

Cranleigh Neighbourhood Plan site assessments

N27 Ruffold Farm, off the Guildford Road



1. Background information

Site location and use	
Site location	N27 Ruffold Farm, off the Guildford Road
Gross area (ha)	1.01 ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Green Belt, housing, garden centre/retail
Is the site: <u>Greenfield</u>	<u>Greenfield</u>
Existing/previous use	Residential garden curtilage, paddock
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	unknown

2. Availability

Availability		
	Yes	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
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?		Within 5 years

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	Clearly outside the settlement		
What is the size of the nearest settlement?	A main centre	Cranleigh Village	
How would development of this site relate to the surrounding uses?	Not very well	The site sits outside the village settlement boundary and as a result is remote from the village and local services. Surrounding uses are largely greenfield, aside from the garden centre to the north and a few scattered houses.	
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?	The site is accessed from the B2128 Guildford Road just beyond the bend and before a straight stretch. This road is national speed limit. There are limited pavements in the area. Circa 20 dwellings, as proposed, in a remote location as this would likely create at least 15 to 20 vehicles and the junction would need to be reviewed to enable safe access. It will be necessary to engage with Surrey County Council Highways Team on this.		
Pedestrian accessibility to High Street	There is no pavement on the development side of the road which means that any pedestrians would have to cross the Guildford Road to access the pavement leading to the High Street and village centre. This is a national speed limit road at this point and there is no designated crossing point. The village centre is just under 1km away so this may preclude some pedestrians from walking. There is a bus stop along the Guildford Road, but this also requires pedestrians to cross over the Guildford Road.		

Environmental considerations		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Sites designated as being of European importance ¹	<u>>800m</u>	10,491m
Sites designated as being of national importance ²	<u>>800m</u>	4,833m
Sites designated as being of local importance ³	<u>>800m</u>	1,353m

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>	819m Nearest is Cranleigh village
Public transport (with at least a half hourly service during the day)	<u><400m</u>	35m Bus stop on Guildford Road, although on the other side of the road to access the village centre)
School(s)	<u>>800m</u>	Primary School: 1,287m Secondary School: 1,210m
Health centre facility	<u>>800m</u>	1,429m
Amenity footpath	<u><400m</u>	92m
Cycleway	<u>>800m</u>	1.2km
Open space/ recreation/play facilities	<u><400m</u>	10m (open space)
Does the site have the potential to provide additional open space/recreation/ community facilities?	No – site is poorly located and too small	The site is remote from the village centre and too small to enable community facilities.

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
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>	

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

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><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>	Site borders the Green Belt. It is currently open greenfield. The 2014 <i>Waverley Borough Council Landscape Study</i> indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale development.

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>Access to Guildford would not require access via the High Street.</p> <p>The site does have a bus stop outside, although this requires pedestrians to cross the B road to access it heading into the village. All local facilities are beyond walking distance and therefore would require the use of a car to access.</p>

Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential and poorly located</u>	The site is too small and remotely located from the village centre.
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential</u>	The site is too small to enable mixed use and is proposed purely for residential.

4. Summary

Conclusions	
Site number/name:	N27 Ruffold Farm
<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	x
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Circa 20 dwellings
Estimated development timeframe	Unknown
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is remote from the settlement boundary, on greenfield and bounded by the Green Belt. It is not assessed to be a sustainable site for development.
Infrastructure requirements? <i>e.g. highways, water, education</i>	None known
Any other issues?	None