



E-MAIL FROM CRANLEIGH PARISH COUNCIL

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PLANNING APPLICATION

WA/14/2127 Land At West Cranleigh Nurseries And North Of Knowle Park Between Knowle Lane And Alfold Road, Cranleigh

Outline application with all matters reserved except access for the erection of 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings. This application affects a public footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement.

The Planning Committee **OBJECTED** to the outline application on the following grounds:-

- The proposed development would be on a green-field site, when the availability of brown-field sites in the Borough has not been fully exploited, as required by the NPPF.
- The location is unsustainable due to the lack of supporting infrastructure and the expectation of potential residents to walk, cycle or use public transport. The site is remote from the centre of the Village and since there is no pavement on Alfold Road, nor on Knowle Lane which is stated to be part of the (long) recommended route to the Village, there is no safe pedestrian access to the Village. The provision of public transport is non-existent. Effectively the route to the Village would be by car, with the traffic impact this would generate.
- While this is a single application, in the absence of an adopted Local Plan the cumulative development in Cranleigh is a material consideration. One local major site has been approved and two others are being assessed by WBC, which would together (plus 330 on brownfield) provide over 1000 homes. This is already much more than 10% of the number required by the SHMA over 18 years (Cranleigh has 10% of the population in Waverley) even before this site is added. WBC has not yet demonstrated that Cranleigh be required to accommodate this level of development, considering the cumulative effect of permitted and proposed development in the Village and the impact that additional development would have on the Village and the surrounding area.

- Further, on the 5-year supply of housing land, the current WBC assessment (1st April 2014) shows a shortfall of 600 before the approval of the Amlets Lane site (125 homes) and consideration of the Knowle Lane and Horsham Road sites (590 homes total). Since this application refers specifically to the 5-year supply of land and that this site should be considered outside the local plan process for that reason, the status of the 5-year supply (across the whole Borough) should be a material consideration when the application is determined and this site placed into the Local Plan process if not so required.
- The site is in an area of the Village that is known to flood. The access roads have flooded in recent months. The site should be subject to an appropriate Borough-wide sequential test and developed only if alternative, lower risk sites cannot be identified. The Committee is concerned that residents of the site would have problems in obtaining affordable house insurance.
- Access to the site via Alfold Road is not adequate. This remains a poor rural road and there is no proposal to improve its basic ability to take the traffic this site would generate.
- Development of the site would constitute loss of high quality agricultural land which the Council has a duty to maintain.

Other points:

- A business plan for maintenance of the park is presented, but the Committee was concerned that the costs could fall back onto the public purse. It seems most unlikely that the car park would be 50% full, six hours per day, during the working week, which is the bulk of the assumed income.
- Proper access to Footpath FP393 must be maintained in any development.