

# Cranleigh Neighbourhood Plan site assessments

## 395 / CFS4 Land South and East of Littlemead Industrial Estate

### 1. Background information

Site location and use	
Site location	Land SE of Littlemead Industrial Estate
Gross area (ha)	19.8ha
SHLAA site ref (if applicable)	395 (no data provided)

Context	
Surrounding land uses	Open land to the south. A mix of light industrial, residential, retail and commercial to the north.
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Greenfield</b>
Existing/previous use	Agricultural / Open Land
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2014/0912 – 425 Dwellings – Recommended for approval but refused, currently awaiting appeal

### 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	Landowner currently has an option agreement with Berkley Homes
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?		Immediately available

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		<b>On the edge, adjacent to 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	The site can be accessed from multiple existing adopted		

accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	roads to the north which are connected to Guildford Road, directly into the settlement centre. There is also potential for connection to the West onto Alford Road. The impact on the surrounding road network would be significant.	
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>	560m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	10.6km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4.1km
Sites designated as being of local importance <sup>3</sup>	<u>400m-800m</u>	570m

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>&lt;400m</u>	40m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	80m
School(s)	<u>&lt;400m</u>	Primary - 320m, Secondary - 420m
Health centre facility	<u>&lt;400m</u>	250m
Amenity footpath	<u>&lt;400m</u>	om – A long distance footpath runs along the entire northern boundary of the site
Cycleway	<u>&lt;400m</u>	om – assumed that the segment of long distance footpath on the northern boundary can also be used as a cycle path
Open space/ recreation/play facilities	<u>&lt;400m</u>	35m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u>	

### Historical considerations

<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

Proximity of site to the following sites/areas:	Proximity	Comments
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>	Small linear feature in the north western corner of the site
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;25%</u>	Linear feature along the southern boundary
Is the site at risk of surface water flooding?	Unclear	May have some surface water issues
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>&lt;25%</u>	Small element of western section of the site
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&gt;75%</u>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>Slight</u>	Would change the character of the long distance pedestrian/cycle route on the northern boundary and would be likely to significantly increase use of this route to access the town centre

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat, falling to the south
Landscape impact <i>Would development harm landscape character or setting?</i>	The development of a piece of land this large would have significant visual and landscape impact, particularly given the

	high level of trees located on the site at present.
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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?	<b>Yes</b>	
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<b>Yes – well located</b>	
Does the site have the potential to support commercial activities, including start-ups?	<b>Potentially – but support by site promoter not confirmed</b>	Previous plans do not include any commercial provision, but the sites location on the southern boundary of the town centre would make it a suitable inclusion to provide some commercial/start up facilities.

#### 4. Summary

Conclusions	
Site number/name:	395 / CFS4. Land SE of Littlemead Industrial Estate
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints (See notes below)	
The site has significant constraints (See notes below)	x
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx. 590 units @ 30 dph Previous application included 425 units – taking into account restrictions such as trees and areas with flooding issues etc.
Estimated development timeframe	Within initial plan period
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site offers significant benefits of generating a large volume of housing directly adjacent to the town centre where residents will be able to access all facilities without the use of a car, however it will have significant traffic impacts, particularly on the town centre, and therefore the constraints are listed as both minor and significant in recognition of the need for significant additional work to understand the traffic impacts in particular.
Infrastructure requirements? <i>e.g. highways, water, education</i>	