

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3022 British Legion Town End

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Brownfield sloping down east to west

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

Residential

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

0.1680 hectares

- f. What is the existing land use?

Ex Servicemans' Licensed Social Club

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

British Legion?

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

CAT/5181 Storage Shed – decision AC
CAT/5816 1963 storage shed – decision approved
CAT/6646 1965 alteration to rear car park – decision refused
CAT/7037 1966 alterations and adaptations – decision approved
CAT/9134 1971 1st floor extension to hall including kitchen – decision refused
CAT/10090 1972 Single storey extension to billiard room and bar – decision AC

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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 re-developed

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. No – Ex-servicemens' social club
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?

If re-developed

- 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

2. Desktop evidence review

a. Is the site in flood plain / known to be affected by flooding?

No

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- b. Could the land be contaminated by a former use or activity?

Would development require the remediation of contaminated land?

Only beer cellars?

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

No

- 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 close to site.

Opposite public car park and in close vicinity to petrol station with associated number of motor vehicles

- 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?

Accessed from Townend

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

Yes this site is close to bus routes and 0.9 miles 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?

Slope west to east up from road

- 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.?

Hedges to rear of site. Not aware of any protected species

- 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

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

No

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

Only if multi-storey

- 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?

Surrounded by residential properties so unlikely to expand site

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

Varied but mature

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

Some overlooking in neighbouring gardens

- 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

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 – 0.5miles

GP – 0.1miles

Pharmacy – 472ft

Shops – 400ft

Library – 0.2miles

Play area – 200ft

Sports facilities 0.5miles

Bus – close

Train – 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 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 close to bus stop and 0.9miles from rail station Caterham to London

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.

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 as matter of redevelopment never considered

8. Availability

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

No

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

Unknown

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+?

The Ex-Servicemens' Club is an established part of life in Caterham on the Hill, it having been an army town until the 1990s. The club has many members and its facilities are used by the wider community, being hired for clubs and private events.

It is in a sustainable position on the edge of the main High Street.

It is not likely that the site will be available for re-development in the near future