

JOINT PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

WA/2016/2207

**LAND AT WEST CRANLEIGH NURSERIES AND NORTH OF KNOWLE PARK
BETWEEN KNOWLE LANE AND ALFOLD ROAD, CRANLEIGH**

Amendments to the report

- The description as set out on the front page of the report should be amended to include the words “up to” and should read:

Outline application with all matters reserved except access for the erection of up to 265 dwellings and formation of public open parkland together with associated works, following the demolition of existing buildings comprising 2 dwellings, glasshouses and associated structures; this application affects a Public Footpath 393 (includes a section of the Wey South Path) and is accompanied by an Environmental Statement (as amended by additional information received 20.02.2017, and e-mail dated 02.03.2017 containing changes to affordable housing offer) at land at West Cranleigh Nurseries and north of Knowle Park between Knowle Lane and Alfold Road, Cranleigh.

- Page 57, final sentence of 4th paragraph should be amended to read:

However, given the extensive size of the whole site, the risk of flooding varies across the site, therefore consideration is given to Areas A, B and C separately below.

Additional representations

29 additional letters of objection and 3 additional letters of support have been received. These comments mostly cover points already raised, the following new comments have been received:

Objections:

- Objection to the reduction in affordable housing
- Asbestos drinking water pipes situation in Cranleigh, therefore no more development should be allowed.
- Supporting comments were based on the higher percentage of affordable housing and therefore should be rejected.

- No details of the phasing of construction have been provided

Supports:

None of these comments raised additional points that were not covered previously.

Additional comments from the applicant/agent

Additional supporting information has been received from the agent, this comprises of:

- A brochure providing details of connectivity between the proposed development and Cranleigh Centre and also between the proposed development and the recently consented schemes. This has been accepted as additional information.

Revised condition

- Condition 41 amended to include “approved in writing”.

41. Condition

Notwithstanding the indicative plans, no occupation of the development shall take place until details have been submitted to identify pedestrian and cycle links up to the shared boundaries have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall thereafter be implemented in accordance with the approved detail prior to the completion of the development.

Amended recommendation

Recommendation A:

That, having regard to environmental information contained in the application, the accompanying Environmental Statement together with the proposals mitigation and subject to completion of a S106 legal agreement to secure 35% affordable housing, infrastructure contributions towards off-site highway improvements, early years and primary education, off-site highway works, play spaces and open space and the setting up of a Management Company to manage the Country Park, POS and SuDs within 3 months of this date of the committee resolution to grant permission, permission be GRANTED

Subject to conditions 1 to 40 as set out in the agenda, and amended condition 41 as set out in the update sheet.

Recommendation B:

Remains as set out on page 96 of the agenda.