

Cranleigh Housing Numbers Note

This note considers the housing requirement for Cranleigh and provides a suggested approach to allocating housing sites within the Cranleigh Neighbourhood Plan.

1. Cranleigh Housing Requirement

1.1 Policy ALH1 of Local Plan Part 1 sets a minimum housing requirement for Cranleigh of 1,700 dwellings to be delivered between 2013 and 2032. At 1 September 2022, the minimum housing requirement set out in LPP1 had already been met and exceeded. Using the same methodology for calculating the housing requirement as used for other neighbourhood plans in Waverley, the minimum housing requirement has been exceeded by 7 dwellings. For consistency we recommend this approach is used for calculating the housing requirement for the Cranleigh Neighbourhood Plan. Under this approach the 10% lapse rate is applied to small outstanding planning permissions and only small windfalls are included in the supply. Planning applications that received a resolution to grant since 1 September 2022 are not included within the calculations.

2. Allocating Housing Sites in the Neighbourhood Plan

2.1 Paragraph 14 of the National Planning Policy Framework (NPPF) outlines the criteria against which the presumption in favour of sustainable development will apply to proposals for residential development. Clause b requires neighbourhood plans to contain policies and allocations to meet its identified housing requirement. On this basis, we recommend the Cranleigh Neighbourhood Plan continues to include housing allocations despite the minimum housing requirement already having been met. This approach would ensure the neighbourhood plan takes a positive approach towards meeting the housing needs in Cranleigh and provide flexibility should any outstanding planning permissions lapse.

3. Suggested Approach to Allocating Housing Sites within the Neighbourhood Plan

3.1 Since 1 September 2022, the Council has resolved to grant planning permission for 36 dwellings at West Cranleigh Nurseries (i.e. an uplift to Phase 3) (LPA Ref: WA/2022/00195) and 38 dwellings at Land to the rear of David Mann and Sons (LPA Ref: WA/2022/00657).

3.2 Subject to the signing of S.106 agreements for both sites, planning permission will be granted. As neither site has formally received planning permission or been built out at 1 September 2022, the Neighbourhood Plan Group may wish to consider allocating both sites in the Neighbourhood Plan. A benefit would be that a site allocation would reserve the sites for future residential development

should the current schemes not receive planning permission or fail to be implemented.

4. Former Longfields Care Home

- 4.1 The site comprises a brownfield site within the built-up area of Cranleigh. Formerly used as a care home it has been closed for some time. It has been suggested that, due to changes in care standards the current internal configuration of the building is no longer suitable for providing C2 accommodation. We note the current building on site is empty but offers the opportunity to provide housing on a brownfield site. We understand there is community support for this and suggest it is included within the neighbourhood plan as a site allocation.
- 4.2 At our meeting we discussed whether the C2 use on the site would cease to apply as the site is vacant. Having reviewed this with colleagues, our view is that the site should be treated as C2 use until either:
- planning permission is granted for an alternative use;
 - the site is used continuously for another use for 10 years; or
 - the site is deemed to have been abandoned.
- 4.3 As the previous use was C2, the Council applies the ratio set out in the Housing Delivery Measurement Rulebook to convert the C2 bedspaces into C3 dwellings. It is understood the care home when fully operational had 50 bedspaces which, using the ratio in the Housing Delivery Measurement Rulebook, equates to 28 C3 dwellings.
- 4.4 Cranleigh Parish Council has previously considered the site suitable for 20 C3 dwellings. Using the approach set out above, this would result in a net capacity of the site would be -8 C3 dwellings. This seems nonsensical given that the site has been vacant for a number of years and the building is evidently no longer suitable for C2 accommodation. The Cranleigh Neighbourhood Plan could, on this basis, seek to deviate from the Rulebook formula (e.g. by applying modern C2 unit sizes to the floorspace of the building to arrive at a reduced number of bedspaces). There is, however no guarantee that an Examiner would agree with the Parish Council's approach. If the Council is minded to include other site allocations as recommended above, we consider that it be prudent to stick with the approach set out in the Housing Delivery Measurement Rulebook in relation to the Longfields site..
- 4.5 In summary, the allocation of 74 dwellings on the sites with a resolution to permit would offset the loss of C3 dwellings through the allocation of the Former Longfields Care Home site and would result in the Cranleigh Neighbourhood Plan allocating land for 66 dwellings.

Appendix 1 – Housing Requirement for the Cranleigh Neighbourhood Plan

Base Date	Completions	Outstanding Permissions		Windfalls	Total Commitments	LPP1 Minimum Housing Requirement	Minimum Number of Dwellings to be Allocated for in the Cranleigh Neighbourhood Plan
		Small Sites	Large Sites				
1 April 2022	849	706		35	1590	1700	The neighbourhood plan would need to allocated a minimum of 110 dwellings.
1 September 2022	1074	14	583	36	1707	1700	The minimum housing requirement has been met and exceeded by 7 dwellings.