

Cranleigh Neighbourhood Plan site assessments

412. Land at Taylors Farmhouse, The Common

1. Background information

Site location and use	
Site location	Taylors Farmhouse, The Common, Cranleigh
Gross area (ha)	0.11ha
SHLAA site ref (if applicable)	412 (no data)

Context	
Surrounding land uses	Residential, Playing Fields, Common Land/Cricket Club
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Residential Property
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	The site has been subject to a request to incorporate land into the garden which was refused (WA/2013/0730), previous owners have also sought an additional dwelling which was refused in 2002.

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>	Unclear	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Assumed that the site is being considered as providing access to land to the rear of the property.
Is there a known timeframe for availability?	Unclear	

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement		
What is the size of the nearest settlement?	A main centre		
How would development of this site relate to the surrounding uses?		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?	Site has a residential access from The Common	
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>	450m
Sites designated as being of European importance ¹	<u>>800m</u>	11km
Sites designated as being of national importance ²	<u>>800m</u>	5km
Sites designated as being of local importance ³	<u>>800m</u>	1.3km

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><400m</u>	370m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	160m
School(s)	<u>400m-800m</u>	700m
Health centre facility	<u>>800m</u>	950m
Amenity footpath	<u><400m</u>	340m
Cycleway	<u>400m-800m</u>	680m
Open space/ recreation/play facilities	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	8m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	Too small

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>	Locally listed properties to the south west
Conservation Area	<u>Site is within 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>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>	Development at an increased density would have a significant impact on the landscape character and of the conservation area

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>	Too small – however if used to create an access point to the land behind the potential impact could be greater.
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:	412. Land at Taylors Farmhouse, The Common
<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	<input type="checkbox"/>
The site is unsuitable for development (see notes below)	<input checked="" type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is an integral part of the Conservation Area and removal of this unit would have a significant impact on the comprehensive nature of the conservation area.
Infrastructure requirements? <i>e.g. highways, water, education</i>	