

Cranleigh Neighbourhood Plan site assessments

796. Little Park Hatch, Bookhurst Road, Cranleigh

1. Background information

Site location and use	
Site location	Little Park Hatch, Bookhurst Road, Cranleigh
Gross area (ha)	0.36ha
SHLAA site ref (if applicable)	796 (rejected – potential yield less than 5 units)

Context	
Surrounding land uses	Residential, with education to the south
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Public House
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2012/2028 – Demolition of Public House and erection of 11 dwellings – withdrawn WA/2015/2229 – Alternation of Public House and erection of 7 dwellings – decision pending

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	Planning Application Pending
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 immediately

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?		Neutral	

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?	Accessed via two access points off Bookhurst Road	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>400m-800m</u>	680m
Sites designated as being of European importance ¹	<u>>800m</u>	13km
Sites designated as being of national importance ²	<u>>800m</u>	3.8km
Sites designated as being of local importance ³	<u><400m</u>	315m

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-800m</u>	800m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	170m
School(s)	<u><400m</u> <u>>800m</u>	Primary – 65m, Secondary – 1.1km
Health centre facility	<u>>800m</u>	1.1km
Amenity footpath	<u>>800m</u>	1.3km
Cycleway	<u><400m</u>	150m
Open space/ recreation/play facilities	<u><400m</u>	2m
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		
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 contains a listed building</u>	The public house building is listed
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><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>	Development of the site would have an impact on the park areas to the south west of the site

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>	

4. Summary

Conclusions	
Site number/name:	796. Little Park Hatch, Bookhurst 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)	x
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Assumed to be less than 5 on the basis of rejection from SHLAA process for a capacity less than 5 units.
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is significantly constrained by the listed building status of the existing building on the site. Further work would be required to establish if the site could accommodate any further development and the format of, however it is likely to be of such limited volume as to be irrelevant to this process.
Infrastructure requirements? <i>e.g. highways, water, education</i>	