

APPENDIX O

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 8 JULY 2008

Title:

CRANLEIGH VILLAGE DESIGN STATEMENT

**[Portfolio Holder for Planning: Cllr Mrs C Cockburn]
[Wards Affected: Cranleigh]**

Summary and purpose:

The purpose of the report is to recommend that the Cranleigh Village Design Statement (VDS) be adopted by the Council as a material consideration when considering planning applications, pending the enactment of the new Planning Bill. The VDS has been prepared as part of the Healthcheck which was commissioned by the Cranleigh Initiative, in partnership with Waverley Borough Council. Much of the work on the VDS has been carried out by the Cranleigh History Society.

Environmental implications:

The VDS provides a considerable amount of information on the environment of Cranleigh, and will assist the Parish and Borough Councils in protecting the village.

Social / community implications:

The VDS includes a history of the village which is a part of its social development. The social implications of the document are that it provides background for the community on its evolution.

E-Government implications:

There are no implications.

Resource and legal implications:

There are no resource implications for the Borough, since all the work on preparing the document has been done. The legal implications are that the document will be a material consideration of the Council, pending the enactment of the new Planning Act, which it is anticipated will enable the document to be a Supplementary Planning Document without needing to be included in the Development Scheme. It is not in the Scheme at present so it cannot be Supplementary Planning Document as things stand at the moment. It had been hoped that the new Regulations, which have just come out, would have done away with this need to be in the Scheme, but that has not proved to be the case. We have to wait for the Act. Once the Act is in place (probably at the end of the year), then the document could be made a Supplementary Planning Document. Its interim status will be a material consideration of the Council when assessing planning applications.

The Cranleigh Village Design Statement

1. A key desire that came out of the Cranleigh Healthcheck was for an improvement in the appearance and appreciation of the natural and built environment, which would help develop a sense of belonging to the community. Therefore it was decided that a VDS should be undertaken for the village.
2. The Cranleigh Initiative, working in partnership with the Borough Council, began work on the Cranleigh Village Design Statement in 2005. Much of the work was carried out by members of the Cranleigh History Society, working with the Cranleigh Co-ordinator.
3. The purpose of the document is to give guidance to residents, architects and builders on extensions and alterations. It is also intended to assist the Parish Council on commenting on planning applications and the Borough Council on determining applications. There is also guidance on caring for the setting of the village and for the trees, open spaces, commons and hedges.
4. The structure of the document is :

Introduction

Why is the Statement required

Planning designations

Who should use this Statement

Geology and landscape

The history of the Parish of Cranleigh

Cranleigh today

Public consultation results and findings

How has the task been approached

Sustainability Assessment

The character of the village

Design guidelines

Settlement areas

Property characteristics

Building design

The structure of buildings

Open spaces and woodland

Nature and heritage conservation

Roads

Conclusion

The consultation process

5. The VDS has to be subject to a comprehensive consultation process for it to be adopted as a Supplementary Planning Document. From January to February 2005 a questionnaire called "Do You Care What Cranleigh Looks Like?" was sent out to all the Cranleigh residents and landowners, and it was available in public places. 230 responses were received.

6. The document states: "Large number of residents remarked on the friendly atmosphere of the village. Despite its size, they felt it had retained its community spirit and they enjoyed the wide range of cultural, sporting and leisure activities available. The relatively unspoilt centre of the village with so many independent retailers, the Library, Health Centre and Post Office were particularly valued."
7. The design guidelines which form the main outcome of the document have been formulated having regard to the views of residents.
8. A Community Day was held in January 2005 which publicised the VDS and the questionnaire and a further meeting looking at the responses to the questionnaire was held in June 2005, which was attended by over 300 people. The responses to the questionnaire have been incorporated in the document.
9. It can be said that a comprehensive consultation procedure has been carried out and it meets the requirements for consultation.

Conclusion

10. The Cranleigh VDS is well put together and provides a comprehensive study of the character of the village. It will prove very useful to the Parish Council and the Borough Council in assessing planning applications, and other proposals for enhancement or change in the village, such as highways schemes. Its adoption as a material consideration of the Council when considering planning applications, pending the new Planning Act is appropriate.

Recommendation

It is recommended that the Executive recommends the Cranleigh Village Design Statement for adoption by the Council.

Background Papers (CEx)

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Geraldine Molony

Telephone: 01483 523296

E-mail: geraldine.molony@waverley.gov.uk

Comms/exec/2008-09/063

ANNEXE 1

SAVED POLICY D4 DESIGN AND LAYOUT

The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-

- (a) be appropriate to the site in terms of its scale, height, form and appearance;
- (b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;
- (c) not significantly harm the amenities of the occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;
- (d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;
- (e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, importance vistas and open spaces;
- (f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long term management;
- (g) provide adequate amenity space around the proposed development; and
- (h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.

Comms/exec/2008-09/063