

Cranleigh Neighbourhood Plan site assessments

CFS16. Taylors Farmhouse, Cranleigh

1. Background information

Site location and use	
Site location	Land to the rear of Taylors Farmhouse, The Common, Cranleigh
Gross area (ha)	0.46ha
SHLAA site ref (if applicable)	NA

Context	
Surrounding land uses	Open Lane and Residential
Is the site: Greenfield Brownfield Mixture N/K	Greenfield
Existing/previous use	Assumed to be agricultural
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	The site has been subject to a request to incorporate land into the garden which was refused (WA/2013/0730).

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	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Site cannot be accessed without access to Taylors Farmhouse (Site 412)
Is there a known timeframe for availability?	Unclear	

3. 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?		Neutral	
How is the site currently accessed? Is it accessible from	The site is accessed via the driveway of Taylors Farmhouse (Site 412)		

the highway network? Can the network support the potential level of traffic that would be created?		
Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u><400m</u>	360m
Sites designated as being of European importance ¹	<u>>800m</u>	10.9km
Sites designated as being of national importance ²	<u>>800m</u>	5km
Sites designated as being of local importance ³	<u>>800m</u>	1.3km

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>	410m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	150m
School(s)	<u>400m-800m</u>	775m
Health centre facility	<u>>800m</u>	990m
Amenity footpath	<u><400m</u>	340m
Cycleway	<u>400m-800m</u>	720m
Open space/ recreation/play facilities	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	20m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	Access

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 does not contain or adjoin a listed building</u>	There are listed and locally listed buildings in the vicinity
Conservation Area	<u>Site is within a Conservation Area</u> <u>Site is adjacent to or within the setting of a Conservation Area</u>	Southern edge of the site is within the conservation area, rest of the site is adjacent

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 not visible from the public realm, and with slight slope to the south is not likely to be visible from the listed building to the north. Further landscape review required.

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?	No	
Does the site have the potential to provide improved public parking to serve Cranleigh village?	No potential or poorly located	
Does the site have the potential to support commercial activities, including start-ups?	No potential or no support by site promoter	

4. Summary

Conclusions	
Site number/name:	CFS16. Taylors Farmhouse, Cranleigh
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints (see notes below)	x
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx. 15 units @ 30dph, however density likely to be lower. Circa 10 units.
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is not accessible without the inclusion of Taylors Farmhouse and development of this site would have a significant impact on the conservation area, which might not be warranted for the small number of units to be gained. Further research required, in combination with 412.
Infrastructure requirements? <i>e.g. highways, water, education</i>	