

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3012 Hillcroft School Playing fields CR3 5PG

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Brownfield. Contains school buildings plus playground, parking and playing field. Currently being expanded to a two form entry and has two demountable classrooms to rear of school.

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

North – Chaldon road and Westway Common. East – Apartment block, residential and public house.

South – Park Road and residential. West – Doctors surgery and recycling facility.

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

1.76 hectares

- f. What is the existing land use?

SCC Primary school.

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

SCC

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h. What is the site's planning history?

TDC/2002/1585 – Retention of existing railings erected on school frontage with Chaldon Road and on boundary with adjoining clinic – Decision County permitted (reg3)

TDC/2011/1414 – New boundary and security fencing (consultation) Proposal

- 1.8 m high railing to enclose the area between the school building and the Chaldon Road frontage.
- 1.8m high timber close boarded fencing the common boundary with the neighbouring clinic with existing conifers to be removed.
- Black mesh fencing fitted to the inside of the existing railings along Chaldon Road and the northeast portion of the common boundary with the neighbouring clinic
- Metal gates and 2m high green mesh fencing positioned behind the existing hedge along Park Road and
- 3m high green mesh fencing to replace existing timber boundary screening along the eastern boundary with hedge to be planted internally

Decision objection (reg3) made by TDC on County Application mainly in relation to high fence on eastern boundary in Park Road

TDC/2012/679 – Installation of demountable unit for a temporary period of 7 years comprising two classrooms with canopy and associated hard play areas, paving and fencing works- - No objection

TDC/2014/696 – New three classroom extension with accessible wc. Reordering and refurbishing of rooms adjacent to new extension, main entrance and staff room. Fitting of WCs, minor alterations externals – No objection

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?

1. See previous 1(h)
2. No
3. No
4. See 1(j)

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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?

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

- 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

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?

Recycling facility on W border. Busy roads on N and W.

- 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)?

Congestion on surrounding roads and poor parking facilities

- 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?

Tes. Accessible from Chaldon Road. Could be accessed from Park Road

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

Close to bus stops.

Rail from Caterham station 0.9 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?

Slight slope to North

- 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.?

The playing field has some trees and is bordered on E and S by hedges.

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

Recycling site on West border

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

School buildings and caretakers house.

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

No

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

Only if existing buildings were replaced by multi storey construction.

- 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?

N – Chaldon Road and shops.

E - Apartment block and parking plus residential houses and public house.

S – Park Road and residential.

SW – Residential, doctors surgery and recycling facility.

Recycling site could cause problems-

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

Varied. Largely mixed residential.

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

Only if replaced by higher buildings

- 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

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 - 0.9 miles

Private Primary school – 0.5 m

SCC Special school – 0.5 m

GP – adjacent.

Pharmacy – 0.5.m

PO – 0.5 m

Shops – 0.5 m

Library – 0.1 opposite.

Play area – Opposite.

Sports – 0.9 m and on site.

Bus – 0.1 m

Rail – 0.9 m

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- 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 5 (a)

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?

No other than school expansion

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

No

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 in the village of Caterham on the Hill. It is on the road to Chaldon Village.

It is well situated for a school serving the local area. The site is currently occupied by a Primary school run by The Glynn Learning Foundation and provides education for children from 4 years to 11 years from the local area. It is currently at full capacity with a waiting list and is undergoing an extension plan to become a two form entry school from 2015.

The only way this site could become available would be if the school could be relocated which is not being considered at present.

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