

Cranleigh Neighbourhood Plan site assessments

394 / CFS20. Land North of Wyphurst Road, Cranleigh

1. Background information

Site location and use	
Site location	Land North of Wyphurst Road, Cranleigh
Gross area (ha)	18.87ha
SHLAA site ref (if applicable)	394 / CFS20

Context	
Surrounding land uses	<p>This irregular shaped site lies to the north of Cranleigh. It adjoins the existing settlement boundary in the vicinity of Roberts Way, Waldy Rise, Summerlands and Copse Edge. In places the site extends as far north as Amlets Lane. The site comprises a series of linked fields with sporadic boundary planting between them. The site is within the countryside beyond the Green Belt and adjoins the Local Plan settlement boundary of Cranleigh on its southern side. Part of the site extends to Amlets Lane, which defines the boundary of the Green Belt, AONB and AGLV. Land to the south of Amlets Lane is countryside, land to the north is Green Belt, AONB and AGLV. In the Landscape Study the area containing this site is split into two segments. The Study concludes that there may be capacity for development in the southern part of the area, where the site is more closely related to the existing residential estate to the south. It concludes that development in the northern part (closer to Amlets Lane) could have a greater landscape impact. Accessibility to the village centre and other facilities is moderate.</p>
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>	WA/2004/0603 – Dec 2004 – 79 Dwellings - Consent Granted, Unimplemented. Suggestion that application is currently being prepared for 150 residential units

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	Land and Partners Ltd have a signed, long-term legal agreement with the freehold landowners of the site to promote it for development.
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?	YES	Available immediately

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?	Well	Neutral	
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 connects through to Amlets Lane in three separate locations. Given the size of the site the impact on the network would require significant review as would junction design.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<400m	250m (estimated)	
Sites designated as being of European importance ¹	<400m 400m-800m >800m	Data unavailable	
Sites designated as being of national importance ²	<400m 400m-800m >800m	Data Unavailable	
Sites designated as being of local importance ³	<400m 400m-800m >800m	Data Unavailable	

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

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>	2km (estimated)
Public transport (with at least a half hourly service during the day)	<u>>800m</u>	2km (estimated)
School(s)	<u>>800m</u>	1.5km (estimated)
Health centre facility	<u>>800m</u>	2km (estimated)
Amenity footpath	<u>>800m</u>	2.5km (Estimated)
Cycleway	<u><400m</u>	100m (estimated)
Open space/ recreation/play facilities	<u><400m</u>	300m (estimated)
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 site to the following sites/areas:	Proximity	Comments
Archaeological sites	<u>Site is not on or adjacent to an archaeological site</u>	The site includes an area to the south which has archaeological 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>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u><25%</u>	0%
Is the site at risk of	NO	

surface water flooding?		
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>Significant</u>	There are a significant number of public footpaths across 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>	Land to the south of Amlets Lane is countryside, land to the north is Green Belt, AONB and AGLV. In the Landscape Study the area containing this site is split into two segments. The Study concludes that there may be capacity for development in the southern part of the area, where the site is more closely related to the existing residential estate to the south. It concludes that development in the northern part (closer to Amlets Lane) could have a greater landscape impact. Accessibility to the village centre and other facilities is moderate.

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>Yes – supported by site promoter</u> Suggestion in promoters materials that the site would be developed to include some limited commercial units and also promote home working

4. Summary

Conclusions	
Site number/name:	394. Land North of Wyphurst Road, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints (see notes below)	x
The site has significant constraints	<input 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>	Assessed by the SHLAA to be capable of providing circa 150 homes.
Estimated development timeframe	Estimated to be available to deliver within 5 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site is expected to be the subject of a planning application shortly, and whilst careful design to mitigate landscape impact will be necessary the overall impression appears to be that the scheme is viable and is highlighted as green in SHLAA assessment
Infrastructure requirements? <i>e.g. highways, water, education</i>	