

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCOH3018 Community Centre High Street Caterham

- b. Where is the site located?

Caterham on the Hill urban area town centre

- c. What is the site description?

Brownfield

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

Educational – East  
Commercial with flats over other directions

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

0.0690ha

- f. What is the existing land use?

Community Centre consisting of many hall, lobby, toilets (including disabled), kitchen, stage and storage. Halls to the rear, accessed by staircase, were added late and consist of two rooms, toilets and kitchen.

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

Tandridge District Council

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h. What is the site's planning history?

CAT/2481 1956 Rebuild Community Centre AC  
CAT/4747 1961 Build small hall and committee room - approved  
CAT/5051 1962 Use as nursery school  
CAT/7997 1968 Extension of Community Club Facilities – approved  
CAT/9020 1970 Extensions to include meeting room, cloakroom and caretakers flat over hall - approved  
CAT/10546 Extension to entrance and improved cloakrooms - approved

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:  
CSP3, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP18, CSP19  
BE1, MO14,  
2. No – currently community centre  
3. Urban  
4. No  
5. Tandridge Local Plan Part adopted at Full Council July 2014  
DP1, DP3, DP5, DP7, DP18, DP21 Caterham Hill Town Centre map

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?

Some flooding to south side exterior in heavy rain

- 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?

School to rear

- 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?

King and Queen PH

- 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 restrictions in High Street

- 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?

Site currently built on and only accessed by foot from the High Street

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

Yes this site is close to bus routes and 0.7miles 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?

Site levelled out for current use and steep slopes to rear and south adjacent sites

- 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?

No

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

Yes but unlikely

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

No

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

Only if higher than surrounding buildings

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

No

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- 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?

Essendene Lodge School to the east if that site became available

- 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 for school to rear of site

- k. Physical infrastructure and local services considerations

Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Water, gas and electricity, sewage

- l. Does the site have high speed broadband connection?

No

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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 – 0.1miles  
Secondary school – 0.6 miles  
GP - 0.1miles  
Pharmacy – very near  
Shops – very near  
Library – 0.2miles  
Play area – 0.2miles  
Sports centre - 0.5miles  
Bus – very near  
Train – 0.7miles

- 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, bus stop short distance, railway

### 6. Community Infrastructure Levy

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

Improved traffic management between the main Caterham Valley town centre roundabout and up to the Hill via Church Hill.

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.

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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?

There was a move to sell this site in 2002 by TDC. Other community facilities on Caterham Hill were also involved. A successful campaign was fought to keep the community centre

#### 8. Availability

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

TDC may well be considering a similar proposal to the one in 2002

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

No

#### 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 a brownfield site in the High Street and as such is in a sustainable position.

A Community Centre has been on that site for many years, the latest building taking place in the 1950s onwards as shown in the planning history. The original building was financed by Caterham and Warlingham District Council, Government Education Department and public subscription. TDC currently has the freehold and the Caterham Community Association pays a small annual rent to TDC but meets all the running costs including many improvements to the facilities.

The halls are in use for periods, 6 days a week, plus some Sundays during school terms and for periods 3 days a week minimum, plus many week-ends during school holidays.

If there were proposals to close Community 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 sustains itself from revenue obtained from hirers.
2. It would need to be clear that an alternative venue was available for current users to the same or higher standard