

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3016 Douglas Brunton Centre Park Rd

- b. Where is the site located?

Caterham Hill urban area. Main entrance Park Road with rear carpark accessed via Chaldon Road

- c. What is the site description?

Brownfield flat site containing single storey building, car park and open space (which includes large shed)
It is an irregular shaped plot, depth from entrance on Chaldon Road to entrance from Park Road 92m and width at widest point 60m

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

Residential in Park Road and Chaldon Road, conservation project (Downlands) also accessed via Park Road and also civic amenity site
Civic amenity site in close proximity. The entrance to the rear car park to DBC is separated from the entrance to CA site by 3 pairs of semi-detached houses with gardens

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

0.2852ha

- f. What is the existing land use?

Day centre for the over 55s plus associated parking and outside use. Class D1 Office space included for other related organisations.
Building includes facilities for, production and serving of meals, social activities such as exercise classes, bingo, art classes, computer classes plus hair dressing and other personal services.
Centre also organises outings and holidays.
January 2016 Surrey Choices and organisation working with people with disabilities took over use of part of the building.

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

Tandridge District Council

h. What is the site's planning history?

Before the building of the Douglas Brunton Centre, this site contained the Council Depot and a builder's yard and two cottages (Redhall Cottage) with the following planning applications

CAT/483 1950 Yard adjoining 21 Chaldon Road – approved

CAT/6228 1964 Land adjoining 21 Chaldon Road – Pair semi-detached houses with garages – refused.

CAT/6448 Land between 21 and 31 Chaldon Road – Local authority depot for highways and other purposes – AC

CAT/7782 1&2 Redhall Cottages Park Road – Local authority depot for highways and other purposes – AC

TDC/1983/1033 Construction of day centre for elderly with vehicular access from Park Road

TDC/1988/1404 Extension to car park and alterations to existing entrance in Park Rd.

TDC/1988/1586 Construction of one way through access from Chaldon Rd to Park Rd and construction for extension to existing car park

TDC/1994/788 Erection of shed for storage of equipment used by social committee.

TDC/2007/984 Installation of solar thermal collectors to south facing roof slope.

TDC/2012/634 Erection of conservatory to north east elevation

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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. 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: The following would apply if the site were to be re-developed
CSP3, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP18, CSP19
BE1, MO14,
2. No
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP5, DP7, DP18, 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 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

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 but some flooding in Park Road during heavy rain

- b. Could the land be contaminated by a former use or activity?
Would development require the remediation of contaminated land?

Was originally site of council depot but presume judged fit for current use.

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

Close to civic amenity site could be a source of both noise and air pollution

- 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)?

Parking already congested on Park Road as many of the houses in that road do not have adequate off street parking.
Chaldon Road is a busy distributor road and some parking is limited as many houses do not have adequate off street parking.
Civic amenity site and GP surgery are situated near to the entrance to Douglas Brunton car park so there is heavy traffic at times

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

No

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3. Onsite considerations

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

Site is currently accessed via Park Road by a drive shared with the Downlands Conservation Project and also by a wide opening with dropped kerb 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.

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 mainly level

- 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.?

No

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

Adjacent to civic amenity site.

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

Yes

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

The rear car park has a view over Westway Common

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

Only if multi storey as surrounding buildings are two storey houses with established gardens

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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?

3 sides of the site are residential.

One side is next to Downlands Trust premises. This trust is concerned with conservation and land management in the Tandridge area. North of this area is a civic amenity site with associated noise, smells etc. It is understood that SCC may re-located this to another location which would lead to a change of use for site. The DBC site could be extended into both of these neighbouring sites if the current users were relocated.

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

Surrounding residential properties are mature and semi-detached. The site is fairly close to Westway Common and Hillcroft School playing fields

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

Currently the building is one storey and not close to any other buildings. It does however have roof space which could be developed to enlarge the facility if a small lift formed part of this alteration. Any development of this site much higher than the existing building could have an effect on closest residential properties

- 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.

Primary school 0.2miles
Secondary school 0.6miles
GP Close by
Pharmacy 0.2miles
Shops 0.1miles
Library 0.1miles
Play area 0.3miles
Sport facility 0.5miles
Bus close
Train 0.8miles

- 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.

- b. Are local services accessible by public transport, cycling and walking?

Yes and many by walking

6. Community Infrastructure Levy

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

Site currently used as a community facility. Any CIL arising from a change of use should be used to finance similar provision

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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?

Current provision well used and previous suggestions for relocating facilities opposed.

8. Availability

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

If the current facility was relocated or closed, the site would be available for development

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

Unknown

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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+?

Currently this site is used for a facility for the over 55s. There were plans in the past to relocate the facility, which was resisted locally. The provision has been reviewed and from January 2016 shares the use of the building with Surrey Choices.

The site could be combined with adjacent sites currently used by Downland s Trust and the civic amenity site.

This could be used for an enlarged community facility.

The site could be redeveloped with the DBC facilities on the ground floor and residential above to finance cost of build

The site could have residential use including social housing.

If there were proposals to close Douglas Brunton Centre to enable the site to be used for housing, TDC would have obligations under DP18 of TDC Local Plan Part 2 adopted in July 2014. DP18 relates to community facilities

1. This facility is well used by many local groups and individuals and provides a very important provision for the older members of society. It has a large number of members and also provides a base for other organisations such as Age Concern, Meals of Wheel and Dial-a-ride. More recently it has provided facilities for those caring for people with dementia.
2. It would need to be clear that an alternative venue was available for current users to the same or higher standard

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