

# Cranleigh Neighbourhood Plan site assessments

## 325. Garages to rear of Parkhouse Cottages, Sherrydon, Ewhurst Road, Cranleigh

### 1. Background information

Site location and use	
Site location	Parkhouse Cottages, Sherrydon, Ewhurst Road, Cranleigh
Gross area (ha)	0.1ha
SHLAA site ref (if applicable)	325 (no data)

Context	
Surrounding land uses	Residential Houses
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Garage Court
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2015/2193 – 2 Dwellings (eastern section of site) Decision Pending

### 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	Assumed to be yes due to current pending application for residential development of eastern section of the site.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	REVIEW	Given that only one half of the site has been included in the current application for residential development, and the site could clearly hold another 2 dwellings in the western section, there may be ownership reasons why this has not been included.
Is there a known timeframe for availability?	YES	If granted consent delivery is assumed to be imminent

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	<b>Within 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>Well</b>		

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 accessed via a service road extension of Sherrydon. Given the limited capacity of the site the vehicular impacts are likely to be limited and the road network considered adequate.	
<b>Environmental considerations</b>		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>400m-800m</u>	725m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	12.5km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4km
Sites designated as being of local importance <sup>3</sup>	<u>400m-800m</u>	700m

<b>Community facilities and services</b>		
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>	425m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	30m
School(s)	<u>400m-800m</u>	Primary – 350m, Secondary - 700m
Health centre facility	<u>400m-800m</u>	750m
Amenity footpath	<u>&gt;800m</u>	970m
Cycleway	<u>&lt;400m</u>	30m
Open space/ recreation/play facilities	<u>&lt;400m</u>	40m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	

<b>Historical considerations</b>		
Proximity of	Proximity	Comments

<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

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>	
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>	No landscape impact

#### 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:	325. Land @ Sherrydon, Ewhurst Road, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development	X
The site has minor constraints	
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>	2 units (in addition to the 2 already awaiting consent)
Estimated development timeframe	Early in the plan period
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site is no longer functional for garaging and improvements to the overall public realm of the area can also be gained from adding housing in this location.
Infrastructure requirements? <i>e.g. highways, water, education</i>	