat (Deciduous Woodland). There is a large patch of Ancient Woodland to the south east.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	--	--	--	This is a large site on the edge of Rudgwick designated as Area of Great Landscape Value. Although some screening is provided by hedgerows and trees to the east and south, the site is open, provides an attractive countryside setting and is visible in wider views. It is considered a sensitive site and there is likely to be a significant adverse impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	-	-	-	The site adjoins the Rudgwick Conservation Area and there are various listed buildings in the vicinity (including a Grade I listed church to the west). A development of this scale is likely to impact on the setting of these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 13 - Land South of Cox Green Road, Rudgwick (Phase 1)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 30-50 dwellings and so could provide a significant amount of on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	This is a fairly large site and the increase in customer base is likely to benefit facilities and services in Rudgwick (and the wider area), albeit not necessarily benefitting those in Ewhurst parish.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is remote from village services and facilities in Ewhurst and Ellen's Green does not benefit from many services and facilities. The site is, however, related to the settlement of Rudgwick which appears to have some shops and services including public transport.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This is a fairly large site and its development would increase the customer base for local businesses (albeit not necessarily those located in Ewhurst).
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site includes numerous trees and hedgerows but does not affect any biodiversity designations.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	--	--	--	This is a fairly large site on the edge of Rudgwick designated as Area of Great Landscape Value. Although some screening is provided by hedgerows and trees to the west and north, and Cox Green Road provides a defensible boundary, the site is highly prominent in views from the north (partly due to the topography of the land) and the south and the site provides an attractive countryside setting. It is considered a sensitive site and there is likely to be a significant adverse impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	-?	-?	-?	Rudgwick Conservation Area lies to the south and there is a Grade II listed building directly to the east. A development of this scale is likely to impact on the setting of these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 14 - Land South of Cox Green Road, Rudgwick (Phase 2)			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+	+	This site could accommodate approximately 90-200 dwellings and so could provide a significant amount of on-site affordable homes to meet local needs, potentially towards the back end of the plan period.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	This is a large site and the increase in customer base is likely to benefit facilities and services in Rudgwick (and the wider area), albeit not necessarily benefitting those in Ewhurst parish.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	This site is remote from village services and facilities in Ewhurst and Ellen's Green does not benefit from many services and facilities. The site is, however, related to the settlement of Rudgwick which appears to have some shops and services including public transport.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	This is a large site and its development would increase the customer base for local businesses (albeit not necessarily those located in Ewhurst).
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	The site includes numerous trees and hedgerows but does not affect any biodiversity designations.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	--	--	--	This is a large site on the edge of Rudgwick designated as Area of Great Landscape Value. Although some screening is provided by hedgerows and trees to the west and north, and Cox Green Road provides a defensible boundary, the site is highly prominent in views from the north (partly due to the topography of the land) and the south and the site provides an attractive countryside setting. It is considered a sensitive site and there is likely to be a significant adverse impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	-	-	-	Rudgwick Conservation Area adjoins the site to the south and there are various Grade II listed buildings in the vicinity. A development of this scale is likely to impact on the setting of these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 15 – Former Brickworks, Horsham Road			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a brownfield site that could potentially accommodate approximately 22 dwellings and so could provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	This is a relatively large site and its development would increase the customer base for village facilities and services. However, the site is remote from the village. There is unlikely to be a significant impact on this objective given the
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is remote from village services and facilities and does not appear to be located near to any public transport links. There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	-	-	-	The site is currently occupied by car storage/repair business. Whilst the increase in customer base may benefit parish businesses, this is outweighed by the loss of a local business/employment site.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	The site is surrounded by Ancient Woodland to the south, east and west (some of which is Priority Habitat (Deciduous Woodland) and is adjoined by the Smokejack Clay Pit SSSI to the south and east.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is located within AGLV, however the site is brownfield, largely consisting of buildings and hardstanding and so development of the site could improve the site's contribution to the AGLV. The site is currently well screened by dense, mature tree planting.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within or adjacent to heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	The site lies within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	Site Ref 16 - Smokejacks, Horsham Road			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a brownfield site that could potentially accommodate approximately 26 dwellings and so could provide on-site affordable homes to meet local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	This is a relatively large site and its development would increase the customer base for village facilities and services. However, the site is remote from the village. There is unlikely to be a significant impact on this objective given the
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is remote from village services and facilities and does not appear to be located near to any public transport links. There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	The site is currently vacant - its former use being a brickworks. This is a large site and its development would increase the customer base for local businesses (albeit not necessarily those located in Ewhurst).
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-	-	-	The site contains buildings and structures from its former use but is designated as Ancient Woodland and a SSSI.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is located within AGLV. It could be considered a brownfield site but its landscape setting has been restored to an extent. The site is currently well screened by dense, mature tree planting and is not prominent in wider views.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within or adjacent to heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	The site lies within Flood Zone 1. Large parts of the parish are at risk of groundwater and surface water flooding.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Summary and Preferred Options

Whilst sites 1, 12, 13 and 14 could potentially bring forward high levels of housing, they were considered unsustainable on the basis of irreversible adverse impacts against the environmental objectives due to their scale and location within the AGLV and the resultant impact on the parish's natural and rural character.

Sites 2 - 7 were smaller, and so did not necessarily provide the social benefits that the above larger sites might offer but were also considered to impact adversely against environmental objectives, in particular due to their location near to biodiversity sites and also the potential irreversible impact on the parish's natural environment due to their particular site context and constraints.

Site 15 was considered to result in an adverse impact on the local economy objective due to the loss of an employment site and due to its proximity to a SSSI. Site 16 was also considered an unsustainable site due to it being a designated SSSI and the likely impact on the parish's natural environment due to its location in the AGLV (being irreversible effects).

Sites 8, 9, 10 and 11 are considered to be the most sustainable on the basis of their central location (some being within the existing settlement boundary), relatively modest scale and site context/constraints which is considered to have a less harmful impact on the parish's natural landscape. There are uncertainties over their impact on other constraints including nearby sites of ecological value and heritage constraints but it is considered that mitigation may be able to overcome these concerns.

9. Appraising the Policies

Objectives	C1 - Assets of Community Value			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	+	++?	++?	This policy aims to retain assets of community value, which are typically community facilities and services, and so this proposal will have a positive impact on this objective. The Bulls Head pub is one such example but other assets may be identified over the plan period.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	++?	++?	This policy could retain and give economic certainty to a local business and so is likely to impact favourably on this objective. The Bulls Head pub is one such example but other assets may be identified over the plan period.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Retaining this local service should ensure that local residents do not have to travel outside of the parish for an equivalent service. However, this impact is only likely to be minimal.

Objectives	C2 - Recreational Facilities and Open Spaces for Community Use			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	++	++	++	The intention of this policy is to retain and enhance existing recreation facilities and open space, as well as encouraging new provision, and so a positive impact is expected.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Whilst this policy supports the necessary provision of parking, the overarching aim of this policy is to retain and provide new facilities in the right locations near to existing communities which is likely to encourage walking, cycling and other forms of sustainable transport and ensure that residents do not have to travel further to access recreation and open space. These facilities are also important to the health of the local community
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	Recreation and open space provide biodiversity benefits and wildlife habitats although the impact on this objective is likely to be minimal.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Retaining existing provision, as well as supporting new provision, should ensure that local residents do not have to travel outside of the parish for an equivalent service. However, this impact is only likely to be minimal.

Objectives	C3 - Community Facilities			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	++	++	++	This policy aims to retain and enhance existing community facilities and supports the provision of new facilities and so this proposal will have a positive impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Retaining and enhancing existing facilities, and the provision of new facilities in appropriate locations, is likely to encourage walking, cycling and other forms of sustainable transport and ensure that residents do not have to travel further to access community facilities.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Community facilities make an important contribution to the local economy and so a positive impact against this objective is expected.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Retaining community facilities should ensure that local residents do not have to travel outside of the parish for an equivalent service. However, this impact is only likely to be minimal.

Objectives	C4 – School Provision			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This policy could potentially constrain new development in the parish in the event that there is insufficient school capacity to accommodate new development. However, policy ICS1 of the Waverley Local Plan and the Waverley Borough Infrastructure Delivery Plan will ensure that infrastructure (including educational provision) keeps pace with expected development over the plan period and so it is unlikely that there will be an adverse impact against this objective.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	This policy will encourage the provision of educational facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E1 – Coalescence			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	This policy aims to manage new development in a particular area between the settlements of Ewhurst and Cranleigh. Various options for housing have been identified across the parish that are not within this area and so this policy will not prevent the overall housing target being met.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	This policy aims to manage new development in a specific area between Ewhurst and Cranleigh (within E&EG parish), preserving existing wildlife habitats. The area also contains and is in the vicinity of areas of ecological value including significant amounts ancient woodland, SNCI and a local nature reserve and so restricting new development could have some benefits against this objective in this particular geographical area.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	++	++	The area subject to this policy is identified as Countryside Beyond Green Belt. The area is partly wooded and partly open in character and makes a positive contribution to the rural setting of the village, forming an attractive approach to the more built up area of Ewhurst. Cranleigh is required to deliver a minimum of 1700 new homes through the Waverley Local Plan. 1,376 are known to already be completed or within the planning pipeline, including some to the east of Cranleigh village, enclosing the gap between the border of Ewhurst parish. Further to this, the draft Cranleigh Neighbourhood Plan identifies sites to accommodate approximately 110 dwellings to meet the remainder of this target. For these reasons, this area is of importance to the character and identity of Ewhurst village and its countryside setting and so managing new development in this area would therefore help to preserve these important characteristics.

Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some heritage assets in this area but this policy is unlikely to have a significant impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	There are watercourses that run through this area and there is some fluvial and surface water flood risk in particular. Restricting development in this area is likely to slow (or maintain) run off rates in comparison to if it were to be developed, however a significant impact on this objective is unlikely.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E2 – Green Space and Landscaping			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	This policy should ensure that trees and hedgerows, which are important wildlife habitats, are protected where possible.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	+	+	The overarching intent of this policy is to ensure that development sites coming forward over the plan period respond positively to their landscape setting and are supported by robust landscaping proposals to mitigate harm to the parish's natural landscape.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.

Env/4. To ensure that development does not increase the risk of flooding	+?	+?	+?	Landscaping as part of a new development site is key to ensuring that surface water run off rates are managed and so this policy should help to mitigate any harmful impact from new development proposals.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E3 – Area of Outstanding Natural Beauty			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0?	0	This policy is not intended to restrict new development but will ensure that new development within the AONB or its setting is appropriate and responds well to the special landscape qualities of the AONB. There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+?	+?	+?	The natural beauty of the parish (and AONB) attracts visitors and contributes to the local economy and so this policy should ensure a positive outcome against this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	Preserving and enhancing the special qualities of the Surrey Hills AONB, for example its woodland which is widespread in E&EG and which provides a valuable wildlife habitat, should have a positive impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	++	++	++	Another of the special qualities of the Surrey Hills AONB (as identified in the AONB Management Plan) is its scenic landscape. Preserving and enhancing the landscape setting and character of the parish will ensure a positive impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	+	+	+	The parish has numerous heritage assets (including, but not limited to, listed buildings and conservation areas). The AONB Management Plan recognises these as contributing to the special character of the area and so this policy is likely to impact favourably against this objective.

Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E4 – New Conservation Areas			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	+	+	+	This policy encourages new Conservation Areas which would give further protection to other sites and buildings with heritage value.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E5 – Sayers Croft			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+?	+?	+?	If further buildings on this site were to be listed, protection would be given to the surrounding grounds (i.e. the curtilage of the buildings) and so it is expected that this policy would have a positive impact. The listing of a building is the responsibility of Historic England (and the SoS) and so there is some doubt as to the impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	++?	++?	++?	The site currently contains a Grade II listed building (Dining Hall and Kitchen) with the remainder of the site being a non-designated heritage asset. This policy encourages the listing of the entire Sayers Croft site which would give further protection to the site and its notable heritage value. The listing of a building is the responsibility of Historic England (and the SoS) and so there is some doubt as to the impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	E6 – Historic Environment			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	++	++	++	This policy aims to ensure that new development preserves and enhances the parish's designated and locally-designated heritage assets and so will have a positive impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	L1 – Economy and Employment			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	++	++	++	This policy aims to support the parish's existing businesses, as well as support new employment sites in appropriate locations and subject to various criteria. Local businesses often provide valuable community facilities and services and so it is expected that this policy will have a positive impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+?	+?	+?	This policy aims to support existing businesses and possibly new employment sites, potentially reducing the need for local residents to travel outside of the parish for local services and jobs (although could result in workers traveling into the parish from surrounding areas). This policy could therefore encourage walking, cycling and other sustainable forms of transport. The policy will also ensure that new development does not impact adversely on the local highway network or parking conditions.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	++	++	++	This policy aims to support the parish's existing businesses, as well as support new employment sites in appropriate locations and subject to various criteria. Local businesses make an important contribution to the local economy and so a positive impact against this objective is expected.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Retaining existing businesses and encouraging new business should ensure that local residents do not have to travel outside of the parish for an equivalent services and jobs. However, this impact is only likely to be minimal.
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Objectives	U1 – Communications Infrastructure			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This policy will ensure that new housing is supported by essential infrastructure, although is likely to have a significant impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Utility infrastructure is essential to local businesses and to the growth of the local economy. It is therefore expected that this proposal would have a positive impact.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The wording of this policy will ensure that new utility infrastructure does not adversely impact on the character and appearance of the area. The impact is expected to be neutral.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	Insensitively sited and designed infrastructure can harm the character and appearance of the area and individual buildings themselves. The policy wording should ensure this is not the case.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	U2 – Broadband Provision by Developers			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This policy will ensure that new housing is supported by essential infrastructure, although is likely to have a significant impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	U3 – Water Supply and Sewerage Infrastructure			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0?	0?	0?	This policy will ensure that new housing is supported by essential infrastructure but is likely to have a neutral impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	Parish residents are known to have suffered from surface water flooding due to infrastructure limitations and this policy should ensure that new development does not lead to a worsening of this situation and could potentially result in an overall improvement. There is unlikely to be a significant impact though.
Env/5. To reduce the parish's use of resources and impact on climate change	+	+	+	This policy aims to ensure that adequate water and sewerage is in place to support new development.

Objectives	T1 – Sustainable Travel Choices			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	This policy should ensure that new development is supported by improved and appropriate levels of public transport facilities as well as improved and safer pedestrian footways and cycleways. This should support community facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	This policy should ensure that new development is supported by transport measures (including pedestrian footways, cycle lanes and public transport services) which are likely to assist in reducing dependency on private transportation and improve highway safety.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Ensuring new development is linked to the village and supported by new and improved public transport services is likely to support the growth of the local economy, as well as improving accessibility in terms of recruitment and customer base.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	+?	+?	+?	New and improved public transport services could reduce dependency on private transportation which could have a positive impact on this objective.

Objectives	T2 – Quiet Lanes			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+?	+?	+?	This policy is intended to reduce the number of vehicles, traffic and traffic speeds on specified roads within the parish which should make these roads a safer and more attractive environment for all road users but in particular pedestrians and cyclists. However, this policy is reliant on the support of the local highway authority and so there is some doubt over the end result.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective.

Objectives	T3 – Residential Car Spaces			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	This policy requires new development to provide relatively high levels of off street parking provision which is broadly in line with Surrey standards. This level is necessary given the rural nature of the parish and the lack of public transport services available to residents, however, will make it easier for residents to travel further out of the parish to access shops and services, potentially to the detriment of local services and facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	-?	-?	-?	This policy requires relatively high levels of off street parking provision which is broadly in line with Surrey standards. This level is necessary given the rural nature of the parish and the lack of public transport services available to residents, however, will not necessarily encourage residents to travel by sustainable forms of transport.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This policy requires new development to provide relatively high levels of off street parking provision which is broadly in line with Surrey standards. This level is necessary given the rural nature of the parish and the lack of public transport services available to residents, however, will make it easier for residents to travel further out of the parish to access shops and services, potentially to the detriment of local businesses.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	New housing development, in particular within proximity to heritage assets, will need to avoid a car dominated environment. However, appropriate design and siting of off street parking could avoid an adverse impact.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	High levels of off street parking could potentially reduce levels of soft landscaping which, in turn, could increase surface water run off rates. However, this is unlikely to have a significant impact on this objective.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	This policy aims to ensure new development is supported by appropriate levels of off street parking which could potentially discourage the use of sustainable forms of transport, even if services are currently limited. There is unlikely to be a significant impact on this objective however.
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Objectives	T4 – Traffic Calming			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	The parish includes a number of roads where traffic speed and congestion is known to be an issue. This policy will ensure that new development incorporates measures to reduce traffic speed and volume, with the ultimate aim of being to improve highway and pedestrian safety. This is therefore likely to encourage sustainable forms of transport, notably walking and cycling.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	+?	+?	+?	This policy will introduce traffic calming measures in Ewhurst and Ewhurst Green. Such measures are likely to have a positive, if limited, impact on this objective.

Objectives	T5 – Heavy Goods Traffic			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	This policy will ensure that any new development that might result in increased HGV movements on the parish's narrow and constrained local road network incorporates measures to avoid highway and pedestrian safety concerns.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This policy may put some constraints on new employment development, however, it is considered sufficiently flexible to avoid an adverse impact on the local economy.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective

Objectives	H1 – Number of New Homes			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This policy does not identify specific sites however supports an appropriate level of new housing development (including market and affordable housing) in sustainable locations in line with the provisions of the Borough Local Plan and the aspirations of the local community. This will help to meet local housing needs.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	This policy does not identify specific sites however new housing development is likely to increase usage and support the parish's limited community facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+?	+?	+?	This policy does not identify specific sites however supporting development in the right (sustainable) locations near to parish services and facilities should minimise the need to travel by motorised transportation and encourage travel by sustainable forms of transport, walking and cycling. However, it is acknowledged that the existing settlements in the parish only have limited services and facilities.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	This policy does not identify specific sites however new residential development should support the parish's existing businesses (albeit limited), especially those located in Ewhurst village, and potentially encourage new businesses to the parish.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	New residential development is likely to be on greenfield sites and could potentially impact adversely against this objective. However, this policy does not allocate specific sites and so the impact is unknown.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	New residential development is likely to be on greenfield sites and so could impact adversely on the rural setting and character of the village. However, this policy does not identify specific sites and so the impact is unknown.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	This policy does not identify specific sites however Ewhurst village has a significant number of heritage assets and new development will need to respect their setting.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	This policy does not identify specific sites, however, there are significant areas at risk of flooding around Ewhurst village (flood zones 2, 3 and 3a) as well as areas at risk of surface water and groundwater flood risk.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely. Furthermore, the Neighbourhood Plan identifies a level of development in line with that set out in policy ALH1 of the Waverley Local Plan which has been tested through the sustainability appraisal / strategic environmental assessment process. It is unlikely that there would be a notable impact on this objective due to the scale of development set out in the neighbourhood plan.
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Objectives	H2 – Affordable Housing			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++?	++?	++?	This policy requires a high level of on-site affordable housing and will help to meet local housing need. However, the level of affordable housing is above the target set out in the Borough Local Plan (which has been viability tested) and so could act as a barrier to the delivery of new market and affordable homes.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective

Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective
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Objectives	H3 – Size of New Homes			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This policy will ensure that the delivery of new housing is in line with the identified needs of the parish. The policy encourages a mix of homes and is sufficiently flexible to respond to changing local needs over the plan period.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	There is unlikely to be an impact on this objective
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There is unlikely to be an impact on this objective
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective

Objectives	H4 – Infill Housing and Windfall Sites			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This policy supports additional housing development beyond the identified housing target for the village and so is positive and in line with national planning policy. This will help to meet local housing needs, although, given the likely scale of development subject to this policy, is unlikely to provide affordable housing.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	This policy supports appropriate new development which is likely to be located within the existing village envelope and so will be sustainably located near to, and will help to support, village services and facilities.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+?	+?	+?	This policy supports appropriate new development which is likely to be sustainably located within the existing village envelope, reducing the need to travel by private transportation and thus encouraging more sustainable forms of transport like walking and cycling. However, intensifying development within the village envelope could put further stress on the village's transport infrastructure and parking.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	This policy supports appropriate new development which is likely to be located within the existing village envelope and so will be sustainably located near to, and will help to support, local businesses. However, there is unlikely to be a significant impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	This policy supports appropriate new development which is likely to be located within the existing village envelope and so is unlikely to adversely impact on this objective to a significant degree.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	This policy supports appropriate new development which is likely to be located within the existing village envelope and so is unlikely to adversely impact on the parish's natural landscape.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	This policy supports appropriate new development within the settlement boundary and so could affect the general character of the village as well as heritage assets. The wording of the policy should ensure that any new infill / windfall development does not harm, and at least preserves, these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	This policy does not identify specific sites but should avoid those areas most at risk of flooding around the village. However, surface water and ground water flood risk constraints will need to be considered.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	It is unlikely that there would be a notable impact on this objective due to the likely scale of development subject to this policy.

Objectives	H7 – Design and Density			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	There is unlikely to be an impact on this objective
Soc/2. Retain and enhance existing community facilities and services	0	0	0	There is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	There is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be an impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There is unlikely to be an impact on this objective
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	This policy will ensure that new development is sympathetic to its context, including the natural landscape and rural setting of the parish. This should assist in mitigating the potentially harmful impact from new development within and surrounding the village.
Env/3. Protect the character and significance of the parish's heritage assets	+	+	+	This policy will ensure that new development is of an appropriate design and density and sympathetic to its context, notably the parish's heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	There is unlikely to be an impact on this objective
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	There is unlikely to be an impact on this objective

Objectives	S1 - Thornhurst Brook Farm (The Street)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 23 dwellings and so will provide on-site affordable homes of a type and size that meet specific local needs.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	The site is adjacent to the village recreation ground and is within close proximity to village facilities and services.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	This site is in close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There are trees and hedgerows on and adjacent to the site. This includes woodland at the south of the site which is identified as Priority Habitat (Deciduous Woodland). There is Ancient Woodland to the west of the site. The policy criteria should ensure that on site natural features are retained and that appropriate mitigation measures are provided through landscape and ecological schemes incorporated into the scheme.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The southern lower lying part of the site in particular is well related to the village being surrounded by residential development to the north and east and the recreation ground to the south (separated by a stream and woodland). This area is considered to be the least sensitive with a semi-urban feel. The eastern section rises steeply northwards whilst the western area is lower lying and enclosed despite being furthest from the village. Some parts (in particular the eastern slope) could be visible in wider views but, generally, the site is contained by strong boundary planting which limits views. The policy criteria will ensure that the development is focussed away from the most sensitive parts of the site, that an appropriate landscape and planting is incorporated into the scheme to minimise any impact on the landscape and that natural features are retained on site and

Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is adjacent to a Conservation Area and within the vicinity of Grade II listed buildings to the east and west. The policy criteria should ensure that the development is of an appropriate density, layout and design so as to avoid harm to the setting of these heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	A watercourse borders the site to the west but the site lies within Flood Zone 1. Incorporating SuDS into the development should assist in reducing surface water run off rates and flood risk on the site and wider area.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

Objectives	S2 - Land at West View, Wykehurst Lane (eastern site)			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site could accommodate approximately 15 dwellings and so will provide on-site affordable homes of a type and size that meet specific local needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	The site is within relatively close proximity to village facilities and services. However, there is unlikely to be an impact on this objective
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	This site is in relatively close proximity (walking distance) to village services and facilities but there is unlikely to be an impact on this objective
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	There is unlikely to be a significant impact on this objective
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	There are trees and hedgerows on and adjacent to the site. The policy criteria should ensure that on site natural features are retained and that appropriate mitigation measures are provided through landscape and ecological schemes incorporated into the scheme.

Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	The site lies outside of the settlement boundary and is thus identified as Countryside Beyond Green Belt and so is recognised for its landscape value. The AONB lies to the north. The site is viewed in the context of the village edge and has a semi-urban character being surrounded by residential development to the north and east and being relatively well enclosed to the south and west which also limits views from the wider landscape. The policy criteria will ensure that natural features are retained on site and that an appropriate landscape and planting is incorporated into the scheme to minimise any impact on the landscape.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is adjacent to a Conservation Area. The policy criteria should ensure that the development is of an appropriate density, layout and design so as to avoid harm to the setting of this heritage asset.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	A watercourse borders the site to the west but the site lies within Flood Zone 1. Incorporating SuDS into the development should assist in reducing surface water run off rates and flood risk on the site and wider area.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.

10. Conclusions

Broadly speaking, the policies of the Ewhurst Neighbourhood Plan appraise well against the sustainability framework and no significant negative effects are predicted. The neighbourhood plan includes policies and site allocations which seek to deliver the parish's development needs. Cumulatively, these policies are considered to bring about various social and economic benefits including meeting the parish's housing needs (including affordable housing) in line with the target set in the Waverley Local Plan as well as supporting the parish's local services, facilities and businesses.

The parish has a valued natural and built environment which has been central to the Sustainability Appraisal process. Only a small number of adverse impacts were identified against the environmental objectives, primarily as a result of the inevitable conflict between certain priorities. This includes, for example, delivering new development whilst protecting the natural and built environment and also ensuring that the needs of existing and future residents are met (for example parking provision) when taking into account that residents are heavily reliant on private transportation. However, cumulatively, the policies are considered to bring about overall positive effect as a number of the policies within the plan seek to protect the parish's natural environment, ensure that new development is in keeping with the local character and the site allocations identified in the draft plan have been identified partly on the basis that they are considered to avoid irreversible and adverse impacts on the parish's natural and built environment.

The off-street parking policy also shows some degree of conflict with sustainability objectives, however, various other transport policies are considered to offset this harm and so it is considered that an appropriate balance has been found.

The Sustainability Appraisal process has been iterative and has informed and refined the Draft Neighbourhood Plan policies to improve the sustainability of the plan.

Overall, it can be concluded that the Neighbourhood Plan will help to deliver sustainable development in the parish over the plan period with future development being brought forward in the right locations as well as meeting the needs of existing and future residents.

11. Next Steps

Following the Regulation 14 consultation, the comments received on the plan and Sustainability Appraisal / Strategic Environmental Assessment itself will be taken on board and will influence the final Neighbourhood Plan and SA / SEA that is submitted to Waverley Borough Council for examination. An independent examiner will then ultimately decide whether the Ewhurst and Ellen's Green Neighbourhood Plan meets the legal and procedural requirements of the SEA Directive and whether it contributes to the achievement of sustainable development.

Monitoring

The SEA Regulations require monitoring of the significant environmental effects of implementing the Ewhurst Neighbourhood Plan. SA/SEA monitoring will cover the significant economic and social effects, as well as the environmental ones. The policies and objectives of the Neighbourhood Plan will be delivered in the context of the Waverley Borough Local Plan and within the wider policy framework that sits alongside the planning system. For this reason, monitoring the sustainability effects of implementing the Ewhurst Neighbourhood Plan will be undertaken and conducted as part of the overall approach to monitoring undertaken by Waverley Borough Council. Accordingly, the proposals set out here will be aligned with the Local Plan monitoring proposals as they emerge.