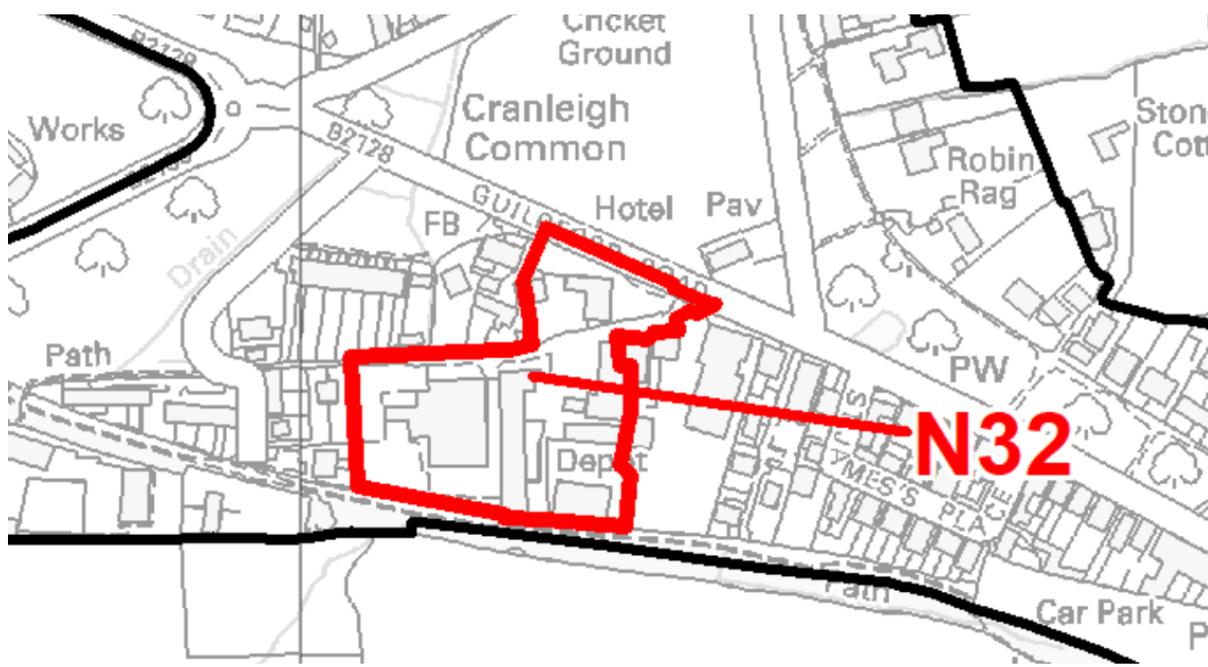


Cranleigh Neighbourhood Plan site assessments

N32 Astra House, The Common Industrial Estate, Cranleigh



1. Background information

Site location and use	
Site location	Astra House, The Common Industrial Estate, Cranleigh (maps need redrawing)
Gross area (ha)	1.6 ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Hotel, housing, industrial, new housing development
Is the site: Brownfield	Brownfield
Existing/previous use	The site is currently in mixed industrial use housing a series of different types of businesses. This includes: a business centre that offers serviced office space and warehouse space, 80 free car parking spaces and secure 24-hour access; a tyre company; 3 x vehicle repair shops; and a resin workshop. Some of these uses are of particular value to the immediate local community, for instance the vehicle repair shops and the rentable office space.
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	Yes there have been multiple applications relating to its existing employment use.

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	Whilst the site has multiple owners, all are willing to submit to development.
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?		Within 5 years

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	Cranleigh Village	
How would development of this site relate to the surrounding uses?	Well	The site is already in industrial use and any change to include a mix of residential dwellings would be compatible with its surrounding uses, which are largely residential and a hotel as well as further industrial uses to the eastern boundary of the site.	
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?	The site is currently accessed from the Guildford Road. It is likely that the volume of traffic that the site will produce can be supported by the network, however it will be necessary to engage with Surrey County Council Highways Team to confirm this.		
Pedestrian accessibility to High Street	High	The site is within walking distance of the High Street via pavements. The actual opening to the site would enable car access to three sites – the development site, the neighbouring hotel and the neighbouring builders' merchant. This would need to be reviewed to enable safe pedestrian route into the site from the pavement.	
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Sites designated as being of European importance ¹	>800m	10,969m	
Sites designated as being of national importance ²	>800m	4679m	
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	187m	

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

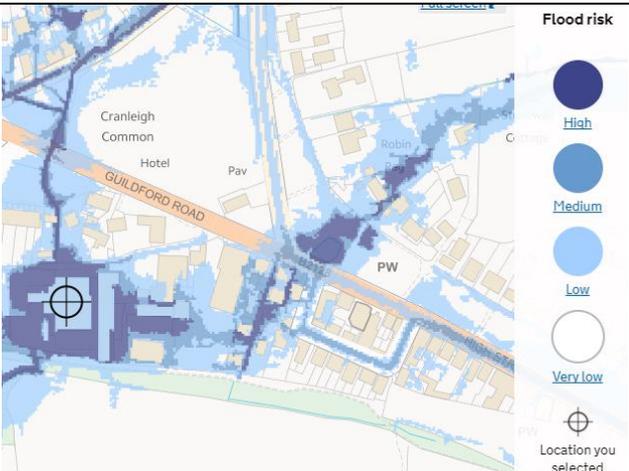
Public transport (with at least a half hourly service during the day)	<u><400m</u>	30m
School(s)	<u>400m-800m</u>	Primary school: 673m Secondary school: 627m
Health centre facility	<u>400m-800m</u>	796m
Open space/ recreation/play facilities	<u><400m</u>	7m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<u>Yes – in an accessible location</u>	The site is large enough and close to the village centre. However, the potential for land to be given over to these uses may be reduced if a significant quantum of residential and employment uses are delivered on the site.

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>	Grantley House is situated adjacent to the site.
Conservation Area	<u>Site is adjacent to a Conservation Area</u>	The site is adjacent to the Conservation area.

Other key considerations

		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u>25%-75%</u>	35% of the site is in flood zone 3 – this is largely the south and southeastern part of the site. This area would sequentially therefore need to be considered for employment over residential.
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>25%-75%</u>	35%

Is the site at risk of surface water flooding?	Yes	 <p>The site is in an area at risk of surface water flooding. The southwest and the east of the site are in areas noted as 'high risk' of surface water flooding, while the central part of the site is noted as 'medium to low risk'.</p>
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>	The site is previously developed land.
Significant infrastructure crossing the site, i.e. power lines, pipelines?	No	No
Impact on Public Rights of Way (PROWs)	<u>None</u>	None

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>	Minimal – the site is already used for industrial purposes and many of the buildings on site are reaching the end of their life. General environment on the site is poor. Development could enable the landscaping of the site to be improved.

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> The site is within walking distance of many of the amenities.
Does the site have the potential to provide improved public parking	<u>Possibly</u> The site is within walking distance of the village centre and could therefore have scope to provide public car parking for access,

to serve Cranleigh village?		however the size of the site may reduce the opportunity for this.
Does the site have the potential to support commercial activities, including start-ups?	Yes – supported by site promoter	50,000 sq ft industrial use is proposed alongside housing. Recommend clarification about the type of industrial use sought.

4. Summary

Conclusions	
Site number/name:	N32 Astra House
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints	x
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>	100 dwellings 50,000 sq ft industrial
Estimated development timeframe	2 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is one of only few industrial sites locally and is therefore a potential source of local employment. The site is still in use as an employment location, demonstrating its viability for commercial uses. If the existing units are getting close to the end of their life, then this could represent an opportunity to provide a more modern offer and a greater number of jobs locally. The proposal seeks to retain 50,000sqft of modern floorspace, which, depending on sort of use this is, could be a favourable option. There are some services on the site at the moment that are used by local residents and any redevelopment should either seek to retain those or consider alternative locations locally for their re-siting.
Infrastructure requirements? <i>e.g. highways, water, education</i>	No abnormal requirements
Other issues?	The site promoter suggests that the site would need to be decontaminated – survey work would be required to ascertain if the site is contaminated and to what extent.