

Cranleigh Neighbourhood Plan site assessments

N36: Land off Amlets Place Phase II (shown on map below as the site on the right, labelled N36).



1. Background information

| Site location and use | |
|--------------------------------|-----------------------|
| Site location | Land off Amlets Place |
| Gross area (ha) | 1.11 ha |
| SHLAA site ref (if applicable) | |

| Context | |
|---|--|
| Surrounding land uses | Fields, Green Belt to the north, across Amlets Lane. To the south-east, bordering the site, is the Cala homes development. |
| 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 site and a new Cala Homes development being constructed to the south east, adjoining the south eastern edge of N36. |
| 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 3 self-build plots. It is unclear if the site will be accessible from the new development (Cala Homes) and it will be necessary to gain advice from Surrey County Council on access. | |
| 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 | 12,021m |
| Sites designated as being of national importance ² | >800m | 4,781m |

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

² Sites of Special Scientific Interest, Ancient Woodland

| | | |
|--|-------------------------------------|------|
| Sites designated as being of local importance ³ | <u>400m-800m</u> <u>>800m</u> | 752m |
|--|-------------------------------------|------|

| 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> | 1km |
| Public transport (with at least a half hourly service during the day) | <u>400m-800m</u> | 415m |
| School(s) | <u>>800m</u> | primary- 918m; secondary – 883m |
| Health centre facility | <u>>800m</u> | 1200m |
| Open space/ recreation/play facilities | <u><400m</u> | 370m |
| 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% |

³ Local Nature Reserves, Sites of Nature Conservation Importance

| | | |
|--|----------------|------|
| 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>>75%</u> | 100% |
| Significant infrastructure crossing the site, i.e. power lines, pipelines? | No | No |
| 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> | 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 an area 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? | <u>No</u> The site is remote from the High Street therefore access is likely to be by car, but the number of dwellings is very small. |
| Does the site have the potential to provide improved public parking to serve Cranleigh village? | <u>Poorly located</u> The site is remote from the village centre. |
| Does the site have the potential to support commercial activities, including start-ups? | <u>No support by site promoter</u> The site promoter is specifying residential self-build. |

4. Summary

| Conclusions | |
|---|--|
| Site number/name: | 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 | x |
| The site is unsuitable for development | |
| Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i> | The site is promoted for 3 self-build units. |
| Estimated development timeframe | The site 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 located adjacent to Amlets Place Phase I/ Amlets Lane is a narrow rural lane and access may be difficult. The site is unsustainably located away from the village centre with no pedestrian access. There is, however, a development already under construction to the southeast of the site, which could provide access arrangements.</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 |