

Cranleigh Neighbourhood Plan site assessments

126. Land at Windrush, Woodlands Close

1. Background information

Site location and use	
Site location	Woodlands Close, Cranleigh
Gross area (ha)	0.16ha
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	Residential Property
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2008/1806 – NOV 2008 - Erection of a new dwelling together with alterations to existing dwelling. REFUSED

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	Site appears to have been submitted for redevelopment previous (2008 application refused), no indication that the site has been sold
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Given format of site, likely to be 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	Private access from adopted highway – Woodlands Close		

the highway network? Can the network support the potential level of traffic that would be created?		
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>>800m</u>	1.3km
Sites designated as being of European importance ¹	<u>>800m</u>	13km
Sites designated as being of national importance ²	<u>>800m</u>	3.6km
Sites designated as being of local importance ³	<u><400m</u>	400m

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>	640m
Public transport (with at least a half hourly service during the day)	<u>400m-800m</u>	600m
School(s)	<u>400m-800m</u> <u>>800m</u>	Primary school 500m, Secondary school –1.1km
Health centre facility	<u>>800m</u>	1.1km
Amenity footpath	<u>>800m</u>	940m
Cycleway	<u>400m-800m</u>	600m
Open space/ recreation/play facilities	<u><400m</u>	220m
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	<u>archaeological site</u>	
Scheduled ancient monuments (SAMs)	<u>Site is not on or adjacent to a SAM</u>	
Listed buildings	<u>Site does not contain or adjoin a listed building</u>	
Conservation Area	<u>Site is not adjacent to or within the setting of a Conservation Area</u>	

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

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>	Open land to the east so visibility may be high, though there is significant tree planting on this boundary

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

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:	126, Land @ Windrush, Woodlands Close
<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 density comments)	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 4 units – however given the scale of the surrounding units this might be considered over development
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	See above
Infrastructure requirements? <i>e.g. highways, water, education</i>	