

# Cranleigh Neighbourhood Plan site assessments

## 552/CFS2. Jewsons Ltd, The Common, Cranleigh

### 1. Background information

Site location and use	
Site location	Jewsons Ltd, The Common, Cranleigh
Gross area (ha)	0.67 ha
SHLAA site ref (if applicable)	NA

Context	
Surrounding land uses	North – Common Land East – Residential South – Open Farm Land West – Associated Commercial/Industrial
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Light Industrial / Commercial (check if also considered retail)
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	No specific planning history, but connected by association to all Astra House Applications

### 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	Part of collective ownership of wider Astra site see CFS2
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?	NA	

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	<b>Within the settlement</b>		
What is the size of the nearest settlement?	<b>A main centre</b>		
How would development of this site relate to the surrounding	<b>Well</b>		

uses?		
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?	Site is currently accessed via single access point serving the whole 'Astra' properties group from the B2128 / Guildford Road	
<b>Environmental considerations</b>		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>400m-800m</u>	640m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	11.1km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4.7km
Sites designated as being of local importance <sup>3</sup>	<u>&gt;800m</u>	1.0km

<b>Community facilities and services</b>		
What is the distance to the following facilities (measured from the site centre):	Distance	Observations and Comments
Village / local centre / shop	<u>&lt;400m</u>	150m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	10m
School(s)	<u>400m-800m</u>	600m
Health centre facility	<u>400m-800m</u>	750m
Amenity footpath	<u>&lt;400m</u>	5m
Cycleway	<u>400m-800m</u>	490m
Open space/ recreation/play facilities	<u>&lt;400m</u>	10m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u>	

<sup>1</sup> Special Areas of Conservation, Special Protection Areas, Ramsar sites

<sup>2</sup> Sites of Special Scientific Interest, Ancient Woodland, Area of Outstanding Natural Beauty

<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

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 is adjacent to or within the setting of a listed building</u>	Listed building on site 593 to the north west
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	Conservation Area to the North

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>&lt;25%</u>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>25%-75%</u>	Approx 60%
Is the site at risk of surface water flooding?	NO	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>&lt;25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&gt;75%</u>	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>Slight</u>	Boundary with Long Distance Footpath on the southern boundary of the site

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat
Landscape impact	Significant tree planting on the site and particularly its boundary

Would development harm landscape character or setting?	
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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>Possibly</u>	
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>	Currently a commercial facility which could be divided into smaller units

#### 4. Summary

Conclusions	
Site number/name:	553, Jewsons Ltd, The Common, Cranfield
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	
The site has significant constraints (See explanation below re commercial use)	x
The site is unsuitable for development	
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Approx 20 units
Estimated development timeframe	Dependent on leases
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is currently in commercial operation and safeguarded for commercial and industrial use. Site is connected to sites 5, 11, 778 and 593.
Infrastructure requirements? <i>e.g. highways, water, education</i>	