

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3039 9-11 Stanstead Road CR3 6AD

- b. Where is the site located?

Caterham on the hill Urban residential

- c. What is the site description?

Brownfield . Slopes down from the road and very steeply from the middle of the site

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

Residential . Open space to south east

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

0.2267ha

- f. What is the existing land use?

Was occupied by residential nursing home no demolished

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

Mr S McDicken ?

- h. What is the site's planning history?

TDC/2007/643 Demolition of buildings. Erection of 3 storey building comprising 9 flats with 11 car parking spaces – Refused
TDC/2008/332 Demolition of buildings. Erection of 3 storey building comprising 9 flats with 17 car parking spaces – Approved.
TDC/2010/1551 Demolition of building. Erection of 5 storey building comprising 11 flats , 17 car parking spaces and associated access- Refused – Appeal dismissed
TDC/2012/ Erection of 5 storey building (including 2 basement levels) comprising 12 flats with associated access and parking - Approved

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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. 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: The following would apply if the site were to be re-developed
CSP3, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP18, CSP19
BE1, MO14,
2. No
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP5, DP7, DP18, DP21

- 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 Section 8 Promoting healthy communities paragraphs 69,70,73,74,
Section 6 Delivering a wide choice of high quality homes paragraphs 47,48,49,50
Section 7 Requiring good design

- 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?

Harestone Valley Road Residential 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?

Unknown

- b. Could the land be contaminated by a former use or activity?
Would development require the remediation of contaminated land?

No

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- 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?

Unknown

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

Stanstead Road not suitable for additional on-street parking .

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

No

3. Onsite considerations

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

Access from Stanstead Rd

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

Yes but Stanstead Rd junction with Church Hill is part way down a steep hill so walking and cycling may be difficult for some.

Bus 0.2miles and train 0.5mile Caterham (London via Croydon)

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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?

Land slopes from the road and especially from approximately halfway down the site.

- 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.?

Rear of the site is wooded in appearance and has two protected trees.
Majority of the boundary to the site comprises a mixture of mature trees and shrubs and fencing.

Currently has approved planning permission so presume no evidence of protected species.

- 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?

Not if site is to be redeveloped as planned

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

Views to south/east over valley from the site

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

A tall building would affect the skyline

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

No

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- 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?

Unlikely at present as plans already approved for block of flats

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

Style of building vary in age and form. Detached to south and west. Maisonettes to north. Mixed new development opposite.

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

There could be an element of overlooking for adjacent properties

- k. Physical infrastructure and local services considerations

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

Yes but probably disconnected

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

Unknown

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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 – 1.0miles
Primary school – 0.4miles
GP – 0.7miles
Pharmacy – 0.6miles
Shops – 0.5miles
Library – 0.6miles
Play space – 0.4miles
Sports – 0.4miles
Rail – 0.5miles
Bus – 0.2miles

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are virtually at 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

Bus 0.2miles Train 0.5miles, Walking and cycling site in area near steep hills so not easy for less mobile

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6. Community Infrastructure Levy

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

Road safety improvements to Stanstead Road

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?

Some opposition to planning applications but current approval in place

8. Availability

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

Yes – current planning application approved

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

No

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+?

Site currently has approval for a 5 storey building (including 2 basement levels) comprising 12 flats with associated access and parking.

Development 1-5 years.

Sustainable site off steep road that joins main centres of Hill and Valley so some walking distance from many facilities. Easy walking distance to bus.