

Cranleigh Neighbourhood Plan site assessments

11/CFS2. Astra House, Cranleigh

1. Background information

Site location and use	
Site location	Astra House, Cranleigh
Gross area (ha)	0.61ha
SHLAA site ref (if applicable)	11

Context	
Surrounding land uses	The site has residential development to the west and north west, and a hotel on its northern boundary Green belt to the south and further industrial and commercial facilities to the east
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Light industrial / Commercial
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2011/1923 – JAN 2012 - Certificate of Lawfulness under Section 191 that planning permission WA/2008/0081 (erection of new building and an extension to existing building to provide independent industrial/commercial uses within B1 or B8 with associated parking and ancillary works) has been implemented.

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	Landowner has indicated that this site and a number of others (some in Multiple ownership) adjacent to this site are all available for development subject to finding alternative commercial accommodation (Sites 5, 552, CFS2, 778 and 593)
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	NO	Multiple ownerships is stated in submission but not deemed to be an issue by the representative.
Is there a known timeframe for availability?	NO	

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		
How would development of this site relate to the surrounding uses?		Neutral	
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?	Single access from the B2128 (Guildford Road), fully accessible from the highway network, network could support traffic created, junction might require alteration.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	400m-800m	550m	
Sites designated as being of European importance ¹	>800m	11km	
Sites designated as being of national importance ²	>800m	4.7km	
Sites designated as being of local importance ³	>800m	990m	

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	260m
Public transport (with at least a half hourly service during the day)	<400m	90m
School(s)	400m-800m	750m - Distance varies within this range depending on primary or secondary
Health centre facility	>800m	860m
Amenity footpath	<400m	6m - Directly adjacent to the site running along its boundary to the south
Cycleway	400m-800m	590m – whilst not technically a cycle way, long distance footpath suitable for use by cyclists as above.
Open space/ recreation/play	<400m	70m

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

² Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

³ Local Nature Reserves, Sites of Nature Conservation Importance

facilities		
Does the site have the potential to provide additional open space/recreation/community facilities?	<u>Yes – in an accessible location</u>	

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>	There is a row of 'locally listed' properties to the north west of the site.
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	Cranleigh Common Conservation Area to the north visible from the site

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u><25%</u>	The south east corner of the site
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%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	
Impact on Public Rights of Way (PROWs)	<u>None</u>	Could be connected into long distance footpath on southern boundary

Physical characteristics

Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat
Landscape impact <i>Would development harm landscape character or setting?</i>	Dependent on approach taken to retention of trees on the southern boundary and design approach to treatment on the northern boundary with Guildford Road re setting on Cranfield Common.

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>Possibly</u>	Western end of the high street (Guildford Road)
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Yes – reasonably located</u>	
Does the site have the potential to support commercial activities, including start-ups?	<u>Potentially – but support by site promoter not confirmed</u>	Site promoter indicates a preference for non commercial development.

4. Summary

Conclusions	
Site number/name:	11 Astra House
<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 (Site is an active commercial/industrial site)	<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>	Approximately 18 units
Estimated development timeframe	N/A
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site would be entirely suitable as a residential site (sustainability located etc) but the site is also a successfully and currently operational commercial site and therefore development would be inappropriate in policy terms.
Infrastructure requirements? <i>e.g. highways, water, education</i>	