

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3037 Shopping Parade High Street Caterham Hill

- b. Where is the site located?

Caterham on the Hill Town Centre Urban

- c. What is the site description?

The High Street stretches from Church Hill in the south to Town End in the north with a gentle slope in that direction with a mixture of commercial and residential. There are 158 properties in total, less than a half being commercial

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

Residential, retail, public house

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

Length of High Street approximately 350m

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f. What is the existing land use?

Northern section of site. On both sides of the High Street between Chaldon Road to the north and Park Road/Essendene Road to the south, the premises are predominantly A1- uses as well as two A4-use public houses (on the corner of each side of the southern section of the street), takeaways, restaurants, ear care centre, funeral directors and community centre.

Southern section of site of High Street, between Park Road/Essendene Road and just past Court Road going towards junction with Whyteleafe Road and Church Hill has a distinctly different composition. A noticeable A1-use remains but a more diverse mix of uses is apparent including a garage a further public house and other services which contribute to the needs of the local community. Recently there has been some change of use from commercial to residential as noted in planning history section.

Residential units are situated above shops along the length of the High Street.

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

Various

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h. What is the site's planning history?

All the planning applications since January 2000 are listed below. Most of them involve change of use either as a different commercial use or to residential. The only application proposing new development is 2006/809 and details are provided below.

TDC/2000/1510

TDC/2001/245

TDC/2001/628

TDC/2001/946

TDC/2001/1717

TDC/2002/1873

TDC/2003/200

TDC/2002/628

TDC/2004/1252

TDC/204/1492

TDC/2004/1568

TDC/.2004/1980

TDC/2006/809 74-80 High Street – Erection of 2 storey office block. This was proposed in the land backing onto 74-80 HS. It was refused and no appeal was made

TDC/2006/1024

TDC/2010/720

TDC/2010/841

TDC/2011/114

TDC/2011/466

TDC/2011/558

TDC/2011/909

TDC/2012/137

TDC/2012/352

TDC/2012/655

TDC/2012/1435

TDC/2012/1608

TDC/2013/640

TDC/2013/1668

TDC/2013/1676

TDC/2014/831

TDC/2014/832

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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?

The High Street 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 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?

Town centre

l. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal?

No

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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?

Some sites eg garage

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

High Street home to 3 public houses and further one adjacent plus community centre and these are sources of noise

- 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?

Yes all Grade 11 listed
84 High Street – house 17th century
33 High Street – house/offices 18th century
34 High Street – King and Queen Public House 17th century
Church Road – Church of St Lawrence 12th century
Church Road – Fowler tomb St Lawrence 1715
Church Road – Bull vault 1810
Church Road – Church of St Mary 1866

- g. Could the site contain any archaeological remains?

Yes possibly as High Street is part of earliest development in Caterham going back to Norman times

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

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The High Street has parking restrictions in place over its entire length. At times it is congested due to it being a main road.

- 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?

Site situated on main highway in Caterham

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

Yes as it has bus routes and is accessed on foot by shoppers etc

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?

The High Street slopes from north to south. This being a main road, it has all the associated street furniture. Some areas of pavement are wider than others

- 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 trees or hedges of any significance other than a large old Cedar tree at the far south end of the High Street on the pavement.

- 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 all can be retained

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

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No

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

Don't expect any development to affect skyline

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

Pavements of primary shopping area

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 for neighbouring uses.

Site can not be expanded

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

Varied. Rows of terraced shops, semi-detached businesses/shops. Few detached buildings

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

Only development to the rear of commercial units which could affect adjacent residential properties.

k. Physical infrastructure and local services considerations

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

Yes individual premises

l. Does the site have high speed broadband connection?

Yes individual premises

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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.

Most facilities and services close at hand.

Nearest railway in Caterham Valley – Caterham to Croydon and London

- 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 see 5a

6. Community Infrastructure Levy

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

Unlikely that there would be any CIL coming from this site but if it did:

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.

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 likely other than site already assessed eg Texaco garage CAT027

- 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+?

The High Street is one of the oldest roads in Caterham and is the primary shopping area for Caterham on the Hill.

There have been some changes of use over the years but it remains largely of A1 shops. It does have a large residential aspect to it and this has increased with some change of use from commercial to residential in the southern end of the High Street.

The High Street lost its two banks in the late 1990s but has retained its 3 public houses and a variety of well established businesses.

It is very unlikely that any large scale redevelopment would take place in any areas of the High Street.

The following sites within the High Street have their own assessments:

CAT027 Texaco garage

COH3018 Community Centre

COH3041 Blacksmiths Arms PH

COH3042 Royal Oak PH

COH3043 King and Queen PH

Summary Continued

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