

Cranleigh Neighbourhood Plan site assessments

262. Land to rear of Vine Cottages, Alfold Road, Cranleigh

1. Background information

Site location and use	
Site location	262. Vine Cottage, Alfold Road, Cranleigh
Gross area (ha)	0.49ha
SHLAA site ref (if applicable)	262 (does not appear on lists of SHLAA sites)

Context	
Surrounding land uses	Residential – North, West & South. Industrial Estate - East
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Rear Gardens of residential terraced houses
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None 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	Site has not been submitted for SHLAA or CFS Consideration
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?	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	The site is currently not accessible from the public highway,		

accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	being formed of a series of 'back garden' plots. However it could be accessed from Site 9 which is accessed from the B2130	
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>	480m
Sites designated as being of European importance ¹	<u>>800m</u>	10.5km
Sites designated as being of national importance ²	<u>400m-800m</u>	4.4km
Sites designated as being of local importance ³	<u>>800m</u>	820m

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>	690m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	80m
School(s)	<u>>800m</u>	1.2km
Health centre facility	<u>>800m</u>	1.2km
Amenity footpath	<u><400m</u>	60m
Cycleway	<u>>800m</u>	1km
Open space/ recreation/play facilities	<u><400m</u>	60m
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

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

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>>75%</u>	100% Grade 2
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	Note that there may be residential drainage within the site
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>	No impact due to enclosed nature of the site

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?	<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:	262. Land Behind Vine Cottages, Alfold Lane, Cranleigh
<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 notes 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 15 units @ 30 dph
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site is only developable in conjunction with Site 9 due to access constraints.
Infrastructure requirements? <i>e.g. highways, water, education</i>	