

Cranleigh Neighbourhood Plan site assessments

Site Name and ref.

1. Background information

Site location and use	
Site location	
Gross area (ha)	
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	
Is the site: Greenfield Brownfield Mixture N/K	
Existing/previous use	
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	

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>		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		
Is there a known timeframe for availability?		

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Within the settlement	On the edge, adjacent to the settlement	Clearly outside the settlement
What is the size of the nearest settlement?	A main centre	Large village	Small rural settlement
How would development of this site relate to the surrounding uses?	Well	Neutral	Not very well
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?			
Environmental considerations			

What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Sites designated as being of European importance ¹	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Sites designated as being of national importance ²	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Sites designated as being of local importance ³	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	

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</u> <u>400m-800m</u> <u>>800m</u>	
Public transport (with at least a half hourly service during the day)	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
School(s)	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Health centre facility	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Amenity footpath	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Cycleway	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Open space/ recreation/play facilities	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u> <u>Yes – but location is not easily accessible</u> <u>No – site is poorly located or too small</u>	

Historical considerations

¹ Special Areas of Conservation, Special Protection Areas, Ramsar sites

² Sites of Special Scientific Interest, Ancient Woodland

³ Local Nature Reserves, Sites of Nature Conservation Importance

Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<p><u>Site is within an archaeological site</u></p> <p><u>Site is adjacent to an archaeological site</u></p> <p><u>Site is not on or adjacent to an archaeological site</u></p>	
Scheduled ancient monuments (SAMs)	<p><u>Site is on a SAM</u></p> <p><u>Site is adjacent to a SAM</u></p> <p><u>Site is not on or adjacent to a SAM</u></p>	
Listed buildings	<p><u>Site contains a listed building</u></p> <p><u>Site is adjacent to or within the setting of a listed building</u></p> <p><u>Site does not contain or adjoin a listed building</u></p>	
Conservation Area	<p><u>Site is within a Conservation Area</u></p> <p><u>Site is adjacent to or within the setting of a Conservation Area</u></p> <p><u>Site is not adjacent to or within the setting of a Conservation Area</u></p>	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<p><u>>75%</u></p> <p><u>25%-75%</u></p> <p><u><25%</u></p>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<p><u>>75%</u></p> <p><u>25%-75%</u></p> <p><u><25%</u></p>	
Is the site at risk of surface water flooding?	Yes/No	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<p><u>>75%</u></p> <p><u>25%-75%</u></p> <p><u><25%</u></p>	
What proportion of site is Grade 3 (valuable) agricultural land?	<p><u>>75%</u></p> <p><u>25%-75%</u></p> <p><u><25%</u></p>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	Yes/No	
Impact on Public Rights of Way (PROWs)	<p><u>Significant</u></p> <p><u>Slight</u></p> <p><u>None</u></p>	

Physical characteristics

Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	
Landscape impact <i>Would development harm landscape character or setting?</i>	

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?	<p style="text-align: center;"><u>Yes</u> <u>Possibly</u> <u>No</u></p>	
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<p style="text-align: center;"><u>Yes – well located</u> <u>Yes – reasonably located</u> <u>No potential or poorly located</u></p>	
Does the site have the potential to support commercial activities, including start-ups?	<p style="text-align: center;"><u>Yes – supported by site promoter</u> <u>Potentially – but support by site promoter not confirmed</u> <u>No potential or no support by site promoter</u></p>	

4. Summary

Conclusions	
Site number/name:	
<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	<input 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>	
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	
Infrastructure requirements? <i>e.g. highways, water, education</i>	