

SITE ASSESSMENT CHECKLIST

1. Site Details

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

Land and former Caretaker's Bungalow at de Stafford School

- b. Where is the site located?

Burntwood Lane,
Caterham,
Surrey,
CR3 5YX

- c. What is the site description?

A bungalow and garden, a copse and an unused part of playing field. This area is unmanaged and has returned to nature.

- d. What are the boundaries of the site?

The copse which adjoins Burntwood Lane to the south, de Stafford School buildings to the east and the used part of the playing field to the north.

- e. What is the site size?

Playing field land area – 2080 m³ plus non-playing field are 1299 m³, total 3379 m³

- f. What is the existing land use?

Part is the former caretaker's bungalow and garden and both are unused. The remainder is the unused part of the playing field which has become waste land, and a copse with several mature trees with TPOs.

One of these is diseased and will have to be felled. The School is in contact with the Tandridge District Council Tree Officer regarding this.

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

de Stafford School.

The School is part of the GLF Multi Academy Trust.

h. What is the site's planning history?

The only development on the site has been the construction of the caretaker's bungalow by Surrey County Council.

This building was changed from educational to residential use four years ago.

i. Desk top research & planning policy considerations:

Apart from construction of the caretaker's bungalow, there has been no other proposal to develop this land.

As the proposal would involve taking part of the athletics field, the approval of the Secretary of State for Education is required. This has been sought by the School.

The land is currently Green Belt, so Tandridge District Council's agreement would need to change its status.

Regarding the availability of school places, the headteacher advises that Audley, the nearest primary school, has been oversubscribed for the past four years. Audley has been rated as "Good" by Ofsted (November 2018). The next nearest primary school in Caterham on the Hill is Hillcroft School which was rated "Good" by Ofsted in 2013. The other local primary school is Marden Lodge In Caterham Valley which was last inspected by Ofsted in June 2016 and rated as "Good".

Regarding the availability of places at de Stafford, ***DJB What is the School's PAN (Pupil Admission Number)?*** In February 2019, Ofsted rated de Stafford as "Good".

j. Any relevant planning policies?

Desk top research noted the following as having relevance in connection with the proposed development of this site:

Tandridge District Council Policies - CSP 1, CSP 2, CSP 3, CSP 11, CSP 12, CSP 13, CSP 14, CSP 15, CSP 17, CSP 18 and CSP 21.

Tandridge District Council Detailed Policies – DP 1, DP 5, DP 7, DP 8, DP 10, DP 14, DP 18, DP 19, DP 20, DP 21 and DP 22 (in place until the draft Local Plan is approved {or otherwise} by the Inspector).

Policies included in the draft Tandridge Local Plan **may** be relevant to this site. New draft Local Plan policies include TLP01, TLP02, TLP03, TLP04, TLP05, TLP06, TLP07, TLP08, TLP10, TLP11, TLP12, TLP14, TLP17, TLP18, TLP19, TLP20, TLP23, TLP30, TLP31, TLP32, TLP35, TLP37, TLP38, TLP39, TLP44, TLP45, TLP46, TLP47, TLP48, and TLP50.

Tandridge Parking Standards and the Surrey Design Guide

k. 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?

The National Planning Policy Framework (NPPF) 2019

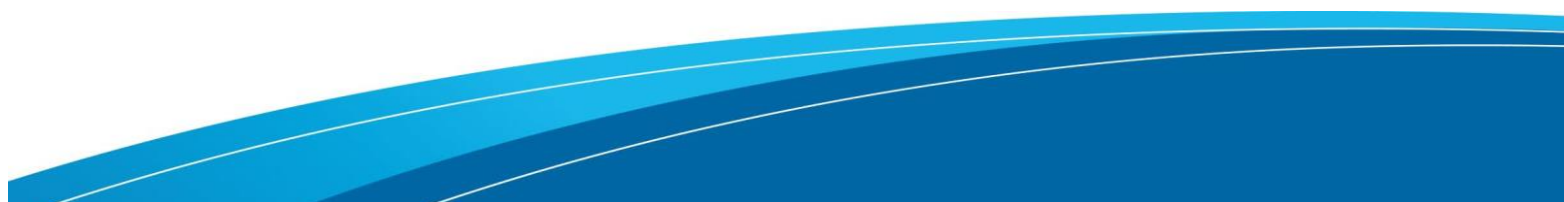
Planning Practice Guidance

l. Is the site allocated for particular use in the Local Plan?

No

m. 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

Green Belt

There may be protected wildlife species in the unused part of playing field.

This area is unmanaged and has returned to nature.

- n. Do any other designations apply? e.g. National Park/AONB/Village Green / Local Green Space

No.

- o. 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.

- p. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal?

No.

This land was not included in the assessments for the Local Plan as it was not considered deliverable and developable at the time.

- q. Are there parking standards in the Local Plan that would apply to this site?

Tandridge Parking Standards would apply to the site.

- r. Are there any emerging local planning documents with relevant policies or designations?

There are policies which are relevant included in Tandridge District Council's draft Local Plan which has been submitted to the Inspector - TLP01, TLP02, TLP03, TLP04, TLP05, TLP06, TLP07, TLP08, TLP10, TLP11, TLP12, TLP14, TLP17, TLP18, TLP19, TLP20, TLP23, TLP30, TLP31, TLP32, TLP35, TLP37, TLP38, TLP39, TLP44, TLP45, TLP46, TLP47, TLP48, and TLP50.

2. Desktop evidence review

- a. Is the site affected by flooding?

The Environment Agency map of this part of Caterham on the Hill shows that there is a flowpath which emanates from the top of Burntwood Lane, runs down the dip in that road and ends up by Manor Park. Thus, this site will have to be sustainable.

The nearby de Stafford School site has been flooded when there has been heavy rain because the local drainage system cannot cope with extreme weather events.

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

Extremely unlikely.

- 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?

The site has not been assessed for a mineral resources but it likely that there is none. Caterham on the Hill sits on a clay cap over Downland chalk.

- e. Is the land of agricultural value?

No.

- f. Are there any 'Listed' buildings on or close to the site?

No.

- g. Could the site contain any archaeological remains?

This would have to be verified by a survey.

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

During term time at drop off and pick up times, there is general congestion due to the presence of four schools in the neighbourhood.

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

No? Apart from DfE approval? *DJB – A question for Karen*

3. Onsite considerations

- a. Access

There is gateway access to the site.

- b. How is the site accessed?

From Burntwood Lane.

- c. Is the site easily accessible from the highway?

Yes, except when there is heavy school traffic.

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

There are no bus stops in the immediate vicinity. Caterham on the Hill has a moderate upward slope in a southerly direction. Going off the Hill in any direction presents the cyclist with steep and long hills to climb. The same applies to walking.

4. Existing features

- a. Are there any physical constraints affecting the site e.g. access, slope, pylons?

No evident physical constraints.

- b. What natural features are there e.g. any trees, hedgerows, and watercourse?

A copse with large mature trees, ten of which have TPOs, plus hedgerows.

- c. Are there features of particular biodiversity value?

The unmanaged area may have some biodiversity value. This would need to be assessed.

d. Could the site be home to protected species such as bats, badgers, great crested newts etc.?

Possibly.

This would need to be assessed.

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

The caretaker's bungalow is not suitable for retention as it needs refurbishment.

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

No.

g. How might development at the site affect the skyline?

It would not.

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

No. *DJB to check*

i. Information about neighbouring sites and the surrounding area

To the immediate north of the proposed development site, there is the de Stafford School athletics field and beyond that Sunnydown School for Boys. To the east lies de Stafford School.

To the south and west, there are hedges and lines of trees and, across neighbouring roads, residential housing.

j. What are the neighbouring uses? (What are the existing uses and are there any development proposals)

Schools to the north and east.

Residential properties on the southern side of Burntwood Lane and the western side of Whyteleafe Road.

k. Are any of the adjacent uses, 'bad neighbours' giving rise to noise or fumes that could impact the development?



No.

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

The main building of Sunnydown School to the north is an 1866 stone-built Victorian mansion with a modern addition.

The houses on Burntwood Lane and Whyteleafe Road are brick built with tile roofs, some constructed in the 1930s, the remainder after World War II.

A past assessment of a development site on Whyteleafe Road (without a playing field) noted that the area had densities, ranging from 8 dph to 25 dph with a mean taken to be 14 dph.


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

No.

n. Could the original site be expanded into neighbouring sites?

No.

Expansion would be blocked by the buildings of de Stafford School.



O. Physical infrastructure and local services considerations

Overflowing drains are a major problem for Caterham on the Hill (and Old Coulsdon).

Tandridge District Council has permitted large amounts of development in Caterham on the Hill over recent years without ensuring that the local drainage system was upgraded.

Consequently, there has been flooding locally in 1995, 2003, 2014 and the “Big Flood” of 2016.

Caterham on the Hill/Old Coulsdon have been selected by the Environment Agency and the Department for Environment, Food and Rural Affairs for their collaborative learning protocol, *“Working together to adapt to a changing climate”*.

This is nationally important project. It will put the spotlight on flooding in this locality, particularly as climate change is forecast to bring more frequent extreme weather events.

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

The utilities would have been connected to the former caretaker’s bungalow.

However, their condition would need to be surveyed as it is some time since the bungalow has been occupied.

The fact that the de Stafford School site has been flooded places a question mark over the capacity of the main sewer running down Burntwood Lane to cope with additional waste water from any proposed development on this site.

q. Does the site have high speed broadband connection?

There is a high speed broadband connection nearby at de Stafford School.

5. Local facilities and services

- a. How close are the following local services and facilities? Where are the nearest School (primary & secondary), GP practice, Pharmacy, Local shops, Post Office, Library, Play space and Sports centre and/or pitches?



All these facilities are available in Caterham on the Hill.

Audley Primary School is nearby on Whyteleafe Road while de Stafford School is on a contiguous site.

There is a GP Surgery on Chaldon Road, a pharmacy and Post Office on the High Street, a branch of the Co-op and a play space on Townend, and a library on Westway. The de Stafford Sports Centre/Freedom Leisure is next door to the neighbouring de Stafford School.

There is no bus service close by to take residents to the facilities on the Chaldon Road, the High Street, Townend, or Westway. Residents may walk or cycle to them. Having been repeatedly dug up by utility companies, some of the road surfaces in Caterham on the Hill are quite uneven, which can make cycling tricky.

The most distant facility is the Post Office which is 0.55 mile away.

b. What is the capacity of local schools?

Audley Primary School – 214
De Stafford – 900 *DJB to check*

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

Not by public transport from the immediate vicinity. Cycling and walking would be possible.

6. Community Infrastructure Levy

a. How much CIL might be generated by development of the site?

DJB – A question for Karen.

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

Upgrading the local drainage infrastructure.

7. Suitability - potential constraints on development

a. Is the site affected by flooding?

Potentially from the local drainage system becoming overloaded in extremely wet weather and the Burntwood Lane flow path.

b. Would development require the remediation of contaminated land?

No.

c. Will the topography of the site constrain development e.g. steep slopes?

No.

d. Are there any power lines, pipelines or other infrastructure crossing or affecting the site?

No

e. Are there any health and safety constraints e.g. nearby major hazard site?

No.

f. What is local opinion towards development of the site?

Not fully tested. Some potential concerns over construction disruption and increased traffic?



8. Availability

a. Available for development


Yes.

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

No, unless the Secretary of State for Education grants change of use permission or Tandridge District Council refuses to release the land from the Green Belt or planning permission is refused.

c. Over what timeframe might the site become available for development?

Prompt subject to the Secretary of State for Education and Tandridge District Council granting the necessary approvals.



9. Summary

Summary of desktop research findings, planning policy considerations, onsite considerations, and infrastructure & local services

- a) As the proposal would involve taking part of the de Stafford School athletics field, the approval of the Secretary of State for Education is required.
- b) The site is in the Green Belt; a change of designation by Tandridge District Council could be contentious.
- c) The proposed development will have to satisfy the requirements of:
 - Tandridge District Council Policies and Detailed Policies plus policies included in the draft Tandridge Local Plan if/when approved
 - Tandridge District Parking Standards SPD 2012
 - The new National Planning Policy Framework
 - The Trees and Soft Landscaping Supplementary Planning Document (2017)
 - The Surrey Design Guide
 - National Planning Guidance
- d) There will have to be arboricultural, ecological and archaeological surveys of the site
- e) There will be a Surrey Highways Assessment and a Transport Statement
- f) The Caterham Hill Parish Council is a statutory consultee
- g) On-site considerations include taking account of the Environment Agency's maps which show the Burntwood Lane flowpath; there needs to be a Sustainable Drainage Systems (SuDS) Assessment
- h) The nearby de Stafford School site has been flooded when there has been heavy rain because the local drainage system cannot cope with extreme weather events
- i) The Environment Agency and Department for Environment, Food and Rural Affairs project "*Working together to adapt to a changing climate*" might focus the authorities' attention on the upgrading the local drainage infrastructure; this might possibly delay development
- j) The condition of the site's utilities needs to be checked
- k) Audley, the nearest primary school, has been oversubscribed for the past four years
- l) Basic local services are available in Caterham on the Hill at a maximum distance of 0.55 miles.
- m) Residents who wish to try to get or keep fit have the de Stafford Sports Centre / Freedom Leisure facility close by

