

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT027 43-49 High Street Texaco garage

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Brownfield slope east to west

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

North commercial property plus Essedene Rd – East residential

South commercial plus residential over – West High Street

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

0.14 hectare

- f. What is the existing land use?

Petrol station and motor repairs

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

Texaco or their agent, lessee or franchise

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

Present use for many years

Owner's agent approached TDC planning department with pre-application proposals. There is in principle support for mixed schemes including some residential

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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?

1. 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:
CSP3, CSP7, CSP11, CSP12, CSP14, CSP15, CSP18, CSP19
BE1 and/or SH1, SH4/SH5 and other SH Policies depending on the nature of proposed development, MO14,
2. No
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP3, DP4, DP5, DP7, DP21 Town centre map1.

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 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?
SPDs?

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

SHLAA – 8 units
HELAA – indicates site no longer available

2. Desktop evidence review

a. Is the site in flood plain / known to be affected by flooding?

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No

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

Contamination from use as petrol station – storage tanks below ground

- 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?

No

- 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?

King and Queen pubic house

Wilderness House 84 High Street

- g. Could the site contain any archaeological remains?

Area of archaeological potential

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

Some parking restrictions in vicinity of site.

Current use as a petrol station contributes to increase in traffic

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

No

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3. Onsite considerations

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

Easily accessed from highway

From High Street to West and Essendene Road to North

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

Yes this site is close to bus routes and 0.8miles from railway station in Caterham Valley which is accessible by bus, taxi, cycling and walking. The site can also be accessed by cycling and walking.

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?

Slope East to West

- 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.?

None

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

Only existing petrol tanks on site

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

Garage and work-shop unlikely to be retained or converted

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

No

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

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Would need to be limited to the height of surrounding buildings 2/3 storeys. Extra consideration given to single storey residential to rear of site

- 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?

Neighbouring sites are a mix of commercial with residential over and residential

Existing site is 'L' shaped and site directly North could be combined to form a more symmetrical shape

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

Mixed

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

Bungalows to rear could be overlooked by higher building

- k. Physical infrastructure and local services considerations

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

Bus stop nearby on High Street

Road quite narrow with refuge. Change of use and access to site from Essendene Road associated off-street parking would free up more space in High for on-street parking.

Water, energy and sewage

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

Unknown

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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.

GP practice 0.2 miles
Primary school 0.2 miles Secondary school 0.6 miles
Pharmacy 0.1 miles
Local shops adjacent
Post Office 0.1 miles
Library 0.2 miles
Play space 0.3 miles
Sports Centre and/or pitches 0.3 miles
Bus - very close
Rail – 0.7mile

- b. What is the capacity of local schools?

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

- 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?

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.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?

Unknown

8. Availability

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

Was willing in the past

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

Unknown

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+?

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This site is included in the SHLAA as suitable for 8 units.

The site is in a sustainable position in the main High Street

Currently the site is used for a petrol station and garage carrying out work on motor vehicles

It is in the High Street and the rear/side is in Essendene Road. Parking restrictions are in place in the vicinity of the site so adequate off-road parking would be required in any residential development.

There is another petrol station in Caterham Hill

1-5 years if owner still willing to develop.

HELAA document indicates no confirmation that site is available.