

## Nathan Turner

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**From:** Rachel Lawrence <rachel.lawrence@waverley.gov.uk>  
**Sent:** 10 May 2023 14:03  
**To:** Hannah Pearce  
**Cc:** Nathan Turner; Nick Keeley; Michael Eastham  
**Subject:** RE: Knowle Lane, Cranleigh - WA/2023/00294 - various updates

Good afternoon Hannah

A few updates/queries to share with you –

- Change in case officer – I am leaving Waverley this week for a new role. This means that the application is being reallocated to my colleague Michael Eastham. He has been fully briefed on the application and is the new point of contact
- Tree Officer comments – these have been received, I have included these below for reference. Please note dialogue is continuing with our internal tree officer and as such there may be additional points coming out of this
- Heritage Officer – our heritage officer has been delayed in providing these but I would expect these to come through fairly imminently
- Landscape consultant – we have appointed Michelle Bolger to review the landscape element of the proposal, Michael will be liaising with Michelle over the remainder of this month. Any correspondence with Michelle should go through Michael as case officer in the first instance as her instructions are for advice to us only
- Submission of additional information – can I please check for Michael's benefit, when the additional information is to be submitted to us? (I believe you were targeting last week)

From my own perspective it is a shame not to be in a position to see the application through to its determination, however as mentioned Michael is well positioned to take the application forwards

Kind regards

*Rachel Lawrence*

**Principal Planning Officer | Planning Development Service | Waverley Borough Council**  
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**My working days are Tuesday – Thursday and Friday mornings.**

Any advice given in this email forms my own professional opinion and will not prejudice the determination of any forthcoming application by the Council.



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Tree & Landscape Officer comments :

The land to the north appears to have been an add on for possible reasons such as to reduce the volume for biodiversity offsetting. Had this not been included then it would place pressure upon the developer to find other ways to offset the environmental impacts and biodiversity net gain elsewhere.

Paragraph 174 of the NPPF (2022) outlines that planning decisions should contribute to and enhance the natural and local environment in terms of, and amongst other matters, minimising impacts on and providing net gains for biodiversity. Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Policy D7 of the Local Plan (2002) relates to protected trees and Policy D7 of the Local Plan (2002) relates to trees and development and requires proposals on sites which contain, or are close to, important trees, groups of trees or hedgerows to provide for their long-term retention.

**NPPF 131. State:** Unless, in specific cases, there are clear, justifiable, and compelling reasons why the following would be inappropriate (**which shouldn't apply to this site**).

*Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

There are no spaces allocated for the introduction of highway trees. Space for good trees of significant visual amenity (not short lived ornamental flowering varieties) should be provided to ensure they are long lived and do not impact upon highways and residents properties. By virtue of the likely close proximity of the proposed layout to the occupiers of new properties, they would experience an in an increased level of nuisance caused by establishing trees and growing branches, falling debris and overshadowing, which would in turn lead to pressure for the removal or pruning of trees by occupiers. The loss of trees or any substantial tree works is likely to result in harm to the visual amenity of the area. As such, the development would be contrary to the provisions of Policy NE2 of the Local Plan Part 1 (2018), Policies D6 and D7 of the Local Plan (2002) and paragraph 174 of the NPPF.

#### **Policy RE1: Countryside beyond the Green Belt**

Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.”

There are no green links for wildlife migration within this development. NE1 requires that new development should make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites, in order to achieve a connected local and regional ecological network of wildlife corridors and green infrastructure. The Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

#### **Policy CC2: Sustainable Construction and Design**

The Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by:

**5. incorporating measures that protect and, where possible, enhance the biodiversity value of the development;**

#### **Policy NE02: Trees, Woodland, Hedgerows and Landscaping**

a) retain woodland, groups of trees and hedgerows;

c) **provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme**