

Cranleigh Neighbourhood Plan site assessments

N35: Land off Amlets Place Phase II – (the site on the left of the map below)



1. Background information

Site location and use	
Site location	Land off Amlets Place
Gross area (ha)	1.03 ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Fields, Green Belt to the north, some scattered larger homes to the south and south east.
Is the site: Greenfield	Greenfield
Existing/previous use	Agricultural fields
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None

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 five 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?	Neutral	There are some scattered residential dwellings bordering the sites
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 would need to be accessed off Amlets Lane, a narrow rural lane. The promoter is seeking 5 self-build plots.	
Pedestrian accessibility to High Street	Poor	The site is remote from the settlement boundary, the village centre and local amenities. There is no continuous pavement along Amlets Lane.
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	11,675m
Sites designated as being of national importance ²	>800m	5,053m
Sites designated as being of local importance ³	400m-800m >800m	936m

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>>800m</u>	980m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	334m
School(s)	<u>400m-800m</u> <u>>800m</u>	N35: primary – 888m; secondary – 738m
Health centre facility	<u>>800m</u>	1,100m
Open space/ recreation/play facilities	<u><400m</u>	om (green space)
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – sites are poorly located</u>	Site is too small and poorly located from the centre of the village

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?	<25%	0%
What proportion of site is Grade 3 (valuable) agricultural land?	>75%	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	No
Impact on Public Rights of Way (PROWs)	None	None

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Fairly flat
Landscape impact <i>Would development harm landscape character or setting?</i>	The area is currently greenfield, located beyond the settlement boundary and within areas that would have a low to medium impact on the landscape according to the 2014 Waverley Borough Council Landscape Study. A 'Low/medium' capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable 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?	No The site is remote from the High Street therefore access is likely to be by car, but the number of dwellings are relatively small.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	Poorly located The site is remote from the village centre.
Does the site have the potential to support commercial activities, including start-ups?	No support by site promoter The site promoter is specifying residential self-build.

4. Summary

Conclusions	
Site number/name:	N35 and N36: Amlets Place Phase II
<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>	The site is promoted for 5 self-build units.
Estimated development timeframe	The sites would be available within five years and might expect a self-build to be constructed within 3 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	<p>The site is rurally located with poor access off a rural lane with no pavements. It bounds the Green Belt to the north and is not sustainably located near to local services</p> <p>There is a low/medium capacity rating for development in this part of the parish.</p>
Infrastructure requirements? <i>e.g. highways, water, education</i>	Unknown
Any other issues?	No