

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCAT013

Residential property and gardens including previous youth centre fronting Godstone Road.

- b. Where is the site located?

89a, 89, 91 and 93 Godstone Road and Youth Centre.

- c. What is the site description?

Balance of a larger site with Croudace House to the south, includes office car park, gardens to 89a Godstone Road, Residential 93-96 Godstone Road and previous Youth Centre at 89-91 Godstone Road.

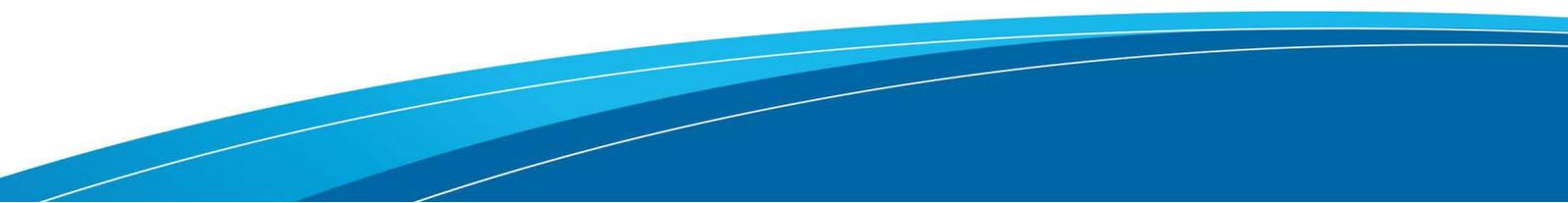
- d. What are the adjoining uses to the site?

Bounded by Tupwood Lane, residential back gardens of houses on Clareville Road on NW boundary, residential flats and garages on North boundary, frontage to Godstone Road on East boundary with car parking to Croudace House offices on SE boundary.

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

0.46 ha (1.3acres) excluding part of office car park. 0.20ha (0.50 acre) garden area for 89a.

- f. What is the existing land use?



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Community and residential use and car parking for offices.

Backgarden and semi detached house on Clairville Road.

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

CROUDACE HOMES LIMITED (Co. Regn. No. 813521) of  
Croudace House, Caterham, Surrey CR3 6RZ.

h. What is the site's planning history?

There are no planning applications from 2000.

Part of the site is car parking for Croudace Homes offices.

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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### **Development Plan Policy**

Tandridge District Core Strategy 2008 – Policies CSP1, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP17, CSP18 and CSP19

Tandridge Local Plan: Part 2 – Detailed Policies DP1, DP5, DP7, DP9, DP18, DP19, DP22

### **Supplementary Planning Documents**

Tandridge Local Plan: Part 2 – Detailed Tandridge Parking Standards SPD (2012)

Harestone Valley Character Assessment SPD 2011.(HVCA)

Harestone Valley Design Guidance SPD (2011) (HVDG)

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?

m.

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The site was originally in the Harestone Valley Policy area but has since been largely removed.

89a remains in the Policy area and is in both the HVCA and HVDG as part of Area G Clareville Road.

The balance of the site forms part of Area K Caterham Gateway in HVCA

“The assessment of two of the character areas, Caterham Gateway and Eothen Close, has concluded that they do not share the special residential character of the area as a whole and it is recommended that these parts of the area should be excluded from the policy area.”

The total sites position within areas “G” and “K” may lead to policy confusion but it is considered the site could be available for residential development but with garden area of 89a respecting the character of Clareville Road and HVDG and a higher density on the Godstone Road and Tupwood Lane frontages.

Reference is also made to the value and visibility to the tree screen on the NW boundary between the open garden of 89a and the balance of the site and on NE corner with Tupwood Lane and Godstone Road.

The location at the “gate way” into Caterham increases the importance for any development to have a high quality design solution.

- n. 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

- b. Could the land be contaminated by a former use or activity?  
Would development require the remediation of contaminated land?

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Not as far as we are aware but checks will need to be made.

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

Main source of noise will be from traffic on Godstone Road and Tupwood Lane.  
Residential development will need to be designed to minimise the impact and avoid noise levels above WHO guidance.

- 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. Nearest Building of importance is St John's Church.

- g. Could the site contain any archaeological remains?

Possibly

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

Site has frontage to Godstone Road and direct access on to this road close to the junction with Tupwood Lane would have safety issues. Access from Tupwood Lane close to the junction with Godstone Road would also have safety issues.

Surrey Highways should provide guidance on restrictions.

Existing Car parking to Croudace House occupies the large proportion of SW part of the site.

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

The title indicates restrictive covenants but these are private not in relation to planning. Planning should be assessed on its merits.

However the title does have restrictive covenants in respect of areas used currently for office car parking and building on these area. Coloured yellow and blue on title plan.

### 3. Onsite considerations

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

Present access to the rear of site is from Tupwood Lane or to 89a via the drive to garages from Godstone Road on North Boundary. This drive is opposite Crescent Road and is narrow and shared with other residential.

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

Site is highly accessible by public transport and both for cycles and walking.

Town Centre less than 0.25 of a mile away.

### 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?

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The problems of access, the slopes across the site and the neighbouring residential will all affect how the site can be developed. Important tree screens on the NW boundary and between 89a and the balance of the site should be retained and on the plot of 89a any development should reflect the present open large plot development in Clairville Road. The site naturally divides between upper and lower areas.

The trees on the NE corner also provide a screen into the site and consideration should be given to its retention. Mainly sycamore and laurel with hedging.

Tupwood Lane rises steeply from Godstone Road and then steeply into the site itself and after the level car park rises again to the grounds of 89a.

Ideally a comprehensive plan for the whole site would be most suitable.

- 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.?

SW-NW boundary has a highly visible mature tree screen/canopy and the garden to 89a is a large open green space with mature trees. Retention of both the trees and the character are important within any scheme of development.

The NE corner between Tupwood lane and Godstone Road also provide a valuable green hedge screen. Consideration should be given to its retention.

Whilst outside the site, the large rear gardens to houses in Clairville Road and that in 89a offer a wild life biodiversity that should be protected.

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

Apart from traffic on Godstone Road, there are no major hazards or health and safety constraints.

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

There are existing buildings but these are unlikely to be retained and have little character value.

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

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Yes. Into the site from across Godstone Road and into the site from properties in Clairville Road. The slope upward from Tupwood Lane makes the tree screen on the NW boundary and between 89a gardens and the balance of the site clearly visible from Tupwood Lane.

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

Any flattened development of the site above 3 storeys could affect the skyline.  
Providing the line of trees and canopy on the NW-SW boundary are retained there should be no affect to the skyline.

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

Not as far as we are aware but part of the site is used for car parking to Croudace House.

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?

The site is bounded on the NW side by large Victorian houses on Clairville Road, Its short north boundary consists of garages to 3 storey flats on higher ground. The site is then bounded first by Godstone Road and then by Tupwood Lane with Croudace House and its car parks on the SW boundary.

Across Tupwood Lane is the multi-storey office block of Maybrook House.

The slopes makes for a difficult access between 89a and the remainder of the site. This could be resolved with access from Clairville Road but would involve further freehold purchase of land outside current ownership.

It unlikely that site could be expanded to the south as Croudace House is a recently built office block. Tupwood Lane runs between the site and Maybrook House.

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

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There is no coherent style of buildings

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

The development of 89a and its gardens could cause loss of amenity and overlooking to other properties in Clairville Road. The mature trees running through the site on the rear boundary of 89a and beyond in either direction make a natural separation and screen between the different character of development in Clairville Road and the 3 storey flats and garages on Godstone Road and the site itself. It is possible that the site itself may be overlooked into by the flats to the North. It is also overlooked by Maybrook House and Croudace House.

- k. Physical infrastructure and local services considerations  
Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

It seems unlikely that this site which is largely brownfield will have problems with services.

- l. Does the site have high speed broadband connection?

Probably.

### 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.

The site is less than 0.25 miles from Town Centre and close to GP Practice, schools etc. It is in a highly populated area with high market demand.

- b. What is the capacity of local schools?

Good at present.

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- 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?

The loss of the Community use of the Youth Centre should be either provided for on site or a contribution made for its provision within Caterham Valley.

### 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?

Local opinion would like the site to be redeveloped but would like to see a replacement of the community use provided by the previous Youth Centre if not on this site located in Caterham Valley.

### 8. Availability

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

The site is currently in one ownership although there would still appear to be a leasehold interest outside of the main ownership. The owners have expressed a desire to apply for planning approval with a view to building during 2015/16. However this may not cover the entire site and in particular 89a.

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

The one leasehold interest may delay development. The title indicates a 99 year lease from 1986 on 93-95 Godstone Road.

### 9. Summary

Desktop research findings  
Planning policy considerations  
Onsite considerations  
Infrastructure & local services

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### Deliverability

Over what timeframe might the site become available for development - in years, 1-5 | 6-10 | 10+?

Subject to the purchase of the leasehold interest development could take place in next 1-5 years.

Representations from Owners indicated that at least part of the site may be developed 2015-16.

Based on the lower area of the site at approximately 0.26 ha and a density of 30-55 units per hectare this would suggest 12-14 units on this part of the estate.

A lower density would be expected on the upper part of the site but the developable area would be reduced by the retention of the mature tree screen. Assuming the developable area to be about 0.70% of gross area at 0.20 ha this would suggest a net developable area of 0.14 ha and 4 units. This would be a net gain of 3 units given the existing property on the site. However the slope and irregular shape together with access from Godstone Road may make this difficult to achieve.

Site is deliverable in next 5 years with a potential increase of 14-16 new units over the whole site.