

Cranleigh Neighbourhood Plan site assessments

9. Hewitts Industrial Estate

1. Background information

Site location and use	
Site location	Hewitts Industrial Estate, Elmbridge Road, Cranleigh GU6 8LW
Gross area (ha)	3.14ha
SHLAA site ref (if applicable)	9

Context	
Surrounding land uses	The site has residential development to the north and west, primarily terraced properties, with a pedestrian route running along segments of the northern boundary (disused railway line). The Little Mead Industrial Estate lies to the south of the site, and open land to the east.
Is the site: Greenfield Brownfield Mixture N/K	Brownfield
Existing/previous use	Light industrial, with buildings in operation. Entire site is hard standing 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>	SO/2010/0010 SEPT 2010 Request for a Screening Opinion (erection of 220 dwellings with associated infrastructure on the site along with car parking, landscaping and associated ancillary works.) SO/2014/0007 APRIL 2014 Request for Screening Opinion (erection of 145 dwellings with associated access and landscaping following demolition of existing buildings.) Application WA/2014/2384, DEC 2014 REFUSED. (Outline application for the erection of 120 dwellings following the demolition of the existing industrial buildings with associated landscaping. Access to be determined with all other matters reserved.)

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 The site is in new single ownership and was promoted in the 2014 "Call for sites" by the new owners. It had been promoted by previous owners in 2012 and 2010.
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	Dependent upon leases, but active promotion and previous applications would suggest a fairly short timeframe for availability.

3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?		On the edge, adjacent to 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		
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?	Vehicular access is currently via a single point on the B2130. There is also the potential to connect to the ped/cycle route running along the northern boundary. Given existing usage the network should be able to cope if developed for residential use, though improvements to the junction with the B2130 might be necessary.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	400m-800m	445m	
Sites designated as being of European importance ¹	>800m	10.km	
Sites designated as being of national importance ²	>800m	4.4km	
Sites designated as being of local importance ³	>800m	800m	

Community facilities and services		
What is the distance to the following facilities (measured	Distance	Observations and Comments

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

from the site centre):		
Village / local centre / shop	<u>400m-800m</u>	430m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	114m
School(s)	<u>>800m</u>	900m
Health centre facility	<u>>800m</u>	1km
Amenity footpath	<u><400m</u>	8m - Long distance footpath directly adjacent to northern boundary
Cycleway	<u>400m-800m</u>	760m – though see above, though not technically a cycle route appears of sufficient width and surfacing
Open space/ recreation/play facilities	<u><400m</u>	15m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – but location is not easily accessible</u>	On the edge of the settlement with non-direct vehicular access from the rest of the settlement

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%</u>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u><25%</u>	
Is the site at risk of surface water flooding?	NO	
What proportion of site is	<u>25%-75%</u>	Only just over 25%

Grade 1 or 2 (highest value) agricultural land?		
What proportion of site is Grade 3 (valuable) agricultural land?	<u>25%-75%</u>	
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>None</u>	Opportunity to link into long distance ped route and create cycle route into centre from the site

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>	No – provided that existing tree planting on the boundaries is maintained.

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>No</u>
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>Potentially – but support by site promoter not confirmed</u> The buildings on the site appear to be of relatively poor quality, but if replaced could easily be formatted to support start up businesses and expanding businesses as well as a greater range of general commercial facilities.

4. Summary

Conclusions	
Site number/name:	g Hewitts Industrial Estate
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints	x
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>	The site is identified in the SHLAA as having capacity for 145 dwellings (46 dph)
Estimated development timeframe	SHLAA estimates 6 -15 year time frame.
Explanation/justification for decision to put forward site for consideration as a sustainable option	Positive support from SHLAA assessment provided that alternative commercial land is made available. Site is particularly well connected to the settlement centre by foot and cycle and would therefore be highly sustainable despite being edge of centre. It would also integrate well with surrounding properties.
Infrastructure requirements? <i>e.g. highways, water, education</i>	
Potential need for community facilities and single small scale retail with increasing population in the east.	