

offer the benefit of 30% affordable housing, in accordance with the adopted LPP1 requirement, in order to help meet the identified needs of local people.

Due to the scale of the site, there is the ability to include a generous area of open space within the south west section of the site, linking the development to the wider countryside and the Downs Link to the west. This will also act as a landscape buffer between the housing development and the open countryside (see Illustrative Masterplan in Appendix 2). This was expressed as a key element that residents felt should be incorporated into new housing developments according to the local survey results.

The scheme at Longhurst Park is proving to be popular with potential buyers and Crest believes that the successful scheme can be expanded to provide further homes to meet this demand for new, quality housing in the area. The design of the housing at Longhurst Park reflect the style of the village, as approved by Waverley Borough Council, which is a key priority for local people and would be continued across into Phase 3.

### Site Assessment

The Parish Council's Site Assessment (ref: N38: Land at Horsham Road) states that the site has significant constraints. Crest objects to this as the Phase 3 site is free of any significant constraints to development.

Having reviewed the Waverley Borough Council's web pages, there does not appear to be any relevant planning history for the site. There are no heritage constraints to the development, as the Cranleigh Conservation Area is restricted to the town centre and there are no listed buildings within proximity to the site.

In terms of landscape, the site falls within the countryside but has a strong relationship to the emerging development at Longhurst Park to the north, and is bounded to the north-east, north-west and south-east by tree belts and areas of woodland, which help contain the site. A significant landscape buffer would also be provided through the provision of a large area of open space to the south and west of the site. Its removal from the countryside can be achieved through the allocation of the site within the Neighbourhood Plan. The site does not fall within the Green Belt or an AONB. The scheme has been designed to minimise its visual impact, including the use of single storey buildings on higher lying land. This is a rare benefit to be provided within this scheme, as bungalows are not often found in new housing developments due to land values. Along with the initial masterplan, this statement is accompanied by landscaping information which demonstrates how the layout has been designed to minimise its visual impact (Appendix 3).

The site is also free of ecological designations and falls within Flood Zone 1 (low probability), as shown in the Environment Agency Flood Probability maps.

There are no known constraints in terms of land contamination, utilities or access. The site is accessible in two locations. One access is proposed from Horsham Road, south of the proposed bus stop improvements secured via Phase 2. The second access would be via Phase 2 itself, using one of the short estate roads to link the two schemes together in a comprehensive manner.

### Achievability

The site is capable of accommodating approximately 181 residential units of various types and sizes. The proposed mix is yet to be confirmed, but initial assessments have provided an indicative mix as set out below, as influenced by the housing need specific to Cranleigh (Tables 14 and 15 of 2015 SHMA update), as well as the SHMA targets for the wider Borough (Figure 9 of 2015 SHMA summary report).

**Table 1: Indicative Market Housing**

Type	Number	%	Cranleigh SHMA %	Waverley SHMA %
1 bed flat	14	11.1%	9.1%	9.3%
2 bed flat	14	31.7%	30.3%	32.1%
2 bed house	26			
3 bed house	48	38.1%	38%	38.2%



4 bed house	17	19%	22.5%	20.4%
5 bed house	7			
<b>Total</b>	<b>126</b>	<b>100%*</b>	<b>100%*</b>	<b>100%*</b>

**Table 2: Indicative Affordable Housing**

Type	Number	%	Cranleigh SHMA %	Waverley SHMA %
1 bed flat	22	40%	52%	47.3%
2 bed flat	10	29.1%	27.9%	29.2%
2 bed house	6			
3 bed house	14	25.5%	18.5%	21.9%
4 bed house	3	5.5%	1.6%	1.7%
<b>Total</b>	<b>55</b>	<b>100%*</b>	<b>100%*</b>	<b>100%</b>

*\*may not add to 100% due to rounding*

Delivery of housing on the site can be achieved within the next five year period. Specifically, it is estimated that homes could be delivered between 2019-2022, at an average rate of 50-60 dwellings per annum.

#### Availability

The site's owner was also the landowner of the two parcels developed to the north, as part of the emerging Longhurst Park development. The landowner has actively engaged with Crest and the site is currently under option. Crest is committed to delivering high quality homes and would seek to build out any permitted scheme upon gaining all the necessary consents.

#### **Summary**

The above information demonstrates that the Phase 3 site at Horsham Road (ref: N38 Land at Horsham Road) is suitable, achievable and available for development and offers a range of benefits for both the village of Cranleigh and the wider aim of meeting housing need. This site is in a sustainable location and is not within the Green Belt or an AONB. The site is adjacent to existing new development, in the area which benefits from highways and infrastructure improvements and can offer both market and affordable housing to help meet the needs of the area. On this basis, it is considered that this site is allocated for residential development within the Cranleigh Neighbourhood Plan. The omission of this site renders the Neighbourhood Plan, as currently drafted, as contrary to national policies and advice nor is in general conformity with the strategic policies contained within the development plan. Specifically it does not assist with delivering sustainable development and promotes less development than required within the Borough. On this basis, Crest currently objects to the Neighbourhood Plan.

I trust that this information is helpful and that it will be duly considered as part of the plan-making process of the emerging Neighbourhood Plan. Should you have any queries on the information provided within this submission, please do not hesitate to contact us.

Yours sincerely