

**THE CLANDON SOCIETY**  
(The Residents' Association for East and West Clandon)

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## **Proposed School at Cuckoo Farm**

The Clandon Society is the Residents' Association of East and West Clandon. Through meetings and newsletters it has tried to ensure that the residents of the two villages are aware of the Local Plan process and has encouraged people to express their views.

The residents of West Clandon are astonished and angry at the proposal for a five entry form school on the Cuckoo Farm site. On their behalf, The Clandon Society objects to the proposal for the following reasons:

1. In our view the site is totally unsuitable because the location of the site and the nature of the road mean that safe vehicle access, safe walking access for pupils and safe cycling access will not be possible.
2. The proximity of the railway station is a red herring because most of the catchment area will not have ready access to a station.
3. The large numbers of vehicle movements, vehicles turning into and out of the site and pedestrians crossing and re-crossing the A247 will cause great traffic congestion. This will be combined with traffic entering and exiting the two Station Roads and Oak Grange Road and exacerbated by the hump backed bridge over the railway which limits visibility. All of this will be in a length of 100m of road approximately 6m wide.
4. There is no parking and there are no laybys available in the village to allow cars, taxis or busses to stop and drop off pupils. All such activity would have to take place on the site itself.
5. All these issues are well known to Surrey County Council as the Highways Authority which has previously objected to housing on this site and which routinely objects to applications for new access off the A247.
6. We have seen nothing in the evidence base which constitutes the exceptional circumstances to justify taking the site out of the green belt.
7. There are significant flooding and drainage problems with this land which will require expensive and extensive engineering works to prevent additional run-off entering recognised flood zones.
8. The capacity of the local sewer system to deal with a very large increase in load is in doubt. If capacity increase is required it would most likely require work under the railway which would be very expensive.
9. The Society opposes the siting of such a development in the middle of a green belt village on green belt land. The structures will be completely out of scale with the village and the number of people using the site daily will equal the total population of the village. The buildings and attendant infrastructure, the traffic congestion caused and the effective doubling of the population during the day will irretrievably damage the village and the green belt and will detract from its openness.
10. The Clandon Society is angry that the Parish Council and Ward Councillors were not informed before the site was included in the Local Plan as the site for a large school and that no one from GBC or SCC visited the site before its inclusion in the Plan. Had they done so they would have had very different views on the suitability of the site. A desk top study is an inadequate basis on which to make this decision and we believe that access, traffic and safety risk assessments will show that the site is not viable and will result in this element of the Local Plan being undeliverable.

11. Guildford Borough Council has stated that the village should remain in the green belt as it contributes to its openness. It is therefore quite out of keeping with this view to propose a bulky and extensive development in the very middle of the village. The Clandon Society is disturbed that Local Plan documents keep referring to West Clandon as West Clandon (North) and West Clandon (South). This is a distinction which has no basis. It is **one** village and residents see it and refer to it as such. This seems like an attempt to split the village so that the two parts remaining in the green belt will still be “open” but the Cuckoo Farm development (which by no stretch of semantics could be called “open”) will not be part of the village.
12. There are no facts in the evidence base about the need for this development in this location and no detail about what is planned. Residents are therefore deprived of the information necessary to make this a proper consultation about a development that could radically alter the nature of the village. The choice of the Cuckoo Farm site appears to be a last minute decision to use a site which the owners are prepared to sell and are promoting the use as a school site because they have been told that it cannot be used for housing.

## Development Sites

Two further sites in the village were included in the evidence base. These were referred to in the Green Belt and Countryside Study conducted by Pegasus as C5-c and D2-b. At the first consultation it appeared that these sites would not progress further for housing. In the light of the Cuckoo Farm proposal however, residents have little confidence that development of some description e.g. rural exception housing will not be proposed for these sites as well. The Society requests a definitive statement from GBC about the status of these sites.

## Development at Gosden Hill Farm

The Clandon Society objects to the proposals for the development of this land.

- The housing figure for Guildford is undetermined and therefore the quantum of green belt land which may ultimately need to be built on is also undetermined. Indications in the Plan are that work on developing the site could commence soon after the Plan is approved. This means that green belt land will be developed before brown field land is exploited
- The result of the development would be to move the urban edge of Guildford well into the parish of West Clandon.
- There is no statement of the exceptional circumstances required to remove the site from the green belt
- The development cannot be adequately screened from the A3 unlike earlier developments. Together with the commercial developments proposed on the other side of the A3 at Send and Burnt Common there will be a development “ribbon” on the approach to Guildford from the North.
- The Local Plan has been released for consultation, with little detail of the infrastructure required to support such a huge housing development. People will not be able to comment on the adequacy, acceptability or timing of the provision of infrastructure because it appears that this will not be released until the Plan is submitted to the inspector.
- Residents are very concerned that there will be development without adequate infrastructure or that the required infrastructure will only be provided well after the development is populated.
- The Plan proposes developments at West Clandon village, Gosden Hill Farm, Meroo Depot, Send/Burnt Common, Ripley and Wisley Airfield. The plan does not identify the combined impact of all these developments or show how they will be accommodated. The evidence base does not include traffic data which has taken full account of the proposed developments but it is clear that the A3, A247 and the B2215 (A3 Northbound off-slip at Burnt Common) will be subject to much more traffic. The A3 is already over-capacity.
- The Local Plan suggests that there could be new A3 off and on slip roads at Gosden Hill. By themselves, these cannot do anything to solve the A3 problem and indeed may serve to create additional “rat runs” on local roads. The Borough Council does not control the A3 and the Highways Agency has not put any plans into the public domain.
- The Local Plan also makes reference to a new railway station at Meroo Depot in the context of the Gosden Hill development. Guildford Borough Council has no control over the running of trains and there is nothing in the Local Plan to suggest that the idea is even viable. Without a station, it is very

likely that London bound commuters from Gosden Hill would drive to West Clandon station, exacerbating the problem with the A247 by adding to the traffic problems which will be caused by the proposed school in the village.

- It appears that GBC is prepared to consult only on the location of possible housing developments. For most other matters the facts and evidence are either absent or too scanty to allow meaningful consultation.

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