

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3043 King and Queen Public House

- b. Where is the site located?

Corner High Street and Park Road Caterham on the Hill Urban

- c. What is the site description?

Brownfield flat corner plot

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

North residential and retail further on. East Public House, Estate Agent, garage.
South retail, West electrical sub station and school playing fields

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

0.075ha

- f. What is the existing land use?

Public House Grade II listed, car park

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

Owners of PH

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

There have been numerous applications relating to this site as the King and Queen is a Grade II listed building.
TDC/2001/1346 2002/1005/6 relating to illuminated signs – consent granted 2002
TDC/2005/251 Internal and external refurbishment Listed Building Consent
TDC/2005/413/414 – relocation of signage
TDC/2007/253/4. 2007/1101 relating to an outside shelter

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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?

If site redeveloped which is unlikely due to Grade11 listed status

1.TDC –CSP1, CSP2, CSP3, CSP7, CSP12, BE1, BE4, MO14

2. No

3. Grade 11 listed building

4. No

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

DP1, DP3, DP4, DP5, DP7, DP18, DP20, 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?

If site re-developed which is unlikely due to Grade11 listed status

NPPF

Section 6 Delivering a wide choice of high quality homes paras 47,48,49,50

Section 7 Requiring good design paras 56-66

- 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?

Grade 11 listed building

- 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?

Beer cellars

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

Pub opposite

- 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 on the site
33 High Street - opposite

- 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)?

High Street site with associated parking problems and some congestion

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

Grade 11 listed building

3. Onsite considerations

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

Accessed via Park Road

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

Yes but train 0.7 miles away

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?

Underground cellars

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

Current building Grade 11 listed so changes very limited

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

No but open views to west over playing fields

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

Anything over 2 storeys would have an affect

- 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?

Neighbouring uses see 1d

Public House opposite

Site could not be expanded other than into school playing fields

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

Local style various but all fairly old and established. Density various with large commercial plots and small residential ones

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

Yes school playing fields

- 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.

Secondary school – 0.6mile
Primary school – 0.2mile
GP – 0.2mile
Pharmacy - 390ft
Shops – adjacent
Post Office – 390ft
Library – 0.2mile
Play area- 0.2mile
Sport – 0.3mile
Bus - very close
Rail – 0.7mile

- 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

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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 record but popular facility

8. Availability

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

No

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

Grade 11 listed

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 King and Queen public house is one of the few Grade 11 listed buildings in the CR3 area. It is thought to be 17th century.

The internal fabric has been heavily altered with the first floor being removed and a new ceiling inserted at eaves level. Very little survives inside, all the windows having been replaced and there are many extensions.

This is a very popular local public house and part of the history of the original Caterham High Street . It should continue to be respected as such.

This site is not suitable for re-development

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