

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3031 Queens Park

- b. Where is the site located?

Caterham on the Hill Urban Area

- c. What is the site description?

Public Open Space designated as a 'Field in trust'
Including Bowling Green and Clubhouse
Tennis Courts
Pavilion
Fenced Children's Play Area
Open Air Gym
Playing Fields
Refreshment kiosk (small shipping container)
Ornamental gardens including sensory garden for the blind
Clock tower
Rotary crocus maze
Yard for park maintenance (run by Richmond fellowship)
Shipping container used as changing room
A network of public footpaths run through and adjacent to the park

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

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North side unadopted road with houses on North Side of road only

West residential development with gardens

South side mixture of residential development plus sports club playing fields

East side main road with hospital on east side of road

e. What is the site area (hectares)?

12.0 hectares approx

f. What is the existing land use?

Recreation

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

Tandridge District Council

h. What is the site's planning history?

TDC/2005/611, 2005/621,

2011/44 QP Nursery

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?

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Core strategy 6.7

PPG17 – Planning for Open Space, Sport and Recreation. The results of this audit are set out in the “Tandridge District Playing Pitch and Open Spaces Strategy 2005 - 2015” (26).

Green Belt Rural environment RE 2, RE6, RE 8, RE 9, RE10, RE11, RT 5

- 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 Paragraphs 70 -78 (community open space)

NPPF Section 9 paragraphs 79-80 protecting green Belt

- 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?

East end of park included as Area of High archaeological potential

- 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?

No

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

No

- d. Does the site contain a valuable mineral resource?

No

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- 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 Road – Church of St Lawrence 12th century
Church Road – Fowler tomb St Lawrence 1715
Church Road – Bull vault 1810
Church Road – Church of St Mary 1866

- g. Could the site contain any archaeological remains?

Yes

- h. Are there any issues of capacity on the local road network (congestion and/or parking)?

Yes, there is very limited on site parking for the pavilion only and there are issues with parking in the unadopted road; Queen's Park Road

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

Queen's Park is a Field in trust

Fields in Trust has been in the business of providing **legal protection** for playing fields, play space, recreation grounds, nature reserves and other open spaces since its formation as the National Playing Fields Association in 1925. We currently protect over 2,500 public recreational spaces through legally binding agreements for the long term.

3. Onsite considerations

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

Vehicle access to maintenance yard is via Queen's Park Road

Vehicle access to Pavilion is via Queen's Park Road

Pedestrian access via Park Avenue, High Street, Queen's Park Road, Birch Avenue, Wood Lane, Heath Road

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

Yes bus routes, adjoin the site, railway station within half a mile, cycling and walking (although cycling is prohibited in the park itself)

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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?

Not applicable

- 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.?

Trees throughout, hedges, uncut meadow area

Badgers, foxes, bats, squirrels and possibly deer

- 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?

Not applicable

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

Provides an open outlook for High Street, Queen's Park Road and the rear of houses in Manor Avenue and across the club playing fields from the rear of houses in Stanstead Road

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

Not applicable

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

Yes: a network of public footpaths going North to South and East to west cross the park

- 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

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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?

Hospital
Church
Cemetery
Residential primarily
Club playing fields

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

Primarily brick built two storey residential properties in the suburban vernacular
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j. Could development at the site cause any issues of overlooking or loss of privacy for neighbouring uses?

Not applicable

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.

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Hillcroft primary within half a mile,
De Stafford Secondary within three quarters of a mile
Clifton Hill special secondary (PMLD) with a quarter of a mile
Hospital adjacent
Shops/ library /Doctors'surgery all within half a mile
Waste disposal site within half a mile by road
Old Person's day centre half a mile

b. What is the capacity of local schools?

N/A

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?

N/A

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?

This is not a potential development site for reasons given above

8. Availability

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

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No

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

Not applicable

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 is not a development site, as it is protected by a number of different local and national policies and its status as a Field in Trust