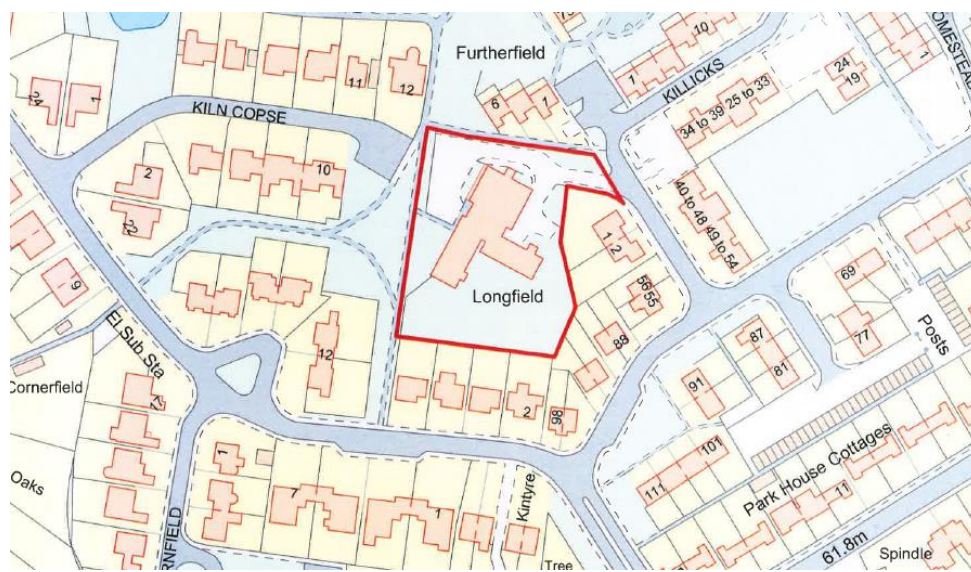


Cranleigh Neighbourhood Plan site assessments

N29 Longfield off Killicks Road, Cranleigh



1. Background information

Site location and use	
Site location	Killicks Road
Gross area (ha)	0.38 ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Housing
Is the site: Brownfield	Brownfield
Existing/previous use	The site is occupied by a former residential care home (owned by Surrey County Council), no longer in use and vacant.
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	Care home granted planning permission and subsequently built.

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?	Yes	Within 5 years

3. Suitability

Suitability		
Where is the site located in relation to the built-up area of the nearest settlement?	Within 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?	Well	The site is located in an existing residential estate and new residential dwellings would be in-keeping within this context.
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 off the B2127, into housing estate. It is anticipated that the highway network could support this development.	
Pedestrian accessibility to High Street	High	The site is located in a residential area well-connected with pavements and within walking distance of the village centre and main amenities.
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	>800m	12,352m
Sites designated as being of national importance ²	>800m	4,301m
Sites designated as being of local importance ³	400m-800m	773m

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

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>	401m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	81m
School(s)	<u><400m</u> <u>400m-800m</u>	Primary School: 305m Secondary School: 602m
Health centre facility	<u>400m-800m</u>	695m
Amenity footpath	<u><400m</u>	114m
Cycleway	<u><400m</u>	99m
Open space/ recreation/play facilities	<u><400m</u>	11m
Does the site have the potential to provide additional open space/recreation/ community facilities?	No – site is poorly located or too small	Site is fairly small

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>	
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	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><25%</u>	0%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	None
Impact on Public Rights of Way (PROWs)	<u>None</u>	None

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>	None

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>Possibly</u> Whilst the site itself is within walking distance of the village centre and main amenities, traffic will need to access the High Street e.g. for travel on to Guildford.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential</u> The site, within a residential estate, is not well located for provision of public car parking
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential and no support by site promoter</u> The site is too small and being promoted for residential use. It's located in a residential area.

4. Summary

Conclusions	
Site number/name:	N29 Longfields, off Killick Road
<i>Please tick a box</i>	
The site is appropriate for development	x
The site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	10 units
Estimated development timeframe	5 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is located in a sustainable location within the settlement envelope, surrounded by existing housing. It is well connected to the village centre and local amenities. The existing building is vacant and has not been in use for some time. Development of the site could provide improved landscaping to this area.
Infrastructure requirements? <i>e.g. highways, water, education</i>	None known
Any other issues?	No