

Cranleigh Neighbourhood Plan site assessments

712. Land at Highfold, Horsham Road, Cranleigh

Background information

Site location and use	
Site location	Highfold, Horsham Road, Cranleigh (including Highfold, Maytree House, The Long Acre, Little Gidding & Rowgardens)
Gross area (ha)	3.07ha
SHLAA site ref (if applicable)	712

Context	
Surrounding land uses	Residential, Agricultural, Woodland
Is the site: Greenfield Brownfield Mixture N/K	Greenfield Brownfield
Existing/previous use	Residential & Woodland
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	No significant planning applications found for any of the individual properties

1. 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 having been put forward 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 period and potentially within the first five years

2. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		On the edge, adjacent to the settlement	
What is the size of the nearest settlement?	A main centre		
How would development of this site relate to the surrounding uses?			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 multiple individual residential accesses from Horsham Road. The site is likely to have a significant impact on the network due to limited scale.	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>>800m</u>	2.1km
Sites designated as being of European importance ¹	<u>>800m</u>	13km
Sites designated as being of national importance ²	<u>>800m</u>	3.4km
Sites designated as being of local importance ³	<u><400m</u>	380m

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>>800m</u>	1.2km
Public transport (with at least a half hourly service during the day)	<u><400m</u>	90m
School(s)	<u>>800m</u>	1.3km
Health centre facility	<u>>800m</u>	1.7km
Amenity footpath	<u>400m-800m</u>	720m
Cycleway	<u>>800m</u>	1.2km
Open space/ recreation/play facilities	<u>400m-800m</u>	440m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – but location is not easily accessible</u>	Includes woodland area

Historical considerations		
Proximity of site to the following sites/areas:	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

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><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>	The site is located within the countryside beyond the Green Belt. The site adjoins the current Local Plan settlement boundary of Cranleigh to the west. To the east the site adjoins an area of Ancient Woodland. It is not considered that this site integrates as well with the settlement area or is as accessible as some of the other greenfield sites being promoted around Cranleigh. The site boundary onto Horsham road is heavily treed.

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>	
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>	

3. Summary

Conclusions	
Site number/name:	712. Land at Highfold, 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>	Site assessed by the SHLAA to have capacity for 15 units
Estimated development timeframe	Within plan period
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is not well connected to key services and is not of significant volume to be able to make a significant contribution to improvement of those key services.
Infrastructure requirements? <i>e.g. highways, water, education</i>	