

# Cranleigh Neighbourhood Plan site assessments

## 778. Land @ The Cranley Hotel, Guildford Road, Cranleigh

### 1. Background information

Site location and use	
Site location	The Cranley Hotel, Guildford Road, Cranleigh
Gross area (ha)	0.1 ha
SHLAA site ref (if applicable)	778 (rejected)

Context	
Surrounding land uses	North – cricket club and common land within the conservation area South and West – Residential East – The Cranley Hotel
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Outbuildings and Hotel Gardens
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2013/1563 – Sept 2013 – REFUSED – 6 residential dwellings following demolition of outbuildings (also connected to Site 593)

### 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	Site of previous application in 2013 for development. Connected to site 593 (The Cranley Hotel)
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 in single or coordinated group ownership due to previous application
Is there a known timeframe for availability?	NA	Assumed to be available for development given previous application

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	<b>Within the settlement</b>		
What is the size of the nearest settlement?	<b>A main centre</b>		
How would development of this site relate to the surrounding		<b>Neutral (design and form)</b>	

uses?		dependent)	
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 accessed via The Cranley Hotel (Listed). Site is small and if developed in isolation would not be expected to significantly impact the highway network.		
<b>Environmental considerations</b>			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<u>400m-800m</u>	570m	
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	11km	
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4.8km	
Sites designated as being of local importance <sup>3</sup>	<u>&gt;800m</u>	1km	

<b>Community facilities and services</b>		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<u>&lt;400m</u>	250m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	40m
School(s)	<u>400m-800m</u>	700m
Health centre facility	<u>&gt;800m</u>	860m
Amenity footpath	<u>&lt;400m</u>	100m
Cycleway	<u>400m-800m</u>	590m
Open space/ recreation/play facilities	<u>&lt;400m</u>	10m
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

<sup>1</sup> Special Areas of Conservation, Special Protection Areas, Ramsar sites

<sup>2</sup> Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

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>	Listed buildings on east and west sides of the site
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	Conservation Area to the North

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>&lt;25%</u>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;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>&lt;25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&gt;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>	Open to the north with potential visual implications from 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>Possibly</u>	Only if developed in tandem with surrounding sites – otherwise too small to have a significant impact
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>	

#### 4. Summary

Conclusions	
Site number/name:	778 Land @ The Cranley Hotel
<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>	Approx 3 units
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	Previous applications refused and rejected from SHLAA due to limited size of potential yield, plus impact on listed buildings etc.
Infrastructure requirements? <i>e.g. highways, water, education</i>	