

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

- a. What is the site's name/reference?

CR3NPCAT004 Former Officers Mess

- b. Where is the site located?

Caterham on the Hill – Kenley Airfield Conservation Area in Green Belt

- c. What is the site description?

Current building within Green Belt and Conservation Area

- d. What are the adjoining uses to the site?

To the East of the site lies Whyteleafe Road which is fronted on the other side by semi-detached houses.

The other aspects of the site are surrounded by open land forming part of Kenley Aerodrome and is surrounds

- e. What is the site area (hectares)?

11.2 hectares

- f. What is the existing land use?

Vacant building formerly Officers Mess

Site comprises open land and some ancient woodland called Coxes Wood which has significant ecology and biodiversity value.

Portcullis social club for RAFA situated on site

- g. Who is/are the owner(s) of the site?

Comer Homes

CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

2 planning applications to convert building to flats, both refused by TDC .
2010/334 Part demolition and conversion and new build for 42 apartments
2010/357 Part demolition and conversion for 32 apartments.
6 reasons for refusal included Greenbelt objections, harm to setting of listed building and conservation area, lack of affordable housing, unsatisfactory living conditions and highways issues.

The site's inclusion in TDC's SHLAA is an indication of developer or landowner interest in the site.

Site included in TDC HELAA – land available for development

2015/1748 Conversion of building for 32 flats plus conversion of lodge for dwelling
Decision not determined as of January 2016

Damage to internal staircase by fire 2014

Severe damage to main building by fire January 2016 leaving it unusable.

i. Desk top research & planning policy considerations:

1. Any relevant planning policies

2. Is the site allocated for particular use in the Local Plan?

3. Do any Local Plan designations apply to the site? For example:

Greenbelt / Public Open Space / Strategic open space / Village confines / extent of settlement
Conservation Area / Protected wildlife or habitat / Landscape character area

4. Do any other designations apply? e.g. National Park/AONB/Village Green / Local Green Space

5. Are there any emerging local planning documents with relevant policies or designations?

In respect of existing building

1. The development Plan consists of Tandridge District Core Strategy 2008, "saved" policies of the Tandridge District Local Plan 2001 and weight is also being given to the Tandridge Local Plan Part 2:

CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP18, CSP19

BE1, MO14,

2. No

3. Green belt. Conservation area

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014

DP1, DP5, DP7, DP13, DP20

CR3 FORUM NEIGHBOURHOOD PLAN

- j. Are there national policy considerations that are relevant to the site? Are there policies, or is there evidence related to the regional strategy that is relevant to the site?

NPPF

Section 9 Protecting Green Belt land – paragraph 89 bullet points 3,4 in particular plus other general guidelines in that section.

- k. Does the site feature in or are there relevant policies in other local planning documents e.g. supplementary planning document, Village Design Statement, Conservation Area Appraisal?

Conservation Area

- l. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal?

SHLAA 32 units HELAA 29 units

2. Desktop evidence review

- a. Is the site in flood plain / known to be affected by flooding?

No

- b. Could the land be contaminated by a former use or activity?
Would development require the remediation of contaminated land?

No

- c. Are there any nearby sources of noise or air pollution which could affect the site?

No

- d. Does the site contain a valuable mineral resource?

Unknown

- e. Is the land of agricultural value / official designation of agricultural land?

No

- f. Are there any 'Listed' buildings on or close to the site?

Yes Grade 11 Listed Building on site. Currently has severe damage from a fire January 2015.

CR3 FORUM NEIGHBOURHOOD PLAN

- g. Could the site contain any archaeological remains?

Unknown

- h. Are there any issues of capacity on the local road network (congestion and/or parking)?

Not in immediate area

- i. Are there any known legal considerations relevant to the site e.g. covenant?

Grade 11 listed building

3. Onsite considerations

- a. Access / How is the site accessed / Is it easily accessible from the highway?

Site currently accessed by narrow road from Whyteleafe Hill

- b. Is the site accessible by public transport, cycling and walking?

Bus stop near to site
Railway station 0.6 miles

4. Existing features

- a. Are there any physical constraints affecting the site e.g. access, slope, pylons?
Will the topography of the site constrain development e.g. steep slopes?
Are there any power lines, pipelines or other infrastructure crossing or affecting the site?

The land currently occupied by the Officers' Mess is flat. Surrounding land slopes, south to north and west to east, steeply in places.

- b. What natural features are there e.g. any trees, hedgerows, watercourse?
Are there features of particular biodiversity value?
Could the site be home to protected species such as bats, badgers, great crested newts etc.?

Wooded area site of biodiversity
Trees including TPO 34/TAN

- c. Are there any health and safety constraints e.g. nearby major hazard site?

CR3 FORUM NEIGHBOURHOOD PLAN

Adjoining Kenley Aerodrome which hosts gliding and air shows

- d. Are there existing buildings that could be retained or converted?

Current Grade 11 Listed Building to be retained so conversion only means of developing site for residential use

- e. Are there important views into or out of the site?

Yes towards airfield

- f. How might development at the site affect the skyline?

No change if conversion takes place

- g. Are there any public rights of way affecting the site?

No – but access to site desirable because of historic interest

- h. Information to record about neighbouring sites and the surrounding area.

What are the neighbouring uses? (What are the existing uses and are there any development proposals?). Are any of the adjacent uses, 'bad neighbours' giving rise to noise or fumes that could impact the development?

Could the original site be expanded into neighbouring sites?

No - greenbelt

- i. What is the local style of buildings – materials, scale, density?

Site is a distance from any other building. Nearest residential consists of semi detached and detached houses with established gardens

- j. Could development at the site cause any issues of overlooking or loss of privacy for neighbouring uses?

No

- k. Physical infrastructure and local services considerations

Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Connected to water, energy and sewerage

- l. Does the site have high speed broadband connection?

CR3 FORUM NEIGHBOURHOOD PLAN

Unknown

5. Local facilities and services

- a. How close are the following local services and facilities? Where is the nearest: School (primary & secondary) / GP practice / Pharmacy / Local shops / Post Office / Library / Play space / Sports centre and/or pitches.

Primary school 0.5miles
Secondary school 0.9miles
GP Practice 0.7miles
Pharmacy 0.6miles
Local shops 0.6miles
Post Office 0.6miles
Library 1.3miles
Play space 0.8miles
Sport centre 0.9miles
Rail 0.6mile

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleaf are at virtually full capacity but there is room for expansion on site for some. Hillcroft Primary is enlarging its intake from 11/2 to 2 form entry. There is some capacity in Caterham Valley and again these schools could be enlarged

De Stafford has some capacity at present and there is room for expansion as has taken place in the past.

- c. Are local services accessible by public transport, cycling and walking?

Site is a some distance from main highway ie Whyteleaf Hill which is served by one bus route with a station 0.6miles away. London and Caterham served by this line.

Site entrance on a Hill which affect s walking and cycling in both directions

CR3 FORUM NEIGHBOURHOOD PLAN

6. Community Infrastructure Levy

- a. What are the priorities for local infrastructure improvements linked to the development of this site?

Extra off road parking adjacent to the Kenley Park housing estate.

Improved bus services between the Valley and Whyteleafe and the Hill.

The SCC Stage 2 Caterham Hill Traffic Study (mainly not implemented because of lack of SCC funds) could be updated to take account of current and forecast future traffic demand and then implemented. The old study contained several good proposals to improve traffic flow, parking and pedestrian safety and could be used as a baseline for a refresh and then implementation.

Deliverability

Starting to think about whether development of the site is deliverable and viable...

7. Suitability - potential constraints on development

- a. Is there a record of local opinion towards development of the site?

Local Parish Council and Kenley Airfield Friends Group concerned that listed building of historic importance is falling into disrepair.

Building suffered extensive damage in a fire January 2016

8. Availability

- a. Is the land owner willing for their site to come forward for development?

Yes

- b. Are there any factors which might prevent or delay development e.g. tenancies, leases?

No

CR3 FORUM NEIGHBOURHOOD PLAN

9. Summary

Desktop research findings

Planning policy considerations

Onsite considerations

Infrastructure & local services

Deliverability

Over what timeframe might the site become available for development - in years, 1-5 | 6-10 | 10+?

The building is Grade 11 listed and stands in a prominent position in relation to the flying field immediately to the west and was originally the officers mess for Kenley when it was an active airfield.

The area also includes the single storey Portcullis Club which is used by the Royal Air Force Association and contains airfield memorabilia. Adjacent to this club house is a substantial underground air-raid shelter and the former squash courts.

The current owners are Comer Homes who have had two planning applications refused.

Tandridge District Council and Croydon Council drew up and approved a Conservation Area Proposals Statement for Kenley Airfield and its surrounding land including this area. This gives the area conservation status as well as protection from being in the Metropolitan Greenbelt. TDC stated its main objectives as preserving the existing building and ensuring that a re-use or new development should be acceptable under these policies.

As a conversion the site is considered suitable for approximately 32 units, a mix of 1 and 2 bedroom units plus ancillary features (SHLAA)

Unfortunately the condition of the building is deteriorating including a fire which caused damage to an internal staircase. Local groups are concerned that this historic building will continue to decline unless a suitable use can be found.

January 2016 the main building has severe damage caused by a fire which has rendered the building unusable.

HELAA CAT 004 – Site has been confirmed as available by the agent.