

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3030 Caterham Arms Westway Caterham on the Hill

b. Where is the site located?

Caterham on the Hill urban brownfield

c. What is the site description?

Level brownfield site

d. What are the adjoining uses to the site?

Residential houses, retail, church.

e. What is the site area (hectares)?

0.178 hectares

f. What is the existing land use?

Public house with restaurant, garden and parking area.

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

Privately owned

h. What is the site's planning history?

TDC/2003/458 Retention signs
TDC/2005/1435 Retention of car park
TDC/2006/1071 Retention of car park
TDC/2006/1708 Use of area to rear as ancillary car parking to public house
(CLUED)

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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

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?

The site is considered too small for national policies to have a direct impact

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

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

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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?

Possibly

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

The site is on a busy road, next to a mini roundabout and opposite the entrance/exit to a development of residential homes. There may well be issues of congestion and parking.

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

Not known

3. Onsite considerations

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

Easily accessible from the highway

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

Yes. Close to 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?

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?

yes

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

no

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

Would need to be limited to the height of surrounding buildings 2/3 stories.

- 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?

No

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

Mixed

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

Yes to surrounding residential homes

- 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?

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.

0.5 km to primary school

1km to secondary school

0.5km to GP practice and pharmacy

Less than 100m to corner shop

0.5km to supermarket

0.7km to post office

0.5km to library

0.6km to play area

1km to sports centre

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- 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?

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

Improved traffic management between the main Caterham Valley town centre roundabout and up to the Hill via Church Hill.

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.

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

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8. Availability

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

Not known

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

Not known

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+?

If the owners of the site wished to develop any time scale.