

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCOH3017 Chaldon Road

b. Where is the site located?

Caterham on the Hill urban area

c. What is the site description?

Brownfield in urban area. Level site. Small building to rear of site.

d. What are the adjoining uses to the site?

Education Hillcroft School to north , residential to south, Downlands premises to east , Westway Common which is protected as a designated Common

e. What is the site area (hectares)?

0.1098ha

f. What is the existing land use?

Civic Amenity Site – recycling and waste for domestic use

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

Surrey County Council

h. What is the site's planning history?

TA/96/335 – use of lighting on site

TA/98/335 – continued use as amenity site

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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?

.If redeveloped

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:

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

2. Civic amenity site

3. Urban

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014  
DP1, 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?

If redeveloped

NPPF Section 8 Promoting healthy communities paragraph 70

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?

Surrey County Council use as civic amenity site

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?

Yes – current use civic amenity site

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

School neighbouring site, as source of noise.  
Community events held on Westway Common

- 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)?

Some parking restrictions. High levels of road use at times due to activities at 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

- 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

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### 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?

None

- 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?

No

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

Views to north west of common land

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

Will only affect skyline if tall

- 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. Downlands Procect currently situated to rear of site and Douglas Brunton Centre to south west

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

Varied

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

Yes, to residents of Chaldon Road to the west

- 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

### 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 - 50 yards  
GP Practice - 20 yards  
Pharmacy - 0.1miles  
Local shops - 0.1miles  
Post office - 0.1miles  
Library - 100 yards  
Playspace - 0.2miles  
Sports centre - 0.6miles  
Bus - walking distance  
Rail - 0.9miles

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- b. What is the capacity of local schools?

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

If this site is redeveloped involving a change of use, CIL money should be used for community facilities related to current use or community facility.

### 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?

Suggestions to relocate the site a number of years ago was opposed locally.

### 8. Availability

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

Yes if civic amenity site relocated

- 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+?

This site is currently used as a civic amenity site by SCC. If an alternative site is found this could become available for development.

The site is in a sustainable position in the centre of the town

The site could be combined with those used by the Downlands Trust and Douglas Brunton Centre.