

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCOH3013 Hill Library

- b. Where is the site located?

Caterham on the Hill urban area  
Junction of Chaldon Road and Westway.

- c. What is the site description?

Level site

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

North - allotments  
East - former garage, now demolished, with planning permission for flats and offices.  
West - Common Land.  
South - Road and Common Land

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

0.3 hectares

- f. What is the existing land use?

Library

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

Surrey County Council

- h. What is the site's planning history?

CAT/4704 1961 Use of existing site for new County Library – decision N  
CAT 7413 1967 Day centre adjacent to public library – decision AC

## CR3 FORUM NEIGHBOURHOOD PLAN

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. Building situated on common land – allowed because of special circumstances
2. Library
3. Common Land
4. Local green space?
5. None

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  
Chapter 8 Protecting healthy communities para 70

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?

Common land

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?

No

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

No

## CR3 FORUM NEIGHBOURHOOD PLAN

d. Does the site contain a valuable mineral resource?

No

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?

No

g. Could the site contain any archaeological remains?

Possible

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

On a junction and close to a school some parking issues

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?

Easily accessible from the highway. Accessed directly from the road.

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

Accessible by public transport, 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

## CR3 FORUM NEIGHBOURHOOD PLAN

- 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.?

Trees and hedgerows to the surrounding area.

- 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?

Yes

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

No

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

Two storey development taking place on adjacent land.

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

Access to allotments and public footpath to either side of building

- 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?

Neighbouring sites are commercial, allotments and common land.

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

Mixed

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

Loss of privacy possible for owners of flats in any new development

## CR3 FORUM NEIGHBOURHOOD PLAN

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.

Nearest School within 100m

Nearest GP within 100m

Recycling and Refuse facility within 200m

Day Care Centre within 200m

Local shops within 100 / 200m

Common within 100m

Post office within 400m

Pharmacy within 400m

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

## CR3 FORUM NEIGHBOURHOOD PLAN

### 6. Community Infrastructure Levy

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

Increase in on street parking

Issues with a busy junction and already parking issues with the school

### 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?

Yes several attempts by SCC to close the library have been strongly opposed by local people. This facility is highly valued.

### 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?

Library owned by the County Council.

Library built as a special case and alternative development would not be acceptable under current planning laws

### 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+?

Not a site that can become available for development.

This site is on common land and permission to build the library was granted because of the special circumstances. The building cannot be used for other purposes.

The TDC Infrastructure Delivery Schedule of 2012 states the following under a section on libraries

7.12 Although there is no need for a additional library in the District, the County Council have identified the need for a larger library in Caterham on the Hill. The size should be increased from 158m<sup>2</sup> to 255m<sup>2</sup>.

This suggests that any development of this site would be an enlarged library