

CR3 FORUM NEIGHBOURHOOD PLAN

+SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3002 Clifton Hill School CR3 5PH

- b. Where is the site located?

Caterham in the Hill urban area

- c. What is the site description?

Brownfield - School building plus playground area and small access road

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

Residential to most sides but old burial ground to south west. Empty office block to south east which has current planning application to demolish and build a church with associated facilities

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

0.58ha

- f. What is the existing land use?

Surrey County Council Special School

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

Surrey County Council

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h. What is the site's planning history?

TDC/1989/962 Erection of movable classroom for period of 5 years – Decision Listed Building Consent
TDC/1994/531 Erection of demountable classroom unit for use by existing children Decision CP
TDC/1995/783 2 Storey extension, covered walkway and internal alterations to existing building Decision CP
TDC/1999/784 Demolition of existing pool and erection of new hydrotherapy pool with changing facilities – Approved in full
TDC/2013/889 Removal of 2 existing demountable classroom units and installation of a single storey modular building comprising 3 classrooms, kitchen, laundry, leisure room, office, hygiene room and wcs – Decision no objections

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?

If the site was developed

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. Currently site of Surrey County Council Special School
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP4,,DP5, DP7, DP21

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- 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?

If site was re-developed

NPPF Section 8 Promoting healthy communities paragraphs 69,70,73,74,
Section 6 Delivering a wide choice of high quality homes paragraphs 47,48,49,50
Section 7 Requiring good design

- 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?

No

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

No

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?

Unlikely

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

Opposite proposed site for a church

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

Unknown

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

No

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

No

- 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)?

Some congestion in nearby Coulsdon Road at some times of the day.
Some local roads have issues with parking congestion.
Proposed church could increase traffic flow at various times

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

No

3. Onsite considerations

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

Accessed from Chaldon Road

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

Yes this site is close to bus routes and 0.6miles from railway station in Caterham Valley (line to London via Croydon) which is accessible by bus, taxi, cycling and walking. The site can also be accessed by cycling and walking

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?

No

- 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.?

No

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

No

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

School currently being enlarged. Not much space for further enlargement.

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

No

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

Only if current building replaced with multi-storey one

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

No

- 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 room to expand – neighbouring sites see 1d

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

Varied styles with new-builds to north west on old hospital site and proposed church on site opposite

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

Only if high building

- k. Physical infrastructure and local services considerations

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

Yes

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

Yes

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.

Secondary school – 1mile
Primary school – 0.5mile
GP – 0.5mile
Pharmacy – 0.6mile
Post Office – 0.6mile
Shops – 0.5mile
Library - 0.5mile
Play area – 0.5mile
Sports – 0.5mile
Bus – 0.1mile
Rail – 0.9mile

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe 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?

Yes see 3b

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6. Community Infrastructure Levy

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

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.

Pedestrian island/crossing Chaldon Road/Sunny Rise junction

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

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?

No

8. Availability

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

No

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

No

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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+?

This site is situated on the outer edge of Caterham on the Hill on the road which leads to Chaldon. It is in a sustainable position

This site is currently occupied by a Special School run by Surrey County Council and provides education for children and young people with severe and profound learning difficulties and autism.

Children attend this school from areas of Surrey and London Borough of Croydon

The only way that this site would become available is if the school is re-located and there is no foreseeable likelihood of this happening in the near future