

Cranleigh Neighbourhood Plan site assessments

5/CFS2. Buildings at Astra House and adjacent to The Common

1. Background information

Site location and use	
Site location	Astra House and adjacent to the Common, off Guildford Road
Gross area (ha)	0.47ha
SHLAA site ref (if applicable)	5

Context	
Surrounding land uses	Mainly light industrial. Narrow southern boundary with open space
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Light industrial, with buildings in operation. Sites is within 'Safeguarding Suitably Located Industrial and Commercial Land' designation.
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	Submitted to Waverley BC SHLAA
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?	No	This will depend on the occupiers of Astra House and their leases

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?			Not very well
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?	Accessed via a service road off Guildford Road. Service road is narrow and busy with vehicles accessing and parking at the commercial properties. Questionable as to whether this would be a suitable access for residential purposes.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	<u>400m-800m</u>	
Sites designated as being of European importance ¹	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	<u>>800m</u>	
Sites designated as being of national importance ²	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	<u>>800m</u>	
Sites designated as being of local importance ³	<u><400m</u> <u>400m-800m</u> <u>>800m</u>	<u>>800m</u>	

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><400m</u>	
Public transport (with at least a half hourly service during the day)	<u><400m</u>	
School(s)	<u>400m-800m</u>	
Health centre facility	<u>>800m</u>	Only just over 800m
Amenity footpath	<u><400m</u>	
Cycleway	<u>400m-800m</u>	
Open space/ recreation/play facilities	<u><400m</u>	

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?	<u>No – site is poorly located or too small</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>	
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%-75%</u>	Southern part of site
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>25%-75%</u>	Southern part of site
Is the site at risk of surface water flooding?	Yes	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u><25%</u>	
What proportion of site is Grade 3 (valuable) agricultural land?	<u><25%</u>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	
Impact on Public Rights of Way (PROWs)	<u>None</u>	Service road providing access to the site is a footpath

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Site is flat
Landscape impact <i>Would development harm landscape character or setting?</i>	No

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?	No	Site is small so level of housing likely to be such that traffic would not materially impact. All traffic travelling west to Guildford would avoid High Street.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential or no support by site promoter</u>	Whilst site is adjacent to existing employment, its size would preclude provision unless it was as part of a relatively high density mixed use development.

4. Summary

Conclusions	
Site number/name:	5/CFS2. Buildings at Astra House and adjacent to the Common
<i>Please tick a box</i>	
The site is appropriate for development	
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>	N/a
Estimated development timeframe	N/a
Explanation/justification for decision to put forward site for consideration as a sustainable option	Site is located within an existing employment area and so development of housing would not provide a sensible use of commercial land. Site is still in use as an employment location, demonstrating its viability for commercial uses.

	Whilst the other parts of the industrial area have all been put forward for consideration, the loss of such a significant employment area which is in use could not be justified.
Infrastructure requirements? <i>e.g. highways, water, education</i>	
Nothing specific	