

Summary of newly assessed sites for emerging Cranleigh Neighbourhood Plan, March 2018

1. The purpose of this summary is to provide a detail of new sites assessed for potential allocation for housing development in the Cranleigh Neighbourhood Development Plan (CNDP).
2. 14 new sites were submitted for consideration in the Neighbourhood Plan, to add to the existing 67 site assessments.
3. The site assessment methodology mirrors that undertaken for the initial sites: an initial desk research was undertaken to complete the assessment criteria where possible, using local data, knowledge and online mapping. Following this members of the Neighbourhood Plan Steering Group, with the independent consultants, visited each site to complete the rest of the information. Each site was given a RAG (red, amber, green) rating depending on how well it met each of the criteria. The overall rating picture for each site was collated into a set of site assessment forms and a spreadsheet noting the assessment outcome for review by the Steering Group.
4. Figure 1 shows a map of all the new sites that were assessed and Figure 2 shows these along with the existing assessed sites.

Figure 1: Map showing sites collated for assessment in November 2017.

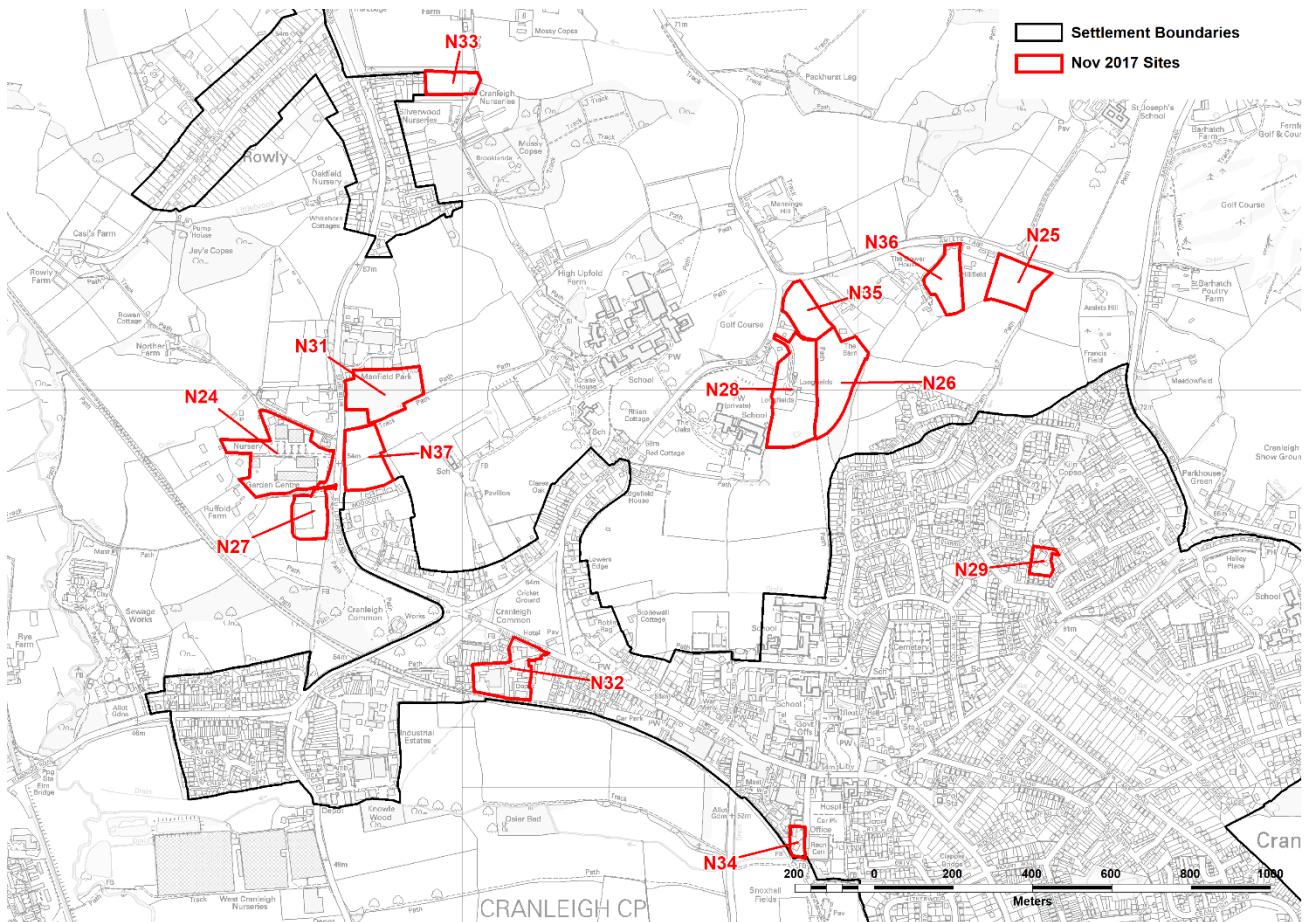
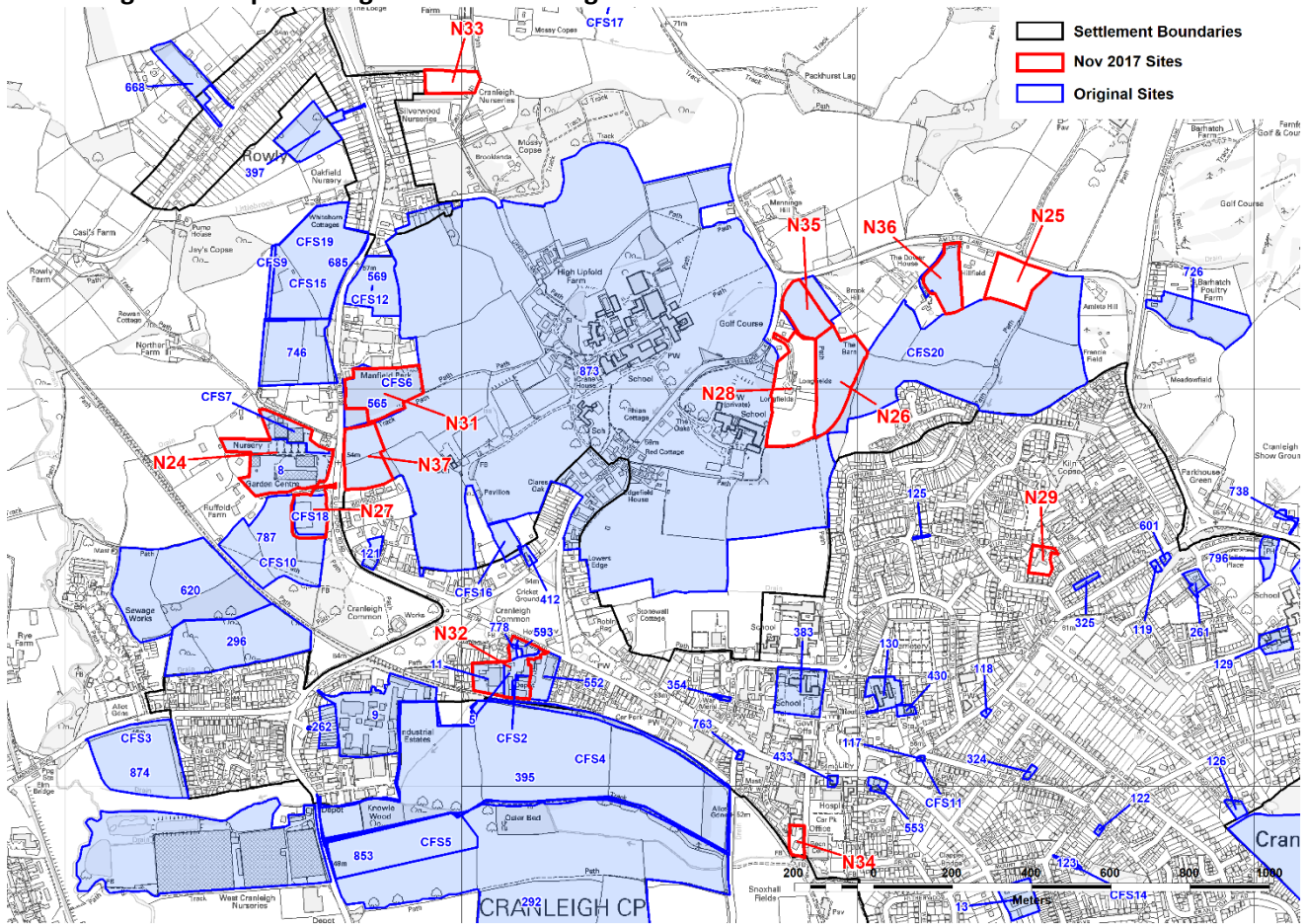


Figure 2: Map showing new sites and original sites



5. Table 1 sets out a summary of the outcomes of the assessed sites. Table 2 sets out the sites that were not assessed with a reason. The summary tables, which should be read in conjunction with the individual site assessment proformas, show that of the 14 new sites:

- three were not assessed because they are in Green Belt and outside the scope of the Neighbourhood Plan;
- a further site was not assessed as it is not available;
- five sites were identified as not suitable for development;
- three sites were assessed to have significant constraints;
- one site, Astra House, has minor constraints; and
- one site, Longfield off Killicks Road, was assessed as appropriate for development with no constraints.

6. The site assessment shows that there is one new site that is suitable for proposing for housing, which could provide ten units.

7. The site with minor constraints, if mitigated, could provide approximately 100 dwellings and 50,000 sq ft industrial.

8. Taken together with the existing sites that have been assessed, there are four sites that are assessed as suitable for development: 47-53 Horsham Road (circa 20 dwellings), Garages to the

rear of Parkhouse Cottages, Ewhurst Road (2 units), Land at Old Cottage, Wanborough Lane, Cranleigh (1 dwelling) and Longfield off Killicks Road (circa 10 dwellings). In total this would deliver approximately 34 dwellings.

Figure 1: Outcome of assessed new sites

Site reference	Location	Assessment outcome
N25	Amlets Lane	Significant constraints
N26	Longfields, off Horseshow Lane	Unsuitable for Development
N27	Ruffold Farm, off the Guildford Road	Unsuitable for Development
N28	Longfields 2, off Horseshoe Lane	Unsuitable for Development
N29	Longfield, off Killicks Road	Appropriate for Development
N32	Astra House (new arrangement of site)	Minor Constraints
N35	Land off Horseshoes Lane/Amlets Lane	Unsuitable for Development
N36	Land off Amlets Place	Significant constraints
N37	Cranleigh School - east of Guildford Road	Unsuitable for Development
N38	Land at Horsham Road, Phase 3	Significant constraints

Figure 2: New sites not assessed

Site reference	Location	Smaller than 0.1ha	Not adjacent to settlement boundary	Outside parish boundary	In Green Belt	Not available
N24	Nottcutts, off Guildford Road			Y	Y	
N31	Manfield Park - Green Belt				Y	
N33	Restwell Avenue				Y	
N34	Parish Centre, Village Way					Y

9. It is recommended that the outcome of these assessments, in combination with the existing site assessments, is used to help the Steering Group to select sites proposed for allocation in the Neighbourhood Plan on the basis of:

- the findings of this site assessment;
- local criteria as shown on the site proforma;
- discussions with Waverley Borough Council ;
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions; and
- The extent to which the sites support the Vision and Objectives for the Neighbourhood Plan.