

## CR3 FORUM NEIGHBOURHOOD PLAN

### SITE ASSESSMENT CHECKLIST

#### 1. Site Details

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

CR3NPCOH3001 Site of former Clifton Arms corner Chaldon Rd and Coulsdon Road

- b. Where is the site located?

Caterham on the Hill urban area brownfield

- c. What is the site description?

Site of demolished public house plus surroundings, boarded up (July 2014)

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

Residential, commercial, site in process of development

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

0.19 ha

- f. What is the existing land use?

Empty site of demolished public house

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

Newlands builders?

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

Various applications relating to changes to building pre 2000  
2005/328 single storey rear extension – approved  
2007/222 mixed use – refused  
2007/1800 wine bar – refused  
2010/31 60 bed care home – withdrawn  
2010/1291 49 bed care home – refused – appeal dismissed  
2012/114 Pub demolished  
2012/697 14x2 bed apartments plus parking - approved

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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.TDC –CSP1, CSP2, CSP3, CSP7, CSP12, BE1, BE4, MO14  
2. No  
3. No  
4. No  
5. TDC Local Plan Part 2: Detailed Policies (for approval imminently)

- 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

- 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

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

Unknown – beer cellars?

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- c. Are there any nearby sources of noise of 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?

No

- g. Could the site contain any archaeological remains?

Unknown

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

Site is adjacent to busy road junctions

Some parking restrictions in vicinity

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

Unknown

### 3. Onsite considerations

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

Access via Coulsdon Road as stated in approved plan for site

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

Yes, easy walking distance of bus stops

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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?

Vacant level site, previous building having been demolished

- 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 natural features

No

No

- 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?

No

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

Site is at gateway to Caterham on the Hill near boundary with Chaldon

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

Development will be important as sited at the gateway to town, so significant

- 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?

Commercial site to north of site could be considered.

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

Various, established and quite high density to east and south, new development to west

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

Could cause overlooking to residential to east and south

- k. Physical infrastructure and local services considerations

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

Yes but disconnected due to demolition of building

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

No

### 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 0.3miles  
Secondary school 0.8miles  
GP 0.2 miles  
Pharmacy 0.4miles  
Shops - some adjacent but others 0.4miles  
Library 0.3miles  
Play space 0.4miles  
Sport centre/pitches 0.7miles  
Train 1.1miles  
Bus close walking distance

- 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.

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

Yes – see distance from bus and rail links

### 6. Community Infrastructure Levy

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

Difficult junctions immediately adjacent, need for bus shelter on edge of site, exit from large new housing estate nearby, need to define gateway to CotH

### 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?

Some resistance to previous planning applications to develop this site, but now approved for development (see above). At present an eyesore as boarded up.

### 8. Availability

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

Presumably as planning permission obtained

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

No

### 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+?

This site has a planning application 2012/697 for 14 two bedroomed apartments with associated parking. Previous building demolished 2012. No start on new-build as yet

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