

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3020 9-11 Auckland Road CR3 5TU

- b. Where is the site located?

Urban residential Caterham on the Hill

- c. What is the site description?

Brownfield L-shaped site – currently residential

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

North, south and west - residential.
East and rear of site – childrens' playground and recreation area

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

0.1953a

- f. What is the existing land use?

Residential

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

Freehold owners of numbers 9 and 11 Auckland Road

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

TDC/1992/27 (No.11) Demolition of existing house and erection of two 3 bedroom houses and garages – Refused – Appeal allowed
TDC/2006/1491 Demolition of existing dwellings and erection of 9 terraced houses with 12 parking spaces and access road – Refused – Appeal dismissed.
TDC /2007/1359 Demolition of 2 dwellings. Erection of 8 terraced houses with 12 parking and access – Refused – Appeal allowed.
TDC/2011/11 Demolition of 2 dwellings. Erection of 8 terraced and semi-detached dwellings with parking and access (Reserved Matters) - Allowed

CR3 FORUM NEIGHBOURHOOD PLAN

- 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, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP18, CSP19
BE1, MO14,
2. No
3. Urban but recreation ground and children's playground to rear of site
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP3,DP5, DP7, DP18, DP21

- 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 6 Delivering a wide choice of high quality homes paras 47,48,49,50
Section 7 Requiring good design paras 56-66

- 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?

No

CR3 FORUM NEIGHBOURHOOD PLAN

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

Recreation ground and children's playground to rear of site.
Work units and petrol station in vicinity

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

Unkown

- 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)?

Auckland Road has problems with parking congestion in the vicinity of this site so any development would need adequate parking within it.

- 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 from Auckland Road

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

Yes

CR3 FORUM NEIGHBOURHOOD PLAN

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?

No

- 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.?

Trees to rear of site

Matters relating to protected species raised and investigated during previous planning application.

- 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?

Two dwellings which would be demolished if site re-developed

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

No

Views to playground and recreation area screened by trees

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

Any development over 2 storeys would affect general skyline

- 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?

Yes if house-holders in adjacent dwellings wished to form part of a wider development

CR3 FORUM NEIGHBOURHOOD PLAN

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

Various styles of buildings, detached, semi-detached, maisonnettes and flats.
Mixed densities

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

Yes development of site could affect amenities of houses to north and south of site.

- 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?

Unknown

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.

Secondary school - 0.5miles
Primary school – 0.5miles
GP – 0.5miles
Pharmacy – 0.4miles
Local Shops – 0.3miles
Post Office - 0.4miles
Library – 0.6miles
Play space – Adjacent at rear of site.
Bus – 0.1miles
Rail – 1.2miles

- b. What is the capacity of local schools?

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

CR3 FORUM NEIGHBOURHOOD PLAN

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

Bus stop close by, rail 1.2 miles to nearest station.

Caterham on the Hill accessed via steep hills in some directions so walking and cycling may be problem for some.

6. Community Infrastructure Levy

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

Pedestrian crossings/traffic islands at:

Buxton Lane, at junction with Portley Lane
Banstead Road, at Le Personne Homes

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 local opposition to previous planning applications from residents and general concerns in respect of parking in that area.

8. Availability

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

Yes – presumed as latest application made in 2011

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

No

CR3 FORUM NEIGHBOURHOOD PLAN

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 is a site which already has approved planning permission for 8 dwellings, parking and an access road.

Parking was provided for 12 places.

The proposed houses are for 1x4 bed, 5x3 bed and 2x2bed.

This permission was granted before the increase in required parking spaces and 12 spaces could be considered inadequate for the proposed dwelling especially as this is an area which already has parking congestion problems.

This site is in a sustainable area for development with easy access to most facilities

This site might become available for development in 1-5 years