

# Cranleigh Neighbourhood Plan site assessments

## 130. Cranleigh Infants School, Church Lane

### 1. Background information

Site location and use	
Site location	Cranleigh Infants School, Church Lane
Gross area (ha)	0.61 ha
SHLAA site ref (if applicable)	130

Context	
Surrounding land uses	The site is currently Cranleigh Infant School. The majority of surrounding land uses are medium to high density residential development, most of which are two storey semi detached homes. To the south west of the site is the church and churchyard. Current access to the school is off The Malhouses at the end of Church Lane.
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Education / Infants School
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	No applications found

### 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 was originally included in the original first SHLAA based on the indication that the school would be merged with St Nicholas C of E Junior School on Parsonage Road a short distance from this site. This would leave Cranleigh Infants School site surplus to requirements with redevelopment for housing helping to fund the new combined school.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	NO	Subject to merger of schools
Is there a known timeframe for availability?		Reasonable to assume available within the plan timeframe – medium term

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of	<b>Within the settlement</b>		

the nearest settlement?			
What is the size of the nearest settlement?	<b>A main centre</b>		
How would development of this site relate to the surrounding uses?	<b>Well</b>		
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 accessed via Church Lane, which is limited in width and there could be potential issues with increased traffic on the lane at peak times if redeveloped for residential. Effective turning areas and ensuring no overspill parking on Church Lane would be essential. Junction with the B2127 would also need to be reviewed. There appears to be an unconnected vehicular access up to the boundary from the northern end of Dewlands Lane. Further investigation of splitting access routes should be investigated.		
<b>Environmental considerations</b>			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<b>&gt;800m</b>	1km	
Sites designated as being of European importance <sup>1</sup>	<b>&gt;800m</b>	12km	
Sites designated as being of national importance <sup>2</sup>	<b>&gt;800m</b>	4.5km	
Sites designated as being of local importance <sup>3</sup>	<b>&gt;800m</b>	1.2km	

<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	<b>&lt;400m</b>	140m
Public transport (with at least a half hourly service during the day)	<b>&lt;400m</b>	150m - The site is located in central Cranleigh with good access to the shops and services of this area. There is also a regular bus service linking to Guildford.
School(s)	<b>&lt;400m</b>	om - Existing facilities on the site to be merged with adjacent school
Health centre facility	<b>&lt;400m</b>	215m
Amenity footpath	<b>&lt;400m</b>	180m
Cycleway	<b>&lt;400m</b>	370m
Open space/	<b>&lt;400m</b>	130m

<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

recreation/play facilities		
Does the site have the potential to provide additional open space/recreation/community facilities?	<b>No – site is poorly located or too small</b>	Quite small, and space likely to be needed to ensure no impact on church lane.

Historical considerations		
Proximity of site to the following sites/areas:	Proximity	Comments
Archaeological sites	<b>Site is within an archaeological site</b>	Part of the site is an area of high archaeological potential
Scheduled ancient monuments (SAMs)	<b>Site is not on or adjacent to a SAM</b>	
Listed buildings	<b>Site is adjacent to or within the setting of a listed building</b>	
Conservation Area	<b>Site is not adjacent to or within the setting of a Conservation Area</b>	

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<b>&lt;25%</b>	0%
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<b>&lt;25%</b>	0%
Is the site at risk of surface water flooding?	NO	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<b>&lt;25%</b>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<b>&lt;25%</b>	0%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<b>Significant Slight None</b>	There are public footpaths (lanes) running along the west, north west and northern boundaries of the site

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography <i>Flat/plateau/steep gradient</i>	Flat, but is on an area of raised land
Landscape impact <i>Would development harm landscape character or setting?</i>	Given raised nature of the area, consideration would need to be given to views of the site from the wider area

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>No potential or no support by site promoter</u>	

#### 4. Summary

Conclusions	
Site number/name:	130, Cranleigh Infants School
<i>Please tick a box</i>	
The site is appropriate for development	
The site has minor constraints (Need to confirm merger of schools)	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>	SHLAA assessment suggests a capacity of approx. 20 units but whilst the site is suitable for development at a medium to high density, given the location close to central Cranleigh. The buildings will have to be of a style appropriate to this setting in close proximity to the church.
Estimated development timeframe	The site is likely only to come forward in the medium term given the need for the redevelopment of the school at the St Nicholas C of E site, and residential development with some retained community use is likely to be suitable.
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site was included in the original first SHLAA following the decision of the Surrey County Council to merge the school with St Nicholas CofE Junior School. A small part of the site is within an Area of High Archaeological Potential (Local Plan Policy HE14) that will need to be taken into account in redevelopment. The site is currently a community use and

	therefore under adopted Local Plan 2002 Policy CF1 'Retaining Existing Community Uses' it will have to be shown that it is surplus to requirements.
Infrastructure requirements? <i>e.g. highways, water, education</i>	