

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3014 Chaldon Road surgery

- b. Where is the site located?

Caterham on the Hill urban area. Chaldon Road

- c. What is the site description?

Brownfield flat site accessed from Chaldon Road by car and by foot

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

Education ;the site is enclosed by the grounds of Hillcroft School.
Opposite is open common land, Westway Common, which is used for various community events. The site also contains a public convenience.
A civic amenity site is in close proximity along with retail facilities and a library.

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

0.086 hectare

- f. What is the existing land use?

Healthcare – GP Surgery

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

Partners in GP Practice – Dr C Clark and Dr S Crispin

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h. What is the site's planning history?

CAT/2426 - Clinic on land adjacent to Church Hall.

TA/92/538 – Illuminated sign

TA/96/749 – Changes to building and car park

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. 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:

CSP1, CSP3, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP18, CSP19
BE1, MO14,

2. Medical

3. Urban Opposite is Westway Common which is protected as a designated common.

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP4, DP5, DP7, DP21

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

If the site were to be redeveloped for residential purposes

Section 6 Delivering a wide choice of high quality homes paras 47,48,49,50

Section 7 Requiring good design paras 56-66

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

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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?

Near to civic amenity site. Adjacent to school

- 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?

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)?

Close to area of parking restrictions. Congestion at times due to use of neighbouring sites

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

Unknown

3. Onsite considerations

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

Accessed from Chaldon Road currently by two dropped kerbs

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

Yes this site is close to bus routes and 0.9miles from railway station in Caterham Valley 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?

The site is level

There is a high level telephone line connected to existing building

- 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 no trees but some hedging on the road frontage. There are no features of biodiversity value.

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

The site is on a busy road with a steady flow of traffic

Nearby civic amenity site could be considered to be a hazard site because of the materials stored there and the increased traffic during opening hours.

Community events held on Westway Common are a source of noise and increased traffic.

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

Yes

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

Views to north west – open common land

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

Only if high rise

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- 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?

Short distance from civic amenity site with associated noise and traffic level.

Site cannot be expanded as surrounded by school on 3 sides unless land is obtained from school

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

Mixed use of surrounding area, much open space with various residential.

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

High building could cause overlooking for adjacent school.

- 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

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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 - 0.6miles
Primary school - adjacent
GP Practice - currently 0.7miles
Pharmacy - 0.1miles
Post office - 0.1miles
Local shops - 0.1miles
Library - opposite
Playspace - 0.2miles
Sports centre - 0.6miles
Bus - short distance
Rail - 0.9miles

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are virtually at 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

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.

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

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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?

Yes

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

Unkown

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 is a site which will become available as current owners wish to sell and relocate current GP surgery. 1-5 years

The most likely development would be residential and this site could accommodate 9 flats with associated parking. (information of possible numbers of flats – local architect)

The site could only be enlarged by obtaining land from school

This site is in a sustainable position.