

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3029 Retail Area Raglan Precinct

- b. Where is the site located?

Fronting Chaldon Road and Townend and land between. Town Centre Caterham on the Hill

- c. What is the site description?

Site consist of shops mainly A1` with 2 storeys of residential flats above. Car park in two levels and garages and pavement to front of shops in Chaldon road also form part.

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

North car TDC car park and beyond that garage and industrial units plus residential (Seven House) , east residential , south and east public house, south residential, west open land and site in construction to provide residential plus commercial units and beyond that library, north west residential

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

- f. What is the existing land use?

Primary shopping area with commercial, 2 storey residential, car parking, garages see 1c Gymnasium in basement 15A,B,C.

Some open ground mainly put to grass enclosed in site

CR3 FORUM NEIGHBOURHOOD PLAN

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

Freeholder Raglan (Caterham) Ltd Letchford House, Headstone Lane, Hatch End, Harrow HA36PE
Agent – Property Partners, 3rd Floor, 22 Grafton Street, London W1S 4EX
Various leaseholders residential
Commercial - rent

h. What is the site's planning history?

Constructed 1972
TDC/79/212 Use lower deck as a market for 50 stalls – Approved and renewed in 1983
TDC/2000/1100 Extend use of lower ground (basement) for gymnasium (Class D2) and vary hours of opening under TA/95/P/164 to 9.00am to 9.00pm Mon-Fri and 9.00am to 1.00pm at weekends – Approved.
TDC/2002/1062 Display of replacement non illuminated sign
TDC/2003/1261 Installation of 1m diameter satellite disc A1 unit No1-6
TDC 2003/1603 Retention of 4 internally illuminated fascia signs No1-6
TDC 2004/947 Erection of 3 storey part 4 storey building providing 14x1 bed and 9x2 bed flats and associated facilities. Retention of lower deck parking providing 39 spaces- Withdrawn
TDC/2005/427 Erection of 3 storey part 4 storey building providing 12x1 bed and 7x2 bed flats and associated facilities together with new top deck car park providing 23 parking spaces and retention of lower deck parking providing 37 spaces. TDC Officers recommended approval but councillors voted to reject application. Appeal dismissed.
TDC/2008/1348 Change of use from retail (Class A1) to office (ClassA2, medical (ClassD1) and leisure/indoor sport use (ClassD2) No4-6 Refused Appeal allowed.
TDC/2008/1456 Change of use of part of basement car park to car valeting – Approved
TDC/2012/1619 Change of use from beauty salon to tanning and beauty salon

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?

This site is a mixture of retail and residential so any re-development would be affected by many planning policies

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. Town Centre shopping area

3. Urban

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014

DP1, DP2, 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 the evidence related to the regional strategy that is relevant to the site?

Note this site is a mixture of retail and residential

NPPF2 Ensuring the vitality of town centres

NPPF6 Delivering a wide choice of high quality homes

NPPF7 Requiring good design

NPPF8 Promoting healthy communities

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

Forms part of Caterham on the Hill town centre and primary shopping area

- 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?

Road opposite side of Chaldon Road prone to flooding

- 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?

Primary school nearby. Public house adjacent to site

- 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?

Nos 5-7 Town End Grade II

- g. Could the site contain any archaeological remains?

Unknown

CR3 FORUM NEIGHBOURHOOD PLAN

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

The site incorporates and car park used by Raglan residents and local shoppers

- 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?

The site is bordered by 2 roads and carpark is accessed via Chaldon Road

- 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?

Car park is on 2 levels. Lower level is also site of residents' garages. Land slopes away from shops situated in the precinct rather than fronting the roads. Road slopes away to public car park (TDC) to north

- 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?

No

CR3 FORUM NEIGHBOURHOOD PLAN

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

Existing buildings retained unless major re-development

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

No

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

Current buildings are 3 storey

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

Pavements to shops and car park

- 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 uses see 1d

Could expand into Golden Lion (public house) site

Public car park adjoining to north

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

Varied Opposite on Chaldon Road school and retirement flats both in red brick.

Opposite on Town End established properties one Grade 11 listed

To west proposed 3 storey mixed development and single storey library

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

Not likely

- k. Physical infrastructure and local services considerations

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

Yes

CR3 FORUM NEIGHBOURHOOD PLAN

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

Yes

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.

Most facilities are within short walking distance

- 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?

Yes

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.

CR3 FORUM NEIGHBOURHOOD PLAN

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?

The planning application to build flats on the car park was strongly opposed locally

8. Availability

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

No known but unlikely

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

Leaseholders in flats

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+?

The Raglan Precinct was a re-development of that part of Caterham on the Hill during the early 1970s. It provided shopping units of varying sizes and two storeys of flats, many of which are owned by leaseholders (check) Garages were also built for residents of flats along with a car park on two levels.

This is a primary shopping area and forms part of the Town Centre Map Tandridge Local Plan Part adopted at Full Council July 2014

Lower deck of carpark use 1) Market with 50 stalls
2) Car valeting service.

The commercial units are mainly A1, 2D1, and mostly occupied. D2 gymnasium in basement. This is an important retail area for Caterham on the Hill with a variety of shops, some specialised.