

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCV 3011. 77-81 Stafford Road

- b. Where is the site located?

77-81 Stafford Road Caterham CR3 6JJ

Grid Ref: 533822 155982.

- c. What is the site description?

Originally the site of 3 large detached houses set back and up from Stafford Road with gardens extending into Green Belt and substantial tree screen front and back.

77 Stafford Road is now developed into Gilbert Court, a modern apartment block of 12\*2Bed apartments with private access road from Stafford Road.

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

The area is predominately residential, originally mixture of detached and semi-detached houses but now interspersed with apartment blocks particularly below Stafford Road. There are playing fields and the railway below Stafford Road.

79 and 81 remain as large detached houses set back from Stafford Road with a single access drive from Stafford Road. These both have back gardens extending into the green belt and the rear tree screen with 81 being nearer to the tree boundary at rear.

The front gardens contain mature trees providing a substantial screen from the Road. To the North and below these houses and fronting Stafford Road are the detached houses No. 83 and 85.

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

Original site area for all three properties was 1.27 ha but this is now reduced by development of 77.

79 Stafford Road is approx. 0.42 ha and 81 is approximately 0.45 ha but this includes land in green belt and tree screens. The net developable area will be less.

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f. What is the existing land use?

Residential but a large proportion of site green belt with mature wooded area making a very important contribution to the character of the area and prominently visible from across valley.

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

Gilbert Court is now in 12 separate ownerships.  
79 plus land behind and to west in single ownership. 81 in single ownership.

h. What is the site's planning history?

In 1990 an appeal was dismissed for the redevelopment of 75-81 Stafford Road with 10 detached houses, six 2 bed apartments and six 3 bed apartments served by new access road. Subsequent alternative proposals(89/1379 and 89/1381) were withdrawn.

On 77 Stafford Road, in 2007 planning application 2007/442 was refused but in 2008 2007/1088 was approved for twelve 2bed apartments and this has been implemented as Gilbert Court.

There have not been any subsequent planning applications.

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?

Main constraints are Green Belt on rear third and wooded hillside (CSP18) on total site.

CCSP 1, 3, 4,7, 11, 12, 14, 15, 17, 18, 19 and 21.

DP1, DP7, DP8, DP9,DP10, DP19, DP21.

TDC SPD Parking.

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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?

NPPF  
NPPF 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?

No.

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

Tandridge Housing Capacity Study—Large Residential Sites 2005.

## 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?

Not applicable

- f. Are there any 'Listed' buildings on or close to the site?

No.

- g. Could the site contain any archaeological remains?

Not as far as we are aware.

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

Stafford Road suffers from high levels of street parking on both sides but is a main residential road leading to the Town centre and A22.

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

Apart from the whole site now being in two ownerships, there would appear to be no legal restrictions on the site.

### 3. Onsite considerations

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

New Access from Gilbert Court is to a safe modern standard.

Access from 79 and 81 is by a narrow driveway across double yellow parking lines.

If further redevelopment were to be considered a combined single access to Stafford Way would be preferable although there is room to improve the access from 79/81 Stafford Road. This might lead to loss of trees.

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

Relatively.

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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?

The sites slope steeply upwards from Stafford Road and new development should not encroach on green belt behind.

Any development would need to blend into the topography making use of slopes and avoiding retaining walls.

- 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.?

The front of the site contains mature trees forming a screen to Stafford Road and important visually in breaking up the slope from the surrounding residential and contributing to a verdant view from across the Valley.

The rear third or more is heavily wooded again with mature trees and is largely within the green belt. A full biodiversity report would be required. The site of 77 Stafford Road recorded badgers and a diversity of birds.

The site is situated within designated wooded hillside and this is a major constraint on development and retention of character.

- 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?

Unlikely

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

Yes from across the Valley. The site is part of the designated wooded hillside and plays a very important role in forming the sylvan character. The skyline to the western side valley is a deep wooded area of mature trees.

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

Whilst it is unlikely that more than 3 storey development would be allowed, consideration should be given to the mass and scale of the buildings in relation to the character and views into this wooded hillside area.

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

Not shown

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?

If the whole of the two sites are to be used for development, careful consideration should be given to incorporating 83 Stafford Road into the development.

If 83 is not incorporated into redevelopment care would be needed to protect the amenities of this property particularly from over-looking and traffic noise from any more intensive use of the site.

There are no development proposals at present.

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

Mixed styles of mainly 2 storey residential and newer 3 storey apartment blocks.

Area has urban residential feel with mature trees acting as screening and visual sylvan character.

Density 30-55 units per hectare although one would expect any redevelopment to be at the lower end and based on net developable area. The density for 77 Stafford Road/Gilbert Court is given as 29.7 units/ha.

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

Yes in particular 83/85 Stafford Road.

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k. Physical infrastructure and local services considerations

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

Would expect the site to be generally well connected to utilities.

May require some surface water treatment to prevent run off from non-landscaped areas.

l. Does the site have high speed broadband connection?

Not Known

### 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.

Generally well located for local services although no public transport in Stafford Road.

- b. What is the capacity of local schools?

Good but to be assessed by other Groups.

- c. Are local services accessible by public transport, cycling and walking?

Many services within walking and cycling distances but public transport only available at either end of Stafford Road.

### 6. Community Infrastructure Levy

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

To be advised.

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### 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?

Parish Council objected to development on 77 Stafford road on grounds that it would have a significant negative impact on designated Wooded hillside.

Other objections were concerns on local services and amenities being overstretched, congestion in Stafford Road, inadequate parking and no need for more flats.

#### 8. Availability

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

Owners have not been approached but would appear not to have changed form 1977 and 1979 respectively with additional land acquired in 1983.

It seems unlikely that redevelopment would be currently viable against existing value and costs and complications for redevelopment.

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

Viability of any form of redevelopment and agreement with both owners.

No options registered.

#### 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+?

It seems unlikely that redevelopment will be deliverable in the next five years due to ownership and viability under the constraints for developing the site due to the topography, difficulties of access and the reduction in net developable area with the exclusion of green belt and wooded tree areas.

Likely that overall site area will be reduced to a net developable area of 0.44 ha which on a similar density to 77 would only lead to a net gain 12 units if flattened development was possible.

Possible inclusion in period 6-10 or 10+.