

# Cranleigh Neighbourhood Plan site assessments

## N39 Jewsons, The Common, Cranleigh



## 1. Background information

Site location and use	
Site location	Jewsons, The Common, Cranleigh
Gross area (ha)	0.57 ha
SHLAA site ref (if applicable)	N/a

Context	
Surrounding land uses	Hotel, housing, industrial, open farmland
Is the site: <b>Brownfield</b>	Brownfield
Existing/previous use	The site is currently in light industrial retail use as a builders merchants. This includes a large warehouse retail unit with a sizeable yard/parking area.
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	The site is in single ownership and the owner has stated that they 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 11 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. A number of the light industrial uses at the adjacent Astra House commercial area have been converted to residential uses under permitted development rights.
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.

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 <sup>1</sup>	>800m	10,969m
Sites designated as being of national importance <sup>2</sup>	>800m	4,679m
Sites designated as being of local importance <sup>3</sup>	>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	172m
Public transport (with at least a half hourly service during the day)	<400m	30m
School(s)	400m-800m	Primary school: 650m

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

<sup>2</sup> Sites of Special Scientific Interest, Ancient Woodland

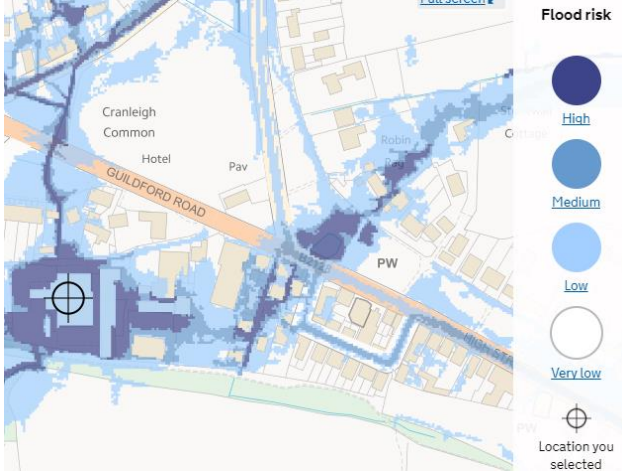
<sup>3</sup> Local Nature Reserves, Sites of Nature Conservation Importance

		Secondary school: 608m
Health centre facility	<u>400m-800m</u>	778m
Open space/ recreation/play facilities	<u>&lt;400m</u>	20m
Does the site have the potential to provide additional open space/recreation/community facilities?	<b>No – site is poorly located or too small</b>	The site is not large enough to provide new community or open space facilities. village centre.

### 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>	The Cranleigh Hotel, on the other side of The Common road, is a locally listed building.
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>	70% of the site is in flood zone 3
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;25%</u>	20%
Is the site at risk of surface water flooding?	No	 <p>The southern half of the site is in an area at low risk of surface water flooding (1 in 1,000 flood extent).</p>

What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>&lt;25%</u>	The site is previously developed land.
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&lt;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. General environmental quality of the site is low. 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 to serve Cranleigh village?	<u>No potential or poorly located</u> Whilst the site is within walking distance of the village centre it is too small to provide public car parking.
Does the site have the potential to support commercial activities, including start-ups?	<u>No potential or no support by site promoter</u> The site is not proposed to retain any commercial activity

## 4. Summary

### Conclusions

Site number/name:	N39 Jewsons	
	<i>Please tick a box</i>	
The site is appropriate for development		
The site has minor constraints		
The site has significant constraints		x
The site is unsuitable for development		
Potential housing development capacity	30 dwellings	

<i>(estimated as a development of 30 dwellings per hectare)</i>	
Estimated development timeframe	11 years
Explanation/justification for decision to put forward site for consideration as a sustainable option	<p>The site, designated as an Existing Employment Site in the Local Plan, is one of only a 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. The loss of such use would need to be justified on the basis of available employment space elsewhere in the vicinity of Cranleigh, preferably including space for the existing occupier (Jewsons).</p> <p>Almost of the site is located in Flood Zone 2 or 3, with 70% of the site in Flood Zone 3. It would therefore need to be subject to the sequential test.</p>
Infrastructure requirements? <i>e.g. highways, water, education</i>	No abnormal requirements
Other issues?	