Welcome to Wicor Primary School

CAT Meeting Chairman
Councillor Sue Bell
Planning Application

- Persimmon Homes South Coast:
- Land North of Cranleigh Road and West of Wicor Primary
- Up to 120 homes
- Public open space
- Road junction from Cranleigh Road
- Application: P/15/0260/0A
Persimmon Homes Planning Application

Proposed site boundary

Illustrative site plan
Cranleigh Road Site History

- Number of planning applications for homes since 1981
- All refused by the Council
- All appeals against Council decisions unsuccessful
- Last appeal December 2004
- Refused current application 24 March 2016
Reasons for refusal

- Site is outside of the urban settlement boundary i.e. it is open countryside
- Loss of open, undeveloped land is harmful to the character of the area
Reasons for refusal

• Loss of Grade 1 and Grade 2 agricultural land (best and most versatile agricultural land)
• No plans to address increased use of local coastline by new residents
• No plans in place for a Travel Plan (ways to reduce the number of car trips by new residents)
Reasons for refusal

- No plans to ensure open spaces and facilities provided on site
- No plans to ensure endangered species are protected during and after construction
- No plans for ongoing management of drainage
After the Council’s refusal

- Persimmon Homes South Coast had a right of appeal
- Appeal lodged
- Appeals considered by Planning Inspectorate (government agency)
- Independent Planning Inspector to decide the case
- Chosen to do a Public Local inquiry
Public Local inquiry

- Most formal of appeal procedures
- Expert evidence given by witnesses from Council and Persimmon Homes
- Witnesses cross examined
- Likely to last three to four days
- Inspector to visit Cranleigh Road site at end
Public Local inquiry

- Not a court of law but works in a similar way
- Anyone can attend
- You don’t have a legal right to speak
- However Inspector will normally allow it
We have written to people who commented on the application.

We will let you know when Inspector chooses date and venue.

Two weeks before inquiry:
- Notices around the site
- Council’s website
- Facebook and Twitter
- Local Newspapers
What can you do?

- We sent all comments received about the application to the Planning Inspectorate.

- Did you not write, or did but have something else to say?

- Send comments to Planning Inspectorate before 29 October 2016 (see agenda for details).
What can you say?

- Either
  - I am against the appeal proposals’, and explain whether it is for the same reasons as given by the Council. If not, explain your own reasons

- Or

- ‘I support the appeal proposals’ and explain why
What if you want to speak?

- To speak at the Public inquiry:
- Need to be there when it opens on the first day (10.00 am)
- Inspector will ask if anyone wants to speak
- Better for one person to speak on behalf of others rather than a number of people saying the same thing
The Inspector’s decision

- Decision published some weeks after the inquiry
- Council will let you know the decision
Making a comment

Comment online: https://acp.planninginspectorate.gov.uk
Use reference number 3156344
or
Write to (quoting APP/A1720/W/16/3156344):
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN
Any Questions?