

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT051 Town End Car Park.

- b. Where is the site located?

Urban area . N end of Caterham High Street adjacent to Raglan Precinct

- c. What is the site description?

TDC designated Car Park and recycling facility

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

N – residential and garages. Garage Forecourt on access road.

E - residential and Town End road access.

S - Raglan Precinct three storey flats, garages and shops. W -Residential

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

0.18 hectares

- f. What is the existing land use?

Designated metered Car Park for TDC and recycling facility.

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

TDC

h. What is the site's planning history?

None known

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?

No

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- 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?

No

- 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

- 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

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- 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 or air pollution which could affect the site?

E – Town End Road

NE corner by access road is Petrol Station forecourt

- 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?

No. There is a row of older Victorian houses on E boundary

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g. Could the site contain any archaeological remains?

None known.

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

Yes Town End , the access road is busy. Petrol station traffic near entrance with vehicles manoeuvring slowly past the access.

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

Already owned by TDC

3. Onsite considerations

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

Entrance is adjacent to a petrol station forecourt with continual slow-turning vehicles and enters and exits onto a busy road.

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

Yes

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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?

The site slopes from north to south. The SW corner is lowest point.

- 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?

Petrol Station forecourt

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

No

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

No

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

N A

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

It is a public Car Park

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- 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?

All four sides are residential with Garage forecourt on NE corner on access road.

Not suitable for expanding.

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

Two storey residential with three storey flats on N and S sides. East side has two and three story older terraced houses.

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

Site is surrounded on all sides by residential housing.

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k. Physical infrastructure and local services considerations

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

Electricity supply and drainage.

l. Does the site have high speed broadband connection?

Unlikely.

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.

Primary School 0.1.

Secondary School 0.6

GP 0.2

Pharmacy 0.1

Shops 0.1

PO 0.1

Library 0.2

Play area 0.1

Sports .6

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b. What is the capacity of local schools?

There is a waiting list for the nearest Primary School
Secondary School only extends to IVth year

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?

This site is the only designated off road car parking space for Caterham Hill shops and needs to be retained. Parking places should be extended if possible. Street parking is a continual cause of traffic hold-ups. in the High Street

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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?

Public consultation states the need for more parking on Caterham Hill. As this is the only designated car park for the shopping area it is vital that it be retained and expanded when the opportunity arises.

8. Availability

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

No.

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

Owned by TDC

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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+?

Summary Continued

This is the only designated Car Park on Caterham Hill to serve the shops. It provides a much needed alternative to the already over-crowded street parking.

As such it must be retained.

It is not considered deliverable at this time.

