

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3011 Essendene Lodge School

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Brownfield. School buildings plus playground and tarmac games pitch.

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

West – Public House and light industrial premises. East – Veterinary Services and car park.

North – Residential. and Community Centre. South – Road, retail and garage

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

0.12 hectares

- f. What is the existing land use?

Private primary school

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

It is privately owned by Mrs S Haydock

CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

TDC/2007/979 Replacement of sheds. Conversion of no.17 Essendene Road to provide school facilities in connection with Essendene Lodge School – withdrawn
TDC/2008/504 Replacement of 2 sheds. Retention of converted garage//store to provide multi-purpose hall & retention of converted no.17 Essendene Road to provide school facilities in conjunction with Essendene Lodge School. - Approved
TDC/2013/1393 No 17 Essendene Road/Faraday House – Change of use to veterinary clinic (Class D1) – Granted

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 used for private school
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP3, DP5, DP7, DP18, DP21 Caterham Hill Town Centre map

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 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

CR3 FORUM NEIGHBOURHOOD PLAN

- I. 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?

Unknown

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

Proximity of Caterham Hill High Street and on Essendene Road. Garage forecourt and workshop with in close proximity.

- 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?

King and Queen Public House

- 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)?

Congestion exists and there is insufficient parking availability

CR3 FORUM NEIGHBOURHOOD PLAN

- 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 Essendene Road

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

Yes. Close to bus stops

Rail 0.7 miles to Caterham Station

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.?

There are small occasional hedges and a small tree on the boundary

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

Garage forecourt and workshop within 500 yards

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

Yes

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

No

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

It is surrounded by two story buildings and residential properties. Any future development would need to be no higher

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

West – Public house and light industrial outlet, retail outlets and parking for those.

North –Community Centre

East – Veterinary services and parking.

South –Road and across the road garages, workshop and retail

There is no room to expand unless an adjacent site becomes vacant

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

Varied. Mainly two storey residential with some warehouse construction.

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

Only if higher than existing.

- k. Physical infrastructure and local services considerations

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

Yes

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

Yes

CR3 FORUM NEIGHBOURHOOD PLAN

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.

SCC Primary school 0.4

Secondary school 0.8

GP 0.3

Pharmacy 0.1

PO 0.1

Shops 0.1

Library 0.2

Play area 0.5 and on site

Sports 0.8 and on site

Bus 0.1

Rail 0.8

- 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

CR3 FORUM NEIGHBOURHOOD PLAN

6. Community Infrastructure Levy

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

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...

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?

Not at current time.

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

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 within the village of Caterham on the Hill just off the High Street. It is in a suitable position but traffic congestion and parking are a problem

The site is run privately and serves children from the age of 3 to 11years

The only way this site would become available would be on the relocation of this school which is not being considered at present.