

Cranleigh Neighbourhood Plan site assessments

261. Park Parade, Park Drive

1. Background information

Site location and use	
Site location	Park Parade, Park Drive, Cranleigh
Gross area (ha)	0.23ha
SHLAA site ref (if applicable)	261 (no data)

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

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	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	
Is there a known timeframe for availability?	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 site relate to the surrounding uses?	Well		
How is the site currently accessed? Is it accessible from the highway network? Can the	The site can be accessed on three sides from adopted highway from Taylors Crescent and Park Drive. The site is limited in size and the highway network appears appropriate		

network support the potential level of traffic that would be created?	for this level of development.	
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>	730m
Sites designated as being of European importance ¹	<u>>800m</u>	12.7km
Sites designated as being of national importance ²	<u>>800m</u>	3.9km
Sites designated as being of local importance ³	<u>400m-800m</u>	460m

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</u>	80m
School(s)	<u><400m</u> <u>>800m</u>	Primary – 200m, Secondary – 980m
Health centre facility	<u>>800m</u>	980m
Amenity footpath	<u>>800m</u>	1.2km
Cycleway	<u><400m</u>	80m
Open space/ recreation/play facilities	<u><400m</u>	om – extensive parkland around the site
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u>	Though unnecessary

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>Slight</u>	Site includes a publicly accessible parking area, and will impact on the access to and view of the existing retail units adjacent to the site.

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>	No – likely to make an overall positive impact

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

significant amount of additional traffic travelling through the High Street?		
Does the site have the potential to provide improved public parking to serve Cranleigh village?	No potential or poorly located	
Does the site have the potential to support commercial activities, including start-ups?	Potentially – but support by site promoter not confirmed	The site could support commercial development if designed appropriately to the residential setting.

4. Summary

Conclusions	
Site number/name:	261, Cranfield Bar, Park Parade, Park Drive, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints (see notes 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. 7 units @ 30 dph. The site could potentially accommodate more through the inclusion of a flatted development which might be appropriate given the amount of park space around the site
Estimated development timeframe	Dependent on retail lease
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is suitable for development, and the area generally has significant capacity for increased density of development. The availability of the site is likely to be dependent on the leasehold arrangement for the retail use which occupies the site.
Infrastructure requirements? <i>e.g. highways, water, education</i>	