

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3007 De Stafford School

- b. Where is the site located?

Metropolitan Green Belt Caterham on the Hill

- c. What is the site description?

Large site with slope from south to north at rear. Forms part of a larger green belt area which also contains other schools .

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

Education to north west, pre-school to east, residential to south, wooded area and residential to west

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

9.2ha approx

- f. What is the existing land use?

School 11-16 years consisting of a mixture of single storey and 2 and 3 storey building with associated parking, hard games areas and extensive playing field.
Part of building used by Tandridge Education Partnership.
Sports Centre with swimming pool used by school and Tandridge Trust with associated parking
Pre-school – wooden building plus play area
Bungalow
Mobile phone mast

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

De Stafford Foundation School

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2.

a. What is the site's planning history?

There have been numerous planning applications in the past relating to the school and various additions to the original building including 2 storey ROSLA block (separate from main building) and a 3 storey science block linked to the main building. All these were dealt with by Surrey County Council as the determining authority.

The sports centre was approved under reference 93/860 for use by the school. It is not attached to the school.

More recently

TDC/2000/1417 County permitted the erection of a 2 storey classroom block with a link to the existing school building.

TDC/2011/776 Erection of 4 external canopies and alterations to paved areas; refurbishment of canteen block – objections raised on Green Belt grounds.

TDC/2012/1522 Erection of new school canteen – objections to loss of trees

TDC/2013/289 Erection of new canteen block – no objection

TDC/2008/1472, 2012/834 2014/530 – applications relating to nursery building

b. 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?

1. This site is in the Metropolitan Green Belt. The site is therefore unavailable for development unless and until it is released from the Green Belt as part of a review of TDC's Local Plan Core Strategy. Currently apply -RE1 RE2, RE6, RE8, RE9, RE10, RE11

2. Secondary school – sports centre

3. Greenbelt

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014 DP10

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- c. 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 8 Promoting healthy communities

NPPF Section 9 Protecting Green Belt land

Government guidance on school land and property

NPPF has replaced PPG17 as national policy in relation to playing fields

It states that playing fields must be replaced if they are built on.

The Department of Education is reviewing policy relating to school playing fields to give schools extra flexibility

- d. 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

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

No

3. 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 of air pollution which could affect the site?

School site

- 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 at times due to activity on site

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

Unknown

4. Onsite considerations

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

Accessed via Burntwood Lane

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

Yes – 0.2 miles to bus 1.2miles to station which involves steep hill

5. 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?

Slopes away to north east

- 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.?

Some trees protected

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

No

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

School buildings, sports centre, pre-school, bungalow

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

Views associated with Green Belt status

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

Not relevant as development not allowed in Green Belt and any expansion of existing facilities would need to be appropriate in size and form

- 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?

De Stafford site forms part of a campus of schools within the Green Belt and with the relevant protection from development. Audley County Primary, St Francis Catholic School and Sunnydown Special School are situated to the north of de Stafford and have had various building works carried out in the past.

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

Nearest residential property detached on established plots

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

See 4f – any further development of the site would only relate to current useage

- 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

6. 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 - on site
Primary school – 0.3mile
GP – 0.6mile
Pharmacy – 0.5mile
Shops – 0.5mile
Post Office 0.5mile
Library 0.6mile
Play area – 0.4mile
Sport – on site
Bus 0. 2mile
Rail 1.2mile

- 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?

See 3b

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7. Community Infrastructure Levy

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

Buxton Lane, at junction with Portley Lane

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

Improved traffic management between the main Caterham Valley town centre roundabout and up to the Hill via Church 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...

8. Suitability - potential constraints on development

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

No – Green Belt

9. Availability

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

Not for any re-development other than educational use

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

Unknown

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10. 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 entirety of this site is within an area designated as Green Belt.

Current local policies eg RE2 state that there is a presumption against inappropriate development that would be harmful to the Green Belt.

NPPF also gives protection to the Green Belt

The above would prevent almost all forms of development on this site.

Any expansion of the current facilities would need to be considered as 'special circumstances'
Examples of expansion are given in planning history 1h. With the growth of population in the CR3 area some expansion may be required.

This site in its current use causes problems with traffic congestion in Burntwood Lane as do the other schools on the campus in Whyteleafe Road. A combined access system for the whole campus could be beneficial.