



Cranleigh Neighbourhood Plan

2021 – 2032

Regulation 14 Focused Consultation Version

January 2023



HOUSING STRATEGY AND SITE ALLOCATION

- 1.1. In November 2020 Waverley Borough Council published a Land Availability Assessment (LAA) which details all those sites within the borough of any significant size identified by Waverley as being potentially available for future development. It followed several 'call for sites' organised by Waverley for landowners to come forward and identify land for prospective future development.
- 1.2. Cranleigh is required to deliver a minimum of 1,700 new dwellings over the Local Plan period to 2032 (the same period as the Neighbourhood Plan). As at 1st September 2022, 1,671 new dwellings had either been completed since the start of the Local Plan period (1st April 2013) or were classified as outstanding permissions. With an allowance of 36 dwellings for small windfalls, this totals 1,707 dwellings, slightly in excess of the requirement over the plan period.
- 1.3. As part of the Neighbourhood Plan process an assessment was undertaken of all development sites larger than 0.1 hectares. As a result of this process, three sites collectively totalling a minimum of approximately 78 dwellings were considered suitable and have been allocated for development in the Neighbourhood Plan. These help address the objectives of the Neighbourhood Plan and provide a buffer to ensure that the Local Plan requirement can be delivered in full.

HOUSING STRATEGY

- 1.4. The need for Cranleigh to deliver the housing requirement provided in the Waverley Local Plan Part One in full requires the allocation of sites in addition to windfall development. Policies CRAN1A to CRAN1C address this.
- 1.5. Through the Neighbourhood Plan process, sites put forward for development of more than 0.1 hectares were assessed for their sustainability as site allocations. As a result of this process, three sites were considered suitable for development that would provide assurance that Cranleigh could meet its housing requirements over the plan period:
 - Land at the rear of the former Manns store – approximately 38 dwellings
 - Land at West Cranleigh Nurseries and north of Knowle Park and Alfold Road – increase of approximately 38 dwellings
 - Land off Bloggs Way – approximately 4 dwellings

LAND AT THE REAR OF THE FORMER MANNS STORE (CRAN1A)

- 1.6. The site is approximately 0.38 hectares and sits within the Cranleigh settlement boundary. It is previously developed land, being the service yard and associated buildings which served the former Manns department store. The site is located just behind the High Street and is surrounded by commercial units, residential development and school playing fields. The site provides direct and easy access to the village centre shops and amenities.
- 1.7. The site is suitable for residential development of predominantly smaller units. In this regard, Waverley Borough Council has resolved to grant planning permission (subject to Section 106) for 38 retirement units on the site (ref: WA/2022/00657). The development would have pedestrian access from both Victoria Road and the High Street, with vehicular access being from Victoria Road.
- 1.8. Heritage is an important issue for the development of the site. It is partially within the setting of the Cranleigh Conservation Area and particular consideration should be given to the southern elevation of the development as it may be in part visible from the High Street. There are a number of listed buildings close to the site, with their setting being defined by their position on the street front of the High Street.
- 1.9. The need for properties suited to older people – not only smaller properties but also developed to address people’s needs as they age – was identified by the community as an important need for future housing, particularly on sites close to the centre of Cranleigh. This is seen as a good opportunity to address these needs.



Figure 11: Location of land at the rear of the former Manns store

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1A: Land at the rear of the former Manns store

- Land totalling 0.3 hectares to the rear of the former Manns store on the High Street is allocated for approximately 38 dwellings.
- Development is encouraged, through high quality design, to maximise the number of properties that are intended to meet the needs of older people.
- Development should preserve or enhance the character of the Conservation Area and setting of the listed buildings in close proximity to the site.
- Properties must be aligned so that views into the adjacent school playing field are restricted.

- 1.10. This site is part of the Knowle Park development on the south-western edge of Cranleigh village. This is a multi-phase development that is under construction. The site is mainly surrounded by open countryside to the although the southern boundary will have residential dwellings on it as part of an earlier phase of development. There are also residential properties on its small eastern boundary.
- 1.11. In June 2021, reserved matters permission was granted for the third phase of development on this former horticultural nursery land. This was for 74 dwellings. In 2022, an application was submitted to increase this figure by 36 dwellings to 110 dwellings (ref: WA/2022/00195). Waverley Borough Council has resolved to grant planning permission (subject to Section 106) for this 36-dwelling uplift. This reflects the changing need for housing in Cranleigh, with the uplift allowing more smaller (2- and 3-bed) properties at the expense of larger (4- and 5-bed) properties.



Figure 12: Location of land at West Cranleigh Nurseries

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1B: Land at West Cranleigh Nurseries

- A. Land totalling 6.74 hectares on the site of the former West Cranleigh Nurseries is allocated for approximately 36 dwellings (in addition to the 74 dwellings granted planning permission under application ref WA/2020/1652).
- B. A landscape buffer should be provided to mitigate the visual impact on the wider countryside.
- C. Access should be on to Alfold Road.

LAND OFF BLOGGS WAY (CRAN1C)

- 1.12. The site is approximately 0.1 hectares and sits within the settlement boundary of Cranleigh village, close to the centre of the village. The site consists of a disused office building and car parking. Vehicular access is via Bloggs Way. The site is considered suitable for approximately 6 dwellings and any development must ensure that views directly into the adjacent school playing field are limited.



Figure 13: Location of land off Bloggs Way

Local Plan Policies:

- Local Plan Part One Policy ALH1: The Amount and Location of Housing

National Planning Policy:

NPPF paras 69, 70

Policy CRAN1C: Land off Bloggs Way

- A. Land totalling 0.1 hectares on land off Bloggs Way is allocated for approximately 4 dwellings.
- B. Properties must be aligned so that views into the adjacent school playing field are restricted.