

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3024 35 Whyteleafe Road CR3 5EG (Robinsfield)

- b. Where is the site located?

Residential urban Caterham on the Hill

- c. What is the site description?

Brownfield with two buildings

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

North church, west and south residential, east residential and road to Furrows place

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

0.4216 ha

- f. What is the existing land use?

Currently used as a facility owned and managed by Welmede Housing Association providing accommodation for tenants who have a learning disability and also physical disabilities. Other than the accomdation there is a large kitchen/diner and lounge. There is a garden and parking for several cars

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

Welmede Housing Association

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

TDC/91/173 – Erection of pitched roofs over the existing flat roofed extensions and a single storey extension to provide wheelchair store – Approved
TDC/97/888 – Conversion of first floor 8-bed shared accommodation to 5 self-contained flats and staff offices. - Approved
TDC/2007/1754 – Erection of 8 flats with associated refuse and cycle stores and parking to rear of Robinsfield – Approved
TDC/2013/961 – Replacent of existing windows and doors with UVPC. - Approved

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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 redevelopment/further development of this site considered
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. Residential care home.
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?

If further development/re-development of the site considered.
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?

SHLAA?

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?

No

- 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?

Church of the Sacred Heart Grade 11 Essendene Road

- 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)?

No

- 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 via Whyteleafe Road

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

Yes – short distance from bus routes, 0.8 miles from rail station Caterham to London

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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?

No

- 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.?

Northern and eastern boundaries have a number of large trees. Southern boundary 2m fence

- 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?

Tall building would have an effect on skyline

- 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?

Church situated to north of site.

Very unlikely that site could be expanded

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

Residential buildings of varied form and design

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

Yes

- 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.

Secondary School - 0.4mile
Primary School – 0.4mile
GP – 0.4mile
Pharmacy – 0.5mile
Post Office – 0.5mile
Shops – 0.3mile
Play space – 0.4mile
Sport – 0.4mile
Bus – 0.1mile
Rail – 0.8mile

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are 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.

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

See 3b

6. Community Infrastructure Levy

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

Improved bus services between the Valley and Whyteleafe and the Hill.

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 but much valued facility

8. Availability

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

No

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

Tenants

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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+?

Robinsfield is a large property within walking distance of local shops and bus routes.

It is owned and run by Welmede Housing Association Ltd and provides accommodation and care to tenants who have a learning and physical disabilities. This provision has been in existence for many decades. The home has a vehicle which transports tenants to the various day centres they attend and for days out.

This is an established and specialised facility which is expected to remain in the community of Caterham on the Hill and therefore the site is not available for re-development.