

Cranleigh Neighbourhood Plan site assessments

N37: Cranleigh School, east of Guildford Road



1. Background information

Site location and use	
Site location	Cranleigh School, east of Guildford Road
Gross area (ha)	1.58ha
SHLAA site ref (if applicable)	

Context	
Surrounding land uses	Cranleigh School playing fields, Nottcutts garden centre across Guildford Road, housing to the south.
Is the site: Greenfield	Greenfield
Existing/previous use	Greenfield/ agricultural
Site planning history <i>Have there been any previous applications for development on this land? What was the outcome?</i>	None

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	
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 five years

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 settlement?	A main centre	Cranleigh village
How would development of this site relate to the surrounding uses?	Neutral	The site is remote from the village centre and local amenities aside from those provided at Notcutts on the other side of the Guildford Road
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 the public highway at a single point on the B2128 Guildford Road. Given the scale of development, a single access point is likely to be sufficient, but there is potential for a secondary access if necessary. This particular stretch of Guildford Road is straight and visibility likely to be good. The location of any access would be dictated by the trees, and also the presence of the Notcutts Nursery access opposite the Site.	
Pedestrian accessibility to High Street	Medium	The site is accessible via pavement on the site side of the road and there is a bus stop serving the village centre. The Guildford Road is national speed limit and there are no crossing points to access the other side of the road.
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	10.1km

¹ Special Areas of Conservation, Special Protection Areas, Ramsar sites

Sites designated as being of national importance ²	<u>>800m</u>	4.9km
Sites designated as being of local importance ³	<u>400m-800m</u>	799m

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	<u><400m</u>	240m
Public transport (with at least a half hourly service during the day)	<u><400m</u>	Bus stop on the Guildford Road next to the site
School(s)	<u><400m</u>	Primary School: 335m Secondary School: 205m
Health centre facility	<u>400m-800m</u>	579m
Open space/ recreation/play facilities	<u><400m</u>	Adjacent to the site are school playing fields.
Does the site have the potential to provide additional open space/recreation/ community facilities?	No – site is poorly located	The site is remote from the village centre so any facilities would likely serve onsite residents only.

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 does not contain or adjoin a listed building</u>	
Conservation Area	<u>Site is not adjacent to or within the setting of a Conservation Area</u>	

² Sites of Special Scientific Interest, Ancient Woodland

³ Local Nature Reserves, Sites of Nature Conservation Importance

Other key considerations		
		Comments
What proportion of site is in fluvial flood risk zone 3 (highest risk)?	<u><25%</u>	0%
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>None</u>	

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>	The site has been given a very low rating within the 2014 <i>Waverley Borough Council Landscape Study</i> . A 'Low' rating for landscape capacity indicates that development is likely to have a significant and adverse effect on the character of the landscape area as a whole and is thus unsuitable for strategic scale 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>No</u>	The site would offer access onto the Guildford Road towards Guildford.
Does the site have the potential to provide improved public parking to serve Cranleigh village?	<u>Poorly located</u>	The site is too remote from the village centre.
Does the site have the potential to support commercial activities, including start-ups?	<u>No support by site promoter</u>	The promoter is seeking residential dwellings.

4. Summary

Conclusions	
Site number/name:	N37: Cranleigh School, east of Guildford Road
<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	<input checked="" type="checkbox"/>
Potential housing development capacity <i>(estimated as a development of 30 dwellings per hectare)</i>	Circa 40 dwellings
Estimated development timeframe	Short to medium term
Explanation/justification for decision to put forward site for consideration as a sustainable option	The site is located beyond the settlement boundary in an area where landscape impact is deemed to be high. The site is disconnected from the main centre of the village and is therefore unsustainable.
Infrastructure requirements? <i>e.g. highways, water, education</i>	None known
Any other issues?	No