

Cranleigh Neighbourhood Plan site assessments

855. Land at Old Cottage, Wanborough Lane, Cranleigh

1. Background information

Site location and use	
Site location	Wanborough Lane, Cranleigh
Gross area (ha)	0.31ha
SHLAA site ref (if applicable)	855 (no data)

Context	
Surrounding land uses	Residential and open land
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Residential
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	Extensive planning history relating to extension, demolition of garages, alternations to a listed building and most recently (Aug 2015) consent for the erection of an additional dwelling. WA/2015/1509

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	Given recent planning consent since
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	NA	See above
Is there a known timeframe for availability?	NA	See Above

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 Wanborough Lane	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>>800m</u>	860m
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>	10m

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>	1km
Public transport (with at least a half hourly service during the day)	<u><400m</u>	150m
School(s)	<u><400m</u> <u>>800m</u>	Primary - 190m, Secondary – 1.4km
Health centre facility	<u>>800m</u>	1.4km
Amenity footpath	<u>>800m</u>	1.5km
Cycleway	<u>400m-800m</u>	460m
Open space/ recreation/play facilities	<u><400m</u>	100m
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	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

following 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>	Main house 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>	Land to the rear is being developed for housing and site is not large or visible

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:	855. Land at Old Cottage, Wanborough Lane, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development (see notes below)	x
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Site has been given consent in Aug 2015 for one additional dwelling which seems appropriate and proportionate.
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site has now gained consent for a single additional dwelling and therefore should be removed from the list as the is most likely to represent the maximum extend of appropriate development on the site.
Infrastructure requirements? <i>e.g. highways, water, education</i>	