

# Cranleigh Neighbourhood Plan site assessments

## 383. Land at St Nicholas C of E School, Parsonage Road

### 1. Background information

Site location and use	
Site location	Parsonage Road, Cranleigh
Gross area (ha)	1.37ha
SHLAA site ref (if applicable)	393 (no data provided)

Context	
Surrounding land uses	North – Education East – Residential / Church South – Retail / Commercial West - Residential
Is the site: <b>Greenfield</b> <b>Brownfield</b> <b>Mixture</b> <b>N/K</b>	<b>Brownfield</b>
Existing/previous use	Education
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None 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>	Unclear	Assumed to be predicated by combining primary school provision across Cranleigh
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	
Is there a known timeframe for availability?	Unclear	

### 3. Suitability

Suitability			
Where is the site located in relation to the built-up area of the nearest settlement?	<b>Within the settlement</b>		
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?	From Parsonage Road, though with potential access from Sarus Place. Likely to put additional pressure on the junction of Rowland Road and High Street.	
<b>Environmental considerations</b>		
What is the distance from the edge of the site to any of the following:	Distance	Comments
Green belt	<u>&gt;800m</u>	990m
Sites designated as being of European importance <sup>1</sup>	<u>&gt;800m</u>	11.7km
Sites designated as being of national importance <sup>2</sup>	<u>&gt;800m</u>	4.7km
Sites designated as being of local importance <sup>3</sup>	<u>&gt;800m</u>	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	<u>&lt;400m</u>	70m
Public transport (with at least a half hourly service during the day)	<u>&lt;400m</u>	2m
School(s)	<u>&lt;400m</u>	om – based on current primary school usage – unclear from submission if this is just for land or involves the relocation of the school facility. 90m from Secondary provision
Health centre facility	<u>&lt;400m</u>	190m
Amenity footpath	<u>&lt;400m</u>	220m
Cycleway	<u>&lt;400m</u>	120m
Open space/ recreation/play facilities	<u>&lt;400m</u>	70m
Does the site have the potential to provide additional open space/recreation/ community facilities?	<b><u>No – site is poorly located or too small</u></b>	

<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

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>	Part of the site is considered to have archaeological potential
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 site is within the setting of locally and fully listed buildings
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>&gt;75%</u>	
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u>&lt;25%</u>	
Is the site at risk of surface water flooding?	NO	Assumed due to sloping topography, though given fluvial risk this may need additional research
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u>&lt;25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>&lt;25%</u>	0%
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>	Relatively flat but sloping away to the south
Landscape impact	Site is enclosed apart from the parsonage road

Would development harm 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>	See previous notes re junction
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>No potential or poorly located</u>	Lacks direct connection to the High Street
Does the site have the potential to support commercial activities, including start-ups?	<u>Potentially – but support by site promoter not confirmed</u>	The site could support commercial development, but this would need to be integrated and connected potentially to the high street. Mixed use development could be viable here.

#### 4. Summary

Conclusions	
Site number/name:	383, Land At St Nichols
<i>Please tick a box</i>	
The site is appropriate for development	<input type="checkbox"/>
The site has minor constraints	<input type="checkbox"/>
The site has significant constraints( See notes below)	<input checked="" 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. 40 units at 30 dph – this assumes development of the entire site and does not take into account the flooding issues (see below)
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site has significant flooding issues, which could be exacerbated by development if not specifically designed to mitigate these issues.
Infrastructure requirements? <i>e.g. highways, water, education</i>	