

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCV3003 Bronzeoak House Stafford Road CR3 6JG 533999 1555496

- b. Where is the site located?

Stafford Road Caterham CR3 6JG

- c. What is the site description?

The site currently consists of 1/2 storey block of offices originally used as Health Centre until 1999. Approximately 644m² of office space with 42 car parking spaces and 4 cycle spaces. The existing building is brick with tiled roof.

Due to the sloping E/W nature of the site and the fact that the buildings are set back some 10m from Stafford Road, the actual heights are more equivalent to 2/3 storey when viewed from ground level on Stafford Road.

Beech Lodge is at the rear of the site. Both the west and south boundaries contain mature tree screens.

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

Library on northern boundary, across Stafford Road on east boundary residential in the form of Pegasus Court and on the southern boundary 2 storey residential.

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

0.25 hectares

- f. What is the existing land use?

B1 a. although recent permitted development has been given to C3 residential.

CR3 FORUM NEIGHBOURHOOD PLAN

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

Freehold ownership Surrey County Council.

h. What is the site's planning history?

2014/644 Application for demolition of existing buildings and 34 flats (28*2bed and 6*1 Bed Flats) Refused.

Refusal upheld at appeal. Inspector's decision:

I have found that the proposed development would not cause harm to the character and appearance of the area. The scheme would provide affordable housing within the area which would weigh in favour of the appeal proposal.

However, I have found that the proposed is not acceptable in relation to the loss of the existing commercial use and I conclude that the failure to satisfy the requirements of Policies CSP22 and DP4 is not outweighed by the considerations in favour.

2014/563/NC Prior approval for change of use from B1a to C3 residential.
Permitted.

2015/1227 Demolition of existing offices and erection of a new ¾ storey building for residential use consisting of 34 units with associated parking and landscaping.

June 2015 Not yet decided

CR3 FORUM NEIGHBOURHOOD PLAN

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?

Policy CSP22 DP4

Policy CSP18 DP7

Policy CSP4, CSP7, CSP14, CSP15, CSP17 and CSP19

Local Plan DP1, DP5, DP7, DP19, DP21 and DP22.

Emerging Neighbourhood Plan.

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?

National Planning Policy Framework

National Planning Policy Guidance.

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 Policy.

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

No.

CR3 FORUM NEIGHBOURHOOD PLAN

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?

Only from demolition of existing buildings and recycling demolition materials.

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

No

- d. Does the site contain a valuable mineral resource?

Not as far as we are aware.

- 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?

Unlikely

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

Stafford road currently suffers problems with street parking restricting access and through traffic. On-site parking would be a requirement of any form of development.

CR3 FORUM NEIGHBOURHOOD PLAN

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

3. Onsite considerations

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

Site is accessed directly from Stafford Road

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

Site is close to Town Centre and Station and easily accessible by cycle or foot.

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 site is steeply sloping across the E-W axis rising up from Stafford Road. This has already been cut into with existing buildings. The topology will play an important role in design of a suitable development.

No other physical constraints.

- 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.?

This is a brownfield site already developed with buildings. There are mature trees on west and south boundaries which should be retained and considered for TPO.

A Biodiversity survey should be considered in view of the present existing grass and tree borders.

CR3 FORUM NEIGHBOURHOOD PLAN

- c. Are there any health and safety constraints e.g. nearby major hazard site?

No. A construction management plan should be required to deal with access to and from the site and to restrict loss of amenity, noise, hours of working should be restricted.

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

There are existing buildings which under permitted development could be converted to residential

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

Yes. From across Stafford Road looking into the site and at the important tree screen on the west boundary as referred to by Planning Inspector.

The site is overlooked and visible to property above the western boundary.

Views into the site are immediately available from Pegasus Court and loss of daylight may be an issue with regard to any new development design and height.

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

The landscape of Caterham is such that the town is built on opposite slopes of a valley. Trees would be still seen in the backdrop to the west on the slope to the rear of the appeal property. The height and nature of the steep slope at
Appeal Decision APP/M3645/A/14/2227362
www.planningportal.gov.uk/planninginspectorate 6

- 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?

CR3 FORUM NEIGHBOURHOOD PLAN

The site originally was developed to include the library buildings to the north and at present the street scene is of Broadoak house and the library as a single development in terms of structures. Therefore the most immediate neighbour is the library on the northern boundary. On the opposite boundary is a separate residential development that is not part of the original site.

There are no bad neighbours, but the site could be expanded to include the library part of the original site which is in the same ownership. This would involve the library moving but would provide a more comprehensive development that could promote a quality design proposal.

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

The type of residential properties within the area varies considerably with a mix of two-storey houses, blocks of flats and terraced properties. The height of the houses are generally 2 storey and residential apartment properties also vary and include three and four storey buildings in the immediate locality, one of which is currently under construction.

Density would be in accordance with the Core Strategy but the proximity to the town centre may allow this to be at the lower end for Town centre development subject to a quality design and protection of amenities.

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

Yes. The property opposite is built adjacent to the road frontage with windows looking out towards the site.

- k. Physical infrastructure and local services considerations
Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

This is an urban brownfield location and local services are all likely to be easily available.

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

Yes.

CR3 FORUM NEIGHBOURHOOD PLAN

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.

The Town centre, railway, public transport and all services and facilities are close by.

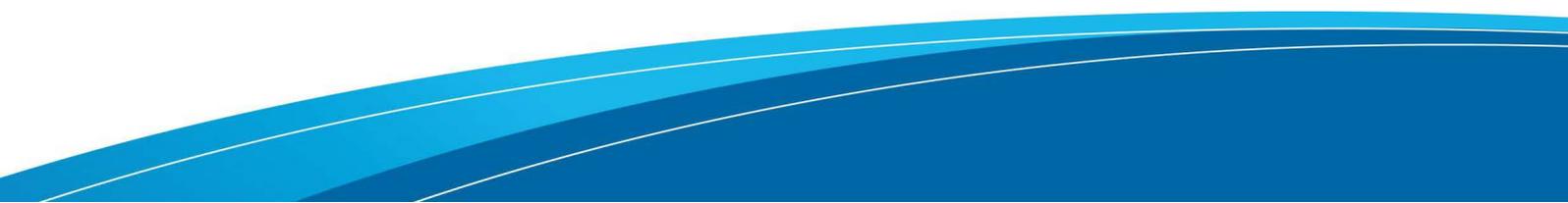
- b. What is the capacity of local schools?

- 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?
- b.



CR3 FORUM NEIGHBOURHOOD PLAN

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?

Both the Parish Council and residents opposed the earlier applications for redevelopment to residential. The Caterham Business Group and others opposed the loss of business use. Loss of business use was the reason given by the Inspector for refusing the appeal.

The emerging Neighbourhood Plan also opposes loss of existing business premises and highlights the decline in employment land over the past 15 year period. These premises are in current use and there is no evidence to support the existing use is not viable.

8. Availability

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

It is assumed by the current application that the owners are willing for the site to come forward for development.

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

There are existing leases on the site but these are unlikely to prevent development but may cause a short delay.

CR3 FORUM NEIGHBOURHOOD PLAN

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+?

Whilst it's present use as Class B1a under Permitted Development Rights allows the premises to be converted to a residential use, this is unlikely to be a viable solution given the nature of the building. The illustrative plans only show 5 individual units of mixed size and although the location is close to the Town centre and Station it would not be considered suitable as a prestigious location for residential use and unlikely to support above normal pricing.

The preferred use is to retain the existing Class B1a use in any form of development and preferably within a more comprehensive use of both this site and the adjacent library site. The moving of the library to the Soper Hall site has been proposed as has amalgamation of libraries within CR3.

Whilst the Inspector did not support the character and height objections to the earlier scheme, these objections are supported by the Neighbourhood Plan and any scheme should not be at a significant height above the existing premises and those opposite in Stafford Road.

Therefore the proposed new application is considered to be premature and unacceptable, in that:

1. The NP has identified sufficient brownfield sites to meet its target for net new units in the next 5-10 years. Therefore this is not a reason to lose existing used business premises in the CR3 area.
2. No Housing Need assessment has been undertaken to identify availability and demand on types of accommodation. The NP suggests that this is for low cost housing, starter homes and 3-4bed houses.
3. The site is sustainable as business premises, it is in use and there is now a shortage of business premises and employment land following the losses to residential over the last 15 years.
4. The Neighbourhood Plan would support a more comprehensive development including the library site on the understanding that a suitable alternative site can be found and established before development commences.
5. Any development must be in accordance with the character of the area and the Urban and Design policies set out in the emerging Neighbourhood Plan. It is considered that 3 storey development above the Stafford Road level is most appropriate but that additional accommodation within the roof might also be acceptable within a quality design solution meeting all other constraints.