

Cranleigh Neighbourhood Plan site assessments

121. Land at Homefield, Guildford Road

1. Background information

Site location and use	
Site location	Land @ Holmfield, Guildford Road
Gross area (ha)	0.25ha
SHLAA site ref (if applicable)	NA

Context	
Surrounding land uses	Single Residential Properties
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Single Residential Properties
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	NA

2. Availability

Availability		
	Yes/No	Comments
Is the site landowner(s) willing to submit the site for development (if known)? <i>If the site is not available for development, then do not proceed with the rest of the assessment</i>	Unclear	Unclear where the site was identified from (not included on SHLAA or CFS lists)
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Appears likely that the property is in single or family ownership
Is there a known timeframe for availability?	NA	NA

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		On the edge, adjacent to the settlement	
What is the size of the nearest settlement?	A main centre		
How would development of this site relate to the surrounding uses?		Neutral	
How is the site currently accessed? Is it accessible from	Site currently has a shared driveway used by four other similarly proportioned properties. Does not appear to be an		

the highway network? Can the network support the potential level of traffic that would be created?	adopted highway. Property is the first to be accessed from this route.	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u><400m</u>	145m
Sites designated as being of European importance ¹	<u>>800m</u>	10km
Sites designated as being of national importance ²	<u>>800m</u>	4.8km
Sites designated as being of local importance ³	<u>>800m</u>	1.2km

Community facilities and services		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<u>400m-800m</u>	670m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	30m
School(s)	<u>>800m</u>	1.1km
Health centre facility	<u>>800m</u>	1.3km
Amenity footpath	<u><400m</u>	200m
Cycleway	<u>>800m</u>	1km
Open space/ recreation/play facilities	<u><400m</u>	5m - Part of the site is 'registered common land'
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological	<u>Site is not on or adjacent to an</u>	

¹ Special Areas of Conservation, Special Protection Areas, Ramsar sites

² Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

³ Local Nature Reserves, Sites of Nature Conservation Importance

sites	archaeological site	
Scheduled ancient monuments (SAMs)	Site is on a SAM Site is adjacent to a SAM Site is not on or adjacent to a SAM	Unclear – heritage feature noted to the east
Listed buildings	Site is adjacent to or within the setting of a listed building	Listed building directly adjacent on western boundary and 3x locally listed properties directly to the east
Conservation Area	Site is within a Conservation Area	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<25%	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<25%	0%
Is the site at risk of surface water flooding?	NO	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<25%	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<25%	0%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	None	

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	flat
Landscape impact <i>Would development harm landscape character or setting?</i>	Site is very visible from Guildford Road and

Other considerations		
Extent to which the site contributes towards other Neighbourhood Plan objectives		Comments
Will the site generate a significant amount of	No	

additional traffic travelling through the High Street?		
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential or no support by site promoter</u>	

4. Summary

Conclusions	
Site number/name:	121, Land @ Homefield, Guildford Road
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints	<input type="checkbox"/>
The site has significant constraints (See capacity Comments below)	x
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx. 7 units – whilst this volume is theoretically possible, this includes land which is registered as common land, and development at this density would be significantly different to the density of the surrounding development and could constitute over development including listed building. The provision of 2 or possible 3 smaller units on the site might be more realistic.
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	See comments within capacity section
Infrastructure requirements? <i>e.g. highways, water, education</i>	