

Cranleigh Neighbourhood Plan site assessments

593. The Cranleigh Hotel, Guildford Road

1. Background information

Site location and use	
Site location	The Cranleigh Hotel, Guildford Road
Gross area (ha)	0.18ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	North – Cricket Club/Conservation Area East/South - Light Industrial / Commercial West - Residential
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Hotel
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	WA/2013/1563 – Sept 2013 – REFUSED - Erection of 6 dwellings following demolition of existing storage building (Land at The Cranley Hotel)

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>	Unclear	May be partially available given previous planning application
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	Assumed to be in single ownership given previous application
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?	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?	Well	Neutral (dependent on other)	Not very well

		surrounding sites)	
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?	From single access point shared with other sites from B2128. Not a large site so impact on the highway network would not be expected to be significant.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<u>400m-800m</u>	57m	
Sites designated as being of European importance ¹	<u>>800m</u>	11km	
Sites designated as being of national importance ²	<u>>800m</u>	4.8km	
Sites designated as being of local importance ³	<u>>800m</u>	1.1km	

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>	210m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	40m
School(s)	<u>400m-800m</u>	700m
Health centre facility	<u>400m-800m</u>	820m
Amenity footpath	<u><400m</u>	110m
Cycleway	<u>400m-800m</u>	550m
Open space/ recreation/play facilities	<u><400m</u>	7m - Common land north of the B2128
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>No – site is poorly located or too small</u>	Too small

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

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 contains a listed building</u>	
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	Overlooks conservation area to the north – separated by highway

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%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>None</u>	

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</i>	Site is currently very open and would have an impact visually when viewed from the open areas of the conservation area.

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>	Site not large, but if developed in tandem with other sites around it there would be a cumulative impact
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	Too small if developed singularly
Does the site have the potential to support commercial activities, including start-ups?	<u>Potentially – but support by site promoter not confirmed</u>	The existing building does have conversion potential

4. Summary

Conclusions	
Site number/name:	593, The Cranley Hotel, Guildford Road, Cranfield
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints (potential loss of existing hotel accommodation)	<input checked="" type="checkbox"/>
The site has significant constraints	<input 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>	Approx. 5 units, though site boundary includes existing listed building and therefore density may be significantly less.
Estimated development timeframe	NA
Explanation/justification for decision to put forward site for consideration as a sustainable option	Would need policy review in view of loss of hotel provision, and also practicality of conversion of the building for residential use and the impact of additional development on the setting of the listed building
Infrastructure requirements? <i>e.g. highways, water, education</i>	