

BRAMLEY

Neighbourhood Plan

APPENDICES

Borough: Waverley
County: Surrey
Plan Period: 2017 to 2032
Qualifying Body: Bramley Parish Council
Version: 1.0 Initial Draft for Consultation
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Table of Contents

1. INTRODUCTION	1
2. ROADS	2
3. SURREY POPULATION PROJECTION	8
4. WAVERLEY LOCAL PLAN DOCUMENT PART 1	10
5. STRATEGIC VIEWS AND VISTAS	12
6. HERITAGE ASSETS	13
7. COMMITTED HOUSING	21
8. WAVERLEY PREVIOUSLY REJECTED SITES	24
9. LAND AT SMITHBROOK KILNS	27

1 INTRODUCTION

- 1.1 The Appendices contain the detailed data that support different parts of the Plan: essentially, the long lists and tables of, for example, listed buildings, strategic views and vistas, references to Bramley in the WLP. Including these in the main body of the report would make that document cumbersome, instead they are included in the Appendices.

2 ROADS

- 2.1 Given a primary purpose of this Plan to define sites and criteria for future housing developing, describing where existing housing occurs and the most significant planning issues that occur during local planning discussions is useful to help describe the Parish and provide context and evidence for the policies.
- 2.2 Note that this data which is drawn from the Electoral Register does not exactly match the census in number of houses because of people not voting or registering.
- 2.3 The Notes column indicates which notes below the table apply to this road.

Road	Electoral Register	Waverley Council House Estate		Notes
	Number of Houses	Private	Council	
Alldens Lane	2			
Barton Road	49			1
Birtley Green	16			
Birtley Rise	34			
Birtley Road	97			2
Hurst Hill Cottages		10	14	4
Blunden Court	24	0	30	3, 4
Brambles Park	13			3
Brookwell Lane	3			
Chestnut Way	55	23	30	3, 4
Clock House Lane	9			3
Dunsfold Road	3			
Eastwood Road	134			1
Edencroft	18	1	17	3, 4

Firs Avenue	9			1
Fisher Rowe Close	21	16	5	1, 4
Foxburrow Hill Road	6			
Gate Street	11			
Goose Green	5			
Gosden Common	26			3
Grafham	17			
Greywaters	6			1
Hall Road	4			3
High Street	56			2
Home Park Close	31		31	3, 4
Horsham Road	72			2, 7
Iron Lane	5			
Linersh Drive	12			1
Linersh Wood	71			1
Linersh Wood Close	56			1
Links Road	32			3
Lodkin Hill	3			
Manor Cottages			1	
Mill Lane	17	1	1	3
Munstead Heath Road	11			
Munstead Park	6			

Munstead View Road	7			
Old Grinstead	3			3
Old Rectory Close	30			3
Palmers Cross	4			
Park Drive	24			3
Pepperbox Lane	2			
Primrose Way	7			
Ricardo Court	31	4	26	3
Riverside Drive	6			3
Rookshill	3			
Rushett Common	6			
Selhurst Common	11			
Smithbrook	14			
Smithbrook Kiln	13			
Snowdenham Lane	58			3
Snowdenham Links Road	31			
Stantons Wharf	9			3
Station Road	28			3, 5
Stovolds Hill	22			6
Telegraph Hill	3			
The Coombes	23	11	11	3, 4

The Farriers	7			3
The Range	29	15	14	3, 4
Thorncombe Street	38			
Windrush Close	37	21	16	3, 4
Woodrough Copse	12			3
Woodrough Lane	1			3
	1,393	101	196	

2.4 Note 1: Houses on Roads off Station Road

2.4.1 Barton Road, Eastwood Road, Firs Avenue, Fisher Row Close, Greywaters, Linersh Drive, Linersh Wood and Linersh Wood Close have 358 houses or 26% of all houses in the Parish. There are four significant planning considerations for this group:

2.4.1.1 All these houses are accessible only from a tight crossroads with poor sight-lines connecting Eastwood Road and Barton Road to Station Road which in turn provides access to the A281 going west and Wonersh going east. This crossroads is both dangerous and busy, compounded by the presence of a bus stop and parking congestion which causes cars to park close to the crossroads.

2.4.1.2 Many properties in Eastwood Road and Barton Road were built before 2 car households were common, or in some cases before cars existed. There is inadequate parking in both roads creating parking and access issues for residents, utilities and emergency vehicles. This is particularly acute in Eastwood Road where parking considerations relating to any planning decision must be paramount.

2.4.1.3 Many houses in most of these roads have been extended, or particularly in the case of Linersh Wood and Linersh Wood Close have had large plots split to build additional houses. This has created a relatively high density of detached housing with large properties sometimes with multiple cars relatively close together.

2.4.1.4 Fisher Rowe Close is built on floodplain, and 8 of the houses have been subject to significant flooding resulting in substantial damage to the houses and distress and financial loss to residents.

2.5 Note 2: Housing along A281

- 2.5.1 Within the Settlement Area, the High Street, Birtley Road and Horsham Road have 225 houses or 16% of all houses in the Parish. There are three significant planning considerations for this group:
- 2.5.1.1 Traffic on the A281 is very heavy with significant congestion at rush hour at the Bramley mini-roundabout. It can be difficult for residents living along the A281 to turn onto the road.
- 2.5.1.2 Lorries have increased in size and number over the years and many residents living along the A281 suffer from high levels of vehicle noise or in some cases even property damage as a result of vibration.
- 2.5.1.3 The A281, particularly in the Settlement Area at the south end of the village, the mini-roundabout, and at the traffic calming islands at the north end of the village has seen regular accidents involving speeding vehicles and cyclists. Any developments that worsen the risk of accidents must be avoided.

2.6 Note 3: Houses on roads off the A281

- 2.6.1 Residents in the third significant group of roads need to turn onto the A281 for any vehicle journey. Within the Settlement Area this includes a large number of roads with 527 houses or 38% of all houses in Bramley Parish. Noise and vibration issues that face houses in Group 2 have less impact, but these houses do face the difficulty of heavy congestion on the A281. From a planning perspective, further material development on these roads will have an adverse effect on traffic.

2.7 Note 4: Bramley Council Estate Properties

- 2.7.1 Bramley has a Waverley Borough Council Estate in 12 roads. 101 houses are now privately owned while 196 (14% of total homes) remain as Council property. All these houses are within the Settlement Boundary. This level of social housing does provide a better balance of affordability for living in Bramley than might otherwise be anticipated for a large village. However, there remains insufficient affordable housing.

2.8 Note 5: St Catherine's School

- 2.8.1 St Catherine's School is the largest single employer in the Parish and has significant number of residents. Their on-site accommodation is not counted as separate homes within Station Road.

2.9 Note 6: Stovold's Hill

- 2.9.1 The site at Stovold's Hill is Lydia Park which has a planning constraint of 22 plots for mobile homes. The highest current plot number is 21.

2.10 Note 7: Horsham Road

- 2.10.1 Horsham Road includes the Beeches, Webster Court and Bramley Grange. Bramley Grange is a substantial development of apartments on the site of the Bramley Grange Hotel that was destroyed by fire which is restricted to

purchasers aged 55 or over. Webster Court has six Affordable Houses prioritised for sale to local residents. This is currently the only designated Affordable Housing in the Parish.

3 SURREY POPULATION PROJECTION

3.1 Surrey County Council projects the growth in population by borough. While this data is not calculated to Parish level, this Plan assumes that population growth in Bramley will follow the same trajectory as Waverley generally.

Year	Waverley Projected Population	Projected Increase (%)
2017	124,796	
2018	125,515	0.58%
2019	126,255	0.59%
2020	127,027	0.61%
2021	127,823	0.63%
2022	128,620	0.62%
2023	129,371	0.58%
2024	130,110	0.57%
2025	130,819	0.54%
2026	131,495	0.52%
2027	132,160	0.50%
2028	132,822	0.50%
2029	133,451	0.47%
2030	134,067	0.46%
2031	134,663	0.44%
2032	135,264	0.45%

3.2 Waverley's population in the 2011 census was 121,600 and Bramley's 2,712. By 2017 Waverley's projected population had grown to 124,796 (an increase of 2.63%). Applying that same increase to Bramley suggests an estimated Bramley population in 2017 of 2,783.

3.3 Waverley's population is expected to increase by 8.39% over the Plan

Period and we assume that Bramley Parish will do so as well. Bramley's population is projected therefore to be 3,016 by 2032, an increase of 233 people (2,783 increased by 8.39%).

- 3.4 Clearly, Bramley's growth will be constrained or enabled by housing, but assuming Waverley level growth and if Bramley's household composition from 2011 remains constant at 2.31 people per household then we calculate that Bramley requires an additional 101 houses by 2032 to cope with the same level of population growth as required by Waverley. This is a critical assumption as this is higher than the 70 houses required by the Waverley Local Plan.

4 WAVERLEY LOCAL PLAN DOCUMENT PART 1

4.1 This appendix identifies all references to Bramley within the Waverley Local Plan Part 1.

Paragraph	Reference to Bramley
2	Spatial Portrait
2.15	In Environmental Profile the Plan notes that the Cranleigh Waters flows from Cranleigh to Bramley.
2.23	In Roads the Plan notes that the A281 in Bramley is subject to significant delays and congestion due to heavy traffic particularly in the morning and evening peaks.
5	Spatial Strategy
5.10	In Waverley Settlement Hierarchy, Bramley is noted as one of the Communities with Local Services alongside, eg, Witley, below the main Communities with Key Services (Farnham, Godalming, Haslemere, Cranleigh).
5.17	In Spatial Strategy for Waverley, the strategy allows for moderate levels of development in and around large villages including Bramley subject to the Council's approach to Green Belt.
Policy SP2: Spatial Strategy	<p>Section 3 of this policy is to allow moderate levels of development in larger villages (including Bramley) whilst recognizing that due to Green Belt constraints, Bramley has more limited scope for development.</p> <p>Note that Bramley's limited scope for development is explicitly called out in this policy.</p>
6	The Amount and Location of Housing
Policy ALH1: The Amount and Location of Housing	<p>This policy states that 70 new homes are allocated to Bramley to accommodate including homes permitted and built since April 2013.</p> <p>But note that this 70 excludes windfall development where 185 dwellings must be delivered by the 4 larger (including Bramley) and 7 smaller villages.</p>
11	Town Centres and Shopping
11.8	In Waverley Retail Hierarchy Bramley is one of three designated Local Centres (alongside Farncombe and Milford) identified as serving the smaller settlements.
11.36	Local Centres such as Bramley are defined in more detail as providing a range of local shops serving a small catchment, providing an essential service

	to those preferring to shop locally or lack transport to access the main centres. The section also notes that Local Centres provide a limited range of community and leisure facilities, and that they offer employment opportunities and help reduce the need for travel. They are identified as offering a sustainable alternative to supermarket shopping in the main towns.
Policy TCS2: Local Centres	<p>This policy states that the retail role and function of Bramley as a Local Centre will be safeguarded and consolidated. Proposals which would harm or undermine the retail function of the centre by reducing its ability to meet its daily needs and/or detract from its vitality and viability will not be permitted.</p> <p>Furthermore, the policy states that proposals for the provision of new small scale facilities will be supported provided that they would support the vitality and viability of these Local Centres and are appropriate to the role and function of the Centre.</p>
13	Rural Environment
13.27	In Other Villages, it is referenced that the Green Belt review recommended that Bramley remained washed over by Green Belt with some minor changes proposed to the rural settlement boundaries to allow for selected infill to take place. Waverley accepts these recommendations which will be considered in Part 2 of the Local Plan.
15	Heritage Assets
15.4	The Local Plan notes that Conservation Area Appraisal has been completed for Bramley alongside 11 other settlements.
16	The Natural Environment
16.16	In Local Designations, the Local Plan identifies the value of canals and rivers as wildlife corridors and references the work of the Wey and Arun Canal Trust in seeking to open up the canal between Bramley and Dunsfold.
17	Climate Change and Flood Risk Management
17.35	In Flood Risk Management, the Local Plan references that watercourses within the catchment area of the Rover Wey have broken their banks as a result of storms. Bramley is identified as one of eight settlements with known flooding problems.

5 STRATEGIC VIEWS AND VISTAS

Please submit your thoughts for what strategic views and vistas should be protected in this plan. Over the course of the coming months we will look to have photographs included of these.

5.1 The following views and vistas are strategic to Bramley Parish and are defined in this Plan:

Ref.	Strategic View or Vista	Photograph
SV1	High Street The view down the High Street standing at the crossroads of the A281 and Station and Snowdenham Lane.	
SV2	Snowdenham Lane The view up and down Snowdenham Lane standing at the end of the built area at the west and east ends of the Lane.	
SV3	Gosden Common The view across Gosden Common from the Bus Stop at Gosden House School.	
SV4		
SV5		

6 HERITAGE ASSETS

6.1 This table is a comprehensive list of sites of heritage assets and collates three lists:

6.1.1 The entries in the Heritage England list in Bramley known as “Listed Buildings”. These are coded NL (National Listing) to differentiate them from Local Listings. The coding is Bramley’s for reference purposes within this Plan. The sequence is unimportant and the groupings are by road or area of Bramley. Note that some listings cover multiple properties. Bramley has 93 listings with some particularly important groupings in the High Street (18 listings), Snowdenham Lane (13), Thorncombe Street (12), Birtley Road (8), Grafham (7).

6.1.2 In addition Waverley maintains a list of heritage features and buildings on local merit that are not listed by Heritage England. These have been coded LL (local listing) as opposed to NL and grouped with their Nationally Listed neighbours (eg, in the High Street) for ease of identification of where important areas of community value are. Some of the Locally Listed buildings are Nationally Listed also and in this case those buildings have a NL and LL code to indicate this.

Ref.	Building	
	High Street	NL 18
NL1	The Church of Holy Trinity	
NL2	Tanhurst	
NL3	Birch House, Bramley Lodge	
NL4	The Bedroom Centre	
NL5	Bramley Manor House	
NL6	Garden Wall to Manor House	
NL7	East Manor House	
NL8	East Manor Cottages 1 and 2	
NL9	Summerpool House	
NL10	K6 Telephone Kiosk opposite Parish Church	
NL11	Summerpool Cottage	

NL12	The Georgian House	
NL13	The Wheatsheaf	
LL0080	The Jolly Farmer	
NL14	Granary in grounds of Stream Cottage	
NL15	Grinstead Butchers	
LL0565	Animal Shed rear of Grinsteads	
NL16	La Baita Restaurant	
NL17	The Warren	
NL18	Saddlers, The Corners	
LL0081	Gable Cottage	
LL0566	The Old Fire Station	
LL0558	The Firs	
LL0560	Hurst Lodge	
LL0559	Cypress Cottage	
LL0557	The Cottage	
LL0555	Vine House	
	Park Drive	LL 2
LL0563	Bramley Park Court	
LL0564	Park Lodge	
	Mill Lane	NL 1 LL 1
LL0079	Bramley Mill	
	Station Road	NL 1
NL19	School House, St Catherine's School	

LL0561	St Faith's Hall	
LL0546	Wharf Cottage	
	Hall Road	LL 3
LL0567	The Barn	
LL0562	The Village Hall	
LL0556	Malthouse Cottage	
	Gosden Common	NL 1
NL20	Buttermere Cottages, Talskedy	
	Links Road	NL 1
NL21	Bramley Pound	
	Snowdenham Lane	NL 13 LL 2
NL22	Millmead House	
NL23	Entrance Walls and Pavilions at Millmead House	
LL8	Gardens at Millmead	
NL24	Garden House at Millmead House	
NL25	Millmeadow Cottage	
NL26	Mole Cottage	
NL27	Snowdenham House	
LL0076	Snowdenham Mill, Snowdenham House	
NL28	Snowdenham	
NL29	East Water House	
NL30	Barn to rear left of East Water House	
LL0077	Two Barns, East Water House to north east and south east of the House	

LL0078		
NL31	Maryvale Pastoral Centre	
NL32	Nursecombe Farm House	
NL33	Barn facing lane at Nurscombe Farm	
NL34	Barn 20 metres west of Nurscombe Farm House	
		NL 12
	Thorncombe Street	
		LL 3
NL35	Raggetts	
NL36	Cobble Cottage	
NL37	Slades Farm House	
NL38	Barn to left of Slades Farm House	
NL39	Stonelands	
NL40	Barn to south east corner of farmyard south of Stonelands	
NL41	Barn to north east corner of farmyard south of Stonelands	
NL42	Animal pens and sheds to west and south of farmyard south of Stonelands	
NL43	Granary at Sales Farm	
NL44	Barn and Stables to north west corner of farmyard, south of Rowe Farm Cottage	
NL45	Swallow Cottage	
NL46	Vanhurst	
LL0024	Thorncombe House (formerly Timbers)	
LL0064	Gardens to Thorncombe Park	
LL12	Guidepost (at Thorncombe Street?)	
LL13	Guidepost (at Thorncombe Street?)	

LL15	Guidepost (at Thorncombe Street?)	
	Birtley Road	NL 8
NL47	Barn to north of Hurst Hill Farmhouse	
NL48	Barn at Birtley Farm fronting the road	
NL49	Birtley Farm Barn	
NL50	Carthouse Birtley Farm	
NL51	Barn at Bramley Park Farm	
NL52	Orchard Cottage, Yonderover, 3 Birtley Green	
NL53	The Cottage, Birtley Road	
NL54	The Old House, Birtley Road	
	Rooks Hill	NL 2
NL55	Fanesbridge Cottage	
NL56	Rooks Hill Cottages 3, 4, 5 and 6	
	Horsham Road	NL 4 LL 3
NL57	Cobblestones House, Nore	
LL10	Gardens at Nore	
LL11	Gardens at Nore (designed by Jekyll)	
NL58	Oak Hatch	
NL59	Smithbrook Manor	
NL60	Tillings	
LL0102	Manor Cottage (formerly Smithbrook Manor Cottage)	
LL0058	Tilsey Farm (Tilsey Manor)	
	Rushett Common	NL 4

NL61	The Old Post Office	
NL62	Old Barns	
NL63	Rushetts	
NL64	The Old Cottage, Horsham Road	
	Grafham	NL 7 LL 1
NL65	Grafham House	
NL66	Former Stabling and Coach House to Grafham House	
NL67	Church of St Andrew, Horsham Road	
NL68	Lych Gate to Church of St Andrew	
NL69	Grafham Grange	
NL70	Wall and turret to Grafham Grange	
NL71	Goose Green Cottage	
NL72	Barn to left of Goose Green Farm House	
LL14	Pavilion or Summer House	
	Pepperbox Lane	LL 1
LL0059	Pepperbox Cottage	
	Palmers Cross	NL 2
NL73	Old House	
NL74	Tanyards	
	Selhurst Common	NL 6 LL 1
NL75	Wintershall	
NL76	Bathing Pavilion adjacent to lake on Wintershall Estate	

NL77	Dovecote now Summerhouse, at Wintershall		
LL16			
NL78		Selhurst	
NL79		Scotlands Farm House	
NL80		Barns to front left of Scotlands Farm House	
LL0057		The Pound Cottage (formerly Magnolia Cottage)	
	Gate Street	NL 2	
NL81	Granary at The White House		
NL82	Keepers		
	Dunsfold Lane	NL 5	
NL83	Painshill Farm House		
NL84	Barn, 40 metres south of Painshill Farm House		
NL85	Thatched House Farm House		
NL86	Former Granary at Thatched House Farm		
NL87	Barn at right angles to north of Thatched House Farm House		
	Munstead Heath Road	NL 6	
		LL 2	
NL88	Unstead Park House		
NL89	Stable Block to Unstead Park		
LL0029	Dairy to Unstead Park		
NL90	Orchards		
NL91	Orchards Park & Garden		
LL7	Gardens to Orchards		
NL92	Kitchen Garden Walls and Fruit House at Orchards		

NL93	Garden Wall and Well to east of Orchards	
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7 COMMITTED HOUSING

- 7.1 Since the start of the calculation period of 1st January 2013 63 properties have been granted permission as follows. These will deliver 63 of the 70 properties allocated to Bramley in the Waverley Local Plan for completion by 2032.
- 7.2 In the table, year is the year completed; Application is Waverley's Planning Application Reference; F is a Flat, B is a Bungalow and H a House; Beds is the number of bedrooms; and Soc the number of social houses.
- 7.3 Please note that this information is correct as of 1 April 2016 (the base date for Appendix D of the WLP).

Outstanding permissions:

Location	Site size	Latest Permission	Permitted Gross	Permitted Net	Outstanding Gross	Outstanding Net	Development started
Shortlands, Snowdenham Lane, Bramley, GU5 0AT	S	WA/2013/0945	2	1	2	1	No
Land Adjacent 1 The Coombes, Bramley, GU5 0HT	S	WA/2013/1727	1	1	1	1	No
The Bothy, Smithbrook, Horsham Road, Cranleigh GU6 8LH	S	CR/2013/0015	1	1	1	1	No
Honeygreen Barn, Smithbrook, Horsham Road, Cranleigh GU6 8LH	S	CR/2013/0013	1	1	1	1	No
Great Barn, Smithbrook, Horsham Road, Cranleigh GU6 8LH	S	CR/2013/0014	2	2	2	2	No
2nd Floor, The Kiln Building, 85 Smithbrook Kilns, Cranleigh GU6 8JJ	S	CR/2014/0030	3	3	3	3	No
1st Floor, The Kiln Building, 85 Smithbrook Kilns Cranleigh GU6 8JJ	S	CR/2014/0029	4	4	4	4	No
Mezzanine Floor, The Kiln Building 85 Smithbrook Kilns Cranleigh GU6 8JJ	S	CR/2014/0028	4	4	4	4	No

1st Floor, The Eastern Building, Smithbrook Kilns, Cranleigh GU6 8JJ	S	CR/2014/0027	2	2	2	2	No
2nd Floor, The Eastern Building, Smithbrook Kilns, Cranleigh GU6 8JJ	S	CR/2014/0031	2	2	2	2	No
Willow Brook Cottage, Gosden Common, Bramley GU5 0AQ	S	WA/2014/2460	1	1	1	1	No
Roadside Barn, Nursecombe Farm, Snowdenham Lane, Bramley, GU5 0DB	S	WA/2015/1652	1	1	1	1	No
Beggars Roost, 57 Linersh Wood, Bramley GU5 0EF	S	WA/2015/2276	1	1	1	1	No
Nurscombe Farm, Snowdenham Lane, Bramley GU5 0DB	S	WA/2016/0077	1	1	1	1	No
24 High Street, Bramley, GU5 0HB	S	WA/2014/0001	1	1	1	1	Yes
Hollyhocks Cottage, High Street, Bramley GU5 0HB	S	WA/2014/1916	1	1	1	1	Yes
Land adjacent to Little Sadlers, Ricardo Court, Bramley, GU5 0HU	L	WA/2014/0249	24	24	24	24	No
The Courtyard, Eastwood Road, Bramley GU5 0DS	L	CR/2015/00236	6	6	6	6	No
					58	57	

Completions:

Month	Application Reference	Address	Postcode	Gross	Net
Nov-13	WA/2005/2445	Bramley Grange Flats, Horsham Road, Bramley	GU5 0ER	1	1
Nov-13	WA/2010/0646	10a High Street, Bramley	GU5 0HF	1	1
Dec-14	WA/2011/1304	Amberley, Birtley Road, Bramley	GU5 0JJ	4	3
May-15	WA/2013/0160	Windrush House, Windrush Close, Bramley	GU5 0HF	1	0
Jun-15	WA/2014/0918	9C, D&A Newsagents, High Street, Bramley	GU5 0HF	1	1
				8	6

8 WAVERLEY PREVIOUSLY REJECTED SITES

8.1 Waverley has previous to this plan and as a result of the 2017 call for sites had the following sites brought forward rejected on various grounds listed in this appendix.

8.2 Appendix 1a: Sites Not Considered because below Size Threshold states that Site 637 Land at Clockhouse Lane was rejected as being outside the Settlement Boundary.

ID	Site Address	Location
637	Land at Clockhouse Lane	Outside Settlement

8.3 Appendix 1b. Sites Rejected Housing Sites with Reasons identifies eight sites

Site ID	Site Address	Location of Site	Reason(s) for Rejection
469	Land south side of Bramley	Outside Settlement	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB) • Impact on the Surrey Hills Area of Great Landscape Value (AGLV) • Impact on setting of village
555	Land to South of Birtley Courtyard (Birtley Green)	Outside Settlement	<ul style="list-style-type: none"> • Further than 100m from settlement*
622	The Nursery, Gosden	Outside	

	Common	Settlement	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Not well related to settlement boundary • Impact on landscape
627	Land at Park Drive	Outside Settlement	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB) • Impact on the Surrey Hills Area of Great Landscape Value (AGLV) • Impact on setting of village
640	Land to the west of Bramley High Street	Outside Settlement	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills Area of Outstanding Natural Beauty (AONB) • Impact on the Surrey Hills Area of Great Landscape Value (AGLV) • Impact on setting of village
652	Land off Chestnut Way	Outside Settlement	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills Area

of Outstanding Natural Beauty
(AONB)

- Impact on the Surrey Hills Area
of Great Landscape Value
(AGLV)

- Impact on setting of village

769 Bramley Garage, High Street Within Settlement

- Loss of employment land

9 LAND AT SMITHBROOK KILNS

9.1 This appendix contains the detail for Policy S1-Land at Smithbrook Kilns

Policy SA1 - Land at Smithbrook Kilns			
References	Site Address	Settlement	Parish
Site 791 Original planning application: WA/2013/1303 Appeal reference: APP/R3650/A/14/2218695	Smithbrook Kilns, Horsham Road	Smithbrook	Bramley
History			
<p>An appeal¹ against a previous application for residential development was rejected on 28 October 2014 by the Planning Inspectorate on the grounds that no very special circumstances existed to overcome what was deemed by Waverley inappropriate development in the Green Belt primarily on the grounds of openness.</p> <p>At the date of appeal there was no clear demand for the additional housing which would create those very special circumstances. The brownfield nature of the site was not a significant as the presumption of building on brownfield land was not then a consideration.</p> <p>It is the assertion of this plan that very special circumstances do now exist in the significant additional housing demands of Waverley's 2017 Local Plan, Bramley's 2017 Housing Needs Survey, this plan's requirement for more smaller housing, and the changed presumptions around development at a national level in "Fixing our Broken Housing Market" to allow building on brownfield land in Green Belt.</p> <p>Further it is asserted that the site is brownfield being car parking and rough scrubland attached to the existing site. The scrubland, until Waverley granted Minerals and Waste Application WA02/001 in 2002, was a closed landfill site being the claypit of the Smithbrook Brickworks.</p> <p>Furthermore, given Waverley's granting of the "Land at Ricardo Court" development site 283 because of the very special circumstances demonstrated for housing need, this site equally has very special circumstances and unlike the land at Ricardo Court is brownfield.</p>			
Existing Use		Proposed Use	
There are approximately 50 small businesses of various types including		There is no proposed change to number of small businesses. It is proposed that	

¹ See Evidence W7 Appeal Decision: Land at Smithbrook Kiln

retail, specialist manufacturing, medical, and 15 rented 1 and 2 bedroom flats spread across a series of buildings.		existing commercial planning permission of brownfield site (currently scrubland) to the north and east of site is converted to residential with a mix of 1 and 2 bedroom properties for rent preferring rental to those working locally in the rural economy.	
Ownership	Greenfield Site?	Brownfield Site?	Area
Smithbrook Kilns	No	Yes	0.67 hectares
How identified			
The site was the subject of a previous application already referenced.			
Site Map			
Ordnance Survey map of the site			
Site Description			
<p>The brownfield site is in a natural bowl bounded by low hills to the north and east of the existing large Smithbrook Kilns site being in effect behind and the side of the existing development. It is screened by existing buildings and large mature trees from the A281. The site, which has extant commercial planning permission, is either brownfield graveled or scrubland. It has ample parking space, even for a development significantly larger than that proposed.</p>			
Suitability/Considerations			
<p>Although in Green Belt, the site is one of the few not in the AONB in the parish. The site is brownfield (currently car parking and scrubland that has overgrown landfill) and has extant commercial planning permission for additional commercial units. However, multiple years of trying by the owners who have continuously been present and owned the site since 1976 have demonstrated that there is no commercial demand for additional commercial units on the site.</p> <p>The site is not visible from the A281 or any public footpaths and housing units would sit in a natural bowl not therefore interfering with any views or vistas. Additional housing and the resulting additional people would enhance the viability of the commercial centre at Smithbrook Kilns which this plan is seeking to encourage.</p> <p>While there would be car dependence, the site has as good a bus service as anywhere in the Parish and is close to Cranleigh which is a substantially larger</p>			

local centre than Bramley village: bicycling is an option to Cranleigh. Travel sustainability is therefore as good as anywhere in the Parish other than within Bramley village itself.

The site already has 50 businesses and 15 residential flats so while some additional traffic movements would result, the additional traffic movements would be limited in the context of traffic to and from the site. The turning onto the A281 is safe with reasonable visibility both left and right. Traffic movements will be less than they would have been were Smithbrook Kilns to exercise the commercial planning permission.

Policy Support

This site supports the following policies:

- BNP-G1. The site fits with Bramley's spatial policy as a brownfield site.
- BNP-G2. The site both fits the criteria of being a brownfield site, and conversion of a non-viable commercial use (albeit of commercial planning consent) to residential.
- BNP-G3. The site does not breach any of the other policies in this plan.
- BNP-H1. The owner acknowledges that the site must be developed in line with the Housing Mix policy.

Accessibility to Services

The site is a significant commercial centre with 50 retail and non-retail businesses and is a destination for a wide area, Smithbrook is served by a bus service heading to Cranleigh and Guildford (through Bramley). It is accessible by bicycle from Cranleigh which is its closest significant local centre, albeit by a narrow rural road. While there would be additional traffic movements, the site being currently largely commercial with 50 businesses including retail has very substantially more traffic movements and therefore this development will not materially affect traffic on the A281.

Availability

The site is available and the owner is keen to collaborate with the Parish Council in its development in support of this plan. The owner is flexible about the level and size of housing to fit with the requirements of this plan. The owner would undertake the development themselves. All properties would be rental properties with the freehold retained by the Smithbrook Kilns and Smithbrook Kilns will look where possible to give priority to local people.

Achievability

It is realistic that the site could be developed incrementally during the period of

this plan in co-operation with the Parish Council as the land is available, the development would be welcomed by other tenants on the land, and the owner would be the developer.

BPC Estimated Yield (Net)	BPC Estimated Density	Timeframe for Development
24	24	15 years
Indicative Summary RAG Score awarded by this plan		