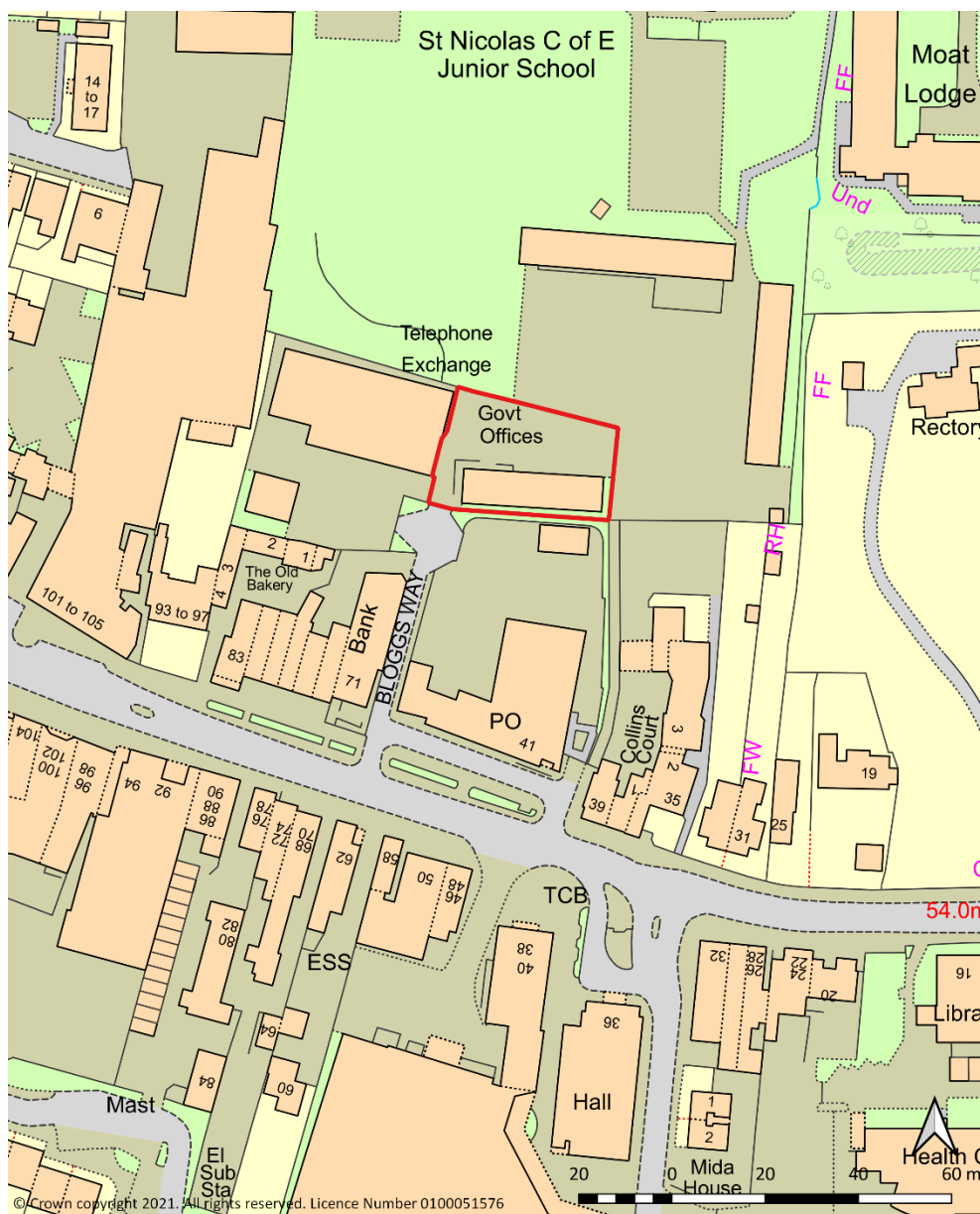


Cranleigh Neighbourhood Plan site assessments

N40 Land off Bloggs Way, Cranleigh



1. Background information

| Site location and use | |
|--------------------------------|--------------------------------|
| Site location | Land off Bloggs Way, Cranleigh |
| Gross area (ha) | 0.09 ha |
| SHLAA site ref (if applicable) | N/a |

| Context | |
|---|--|
| Surrounding land uses | |
| Is the site: Brownfield | Brownfield |
| Existing/previous use | The site is currently vacant, having previously been used for offices. It includes a small parking area. |
| Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i> | The site was included in an outline application to redevelop Cranleigh Primary School for 91 dwellings (ref. WA/2017/1389) – this was refused in Nov 2019. |

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 | The site is in single ownership and the owner has stated that they are willing to submit to development. |
| 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 11 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 | Any change to include residential dwellings would be compatible with its surrounding uses, which are office/light industrial and a school playing field. |
| 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 currently accessed from the Bloggs Way. It is not considered likely that the volume of traffic that the site will produce will have a significant impact on the network. | |
| Pedestrian accessibility to High Street | High | The site is within walking distance of the High Street via pavements. |
| 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 | 11,700m |
| Sites designated as being of national importance ² | >800m | 4,700m |
| Sites designated as being of local importance ³ | >800m | 1,200m |

| 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 | 50m |
| Public transport (with at least a half hourly service during the day) | <400m | 30m |
| School(s) | <400m | Primary school: 20m Secondary school: 120m |
| Health centre facility | <400m | 200m |
| Open space/ recreation/play facilities | <400m | 20m |

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

| | | |
|--|---|---|
| Does the site have the potential to provide additional open space/recreation/community facilities? | No – site is poorly located or too small | The site is not large enough to provide new community or open space facilities. village centre. |
|--|---|---|

| Historical considerations | | |
|---|---|--|
| Proximity of site to the following sites/areas: | Proximity | Comments |
| Archaeological sites | Site is not on or adjacent to an archaeological site | Site is adjacent to an area of high archaeological potential |
| Scheduled ancient monuments (SAMs) | Site is not on or adjacent to a SAM | |
| Listed buildings | Site is adjacent to or within the setting of a listed building | The site is within the setting of a locally listed building. |
| Conservation Area | Site is adjacent to a Conservation Area | The site is adjacent to the Conservation area. |

| Other key considerations | | |
|--|----------------|--|
| | | Comments |
| What proportion of site is in fluvial flood risk zone 3 (highest risk)? | <25% | None of the site is in flood zone 3 |
| What proportion of site is in fluvial flood risk zone 2 (medium risk)? | <25% | None of the site is in flood zone 2 |
| Is the site at risk of surface water flooding? | Low | The southern half of the site is in an area at low risk of surface water flooding (1 in 1,000 flood extent). |
| What proportion of site is Grade 1 or 2 (highest value) agricultural land? | <25% | The site is previously developed land. |
| What proportion of site is Grade 3 (valuable) agricultural land? | <25% | The site is previously developed land. |
| 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> | Flat |
| Landscape impact | Minimal – the site is within the middle of the built up area. |

| | |
|--|--|
| Would development harm landscape character or setting? | |
|--|--|

| 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 within walking distance of many of the amenities. |
| Does the site have the potential to provide improved public parking to serve Cranleigh village? | <u>No potential or poorly located</u> | Whilst the site is within walking distance of the village centre it is too small to provide public car parking. |
| Does the site have the potential to support commercial activities, including start-ups? | <u>No potential or no support by site promoter</u> | The site is not proposed to retain any commercial activity |

4. Summary

| Conclusions | |
|---|--|
| Site number/name: | N40 Land off Bloggs Way |
| <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> | 4 dwellings |
| Estimated development timeframe | 11 years |
| Explanation/justification for decision to put forward site for consideration as a sustainable option | The site is previously developed, vacant and is well located in the heart of Cranleigh village. It has no known constraints. |
| Infrastructure requirements? <i>e.g. highways, water, education</i> | No abnormal requirements |
| Other issues? | |