

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3003

Gadoline House 2-2b Godstone Road CR3 0EA (former Ann Summers site).

- b. Where is the site located?

Within an Urban category settlement 1

E: 533611.13

N: 159151.72

- c. What is the site description?

Slightly irregular Rectangular site with frontage on the A22 and Old Barn Lane. The site is located adjacent to the boundary with the London Borough of Croydon. It is on the west side of the A22 and to the east of the Caterham to Purley railway line. To the east of the site is a gas holder station and a building waste disposal site, to the north a fairly new block of flats and to the east a terrace of residential properties.

The site is essentially flat and comprises derelict space and buildings

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

See above and Old Barn Lane on the north boundary; Railway line on the west boundary; residential properties on the south boundary. A22 on the east boundary.

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

0.6643 hectares

- f. What is the existing land use?

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Empty office block and empty ancillary buildings with derelict open space, currently being used by the building waste disposal company opposite the site for storage and parking.

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

Unknown

h. What is the site's planning history?

Site applications:

2002/286, 2005/1279, 2006/312.

The latest was for erection of 118 flats and a primary care facility. Approved on appeal in 19/7/2006.

Tandridge District Council have received an e-mail on the 11.7.2014, for plans which appear to replace the previous plans for 118 flats and a Primary care facility.

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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All general DP's

DP1; DP4; DP5; DP6; DP7; DP19; DP21; DP22

1. NPPF – Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP8; CSP11; CSP12; CSP13; CSP14; CSP15; CSP17; CSP18; CSP19. CSP22

2. No

3. Urban Category 1 settlement

4. No

- 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 – see

1. Building a strong, competitive economy

4. Promoting sustainable transport

6. Delivering a Wide Range of High Quality Homes

7. Requiring Good Design

8. Promoting Healthy Communities

9. Protecting Green Belt

- 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.

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

No.

2. Desktop evidence review

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

It is on the flood plain and there is a culvert (Caterham Bourne) that runs under the existing site.

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

There is contamination on this site.

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

Yes. A22 dual carriageway trunk road and railway line, Gasometer and building waste disposal site. The building waste disposal site opposite was very noisy and in our opinion contaminating the air quite heavily whilst we were visiting in the middle of the day.

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

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Unknown

- 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

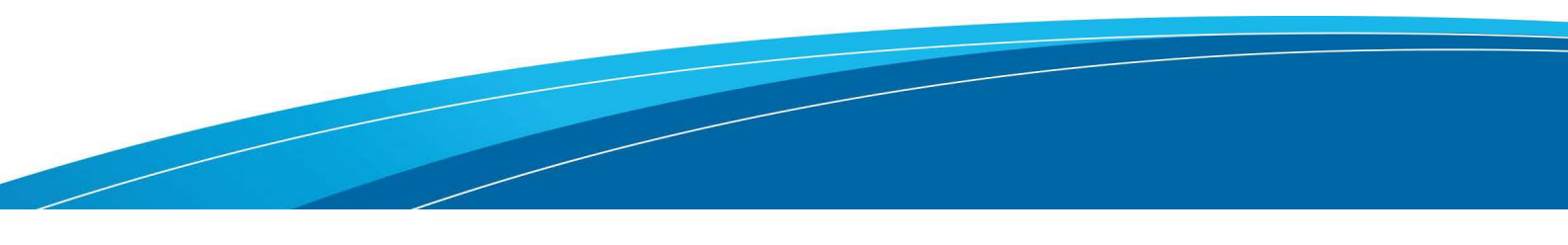
- g. Could the site contain any archaeological remains?

Professional assessment of the site would be required.

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

Not under normal traffic conditions. Although, parking is a problem within the area, see "Whyteleafe Parish Plan – February 2008

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



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Unknown.

3. Onsite considerations

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

Directly from the A22 and Old Barn Lane.

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

The nearest station is Kenley. The 407 bus route, which runs along the Godstone Road. There is no dedicated cycle route on this particular stretch of the road. Pedestrian pavement on A22 and a public footbridge across the railway onto Old Barn Lane.

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?

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Level site, there may be a possibility of previous site contamination.

- 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.?

No significant natural features as this site is surrounded by buildings. This site is on a flood plain.

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

Sandwiched between A22 heavily used trunk road and railway line. Gasometer and building waste disposal site is located on the opposite side of the A22.

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

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It is possible that the former office building on the site could be converted.

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

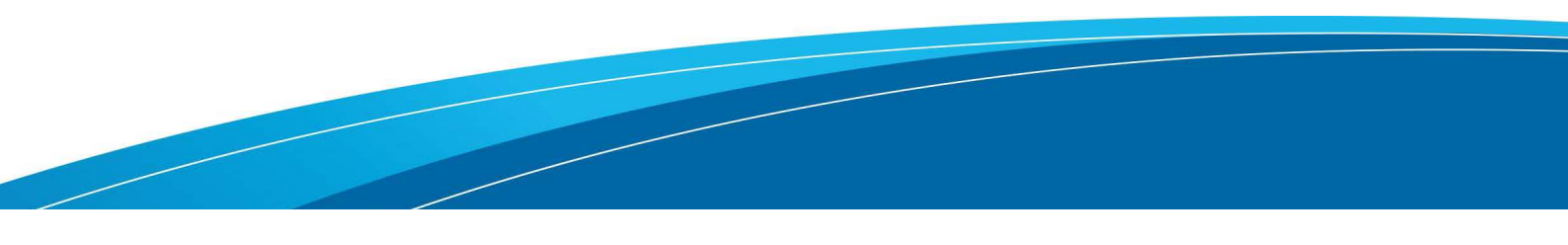
No

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

Any future development must be restricted to the current height of the existing empty office building.

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

No.



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- 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?

Adjoins A22 heavily used trunk road and railway line. Gasometer and building waste disposal site is located on the opposite side of the A22.

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

There is no local style.

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

Any future development should be restricted to the current height of the existing vacant office building to reduce privacy issues for residential properties adjacent to the site

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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)?

Yes.

l. Does the site have high speed broadband connection?

Unknown as the site is mainly derelict, but the area generally has broadband access

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.

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1200 – 1500m to Whyteleafe centre.

Libraries located at Caterham on-the-Hill and Caterham Valley

GP – 19 Station Road, Whyteleafe

Post Office and Pharmacy located in Wyhtealeafe centre.

Play space and pitches – Wyhtealeafe Recreation Ground

De Stafford sports centre – Burntwood Lane

Schools:

Wyteleafe Primary – Whyteleafe Hill (mixed 4-11 years old) 418 pupils

Kenley Primary – New Barn Lane (mixed 4-11 years old) 216 pupils

De Stafford Senior School – Burntwood Lane (mixed 11-16 years old) 802 pupils.

Marden Lodge Primary – Croydon Rod (mixed 4-11 years old) 175 pupils.

b. What is the capacity of local schools?

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

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The nearest station is Kenley station and the 407 bus route, which runs along the Godstone Road. There is no dedicated cycle route on this particular stretch of the road. No safe means of crossing on this stretch of road for pedestrians

A pavement runs along both sides of the Godstone Road.

6. Community Infrastructure Levy

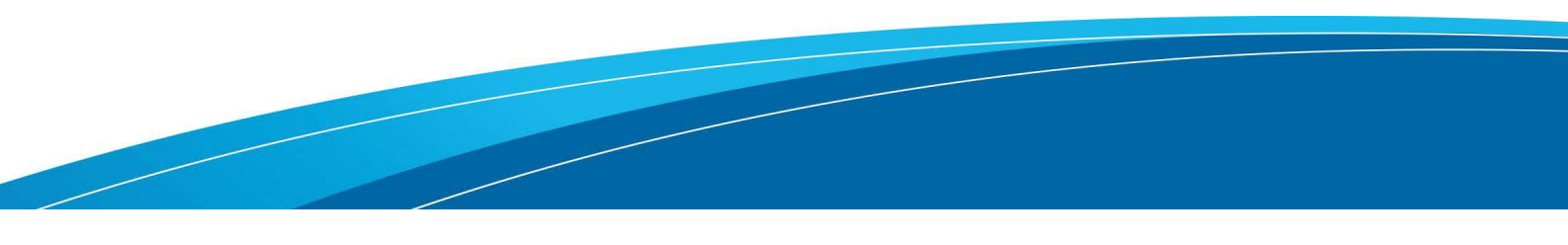
- a. What are the priorities for local infrastructure improvements linked to the development of this site?

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?



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The existing flatted development on the Croydon border, residents are concerned about the dust pollution coming from the building waste disposal site opposite, they have appealed against some aspects of this to Surrey County Council, so any new residential developments would have the same problem.

Surrey County Council 2014/0117 and 2014/0205

8. Availability

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

Owner on this site (David Gold business) would need to be contacted

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

Contamination of land, flood risk, suitability of area due to bad neighbour – waste disposal site

9. Summary

Desktop research findings
Planning policy considerations
Onsite considerations
Infrastructure & local services

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Deliverability

Over what timeframe might the site become available for development - in years, 1-5 | 6-10 | 10+?

This is a site with good access and good local facilities nearby.

Possible uses could be:

- (a) Residential – flatted development if the current bad neighbour of the waste disposal site is moved.
- (b) Commercial –
- (c) Healthcare or GP surgery.
- (d) B8 – Warehouse and storage/distribution providers.
- (e) C2 – Residential schools, colleges and training provision.
- (f) A1 – Large retail outlets

Uses that do not seem suitable would be:

1. Prime frontage retail.
2. A3, A4, A5 – Restaurants, take-away outlets and café's

Our preferred use is for it to be retained for business. Whilst not located within a town centre, this site benefits from a good supporting local population within easy reach of the site as well as reasonable public transport provision.

The existing application proposal has been submitted for over 118 flats, therefore there could be a need for a small supermarket to be included within the development to reduce the impact of additional car journeys, required for shopping, from this location.

SEC ref: 2014/02/05. The gas holding site (Waste Recycling site) has an application for the continued operation for a concrete crusher. Currently under consultation with SCC

Given the close proximity of the waste recycling plant, using a concrete crusher adjacent to the proposed flatted development, we would strongly recommend an air pollution monitor would need undertaken over a significant period of time, to be recorded and the findings published.

Surrey County Council's air quality consultant recommends a Dust Action Plan and programme of ongoing dust monitoring to validate the outcome of the assessment be adopted.

Summary Continued

