

Cranleigh Neighbourhood Plan site assessments

688. Land at Bowles Farm, Horsham Road, Cranleigh

1. Background information

Site location and use	
Site location	Bowles Farm, Horsham, Cranleigh
Gross area (ha)	29.37ha
SHLAA site ref (if applicable)	688

Context	
Surrounding land uses	This large and irregular-shaped site is located on the eastern side of Cranleigh. It adjoins the existing Local Plan settlement boundary in the vicinity of Woodlands Close, Cranleigh Mead, Durnsford Way and Broad Walk. Part of the site has a frontage onto the Horsham Road. The site currently comprises large agricultural fields bounded by trees.
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>	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>	YES	Assumed to be available as submitted in the 2014 call for sites
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?		Assumed to be available within the plan timescale

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of		On the edge, adjacent to the	

the nearest settlement?		settlement	
What is the size of the nearest settlement?	A main centre		
How would development of this site relate to the surrounding uses?		Neutral	Not very 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 has a frontage onto Horsham Road, but this frontage is some distance east of where the existing settlement boundary ends. The scale of impact from a site (if developed out in its entirety) would be significant.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	>800m	1.3km	
Sites designated as being of European importance ¹	>800m	12.9km	
Sites designated as being of national importance ²	>800m	2.9km	
Sites designated as being of local importance ³	<400m	om	

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	400m-800m	670m
Public transport (with at least a half hourly service during the day)	<400m	390m
School(s)	<400m 400m-800m >800m	Primary - 550m, Secondary - 1.2km
Health centre facility	>800m	950m
Amenity footpath	>800m	960m
Cycleway	400m-800m	660m
Open space/ recreation/play facilities	<400m	60m
Does the site have the potential to provide additional open space/recreation/	Yes – but location is not easily accessible	

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?		
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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>	
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>	Site wraps around New Park Farm, which includes a large listed building.
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 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>	95%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>Significant</u>	There are several public footpaths crossing the site

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat, small drop off to the north

Landscape impact <i>Would development harm landscape character or setting?</i>	The Landscape Study identifies that there could be some capacity for development in the northern part of the area, where it is more closely related to existing housing.
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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?	Yes	On the basis of volume of additional traffic moving through the town centre travelling north west
Does the site have the potential to provide improved public parking to serve Cranleigh village?	No potential or poorly located	
Does the site have the potential to support commercial activities, including start-ups?	Potentially – but support by site promoter not confirmed	SHLAA suggests mixed use development – no detail provided.

4. Summary

Conclusions	
Site number/name:	688. Land at Bowles Farm, Horsham Road, Cranleigh
<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 (see notes below)	<input checked="" 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>	SHLAA assessment is 360 units, suggested that the northern segment of the site is more appropriate than the southern segment
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The view of the SHLAA is that the site has been promoted for housing and mixed use development. Although some parts of the site adjoin the existing Local Plan settlement boundary, it is not as well integrated with the settlement area as some of the other promoted greenfield sites around Cranleigh. The overall constraints are therefore significant.
Infrastructure requirements? <i>e.g. highways, water, education</i>	