

Cranleigh Neighbourhood Plan site assessments

430. Cranleigh Fire Station, Dewlands Lane

1. Background information

Site location and use	
Site location	Cranleigh Fire Station, Dewlands Lane
Gross area (ha)	0.11
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Residential & Infants School (Site 130)
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Fire Station
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	NA

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 to be single ownership
Is there a known timeframe for availability?	NA	

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?	Well		
How is the site currently accessed? Is it accessible from the highway network? Can the	Direct access from Dewlands Lane (cul de sac), from the B2127		

network support the potential level of traffic that would be created?		
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>>800m</u>	1.1km
Sites designated as being of European importance ¹	<u>>800m</u>	12km
Sites designated as being of national importance ²	<u>>800m</u>	4.5km
Sites designated as being of local importance ³	<u>>800m</u>	1.9km

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>	90m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	160m
School(s)	<u><400m</u>	Primary – 40m, Secondary – 310m
Health centre facility	<u><400m</u>	210m
Amenity footpath	<u>400m-800m</u>	420m
Cycleway	<u><400m</u>	85m
Open space/ recreation/play facilities	<u><400m</u>	70m
Does the site have the potential to provide additional open space/recreation/ community facilities?	No – site is poorly located or too small	Too small

Historical considerations		
Proximity of site to the following	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

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>	In close proximity, but doesn't appear to be impacted.

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><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, but is on an area of raised land
Landscape impact <i>Would development harm landscape character or setting?</i>	Given raised nature of the area, consideration would need to be given to views of the site from the wider 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
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	Too small
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential or no support by site promoter</u>	Too small

4. Summary

Conclusions	
Site number/name:	430, Cranleigh Fire Station, Dewlands lane
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints (would need to provide alternative location for current fire station facilities)	x
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>	Approx 3 units
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	Small site with very limited capacity which is reliant on reprovision of facilities, further discussion with the fire service required to establish if inclusion is due to operational problems with the existing site.
Infrastructure requirements? <i>e.g. highways, water, education</i>	