

The following draft has been prepared in conjunction with the Parish Council to highlight points of objection to the inclusion of the Cuckoo Farm site for a large Senior School in the Guildford Local Plan. We do not suggest copying the letter below verbatim but please use the suggested text and add your own observations as you see fit. We have supplied the address of our Local MP below and there is a choice of addresses to use. You may also wish to issue these and other comments on the Local Plan to all Councillors in Guildford Borough Council and their address can be found at <http://www.guildford.gov.uk/councillorsearch>

[Your Name]
[Street Address]
West Clandon
G** **
[email]
[Date]

Sir Paul Beresford
86 South Street
Dorking
Surrey RH4 2EW

OR

Sir Paul Beresford
House of Commons,
London SW1A 0AA

Subject: Planned 5th form entry school, and house building on West Clandon Greenbelt

Dear Sir Paul,

[Please insert your introductory words]

We offer a set of key issues below and suggest focusing on a handful of them in your own words so he gets a variety of feedback rather than a standard set of complaints. Please feel free to add any additional issues you feel strongly about.

1. Size: The school may have 750- 1,000 pupils, perhaps 70+ staff and require large buildings and other infrastructure including extensive parking on a Greenbelt site;
2. Scale: The magnitude of the development would clearly exceed that of any other development in the Village by a large margin. It would urbanise an attractive Greenbelt agricultural land in the centre of West Clandon in a site which is highly visible from Station Approach. It would be totally out of character in West Clandon, dwarfing any other structures in the village and completely out of proportion to the size of the village and its population(almost doubling it);

3. **Planning Blight:** The actions of the Guildford Borough Council to remove large numbers of villages from the Greenbelt and in particular to ' earmark' three large Greenfield sites in West Clandon for development which will remove the last green spaces from within the village, turning it into one uninterrupted urban environment, means that any property near or adjacent to these sites are already blighted. The value of property adjacent to these sites is already affected, house sales are being cancelled and hence the GBC strategy is having the unintended consequence of reducing house values and hence income from things such as Stamp Duty not to mention the worry and distress for homeowners in the village who may wish to buy or sell property.
4. **Rail Access:** Proximity to West Clandon Station is a red herring. Unless the school could attract large numbers of pupils who live in walking distance of stations on that railway line (e.g. London Road, Guildford mainline, Horsley and Effingham junction) the numbers arriving by train are likely to be low. This will be the case because all of these stops are already served by Effingham and George Abbott schools;
5. **Environment:** We estimate over 450 car/bus journeys a day as most school attendees will have to drive from Ripley/Send/ Gosden Hill/ Wisley newtowns. These journeys will add a large amount of particulates, CO2 and exhaust emissions. (There is no cycle lane on the A247 through West Clandon because it is far too narrow).
6. **Safety:** The current road access is unsafe and would not gain approval. The access is blind to traffic travelling south on the main Clandon Road because of the humped back railway bridge. It is already very dangerous to cross the road to the station at peak times. Hence a lot of disruptive and costly road alterations will be needed.
7. **Flood Risk:** The site is wet and flooded in winter 2013/14. Part of it is Environment Agency Flood Zone 2 and Flood Zone 3. This limits the area which can be built on. Parts are often waterlogged in winter and would be unsuitable for playing fields without extensive and costly drainage works. Water run off from buildings and hard surfaces and any drainage scheme from playing fields would drain east to an existing stream which will increase flood risk down stream to the north in Oak Grange Road. Unrestricted run-off is unlikely to be permitted and costly countermeasures would be needed as surface flooding has already occurred in recent years.
8. **Road access:** Clandon Road from which the site is accessed is a busy narrow "A" road with pavement on one side of the road only. It would not be practical for cars or busses to pull over on the highway to load and unload passengers. Consequently extensive loading areas for cars and school busses will be required. This is not of itself a problem but will exacerbate water run-off and puts pressure on the size of the site which is referred to further below. Onsite parking would be needed for all staff, visitors and sixth form pupils who drive. This is because there is virtually no public on street parking in the vicinity. Taking account of sixth form parking and parking for parents at events there would be a need for perhaps 150 or 200 cars.
9. **Scale:** The Parish Council believe the 7 hectare site is small for a non-urban school site intended to have playing fields on site and they believe 9 hectares would be more realistic. Thus the site would be undersized even assuming the entire site was flood free and suitable for development. The constraints placed on the site by the flood risk to part of the site, the waterlogged nature of much of the site, the need to ameliorate water run-off, and the need for extensive drop off and pick up areas and car parking are all likely to combine to make the proposal sub-optimal. The likely need to use off- site sports pitches detracts from its attractiveness as a site. Sewerage facilities in that part of Clandon are already under

Sir Paul

[Date]

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strain and the school is likely to require a new sewer facilities. Whilst in theory each of these problems might be overcome they combine to make the proposal unrealistic and most unlikely to ever be developed. Taking land out of the greenbelt for a local authority school which is unlikely to materialise risks other inappropriate development and will just remain as a 'blight' on West Clandon as it will always be hanging over us.

10. Construction: the disruption, noise and environmental damage to the village will be unbearable during the lengthy construction as well as serious disruption to the main A247 road through the village.
11. Clandon has done its bit already:-We have already had approval for new houses to be built in the village (now in progress), we have accepted the urbanization of the area with a new golf course, park and ride (with attendant and annoying lighting) and other developments that are partly urbanising the West Clandon environment.

Sincerely,

[Your Name]