

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCV3031 Post Office

- b. Where is the site located?

19 Station Road , Caterham, Surrey, CR3 6LB

- c. What is the site description?

3 Storey Building late 19th Century with ground floor retail (A1) post office and upper floors financial and professional (A2)

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

Bank and retail with mixture of offices and residential above. Primary Retail Frontage Town Centre. Mixture of A1 and A2 uses

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

0.0384 Hectares

- f. What is the existing land use?

Retail Class A1

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

The ownership is private.

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

2005/1842 2011/138 2012/482 and 2014/206. The main one of relevance is 2012/482 which was for the partial conversion of the ground floor to residential with a reconfigured retail layout and revised shop front. Erection of part single/two storey extension to rear elevation with pitched roof over. Proposal would provide a total of 9 flats with no parking provision. This was refused and upheld at Appeal main reasons the scheme before me would represent incongruous over-development and would fail to have sufficient regard to the character and appearance of the area and lack of amenity. 2014/206 was for a change to shop front.

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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?

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, CSP14, CSP15, CSP18, CSP19 and CSP 23

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)

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.

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, DP4, DP5, DP7, DP 21, DP22

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- 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. May be part of Town Centre Review.

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. Might require a Phase 1 and 2 Contamination Survey in respect of previous and adjoining uses if building were to be demolished. Desktop Phase 1 and 2 study would be required.

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

Railway and Highway Noise and noise from adjoining car park.

- 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. However this frontage does retain a historic perspective and could be considered for heritage status.

- 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)?

It is assumed that all vehicle and service access is and would be from rear service area and onto Harestone Valley Road.

No vehicle access should be allowed to Station Road.

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

The title provides for access and parking rights to the service area to the rear.
There are certain party wall covenants with adjoining buildings.

3. Onsite considerations

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

See 2.h.

- 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 between buildings and is lower as you move south from Station Road.
Generally there are no topography or services constraining development of the site as far as we are aware.

- 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.

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

Not as far as we are aware.

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

See earlier descriptions.

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

No. However important character feature to frontage to Station Avenue.

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?

Not shown on Surrey Map.

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 with other adjoining buildings.

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

Late 19th/early 20th century with brick and glass facades.

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

Yes. Any increase of building on the site would have an effect on amenities to adjoining buildings.

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.

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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.

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

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?

There was opposition to previous application from Parish Council and a reasonable number of other private objectors. Loss of the Post Office would be a serious reduction in convenience to all residents.

8. Availability

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

It is not known but based on previous applications, it would seem likely.

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

Not as far as we are aware.

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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 the previous refusal it seems unlikely that a viable redevelopment will be available in the years 1-5.

It is possible that a residential extension might eventually improve profitability of redevelopment.

Difficulties with adjoining owners and assembly will restrict availability for a larger more comprehensive scheme..

Any redevelopment would need to retain retail and A2 uses to support the viability of the Town Centre.

Unlikely to produce other than windfall residential development.