

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3028 Retail Area 16-56 and 51-65 Westway

- b. Where is the site located?

Caterham on the Hill urban area

- c. What is the site description?

Rows of shops/commercial properties with accommodation above. Slight slope west to east

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

Mainly residential . Church on corner of Westway and Coulsdon Road south side and public house on corner Westway and Coulsdon Road north side.

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

Frontage of shops north side 60m and 72m, south side 54m depths varied

- f. What is the existing land use?

Commercial premises of various classes A1, A2,

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

Various

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h. What is the site's planning history?

TDC/2002/255 – 50 Westway – change of use of part of shop to residential accommodation. - approved
TDC/2003/775 – 56 Westway – change of use from A1 to A3 hot food take away - refused
TDC/2004/231 – 56 Westway change of use from A1(retail) to A2 (commercial and financial services. - approved
TDC/2007/1020 – 50a Westway change of use from A1 to beauty salon -withdrawn
TDC/2007/1056 – 42 Westway – change of use of shop to 2 bed dwelling - refused
TDC/2007/798 – 51-543 Westway change of use A1 – A3 – permit with conditions
TDC/2008/124 – 51-53 Westway change of use from A1 to A3 restaurant - refused
TDC/2008/1696 – 51-53 Westway change of use from A1 to A2 – approved
TDC/2009/1272 – 50 Westway change of use from A1 to residential -refused
TDC/2013/672 – 36 Westway change of use from A1 (hair salon) to sui generis (dog grooming parlour) - approved

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. These are retail areas and any change of use would be subject to the relevant planning policies SH3, SH5, SH6, SH8, EV12,
2. No – retail
3. No
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014 DP2,DP3,DP4

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

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

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- I. 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

- 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?

Unknown

- 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?

Possibly

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

Yes congested road with limited parking

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- 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?

Shops all front pavement

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

Yes

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.?

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?

All shops can 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?

Skyline currently 2 storey in surrounding

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

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?

See 1d – site can not be expanded.

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

Mainly old style buldings, mainly terraced. Mixture of materials

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

Yes some

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?

Some units

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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.

Secondary school – 0.8mile
Primary school – 0.3mile
GP – 0.3mile
Pharmacy – 0.4mile
Post office – 0.4mile
Shops – adjacent
Library – 0.4mile
Play – 0.7mile
Sport – 0.7mile
Bus 400ft 0.2mile
Rail – 1.2mile

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are virtual 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?

See 1d

6. Community Infrastructure Levy

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

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.

Improved bus services between the Valley and Whyteleafe and the Hill.

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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?

No

8. Availability

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

Various land owners so views of development mixed

- 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+?

This is a secondary shopping area in Caterham on the Hill. Most of the units are in use but there are some empty shops

The road Westway comprises 96 properties, most of them residential consisting of flats, maisonettes, and houses.

16-56 and 51-65 consists of retail/business with flats above. These parades have a variety shops and form an important secondary shopping area.

Over the years there have been some changes of use including applications to convert to residential use