

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 39 Surrey Hills National Golf Club

- b. Where is the site located?

North of Rook Lane Chaldon CR3 5AA

- c. What is the site description?

Covering in excess of 200 acres and designed by David Williams, the golf course meanders through dramatic rolling countryside, populated by thousands of mature trees which further enhance the appeal of the setting. The topography of the course is extremely interesting with two valleys merging at the northern end offering wonderful views over Surrey's North Downs.

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

Residential to East and South, Broad Wood and Fryern Broom Wood to West and Open Common land to North

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

Approximately in excess of 83 hectares (200 acres).

- f. What is the existing land use?

Golf Club and Driving Range. The Club also offers facilities for social functions such as weddings.

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

SURREY NATIONAL GOLF CLUB LIMITED (Co. Regn. No.2845617) of Streete Court, Rooks Nest Park, Godstone, Surrey RH9 8BZ.

Title No. SY572444

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h. What is the site's planning history?

See attached list. Applications since 1994 have been in connection with golf use and extension and improvement. Last application 2013/1843 Formation of 2 storey/part single storey underground extension to golf club to provide indoor golf teaching courts and facilities. Approved in full.

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

Site lies in Area of Great Landscape Value. CSP 20

Ancient Woodlands of Broad Wood and pockets of trees on course.

Historic Woods Ref: 415 (Broad Wood)

Green Belt DP 10 DP 13 DP 14 DP 15

Historic Landscape Ref:1006

Potential Site for Nature Conservation Importance CSP 17 DP 19

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?

National Planning Policy Framework

National Planning Framework Guidance

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?

The site does not feature in other local planning documents.

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

HELAA Site Ref: Cat 039.

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2. Desktop evidence review

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

Not known to be affected by flooding

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

Not as far as we are aware. However the northern part of the site is adjacent to site of previous Caterham barracks. Magazine Road runs across northern part.

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

There are no local pollution or noise issues relating to this site.

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

Not Known

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

Not now used for agriculture

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

Yes on previous site of Caterham Barracks

- g. Could the site contain any archaeological remains?

Site is a Historic Landscape with nearby Ancient Woods.
Proximity to previous Caterham barracks site may also imply archaeological study may be required.

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

Major development of site would raise issues with capacity on Rooks Lane and Leazes Avenue

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

Not known but see land registry Title.

3. Onsite considerations

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

Access to the site presently is from Rook Lane. Green Lane runs along part of East boundary and Leazes Avenue leads west from west boundary.

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

Site can be walked using existing public rights of way.

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?

There are no pylons crossing the site and the slopes of the site would not inhibit development. However, there is a sanctified burial ground, 1.3 acres in size and with a boundary of 270 meters situated within the NW boundary, (Grid ref. TQ320560). This was part of the old St Lawrence Hospital complex. The last burial on the site was in 1965. The church yard is now maintained by Chaldon Village Council as a local wild life amenity. It could not be built upon.

- 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.?

There are many natural features and the site would be considered biodiverse.
The site is considered to have Potential for Nature Conservation Importance.
CSP 17 and DP19
Wildlife and habitat survey would be required

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

Not as far as we are aware

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

Existing Buildings relate to Club and maintenance of golf course. Unlikely to be retained or converted.

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

Yes There are very important views both into and from the site. The site is a major natural feature within Chaldon and forms part of views from Caterham on the Hill and Chaldon village

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

Any development would seriously affect skyline especially looking north or south.
It would also affect views from Chaldon Downs. Any redevelopment would make a prominent and significant change to the character of Chaldon.

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

Footpaths FP74, FP75 cross the site from Rook Lane to Green Lane.
Footpath FP 3 runs along south west boundary.
Byway 76 runs along Green Lane on eastern boundary.
Byway 77 crosses the site from Green Lane to Leazes Avenue
Byway 78 Magazine Road crosses from Green Lane to western boundary.

- 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?

Residential development bounds the eastern and southern boundaries with pockets of housing and woodland on western boundary. The northern boundary connects directly with the remainder of Happy Valley. It is not expected that the site could be expanded beyond its existing boundaries.

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

A majority of nearby houses in Chaldon are detached properties with a significant number of bungalows. Otherwise there is no consistent character in design.

The majority of dwellings are of brick construction.

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

Any form of development would cause overlooking and loss of privacy to the neighbouring residential use. More importantly it would significantly change the character of the area.

- k. Physical infrastructure and local services considerations
Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Yes, as far as we are aware.

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

Not known but probably .

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.

All of these facilities are accessible within a one mile radius

- b. What is the capacity of local schools?

Chaldon infants school has a student capacity of 90 infants. The school is greatly oversubscribed each year.

Secondary education is provided at de Stafford school in the parish of Caterham Hill. The school has a student roll of 809. A significant proportion (25%) of children attend private or state schools outside of the area.

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

Yes – accessibility is not a problem.

6. Community Infrastructure Levy

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

Improvement in the structure of Rook Lane including the installation of pedestrian crossings and effective vehicle speed control measures.

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?

There would be fierce opposition from Chaldon residents if there was any suggestion of development on this site.

It is very unlikely that the benefits of redevelopment even residential development would overcome the loss of this important Green belt area and the consequence effect to the character of Chaldon and Caretham on the Hill.

8. Availability

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

Almost certainly yes!!!

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

It is unlikely that the present business could be dissolved in a short period of time but as far as we are aware there are no other restrictions.

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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+?

Consideration for redevelopment is very unlikely in the foreseeable future due to its present status within the Green Belt and current Core Strategy Policies and Development Plan Policies.

This site is highly unlikely to be developed in the foreseeable future due to its Green Belt status and its importance to the character and amenities of the Chaldon and Caterham on the Hill areas.

The site is already in a beneficial use compatible with its Green Belt status.

It is very unlikely that “very special circumstances”, including housing supply, exist that would outweigh the harm done by inappropriate development of this site.

For the above reasons we do not believe the site appropriate for redevelopment in the foreseeable future.