

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCOH3038 Shopping Parades Coulsdon Rd Caterham Hill

b. Where is the site located?

Caterham on the Hill Urban area

c. What is the site description?

2 level ground parades of shops with flats above These are both secondary shopping areas

1) 178-188 Coulsdon Rd shop/commercial with 2 storey flats above and car park to rear

2) 167-183 Coulsdon Rd shop/commercial with 1 storey flat above and various buildings in rear of individual plots

d. What are the adjoining uses to the site?

1) Residential on all side

2) Residential north, east and west. West entrance to old barracks site, car park and supermarket

e. What is the site area (hectares)?

1) Without carpark 0.054ha, with carpark 0.1ha

2) 0.1372ha

f. What is the existing land use?

1) Retail with flats above A1, A3, A5 car park

2) Retail with flats above mainly A5 with A1

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

Various

h. What is the site's planning history?

- 1) This parade has had a mixture of retail units for many years. 1 larger unit and 3 smaller units, mainly A1 with little change of use
- 2) This parade has consisted on mainly A5 units but some A1 with little change of use. There have been various planning applications relating buildings to the rear of the shops, backing onto St George's Terrace

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. Development of the buildings to the rear of the shops in 1) would be subject to relevant planning policies SH3, SH5, SH6, SH8, EV12,
2. No
3. No – retail
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014 DP2, DP3, DP4

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- 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?

This is predominately retail  
NPPF7 Requiring good design  
NPPF8 Promoting healthy communities

- 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?

Unlikely

- 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?

Unlikely

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- 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)?

Congestion along Coulsdon Rd.

- 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 abut pavements. Access from rear in Stanley Street 1) and St George's Terrace 2)

- 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

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- 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?

View from 2) looking west historic Caterham Barracks chapel

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

Already 2 and 3 storeys

- 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?

These sites are made up of a number of individual plots belong to various owners. Adjacent areas also have multiple owners. Individual plots/shops could be joined or divided.

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

This area is a mixture of new and, Caterham Barracks and St Lawrence Hospital both being in this road. Replacent of these two facilities has resulted in new estates all residential except the Barracks which has a super market , and other provisions. Older areas contain these two parades of shops.

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

Unlikely to be re-developed. One site is already 3 storeys as are some buildings on the barracks site. Buildings taller than existing ones would need careful consideration.

- 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?

Most units on site

### 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 – 0.9mile  
Primary school – 0.7mile  
GP – 0.2mile  
Pharmacy – 0.2mile  
Post Office – 0.7mile  
Shops – adjacent  
Library – 0.6mile  
Play – 0.4mile  
Sport – 0.9mile  
Bus – adjacent  
Train – 1.2mile

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- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleaf are virtually 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 but 1.2 miles from nearest station

### 6. Community Infrastructure Levy

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

The Caterham Barracks development needs a second road exit to take account of every increasing traffic flows to Tesco, Townend Surgery, Paydens, also the Arc, Village Animal Hospital, Little Treasures and other amenities within the Barracks

### 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 but as both parades of shops are fully occupied re-development of the site is not something being considered

### 8. Availability

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

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No - see 7a

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

Unknown – see 7a

### 9. Summary

Desktop research findings

Planning policy considerations

Onsite considerations

Infrastructure & local services

Deliverability

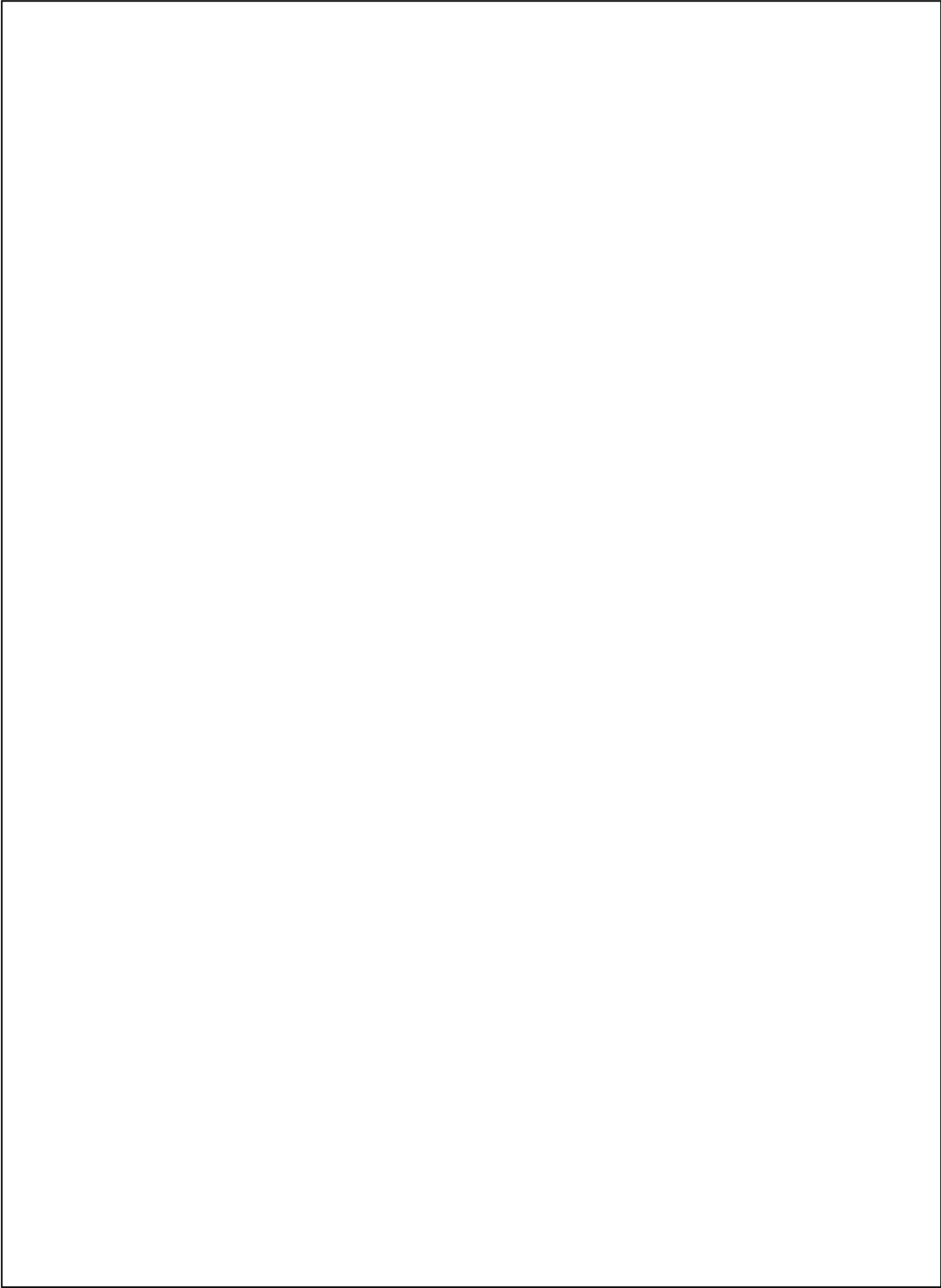
Over what timeframe might the site become available for development - in years, 1-5 | 6-10 | 10+?

There are 2 secondary shopping parades in Coulsdon Road both of which are fully occupied. They are mainly A1 and A5 and there has been little change of use for a number of years.

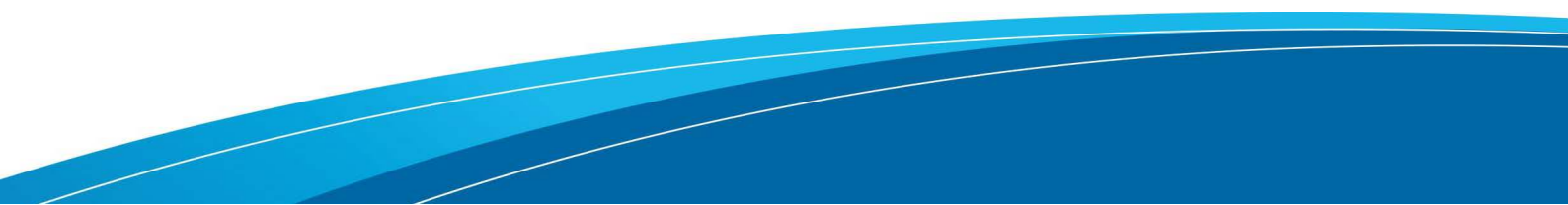
Both parades have provided retail for a number of years



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**Summary Continued**



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