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**Claire Upton-Brown**  
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**Development**

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08 June 2023

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2023/00294**

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 31/01/2023 and described in the First Schedule.

### **FIRST SCHEDULE**

Outline Application with all matters reserved except access for erection of up to 162 dwellings (including 30% affordable dwellings) built in up to 3 phases including access road, pedestrian and cycle accesses, parking, public open space, biodiversity enhancement and landscaping and other associated infrastructure and works.

LAND CENTRED COORDINATES 505938 138328  
KNOWLE LANE  
CRANLEIGH  
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### **SECOND SCHEDULE**

The reasons for the decision of the Council to refuse permission for the development are:

1. The proposed development comprising the provision of housing on an unallocated greenfield site outside of the settlement boundary would result in significant harm to the character and appearance of an area of valued landscape. It would be poorly related to the settlement of Cranleigh and would be an irregular and disjointed intrusion into the open countryside. The development would result in harm to character of Knowle Lane and the local settlement pattern. The development would harm the visual amenity of users of the Downs Link and footpath FP379. As such, the proposed development is contrary to Policies RE1, RE3 and SP2 of the Local Plan (Part 1) 2018, Policy DM15 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2021.

2. Due to the close proximity of the proposed development, the scheme would not preserve or enhance the character or appearance of West Barn and The Brew Grade II Listed Buildings and would therefore cause less than substantial harm to their significance; the public benefits of the proposed development do not sufficiently outweigh the harm caused to the heritage assets. As such, the proposed development is contrary to Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2), the National Planning Policy Framework, 2021, and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
3. The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Policy AHN1 of the Local Plan (Part 1) 2018, the National Planning Policy Framework, 2021 and Waverley's Affordable Housing Supplementary Planning Document, April 2021.
4. The proposed dwelling size mix is not in accordance with the Strategic Housing Market Assessment, the Council's Affordable Housing SPD update or the findings in the Housing Affordability Study 2021 and insufficient information has been submitted to demonstrate that the proposal would be appropriate as a full accommodation schedule showing tenure, type, bed size and rent levels of all affordable homes on the application site, has not been submitted in order to be able to make a decision on whether the affordable housing offer meets the Council's demonstrated needs and is acceptable. The proposal is therefore contrary to Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2021.
5. The proposed development constitutes over-development of the site with insufficient separation to allow for unhindered future growth of existing trees in relation to proposed development and a lack of space for substantial tree planting and a lack of green links, which does not reflect the semi-rural character of the site outside the settlement boundary of Cranleigh. The proposed built development on the site would be unable to accommodate good sized trees which reflect the adjacent land for establishment and sustainability in the long term due to lack of growing above/below ground space between the properties and along the highway. As such, the proposed development is contrary to the requirements of Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 131 of the National Planning Policy Framework, 2021.
6. Insufficient information has been submitted to demonstrate that the proposal would not result in harm to protected species. Furthermore, it has not been demonstrated that any adverse impacts would be avoided or mitigated. The proposal therefore fails to comply with Policy NE1 of the Local Plan 2018 (Part 1) 2018 and the National Planning Policy Framework, 2021.
7. Insufficient information has been submitted to demonstrate that the scheme could not provide self-build and custom housebuilding. As such, the proposed development would be contrary

to Policy DM36 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2021.

8. The application site is designated as Agricultural Grade 3 land although no information has been provided by the applicant as to whether the land is classified as Grade 3a or Grade 3b. In the absence of any agricultural assessment in support of the application, there is insufficient information to demonstrate that the proposal would not result in the loss of the best or most versatile agricultural land. As such, the proposed development would be contrary to Policy DM15 of the Local Plan (Part 2) 2023 and the National Planning Policy Statement, 2021.

Yours faithfully



**Claire Upton-Brown**  
**Executive Head of Service - Planning Development**

**Informatives:**

1. The plan numbers relevant to this decision are: 1321.01 – Site Location Plan, 1321.02 – Illustrative Masterplan, 1321.03 – Parameter Plan, 1321.04 – Phasing Plan, 2010010-04 – Proposed Access Arrangement and Visibility Splay, 2010010-07 – Proposed Arrangement of Pedestrian/Cycle Route, 0350 L4 – Landscape Strategy Plan, 0350 L10 – Knowle Lane Access Junction: Landscape Proposals Plan.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework, 2021.

Please see the following link which details your rights to appeal this decision:

<https://www.gov.uk/appeal-planning-decision>

WA/2023/00294