

Cranleigh Neighbourhood Plan site assessments

553. Little Manor Service Station, High St / Horsham Rd Junction

1. Background information

Site location and use	
Site location	Little Manor Service Station, High St / Horsham Rd Junction, Cranleigh
Gross area (ha)	0.15ha
SHLAA site ref (if applicable)	553 (no data)

Context	
Surrounding land uses	North – Arts Centre (separated by road), West – Public House, East – Commercial, South - Residential
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Petrol Station
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None Found

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	No data provided
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	
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 network support the potential level of traffic that would be created?	The site is accessed from two access points on either side of a mini roundabout on the junction of High Street and Horsham Road. The site has frontage along both of these streets and the access point could be adjusted to a number of configurations.	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>>800m</u>	1.3km
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>	1.1km

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>	14m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	14m
School(s)	<u><400m</u>	Primary – 200m, Secondary – 400m
Health centre facility	<u><400m</u>	40m
Amenity footpath	<u><400m</u>	250m
Cycleway	<u><400m</u>	5m
Open space/ recreation/play facilities	<u><400m</u>	50m
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	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>	The site is within an area considered to have archaeological potential.
Scheduled ancient monuments (SAMs)	<u>Site is not on or adjacent to a SAM</u>	
Listed buildings	<u>Site is adjacent to or within the setting of a listed building</u>	There are listed and locally listed buildings on the east, west and northern sides of the site
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	A small conservation area is located to the east of the site

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>>75%</u>	100%
Is the site at risk of surface water flooding?	Unclear	Potential risk due to surrounding flood risk issues
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
Landscape impact <i>Would development harm landscape character or setting?</i>	None – likely to be a visual improvement

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>Possibly</u>	Whilst the site itself is not large (0.15ha) its location on the junction could significantly impact traffic on the high Street if not appropriately mitigated.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Yes – well located</u>	Though this would take up the whole site and would create any improvement to the frontage
Does the site have the potential to support commercial activities, including start-ups?	<u>Potentially – but support by site promoter not confirmed</u>	It would be a suitable location for commercial development

4. Summary

Conclusions	
Site number/name:	553. Little manor Service Station
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints (see notes below)	<input checked="" type="checkbox"/>
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>	Approx. 5 units at 30dph. It is assumed that this site would be best suited to a flatted development, but might potentially be suitable for a mixed use scheme
Estimated development timeframe	No indication of availability
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site could accommodate residential development, but given its High Street Frontage, this might not be the most effective use for the site, or it would be better in combination with commercial uses. This approach would also be more appropriate given its Flood Zone Two location. Therefore the minor constraints are considered to be policy decisions on appropriate land use rather than the physical location of the site itself.
Infrastructure requirements? <i>e.g. highways, water, education</i>	