

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3015 Downlands Chaldon Rd/Park Rd

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Buildings and yard for Downlands Trust

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

Residential, educational, Civic Amenity Site, Douglas Brunton Day Centre for over 55s

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

0.05ha

- f. What is the existing land use?

Buildings and yard for Downlands Project

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

Tandridge District Council

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

None known

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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 | TDC Local Plan Part 1: Core Strategy - numerous policies |
| 2 | No |
| 3 | None |
| 4 | None |
| 5 | No |

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?

None

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, but Park Road nearby has been affected by surface water / drains flooding

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?

Adjacent to Civic Amenity Site. Adjacent to school

C.

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- a. Does the site contain a valuable mineral resource?

No

- b. Is the land of agricultural value / official designation of agricultural land?

No. Part of the site has been used to house injured farm animals in the past, but this no longer takes place

- c. Are there any 'Listed' buildings on or close to the site?

No

- d. Could the site contain any archaeological remains?

Unknown

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

Parking issues around site, particularly in Park Road

- f. 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?

Site accessed via narrow service road between residential (Park Rd) and Douglas Brunton Centre. Site is accessible on foot via amenity site in Chaldon Road

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

Yes this site is close to bus routes and 0.8miles 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

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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?

Access limited. Level site. No other known infrastructure problems

- 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.?

None

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

None

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

Existing buildings unsuitable for re-use.

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

No

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

N/A, unless high building

- 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?

Yes. Into civic amenity site if that is re-located. Douglas Brunton Centre is also adjacent to site

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

Semi-detached and terraced properties. Other buildings include Douglas Brunton Centre (see above)

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

- 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?

Unknown

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.

All within 0.5 miles, except station 0.8 mile (see above)

- 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 above

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7. Community Infrastructure Levy

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

Small site. Difficult to develop. Limited CIL potential.

If developed as part of a larger project CIL could contribute to re-location of current facility

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?

None known

9. Availability

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

Not on Tandridge's SHLAA

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

Unknown

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+?

Small site with limited potential. Unsuitable for significant redevelopment unless combined with adjacent Civic Amenity site.

In a sustainable position