



1. Instructions and Introduction

- 1.1 Neame Sutton Limited, Chartered Town Planners, is instructed by Bewley Homes Plc ("Bewley Homes") to promote the above site for residential purposes in order to seek allocation in the emerging Cranleigh Neighbourhood Plan ("CNP") to help meet the minimum housing requirement set out in the adopted Waverley Local Plan Part 1 "LPP1").
- 1.2 This note accompanies a site submission proforma and site location plan and is intended to update the information held by Waverley Borough Council ("the Council") in relation to the promotion site as reflected in the most recent iteration of the Land Availability Assessment May 2018 ("2018 LAA").
- 1.3 The remainder of this note is divided into the following sections:
- Section 1 Site Location
 - Section 2 Identifies the Key Planning Considerations
 - Section 3 Confirms the Promotion Site's Potential for Housing in headline terms

2. Site Location

- 2.1 The promotion site comprises unused agricultural land on part of Ruffolds Farm situated immediately adjacent to the defined urban area of Cranleigh in Surrey.
- 2.2 The site is framed by the urban area to the south comprising the rear gardens for existing residential properties in Lashmere and Westdene Meadows.
- 2.3 The northern boundary is defined by existing woodland and a disused railway line (Downslink path) frames the site to the east. A Wastewater Treatment Works ("WwTW") encloses the western boundary.
- 2.4 The promotion site is therefore physically and visually enclosed and relates well to the existing urban area of Cranleigh.

2.5 A site location plan is included in this initial site submission pack.

3. Key Planning Considerations

3.1 As part of this initial site submission pack it is important to highlight a number of key planning considerations relevant to the assessment of the promotion site's potential as a housing allocation.

Housing Need:

3.2 There is an identified need for further greenfield housing sites to be allocated in Cranleigh as a direct result of the minimum housing requirement set out in the LPP1.

3.3 In Cranleigh the LPP1 sets a minimum requirement for a further 234 no. dwellings to be allocated in Cranleigh beyond those already committed. Of the 234 no. dwellings yet to be allocated Appendix D of the LPP1 confirms at least a further 116 no. dwellings will need to be provided on, as yet unidentified, greenfield allocation sites.

3.4 There is a clear need for further greenfield allocations around Cranleigh.

Site Specific Assessment in LAA 2016:

3.5 The Promotion Site was considered by the Council in its 2016 LAA. The assessment concluded that the site was suitable for development, available and achievable with one notable exception being the proposed identification of the site for inclusion within the Green Belt.

3.6 During the course of the LPP1 Examination the Inspector advised the Council to withdraw its proposals for increasing the Green Belt due to a lack of Exceptional Circumstances to demonstrate that additional Green Belt was warranted. As a consequence the LPP1 has been adopted without any additional Green Belt and the Promotion Site therefore remains within the countryside.

3.7 In effect the only reason the Council rejected the site in the 2016 LAA has fallen away.

3.8 It is notable that the Council considered the site to have poor accessibility to a town or village centre, schools, a GP/Health facilities and train station. Again since the 2016 LAA was published other sites in the immediate vicinity of this Promotion Site have come forward for residential development confirming the acceptability of the location and proximity to services and facilities in general terms.

Site Specific Assessment in LAA 2018:

3.9 The May 2018 publication of the LAA is understood (from its introductory text) to be based to 01 April 2017. The assessment of the Promotion Site in the 2018 LAA is as 'unavailable'. The Promotion Site has not therefore be considered any further. This 'unavailable' status predates

Bewley Homes acquiring its interest in the land and is a matter that it wishes to correct with immediate effect in this submission. **The Promotion Site is Available Now.**

- 3.10 It is understood that the Council is in the process of updating its 2018 LAA to a 01 April 2018 base date. In this respect Bewley Homes respectfully requests that the information in this submission is used as the basis for the consideration of the Promotion Site's Suitability, Achievability and Availability.

Further Details:

- 3.11 Bewley Homes design team is currently undertaking a series of technical appraisals to inform a further submission to be made to both the Council and Parish Council that will deal with the following matters:

- Indicative layout
- Landscape and visual matters
- Drainage and flood risk
- Access and highways
- Ecology

- 3.12 The more detailed Informal Submission will be provided to the Councils as soon as the above appraisals have been completed.

4. Site Potential

Availability:

- 4.1 The Promotion Site is currently available for immediately delivery and Bewley Homes' confirms it has the necessary land control and authority of the landowners to bring the site forward now.

Suitability:

- 4.2 As confirmed by the Council's 2016 LAA and, based on the fact the Green Belt designation was not carried forward in the LPP1, the Promotion Site (Site ID: 296) is suitable for residential development with a total notional capacity of approximately 150 no. dwellings.
- 4.3 Bewley Homes considers the site can either be bought forward in its entirety or in a phased manner should the need arise.
- 4.4 Further site-specific detail on the suitability of the site will be provided in the Informal Submission that is currently being prepared.

Achievability:

- 4.5 On the basis that Bewley Homes has an Option Agreement in place with the landowners and that the site is current vacant and free from any delivery constraint there is a reasonable prospect that development for housing would be achievable during the Plan period and also within the current 5 years.
- 4.6 This conclusion is shared by the Council in its 2016 LAA conclusions on the site.
- 4.7 The site therefore comprises a strong prospect as a suitable, available and achievable location for housing in a sustainable location immediately adjacent to the urban area of Cranleigh and in an area where further greenfield housing sites are required to meet the minimum housing requirement.
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