

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

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

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Address

Phone number

Email

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application	31/01/2023
Did the LPA validate and register your application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Did the LPA issue a decision?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date of LPA's decision	08/06/2023

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Does the appeal relate to an existing property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Address	Land Centred Coordinates 505938 138328 Knowle Lane Cranleigh Surrey
Is the appeal site within a Green Belt?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Please enter details of the proposed development. This should normally be taken from the planning application form.	
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.	
Area (in hectares) of the whole appeal site [e.g. 1234.56]	11.70 hectare(s)
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	<input checked="" type="checkbox"/>
2. Refused permission to vary or remove a condition(s).	<input type="checkbox"/>
3. Refused prior approval of permitted development rights.	<input type="checkbox"/>
4. Granted planning permission for the development subject to conditions to which you object.	<input type="checkbox"/>
5. Refused approval of the matters reserved under an outline planning permission.	<input type="checkbox"/>
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	<input type="checkbox"/>
7. Refused to approve any matter required by a condition on a previous planning permission (other	<input type="checkbox"/>

than those specified above).

8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☐

2. Hearing ☐

3. Inquiry ☒

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

10

(b) How long do they need to give their evidence?

4 days

(c) How long do you estimate the inquiry will last?

4 day(s)

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case? Yes ☒ No ☐

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available) Yes ☒ No ☐

(b) Have you made a costs application with this appeal? Yes ☐ No ☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates; ☐

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below: ☒

Owner's Name:

Address at which notice was served:

Date the notice was served:

Owner's Name:

Address at which notice was served:

Date the notice was served:

Owner's Name:

Address at which notice was served:

Date the notice was served:

Owner's Name:

Address at which notice was served:

Date the notice was served:

Owner's Name:

Address at which notice was served:

Date the notice was served:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☒

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☒

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☒

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☒

07. A copy of the design and access statement sent to the LPA (if required).

☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☒

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☒
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☒
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☒
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mrs Hannah Pearce

Date

21/07/2023 16:54:54

Name

Mrs Hannah Pearce

On behalf of

Mr Nick Keeley

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Cover Letter & Justification for Inquiry 21 July 2023.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Appellant Statement of Case FINAL.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	SoC Appendix 3 Ecology Update July 2023.pdf
File name:	SoC Appendix 1 3 of 3 Landscape Strategy Plan 0350 L4 C.pdf
File name:	SoC Appendix 2 Cranleigh ALC Report.pdf
File name:	SoC Appendix 1 1 of 3 Green Links Plan 0350 L5 A.pdf
File name:	SoC Appendix 1 2 of 3 Illustrative Masterplan - 132102A.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Form - ApplicationFormRedacted.pdf.PDF
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
File name:	Certificate B form complete v3.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Decision Notice 8 June 2023.PDF
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Location Plan - Site Location Plan.pdf.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Air Quality Assessment - Air Quality Assessment Jan 2023.pdf.PDF
File name:	Noise Report - Noise Impact Assessment Jan 2023.pdf.PDF
File name:	Tree Report - REDUCED - Arb Impact Assessment Dec 2022.pdf.PDF

File name:	Design And Access Statement - REDUCED - Design and Access Statement Jan 2023.pdf.PDF
File name:	Flood Risk Assessment - REDUCED - Flood Risk Assessment and Drainage Strategy Jan 2023.pdf.PDF
File name:	Biodiversity ReportStatement - BNG Assessment Jan 2023.pdf.PDF
File name:	Ecology Report - REDACTED - PEA Jan 2023 redactedA.pdf.PDF
File name:	Heritage Statements - Heritage Statement Jan 2023.pdf.PDF
File name:	Landscape and Visual Appraisal - LVIA Part 1 Jan 2023.pdf.PDF
File name:	Landscape and Visual Appraisal - LVIA Part 3 Jan 2023.pdf.PDF
File name:	Landscape and Visual Appraisal - LVIA Part 4 Jan 2023.pdf.PDF
File name:	Landscape and Visual Appraisal - LVIA Part 2 Jan 2023.pdf.PDF
File name:	Landscape and Visual Appraisal - LVIA Part 5 Jan 2023.pdf.PDF
File name:	Application Form - ApplicationFormRedacted.pdf.PDF
File name:	Planning Statement - REDUCED - Planning Statement Jan 2023.pdf.PDF
File name:	Access Plan - Access and Visibility Splay Plan.pdf.pdf
File name:	Location Plan - Site Location Plan.pdf.pdf
File name:	Plans - Phasing Plan.pdf.pdf
File name:	Landscape Plan - Landscape Strategy Plan.pdf.pdf
File name:	Access Plan - Access Junction Landscape Proposals Plan.pdf.pdf
File name:	Plans - Pedestrian and Cycle Route Plan.pdf.pdf
File name:	Parameter Plans - Parameter Plan.pdf.pdf
File name:	Masterplan - Illustrative Masterplan.pdf.pdf
File name:	Other Reports - Economic and Social Benefits Statement Dec 2022.pdf.PDF
File name:	Transport Assessment - REDUCED - Transport Assessment Jan 2023.pdf.PDF
File name:	Travel Plan - Travel Plan Jan 2023.pdf.PDF
File name:	Energy Report - Energy and Sustainability Statement.pdf.PDF
File name:	CIL Form 1.pdf
File name:	Certificate B form complete v3.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	Question 5.b List of documents submitted with application.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	Question 5.c List of plans on which decision was made.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Rebuttal to Manorwood re Heritage - JCH01430 BH 11 May 2023.pdf
File name:	Flooding and Drainage Note - A423-TN001 - 9 May 2023.pdf
File name:	LANDEA~1.DOC
File name:	Rebuttal to LLFA re drainage - A423-R003 - 1 March 2023.pdf
File name:	Applicant Response to SWT 24 Apr 2023.docx
File name:	Rebuttal to Bellamy Roberts re Highways - TN08 - 9 May 2023.pdf
File name:	Utilities Report - utilities report.pdf.PDF
File name:	SCC SuDS ProForma 2017.pdf
File name:	Waverley Biodiversity Checklist - Knowle Lane Cranleigh Jan 2023.pdf
File name:	Email to Case Officer 5 June - parish council and drainage.pdf
File name:	Email to Case Officer 30 March - summary of applicant response.pdf
File name:	Email to Case Officer 24 April - SWT.pdf
File name:	Email to Case Officer & Surrey CC SUDS 23 March 2023 - drainage.pdf
File name:	Email to Case Officer 17 May - affordable housing, highways and heritage.pdf
Relates to Section:	SUPPORTING DOCUMENTS

Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	Question 6.b List of documents submitted with application.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	Design And Access Statement - REDUCED - Design and Access Statement Jan 2023.pdf.PDF
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	DRAFT Statement of Common Ground V1.pdf
File name:	DRAFT Statement of Common Ground V1 Appendix 2.pdf
File name:	DRAFT Landscape SOCG dated June 2023.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name:	Green Links Plan 0350 L5 A.pdf
File name:	Illustrative Masterplan - 132102A.pdf
File name:	Landscape Strategy Plan 0350 L4 C.pdf
File name:	230622.Land at Knowle Lane Cranleigh ALC Report.pdf
File name:	Ecology Update July 2023.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name:	Question 9.b List of plans on which decision was made.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	Screening Opinion correspondence.pdf
Completed by	MRS HANNAH PEARCE
Date	21/07/2023 16:54:54