

Cranleigh Neighbourhood Plan site assessments

N41: Land at Horsham Road



1. Background information

Site location and use	
Site location	Between Horsham Road and Downs Link
Gross area (ha)	10.5ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	The northern boundary of the site borders the settlement boundary, and existing residential properties along the Horsham Road. The field to the north/north-west of the site, promoted by the same promoter, is divided into two parcels (Phase 1 and Phase 2) and these were granted planning permission for 149 units in October 2016 and for 119 units in May 2018 respectively. The east, south and south west of the site are greenfield (agriculture).
Is the site: <u>Greenfield</u>	Greenfield
Existing/previous use	Agriculture
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	The site is being promoted as Phase 3 of a set of land parcels, Phases 1 and 2 (north of the site) having been granted permission for 268 units collectively.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	No	None
Is there a known timeframe for availability?		Within five years – between 2022 and 2027

3. Suitability

Suitability		
Where is the site located in relation to the built-up area of the nearest settlement?	On the edge, adjacent to the settlement	The northern edge of the site is adjacent to the settlement boundary. The field to the north of the site has planning permission and, once completed, will comprise residential.
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	<p>The site is currently a large agricultural field, bounded by residential areas to the north and north east, and with field boundaries of hedges and trees (including ancient woodland). It borders the settlement boundary as well as the Crest development to the north (which has planning permission).</p> <p>The field is set in an elevated position in comparison to Cranleigh village itself and would likely impact on views both into and out of the village. It slopes gently to the south. This topography is illustrated in Map 1 at the end of this assessment.</p> <p>The Waverly Landscape report describes it as having “filtered views from the residential areas, otherwise the hedges and trees give this field screening from the Downs Link path (DLp) and bridleway leading to the Horsham Road. The field, due to its size appears open and large scale, but with the boundaries</p>

		<p>and ridge to the east has a feeling of enclosure;</p> <p>There is a strong rural character to this area. Due to low intervisibility development in the northern part of this area, where development would be on the field where two boundaries are formed adjacent to residential estates, would potentially have less impact on the landscape. This would tie any development visually to the village, and the site is contained by the partially screened DLp to the west and visually to the south by the low ridge." The area identified relates to the site in question.</p> <p>The promoter suggests that the other boundaries to the site have existing tree belts and areas of woodland, which will help to contain the site.</p>
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?	<p>The site is walkable to the village centre (approximately 0.8 miles/ 15 minutes).</p> <p>Vehicle access could be achieved from Horsham Road, subject to advice from the Highways Authority. The site (Phases 1 and 2) to the north of the site may also incorporate road links into this site. There is likely to be some rearrangement of access to existing properties to the north east of the site.</p>	
Pedestrian accessibility to High Street	<p>Medium</p>	<p>To the north, the site borders Horsham Road, which links to the village centre. The road drops to a 30mph limit just as it reaches the potential access point for the proposed site. There is pavement here on one side only, across the road from the site.</p> <p>There is also a footpath accessible to the south-western boundary of the site (FP378), which provides an alternative route into the village.</p> <p>It is proposed, by the promoter, that Phases 1 and 2 of the neighbouring development would provide additional linkages into the village.</p>
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	<u>>800m</u>	Approx. 10.8km

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

Sites designated as being of national importance ²	<u><400m</u>	There is ancient woodland on the eastern boundary of the site.
Sites designated as being of local importance ³	<u>400m-800m</u>	Approx. 800m

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>	1,287m to the village centre
Public transport (with at least a half hourly service during the day)	<u><400m</u>	Bus stop on the Horsham Road next to the site
School(s)	<u>>800m</u>	Primary School: 1,490m Secondary School: 1,770m
Health centre facility	<u>>800m</u>	1,280m
Open space/ recreation/play facilities	<u>>800m</u>	900m to Snowhall Play area and recreation ground.
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes</u>	The southern part of the site has scope for providing open space/ facilities.

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<u>Site houses an archaeological site</u>	Within the site is a site of high archaeological potential. There are also two heritage features to the north east of the site. The site is close to a Regionally Important Geological/Geomorphological site (Snnoxhall Cutting). (shown on map 2 at the end of this document)
Scheduled ancient monuments (SAMs)	<u>Site is not on or adjacent to a SAM</u>	

² Sites of Special Scientific Interest, Ancient Woodland

³ Local Nature Reserves, Sites of Nature Conservation Importance

Listed buildings	<u>Site does not contain or adjoin a listed building</u>	There are no listed buildings on or adjacent to the site, however there are two heritage assets to the north-east corner.
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	
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% Grade 3 land
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>	The field slopes gently to the south, then rises to a ridge before dropping to the south.
Landscape impact <i>Would development harm landscape character or setting?</i>	<p>There is an Area of Great Landscape Value (AGLV) 2.5 km to the west of the village and 300 m to the east of the village. This has a greater influence on the eastern fringe area of Cranleigh.</p> <p>The field sits in an elevated position in the landscape, above the prevailing line of the Cranleigh village (see Map 1 for illustration), which itself sits in a slight dip. Any development would potentially be visible from within the village, but also from the Surrey Hills AONB.</p> <p>The site has been given a 'moderate' landscape sensitivity rating within the 2014 <i>Waverley Borough Council Landscape Study</i>. There is a strong rural character to this area. Due to low intervisibility development in the northern part of this area, where development would be on the field where two boundaries</p>

	<p>are formed adjacent to residential estates, would potentially have less impact on the landscape.</p> <p>The Landscape Study classifies this area as having 'Medium' capacity rating for development. This rating denotes 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). It suggests that new development would need to be closely related and have regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character area.</p> <p>An assessment undertaken by the site promoter concludes that, "the site is acceptable to develop on so long as the lower slopes are utilised and the 75m contour level is not breached (and/or can be mitigated by characteristic parkland tree planting of native species which will reinforce and strengthen the parkland character on the elevated plateau and assist in further screening and softening of built form from the DLp and any elevated views from Vachery House)."</p>
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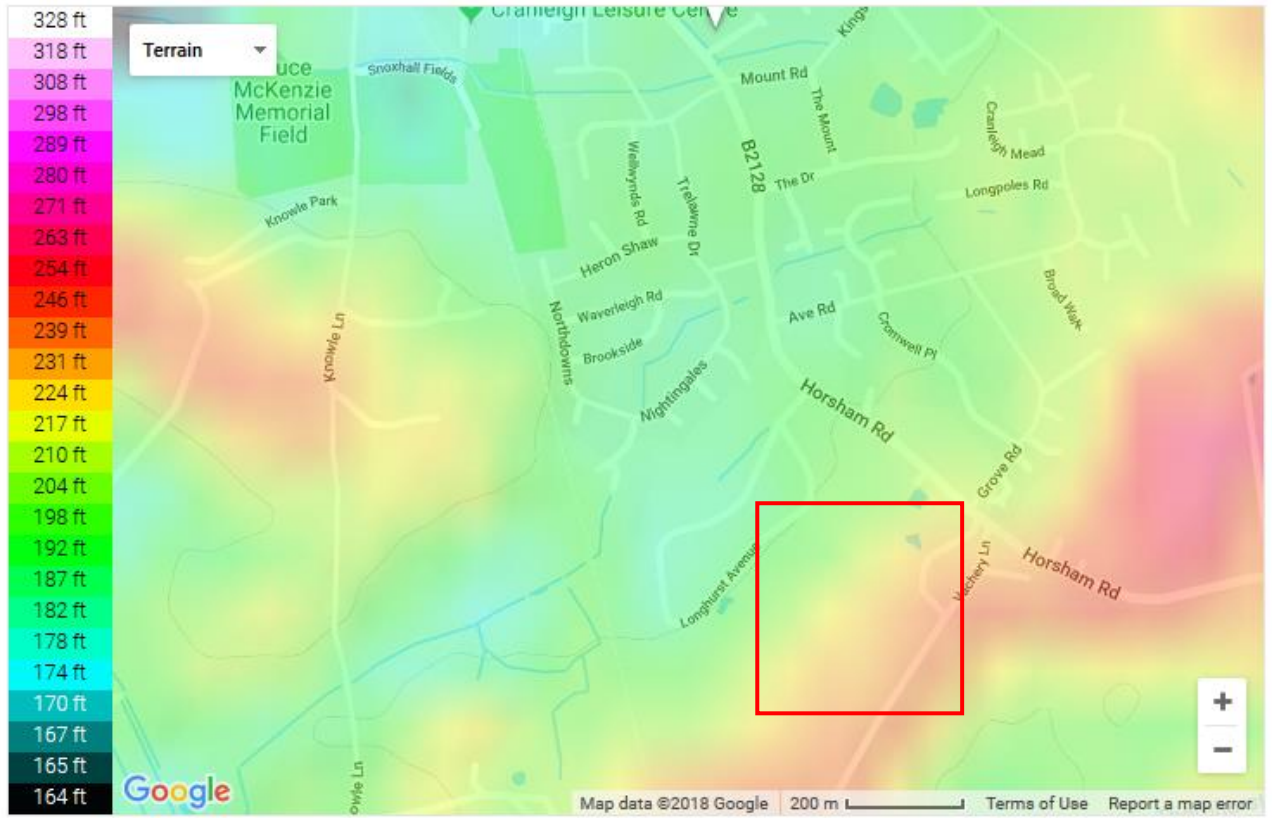
Other considerations		
Extent to which the site contributes towards other Neighbourhood Plan objectives		Comments
Will the site generate a significant amount of additional traffic travelling through the High Street?	<u>Yes</u>	The site promoter suggests that access will be from the Horsham Road. Whilst the site is within 0.8 miles of the village centre, all local facilities are located in or beyond that centre, so anyone driving will pass through, hence adding traffic. Routes to Guildford and the A3 also go through the village centre.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Poorly located</u>	The site is too remote from the village centre to offer parking that would helpfully serve it.
Does the site have the potential to support commercial activities, including start-ups?	<u>No support by site promoter</u>	The promoter is seeking residential dwellings.

4. Summary

Conclusions	
Site number/name:	N38: Land at Horsham Road, Phase 3
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/> *
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Circa 110 dwellings
Estimated development timeframe	Within 5 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	<p>The site is located on greenfield. It is adjacent to the settlement boundary and could be accessed from the Horsham Road, subject to review from the Highway Authority, and also potentially via the development planned to the northern edge.</p> <p>There are a series of challenges to developing this site, particularly relating to its openness, elevation and setting. In order that development avoids the potential to have a detrimental view to the landscape in terms of view out from the village and also from the AONB beyond, it would have to be restricted to the lower slopes – the assessment undertaken by the promoter considers that the 75m (circa 245 feet) contour line should not be breached. In addition, there are archaeological assets on the site as well as ancient woodland bounding it.</p> <p>Whilst local facilities are walkable, the site will likely increase traffic into the village centre, because of its location at the far south-east of the village, added to the fact that the employment area of Guildford (and links to the A3) is located to the west.</p>
Infrastructure requirements? <i>e.g. highways, water, education</i>	None known
Any other issues?	No

* Constraints likely to be capable of mitigation

Map 1: Elevation of the site



Map 2: Heritage features in Cranleigh Neighbourhood Area

