

Pre-Inquiry Note 3

Appeal Ref: APP/R3650/W/23/3326412

Land East of Knowle Lane, Cranleigh, Surrey GU6 8BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (the 1990 Act) against a refusal to grant outline planning permission.
- The appeal is made by Gleeson Land Limited against the decision of Waverley Borough Council (WBC).
- The application Ref:WA/2023/00294, dated 19 January 2023, was refused by notice dated 8 June 2023.
- The development proposed is the 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.
- The application is in outline with all matters reserved except access.

Appeal documents

All appeal documents should be available at

[Waverley Borough Council - Land East of Knowle Lane, Cranleigh](#)

Those not already added should be included as soon as possible.

Draft programme for Inquiry

The Inspector notes that it may be necessary for the Inquiry to sit on Monday 27 November. If so, other arrangements will be made for the accompanied site visit.

Agenda for round table discussion re 5 year housing land supply

The disputed deliverability of each of the sites listed in Appendix 1 of 5YHLS SoCG (CD1/3f) will be discussed, having regard to;

- the evidence of Katherine Dove for WBC (CD1/4g)
- the evidence of Jeff Richards for the appellant (CD1/5h and CD1/5i)
- 5YHLS Statement April 2023 (CD6/4c)

which shall all be taken as read.

Procedural/Preliminary matters to be raised at the Inquiry

Late posting of site notice

Ownership of part of the appeal site – submission of Certificate C

Main issues

The Inspector might revise his views about the main issues in this appeal after hearing all the evidence at the Inquiry, but at this stage the matters set out in the original PIN remain his preliminary view.

John Woolcock

Inspector 14 November 2023