

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT005 177a-181 Croydon Road

- b. Where is the site located?

177a-181 Croydon Road Caterham CR3 6PH

E53413 N158178

- c. What is the site description?

Commercial premises with residential frontage and 3 flats on site.

Located within an urban area with residential on either side and the railway on rear boundary. Main rear part of site laid out for small commercial/warehouse premises. Shop/commercial premises on Croydon Road frontage.

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

Residential with 175,177 and 183,185 on either side of entrance. Slightly further along is 187 which Funeral undertakers with mortuary to rear.

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

0.46 ha.

- f. What is the existing land use?

Mainly commercial/warehouse premises but with 3no. residential flats and shop/commercial car spares premises on front.

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

The rear section is in one ownership but rented out in separate leases for individual premises. The properties fronting Croydon Road are in a number of different ownerships although some of these may be family connected.

CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

There are innumerable planning applications during 1980-1990 i.e prior to 2000 but these relate primarily to the buildings and present uses on the site.

There are no planning applications post 2000.

The general use for this site is mixed business.

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

Policies:

CSP1, CSP15, CSP22. and DP1, DP4, DP5, DP7, DP21, DP22.

Residential Policies would apply if change of use considered.

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?

k.

National Planning National Planning Policy Framework (NPPF) (2012)

National Planning Policy Guidance

l. 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

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

CAT 005

CR3 FORUM NEIGHBOURHOOD PLAN

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?

Full contamination report from existing and previous uses would be needed to decide on whether remedial measures might be necessary on redevelopment.

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

Rear boundary within 30 m of Railway.

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

Not as far as we are aware.

- e. Is the land of agricultural value / official designation of agricultural land?

Not applicable

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

No.

- g. Could the site contain any archaeological remains?

Possibly a check would be required on redevelopment.

CR3 FORUM NEIGHBOURHOOD PLAN

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

Croydon Road has heavy existing parking on either side. All car parking allocation would need to be accommodated on site.

Present access is narrow and rises steeply from railway to Croydon road (E-W).

Further redevelopment would need improved access and sight lines onto Croydon Road.

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

There are restrictive covenants and rights of way on site but none are likely to prevent redevelopment. See Land Titles.

3. Onsite considerations

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

As already indicated existing access is narrow with limited site lines. The site slopes steeply upwards from rear east boundary to Croydon Road.

Further redevelopment would require improved access and loss to buildings on Croydon Road frontage.

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

Yes.

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?

Main restriction for development is the steep E-W slope across the site.

There may also be restrictions on the boundary with National Rail. This currently consists of a tree screen.

Not aware of any further restrictions.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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.?

No, site is largely developed either with buildings or hardstanding. Tree screen on east boundary with railway.

- 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?

Only if commercial use is retained.

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

Site is visible from railway and across from Stafford Road

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

Unlikely.

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

Not as far as we are aware.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

Neighbouring uses are residential.

On both north and south boundaries are blocks of 3/4 storey flats namely Tandridge Court and Kearton Place.

Front boundary is private residential along Croydon Road in terrace, semi detached and detached houses.

It is possible that the site could be expanded into 173-177 , 183-187 Croydon Road which would then provide a more rectangular shape making redevelopment more efficient and productive.

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

Mixed.

3-4 storey apartment blocks with generally 2 storey residential on Croydon Road frontage.

Density at upper end of 30-55 units per hectare. Outside town centre area.

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

Yes with regard to existing residential on Croydon Road.

- 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?

Not Known.

CR3 FORUM NEIGHBOURHOOD PLAN

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.

Site is well located for Town Centre and all facilities.

- b. What is the capacity of local schools?

Good.

- 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?

Improved parking on Croydon Road and Youth facilities in Caterham.

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 record but a change of use to residential is likely to receive support from neighbours. Loss of commercial premises likely to be opposed by business community.

Site is well located in a sustainable area of high market demand.

8. Availability

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

The present owners do not appear to have any intention for immediate or medium term redevelopment. The SHLAA indicates that the site was originally identified by TDC not the owner.

CR3 FORUM NEIGHBOURHOOD PLAN

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

There are existing leases on the current buildings and a mix of ownerships if the site is expanded.

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+?

Whilst the site is in a residential area and would be highly sustainable, the loss of commercial use would be opposed by local business.

Given this and the present ownerships it is not considered that this site will be available at this time. It is also difficult to predict any future time frame for redevelopment.