

# Cranleigh Neighbourhood Plan site assessments

## N28 Longfields 2, off Horseshoe Lane



### 1. Background information

Site location and use	
Site location	Longfields, Horseshoe Lane
Gross area (ha)	Approx. 3ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Greenfield, single dwelling, golf course
Is the site: <b>Greenfield</b>	Greenfield
Existing/previous use	Single residential dwelling
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	Dwelling constructed

### 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	

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?	<b>Clearly outside the settlement</b>	
What is the size of the nearest settlement?	<b>A main centre</b>	Cranleigh village
How would development of this site relate to the surrounding uses?	<b>Not very well</b>	The site is very rural in nature with mature trees and hedges. The Waverley Borough Council Landscape Study rates this part of the parish as having Low to Medium capacity where medium represents a landscape character area with the capacity for limited development in some parts of the character areas (e.g. infill sites or small urban extensions). New development would need to be closely related and having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.
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?	Access is from Horseshoe Lane, a rural road and onto a one vehicle width track. There is a further driveway just south of this track and further driveways along the stretch of road. The entrance is located just beyond a bend in the road to the south which could obscure sightlines, particularly as there are mature hedges along the entrance. It will be necessary to engage with Surrey County Council Highways Team to understand the access opportunities into the site.	
Pedestrian accessibility to High Street	<b>Poor</b>	The site is detached from the village centre. There are no pavements along Horseshoes Lane. A public footpath runs along the eastern edge which would be protected and buffered as part of any development.

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 <sup>1</sup>	>800m	11,662m
Sites designated as being of national importance <sup>2</sup>	>800m	4,980m
Sites designated as being of local importance <sup>3</sup>	>800m	1,059m

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	400m-800m	693m
Public transport (with at least a half hourly service during the day)	<400m	237m
School(s)	400m-800m	Primary school: 622m Secondary School: 467m
Health centre facility	>800m	867m
Open space/ recreation/play facilities	<400m	6m (open space)
Does the site have the potential to provide additional open space/recreation/ community facilities?	No – site is poorly located	The site is remote from the village and other residential areas.

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>	
Listed buildings	<u>Site does not contain or adjoin a listed building</u>	

<sup>1</sup> Special Areas of Conservation, Special Protection Areas, Ramsar sites

<sup>2</sup> Sites of Special Scientific Interest, Ancient Woodland

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

Conservation Area	<u>Site is not adjacent to or within the setting of a Conservation Area</u>	
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Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>&lt;25%</u>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;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>&lt;25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&gt;75%</u>	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	None
Impact on Public Rights of Way (PROWs)	<u>None</u>	A public footpath runs along the eastern edge, which would be protected and buffered.

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>	

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>	The site is poorly located in relation to the village centre.
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential or no support by site promoter</u>	Business start-ups / commercial activity is not supported by the site promoter.

#### 4. Summary

Conclusions	
Site number/name:	N28 Longfields 2
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	x
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	5 to 10
Estimated development timeframe	unknown
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is in an unsustainable location, remote from local services and accessed from a very rural lane. The quantity of dwellings would detract from the current rural nature of the landscape here. The site is therefore assessed to be unsuitable for development.
Infrastructure requirements? <i>e.g. highways, water, education</i>	None known
Any other issues?	None