

Cranleigh Neighbourhood Plan site assessments

292. West Cranleigh Nurseries, Knowle Lane, Cranleigh

1. Background information

Site location and use	
Site location	West Cranleigh Nurseries, Knowle Lane, Cranleigh
Gross area (ha)	41.47ha
SHLAA site ref (if applicable)	292 – Rejected in 2014

Context	
Surrounding land uses	<p>This large site is detached from the settlement area of Cranleigh, on its southern side. Part of the site is on the western side of Alfold Road and contains a number of large glasshouses.</p> <p>The larger part of the site is on the eastern side of Alfold Road and comprises flat arable land. This land runs between Knowle Lane and the Alfold Road. The site lies immediately to the south of another promoted housing site (ID No. 395 - Land south and east of Littlemead Industrial Estate).</p>
Is the site: Greenfield Brownfield Mixture N/K	Greenfield Brownfield
Existing/previous use	Commercial glasshouses (west) and open agricultural land.
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None relevant 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>	YES	Submitted in the 2014 call for Sites
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		NA
Is there a known timeframe for availability?		Considered available within the plan period

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?			Clearly outside the settlement
What is the size of the nearest settlement?	A main centre		
How would development of this site relate to the surrounding uses?			Not very well
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?	The site is currently accessed via Alford Road, which runs through the centre of the two parts of the site		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	>800m	1km (estimated)	
Sites designated as being of European importance ¹	>800m	(estimated)	
Sites designated as being of national importance ²	>800m	(estimated)	
Sites designated as being of local importance ³	>800m	(estimated)	

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	400m-800m	250m – 600m (dependent on location within the site)
Public transport (with at least a half hourly service during the day)	400m-800m	250m – 600m (dependent on location within the site – estimated)
School(s)	400m-800m	estimated
Health centre facility	400m-800m	estimated
Amenity footpath	≤400m	300m (estimated)

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

Cycleway	<u><400m</u>	300m (estimated – as above)
Open space/ recreation/play facilities	<u><400m</u>	estimated
Does the site have the potential to provide additional open space/recreation/community facilities?	<u>Yes – in an accessible location</u>	In the response to the call for sites, those promoting the site for development identified about 16ha of what they describe as 'developable land' (mainly on the western side of Alfold road), with an adjacent 31.9ha of green space which they say has the potential for creation of a parkland public open space with sports and recreational amenities.

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>	A small area of the south eastern section of the site is recognised as being of archaeological interest/potential
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>	Northern and western sections of the site
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u><25%</u>	Northern and western sections of the site
Is the site at risk of surface water flooding?	Unclear	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>25%-75%</u>	Approx 50% on the western side of the site
What proportion of site is Grade 3 (valuable) agricultural land?	<u>25%-75%</u>	Approx. 50% on the eastern side of the site
Significant infrastructure	NO	

crossing the site, i.e. power lines, pipelines?		
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 with stream corridor
Landscape impact <i>Would development harm landscape character or setting?</i>	The site is large and isolated and could have significant visual and landscape impact, including relating to flooding issues.

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>Possibly</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>Potentially – but support by site promoter not confirmed</u> Only if it was horticulture related on the existing nursery site

4. Summary

Conclusions	
Site number/name:	292. West Cranleigh Nurseries
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development (see notes below)	x
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Based on 50% coverage at 30 dph the site could accommodate approx. 600 units, not taking into account areas of flooding and tree planting etc.
Estimated development timeframe	
Explanation/justification for	The Landscape Study identifies that the pastoral character

<p>decision to put forward site for consideration as a sustainable option</p>	<p>of the area east of Alfold Road limits its potential capacity. In terms of the land west of Alfold Road, where the glasshouses are located, development potential would depend in part on how much weight the Council attaches to the existing use and buildings, including whether or not any of the site is brownfield land. Some of the site is affected by flooding. Overall the site is currently divorced from the main centre and would therefore be inappropriate for development.</p>
<p>Infrastructure requirements? <i>e.g. highways, water, education</i></p>	
<p></p>	