

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCV3034 Telephone Exchange 34 Godstone Road Caterham

- b. Where is the site located?

Telephone Exchange 34 Godstone Road, Caterham CR3 6XY

- c. What is the site description?

Site is a 4 sided parallelogram fronting on to Godstone Road.

The large brick built telephone exchange building 2/3 storeys in height is set back from street with grassed front and then behind brick and stone walls and two storey building continues partly along the rear boundary .There is a second single storey building to right of entrance. All are in good condition and well maintained. Highest point on 4th storey is water tank enclosure which is set back on a third storey which is also set back from road frontage..

The remainder of the site is a concrete yard and SEEB substation.

The frontage has some shrub landscaping either side of the entrance.

This is up to date telephone exchange as a local hub, is part of the essential infrastructure for the town.

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

On the frontage, between Crescent Road and site is Kwik Fit garage and car repair facility and North towards the town centre is the Pilgrim Public House.

On the rear East boundary is the garden and house of 66 Cresecent Road.

Opposite is St John's Church. The site is equally positioned between the junction with Clairville Road to the North and Crescent Road to the South.

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

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0.27 hectares.

f. What is the existing land use?

The existing land use is as a telephone exchange which is probably sui-generis.
If not it assumed it would be Use Class B1b or c.
It is in the Town Centre of Caterham Valley.

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

BRITISH TELECOMMUNICATIONS PLC (Co. Regn. No. 1800000)
of 81 Newgate Street, London EC1A 7AJ.

h. What is the site's planning history?

Apart from 2 Permitted development applications in 2002, no applications have been made on the site since 2000.

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?

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The site lies in the Town Centre Area for CaterhamValley.

It lies beyond the secondary frontage which stops at 28 Godstone Road.

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

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

- 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 National Planning Policy Framework (NPPF) (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?

The Site is in the Town Centre Area just after the Gateway into Caterham Town.
Its location after the “gate way” into Caterham increases the importance for any development to have a high quality design solution.

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

The site is in Caterham Valley Town Centre and therefore is assessed in this category for redevelopment.

2. Desktop evidence review

- a. Is the site in flood plain / known to be affected by flooding?

Not in flood plain

- b. Could the land be contaminated by a former use or activity?
Would development require the remediation of contaminated land?

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It is likely that there may be contamination from use and from cables running underground. A contamination report would be required.

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

None other than traffic noise from Godstone Road.

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

Not known but unlikely. Freehold contains underground and mineral rights.

- e. Is the land of agricultural value / official designation of agricultural land?

Not applicable urban site.

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

Just opposite is St John's Church, otherwise no listed or buildings of Heritage status in area.

- 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)?

Godstone Road is a main highway into Caterham and any redevelopment would need to be referred to Surrey Highways for advice. All parking would need to be inside the site boundaries.

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

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There is a right of access for maintenance on the rear boundary over 66 Crescent Avenue.

99 year lease to SEEB for substation from December 1953 and various easements.

131+3 days year lease to Autowindow No.3 Ltd from April 2001 which contains an option to purchase the reversion.

3. Onsite considerations

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

Vehicle access is from a single point on to Godstone Road. There is an additional pedestrian access to the buildings.

Any redevelopment would need to be considered against the traffic on Godstone Road and safety issues with the nearby junctions of Crescent Road and Clairville Avenue.

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

The site is very accessible and close to Town centre.

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?

There is a public lamppost outside the site and existing buried cables and drainage into and across the site which would presumably become redundant should the site be redeveloped. It is possible that cabling to the substation and the substation itself may be a constraint on development.

There is a slight upwards slope into the site from Godstone Road but the site itself is basically level.

an up to date telephone exchange as a local hub, is part of the essential infrastructure for the town.

- 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.?

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The site at present has little to no biodiversity value and apart from on the rear and front boundaries is largely buildings or yard.

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

Unlikely, once the existing use becomes redundant and all plant and equipment is removed.

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

Unlikely that any of the buildings would be re-used or retained in a redevelopment.

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

The site has an important frontage to Godstone Road close to the Gateway area into Caterham Town.

Any multi storey development would be visible from the residential area to the East.

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

Unlikely if development was no more than 3/4 storeys

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

None as far as we are aware.

- 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?

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As far as one can tell there are no development proposals in the area other than for the Youth Centre and 89-91 Godstone Road.

On either side recent redevelopment has converted the existing building to the Pilgrim Public House and relatively new premises for Kwik Fit.

Both of these uses may provide constraints on use of the site for residential.

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

Mixture of styles and materials. Scale is largely 2/3 storey with a definite residential feel to the retail buildings. Density would be set by Town Centre Location.

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

Care should be taken on the east boundary to avoid overlooking into residential properties and back gardens.

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

The site is connected to local services.

- 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.

The site is on the edge of the Town Centre and is close to most services including schools and GP practices.

- b. What is the capacity of local schools?

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Good

- 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?

To be advised

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?

Not as far as we are aware. There is likely to be objections to losing any business, retail or commercial use in this location.

This is up to date telephone exchange as a local hub, is part of the essential infrastructure for the town.

Any residential development is likely to be in the form of flats on the upper parts of any building with the retention of other uses on ground floor.

8. Availability

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

There is no indication that the present owners are contemplating redevelopment and with the current leases on the site any redevelopment is likely to be in the distant future.

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

See note above and details of leases in ownership section.

9. Summary

Desktop research findings

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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+?

Based on these findings the site is not considered deliverable in the foreseeable future.