

Cranleigh Neighbourhood Plan site assessments

294. Land at Horsham Road, Cranleigh

1. Background information

Site location and use	
Site location	Land At 106 & Chantreys Bungalow & Land To South West Of Horsham Road, Cranleigh
Gross area (ha)	15.06ha
SHLAA site ref (if applicable)	294

Context	
Surrounding land uses	Residential to the north and open agricultural land to the south, west and east
Is the site: Greenfield Brownfield Mixture N/K	Greenfield
Existing/previous use	Agriculture
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	The majority of the site (2/3) is currently the subject of application WA/2014/1754 for 149 houses accessed from Horsham Road.

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?	NO	
Is there a known timeframe for availability?		Assumed to be available early in the plan time frame

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		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?	The site is currently accessed from Horsham road, and the planning application site includes an additional property to provide an additional access onto Horsham road further north. The traffic impact on the surrounding network is likely to be significant given that the only way to move north west from the site is to pass through the centre of Cranleigh.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<u>>800m</u>	2km	
Sites designated as being of European importance ¹	<u>>800m</u>	12.1km	
Sites designated as being of national importance ²	<u>>800m</u>	3.8km	
Sites designated as being of local importance ³	<u>400m-800m</u>	480m	

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>>800m</u>	800m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	120m
School(s)	<u>>800m</u>	1.1km
Health centre facility	<u>>800m</u>	850m
Amenity footpath	<u><400m</u>	6m
Cycleway	<u>400m-800m</u>	430m
Open space/ recreation/play facilities	<u>400m-800m</u>	400m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – but location is not easily accessible</u>	Edge of settlement

Historical considerations		
Proximity of	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

site to the following sites/areas:		
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>	There is a locally listed property to the south east of the site boundary
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>>75%</u>	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>Slight</u>	The development would have an impact on the long distance footpath running along the western boundary of 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>	This site is located within the countryside beyond the Green Belt. A small part of the site also comprises ancient or semi natural woodland. The site is adjacent to the existing Local Plan settlement boundary for

	Cranleigh on its northern and eastern sides and is contained by the Downs Link to the west. It is relatively well integrated with the settlement pattern in Cranleigh compared with some of the other greenfield sites promoted in this area. The findings of the Landscape Study identifies some potential for development in this area. Whilst not as close to the village centre as some other promoted sites, it is still considered to have reasonable accessibility, given its proximity both to Horsham Road and the Downs Link.
--	---

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>Yes</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:	294. Land at Horsham Road, 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)	<input checked="" type="checkbox"/>
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. 450 on basis of development of the whole site at 30 dph, but assumed that once key areas are excluded approx. 150 units is considered more likely by the SHLAA assessment
Estimated development timeframe	Early in plan period
Explanation/justification for decision to put forward site for consideration as a sustainable option	Considered appropriate by the SHLAA assessment despite distance from some key services
Infrastructure requirements? <i>e.g. highways, water, education</i>	