

# Cranleigh Neighbourhood Plan site assessments

## 14. Brigown, Wanborough Road

### 1. Background information

Site location and use	
Site location	
Gross area (ha)	0.27ha
SHLAA site ref (if applicable)	na

Context	
Surrounding land uses	
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Single Residential Property
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	Site is a single residential property so it is assumed put forward by a homeowner, but not included on either CFS or SHLAA lists.
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 a single property, so likely to be single or family group 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?		<b>On the edge, adjacent to the settlement</b>	
What is the size of the nearest settlement?	<b>A main centre</b>		
How would development of this site relate to the surrounding uses?		<b>Neutral</b>	
How is the site currently accessed? Is it accessible from the highway network? Can the	From Wanborough Road via a direct access		

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>400m-800m</u>	740m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	13km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	3.7km
Sites designated as being of local importance <sup>3</sup>	<u>&lt;400m</u>	220m

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>&gt;800m</u>	880m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	120m
School(s)	<u>&lt;400m</u>	40m - Primary school to the rear of the property
Health centre facility	<u>&gt;800m</u>	1.3km
Amenity footpath	<u>&gt;800m</u>	1.2km
Cycleway	<u>&lt;400m</u>	250m
Open space/ recreation/play facilities	<u>&lt;400m</u>	20m
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>	

<sup>1</sup> Special Areas of Conservation, Special Protection Areas, Ramsar sites

<sup>2</sup> Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

<sup>3</sup> 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>	Public house four doors away is listed, and the rear of the garden could be argued to be visually within the setting of a listed building.
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>&lt;25%</u>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;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>&lt;25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&lt;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>	Wanborough Road is narrow and very rural in character and there could be visual impact from the north

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>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:	14 / Brigown, Wanborough Road, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints (size and density – see comments below)	x
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 8 units – would be questionable, given the scale of the surrounding development, whether this would be appropriate to the surrounding properties. Potentially 2-4 units would be more proportionate.
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	See above in capacity section
Infrastructure requirements? <i>e.g. highways, water, education</i>	