

# Cranleigh Neighbourhood Plan site assessments

## 874 / CFS3. Elmbridge Road, Cranleigh

### 1. Background information

Site location and use	
Site location	Elmbridge Road, Cranleigh
Gross area (ha)	3.66ha
SHLAA site ref (if applicable)	874

Context	
Surrounding land uses	Residential to the North & East, open land to the south and west, plus allotments and sewage works to the north
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Greenfield</b>
Existing/previous use	Vacant agricultural land
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	Option agreement between Thakenham Homes and landowner
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?	NO	

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		<b>On the edge, adjacent to 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 uses?		<b>Neutral</b>	<b>Not very well</b>
How is the site currently	The site could be accessed from Elmbridge Road and from		

accessed? Is it accessible from the highway network? Can the network support the potential level of traffic that would be created?	the northern section of Elm Park, subject to access being provided across verges by the Highways Authority. The level of traffic could be accommodated, but junction would need to be carefully considered.	
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>&lt;400m</u>	28m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	10km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4km
Sites designated as being of local importance <sup>3</sup>	<u>&gt;800m</u>	820km

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>&gt;800m</u>	1km
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	17m
School(s)	<u>&gt;800m</u>	1.6km
Health centre facility	<u>&gt;800m</u>	1.6km
Amenity footpath	<u>&lt;400m</u>	175m
Cycleway	<u>&gt;800m</u>	1.4km
Open space/ recreation/play facilities	<u>&lt;400m</u>	15m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological	<u>Site is not on or adjacent to an</u>	

<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

sites	<u>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>&lt;25%</u>	25% (estimated)
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;25%</u>	25% (estimated)
Is the site at risk of surface water flooding?	Yes/No	Possibly
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>&lt;25%</u>	20% (estimated)
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 land is open to the south, and the overall impact would be one of extending built up area effectively creating an visual bridge between residential development on Elmbridge Road and the Elmbridge Residential Village to the west.

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:	874 / CFS3. Elmbridge 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 (see notes below)	<input type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx. 100 units @ 30 dph
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site has significant flooding issues, and is located on the edge of settlement and is separated from key facilities. A small portion of the site may be appropriate for development but only after the development of numerous, more appropriate other sites.
Infrastructure requirements? <i>e.g. highways, water, education</i>	