

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCV 3004 Waitrose premises including car park

b. Where is the site located?

2 Station Road , Caterham, Surrey, CR3 6LB

c. What is the site description?

Supermarket with adjoining car park

d. What are the adjoining uses to the site?

Railway and retail with Highfield Drive service road.

e. What is the site area (hectares)?

0.07 Hectares (1.73 acres)

f. What is the existing land use?

Retail Class A1 with car parking.

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

The site is held by Waitrose Limited under a 125 year lease from 29th September 1982 from British Railways Board at a peppercorn rent.

h. What is the site's planning history?

2000/28 2001/757 2003/718 2003/719 2003/1491 2014/759 2015/185

All plant or advertising applications. Original planning approval in '80s

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?

Aviation safeguarding: Biggin Hill Height Zone

General Policy: Primary Shopping Area

General Policy: Primary Shopping Frontage

General Policy: Town Center Area

General Policy: Urban Area

Development Plan Policy

Tandridge District Core Strategy 2008 – Policies CSP1, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP17, CSP18 and CSP19

Tandridge Local Plan: Part 2 – Detailed Policies DP1, DP2, DP4, DP5, DP7, DP21, DP22

Supplementary Planning Documents Parking Standards

Tandridge Local Plan: Part 2 – Detailed Tandridge Parking Standards SPD (2012)

Hazards/other environmental: EA Flood Zone

Hazards/other environmental: EA Flood Zone

Hazards/other environmental: HSE Notifiable Hazard

Hazards/other environmental: Rail Track within 30m

Hazards/other environmental: Updated Flood Map for Surface Water – 100

Hazards/other environmental: Updated Flood Map for Surface Water - 1000

Roads/motorways: Road Classification

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 2012

National Planning Policy Guidance.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

TDC Parking Standards 2012.

Local Plan DP1, DP2, DP5, DP7, DP 21, DP22

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

Not as far as we are aware

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?

No contamination evidence available but not as far as we are aware. Might require a Phase 1 and 2 Contamination Survey in respect of previous and adjoining uses.

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

Railway and Highway Noise.

- 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

CR3 FORUM NEIGHBOURHOOD PLAN

- g. Could the site contain any archaeological remains?

None documented as far as we are aware

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

Possible issues of congestion at junction of Highfield Drive and Station Avenue.
Part of Car park is reserved for Railway Station use.

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

There are a number of restrictive covenants and rights of us within the ground lease..

3. Onsite considerations

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

Direct frontage to Station Avenue and car and loading access from Highfield Drive

- 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?

Site is adjacent to Station and Railway lines.
Site slopes steeply down from Station Way, North/South.
Exit from Highfield Drive is close to main roundabout with High Street.

- 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.?

Unlikely, Site is completely built on.

CR3 FORUM NEIGHBOURHOOD PLAN

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

Railway and Station.

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

Present building specifically designed as supermarket and car park unlikely to be suitable for alternative uses other than D1, D2 .

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

No.

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

In valley would not affect skyline

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

Apart from public access over Highfield Drive no footpaths or bridleways are shown over the site. At present there is a side access from car park to Station Avenue and station

- 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?

Site forms an essential part of the retail provision for Caterham Town Centre. It might be possible to integrate the site into a wider area incorporating the station and other neighbouring facilities.

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

Modern supermarket with brick and glass facades.

CR3 FORUM NEIGHBOURHOOD PLAN

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

Yes. Residential development in Stafford Road and residential accommodation in shops above retail on the High Street.

- k. Physical infrastructure and local services considerations

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

Yes as far as we are aware

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

It is assumed that it does.

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.

In Town Centre

- b. What is the capacity of local schools?

Not applicable

- 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?

See Neighbourhood Plan

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?

Well liked supermarket and car park. Considered to be slightly small to compete with other supermarkets in area. Prime shopping frontage.

8. Availability

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

Not as far as we are aware.

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

Station parking requirements. Requirements of Railway in connection with any new build or demolition and services.

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+?

Given the present use and its location it seems unlikely the site will be available in the foreseeable future.

It is possible that residential over might improve profitability of redevelopment but site is constrained by shape and adjoining railway.

Difficulties with different adjoining owners and the railway hinder future development.

A comprehensive scheme with the station is possible given the interests of both British Railways Board and Waitrose and the possibility of building over the railway lines or moving the station north.

High cost of amendments to railway land would be prohibitive for anything but a major redevelopment possibly also including land to the east fronting the High Street.