

Cranleigh Neighbourhood Plan site assessments

13. 47 - 53 Horsham Road

1. Background information

Site location and use	
Site location	47 – 53 Horsham Road, Cranleigh
Gross area (ha)	0.69 ha
SHLAA site ref (if applicable)	na

Context	
Surrounding land uses	Residential Properties
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Detached Residential Properties
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2015/0495 (March 2015) – 51/53 Horsham Road. Erection of a building to provide 25 retirement apartments with vehicular access, parking, detached outbuilding and associated works, following demolition of existing dwellings (as amended by revised plans received on 21/05/2015).

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	Part of the site (51-53 Horsham Road) has been put forward for redevelopment recently (Mar 2015) but whole site has not been considered in the SHLAA.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Appears to be multiple ownerships at present.
Is there a known timeframe for availability?	Unclear	Unclear

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement		
What is the size of the nearest settlement?	A main centre		
How would development of this		Neutral	

site relate to the surrounding uses?			
How is the site currently accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	Multiple access points from Horsham Road into existing residential properties. Would need amendments to accesses if density was increased.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<u>>800m</u>	1.5km	
Sites designated as being of European importance ¹	<u>>800m</u>	12.3km	
Sites designated as being of national importance ²	<u>>800m</u>	4.1km	
Sites designated as being of local importance ³	<u>>800m</u>	990m	

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</u>	360m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	8m
School(s)	<u>400m-800m</u>	Dependent on school type (approx. 500m for primary school approx. 800m for secondary school.)
Health centre facility	<u>400m-800m</u>	450m
Amenity footpath	<u>400m-800m</u>	446m
Cycleway	<u>400m-800m</u>	400m
Open space/ recreation/play facilities	<u><400m</u>	270m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</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

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

landscape character or setting?	
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Other considerations		
Extent to which the site contributes towards other Neighbourhood Plan objectives		Comments
Will the site generate a significant amount of additional traffic travelling through the High Street?	<u>No</u>	
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Yes – reasonably located</u>	Given scale of the site this is unlikely to be appropriate
Does the site have the potential to support commercial activities, including start-ups?	<u>Potentially – but support by site promoter not confirmed</u>	In theory yes, but would depend on the commercial activity, would have to be appropriate to the location and this would be very difficult to achieve

4. Summary

Conclusions	
Site number/name:	13 – 47/53 Horsham Road
<i>Please tick a box</i>	
The site is appropriate for development	x
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx. 20 units
Estimated development timeframe	unclear
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site could be successfully developed, though issues relating to the frontage of the development and impacts to the rear.
Infrastructure requirements? <i>e.g. highways, water, education</i>	