

Cranleigh Neighbourhood Plan site assessments

873. Cranleigh Preparatory and Senior Schools, Horseshoe Lane, Cranleigh

1. Background information

Site location and use	
Site location	Cranleigh Prep & Senior Schools, Horseshoe Lane, Cranleigh
Gross area (ha)	90.1ha
SHLAA site ref (if applicable)	873 (no data)

Context	
Surrounding land uses	Residential to the south, though with a gap site on the southern boundary between the site edge and the residential edge. There is some light industrial development on the western boundary, open agricultural land to the north.
Is the site: Greenfield Brownfield Mixture N/K	Greenfield Brownfield
Existing/previous use	Educational, Agricultural, Leisure
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	Extensive planning history but only related to educational development

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	No additional data provided
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Unclear	See above
Is there a known timeframe for availability?	Unclear	See Above

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	A main centre		

settlement?			
How would development of this site relate to the surrounding uses?			Not very 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?	The site is accessed from Horseshoe Lane and Guildford Road. The site is extensive, and clearly development of the whole site is unrealistic, and therefore it is difficult to assess the potential traffic impact.		
Environmental considerations			
What is the distance from the edge of the site to any of the following:	Distance	Comments	
Green belt	<400m	The site is partially within the green belt and partially within 'land within the countryside'.	
Sites designated as being of European importance ¹	>800m	10.6km	
Sites designated as being of national importance ²	>800m	4.8km	
Sites designated as being of local importance ³	>800m	800m	

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	240m
Public transport (with at least a half hourly service during the day)	<400m	0m
School(s)	<400m	250m
Health centre facility	400m-800m	580m
Amenity footpath	<400m	240m
Cycleway	<400m	390m
Open space/ recreation/play facilities	<400m	0m
Does the site have the potential to provide	Yes – but location is not easily	Edge of settlement

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

additional open space/recreation/community facilities?	<u>accessible</u>	
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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 contains a listed building</u>	One large and two additional smaller listed buildings are found at the centre of the site.
Conservation Area	<u>Site is adjacent to or within the setting of a Conservation Area</u>	Conservation Area runs along the southern boundary of the site

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u><25%</u>	Very small area directly on the southern boundary of the site
What proportion of site is in fluvial flood risk zone 2 (medium risk)?	<u><25%</u>	0%
Is the site at risk of surface water flooding?	NO	
What proportion of site is Grade 1 or 2 (highest value) agricultural land?	<u><25%</u>	0%
What proportion of site is Grade 3 (valuable) agricultural land?	<u>>75%</u>	100%
Significant infrastructure crossing the site, i.e. power lines, pipelines?	NO	
Impact on Public Rights of Way (PROWs)	<u>Significant</u>	There are numerous public footpaths and tracks within the site.

Physical characteristics	
Characteristics which may affect development on the site	Comments
Topography	Flat – slight slope to the south

<i>Flat/plateau/steep gradient</i>	
Landscape impact <i>Would development harm landscape character or setting?</i>	The site is large and comprehensive development of it would have a significant landscape impact which would need a full and comprehensive assessment. There may be areas, particularly on the edge of the site which are more suitable for development .

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>Yes</u>	If developed out comprehensively
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>	

4. Summary

Conclusions	
Site number/name:	873. Cranleigh Preparatory and Senior Schools, Horseshoe Lane, Cranleigh
<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	<input type="checkbox"/>
The site is unsuitable for development (see notes below)	<input checked="" type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Cannot be calculated because comprehensive development of the site is not appropriate, and more detailed review of the opportunities on smaller segments of the site is required
Estimated development timeframe	
Explanation/justification for decision to put forward site for consideration as a sustainable option	See comments above – recommend a comprehensive review of the site and identify smaller segments of the site which may be appropriate for development.
Infrastructure requirements? <i>e.g. highways, water, education</i>	