

CR3 FORUM NEIGHBOURHOOD PLAN SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3016 Old Barn Petrol Station Godstone Road CR3

NOTE: Full details for this site are included in WHY 3003

- b. Where is the site located?

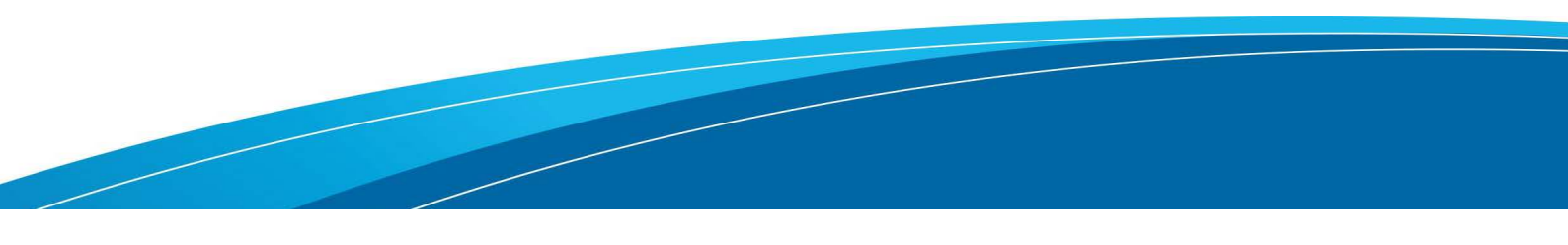
Godstone Road.

- c. What is the site description?

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

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

- f. What is the existing land use?



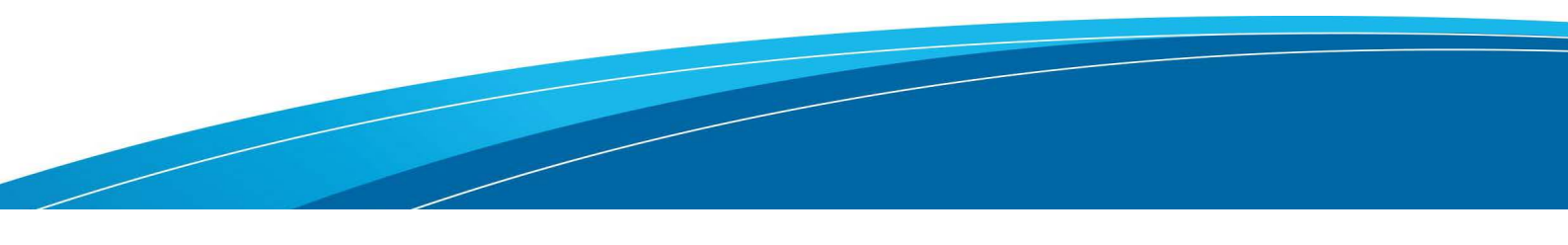
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g. Who is/are the owner(s) of the site?

h. What is the site's planning history?

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; 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?

- 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?

tbc

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

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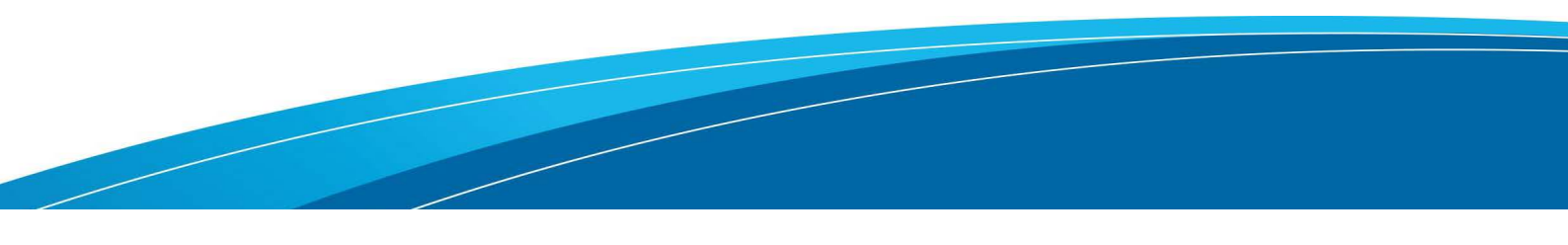
2. Desktop evidence review

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

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

Probably. A professional site assessment would need to be undertaken.

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



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d. Does the site contain a valuable mineral resource?

A professional site assessment would need to be undertaken.

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?

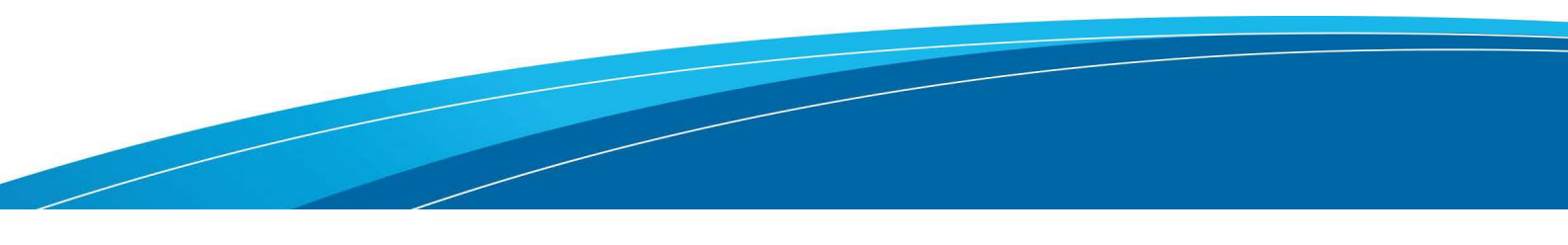
g. Could the site contain any archaeological remains?

A professional site assessment would need to be undertaken.

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

Parking is a problem within the area generally, see "Whyteleafe Parish Plan – February 2008

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



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3. Onsite considerations

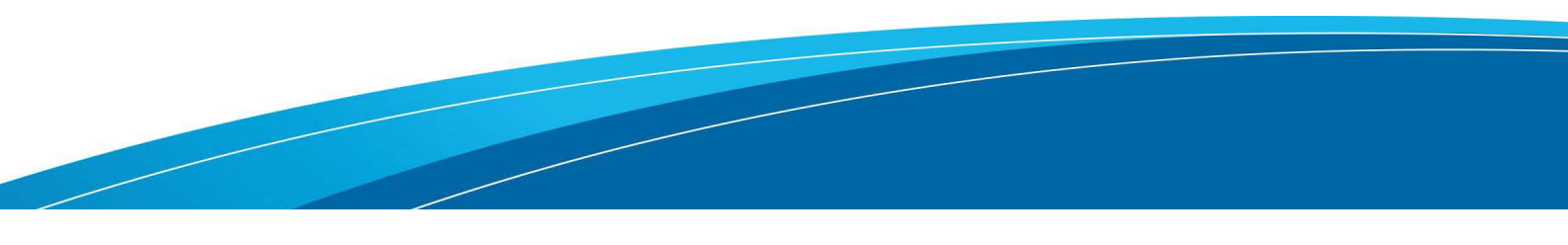
- a. Access / How is the site accessed / Is it easily accessible from the highway?

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

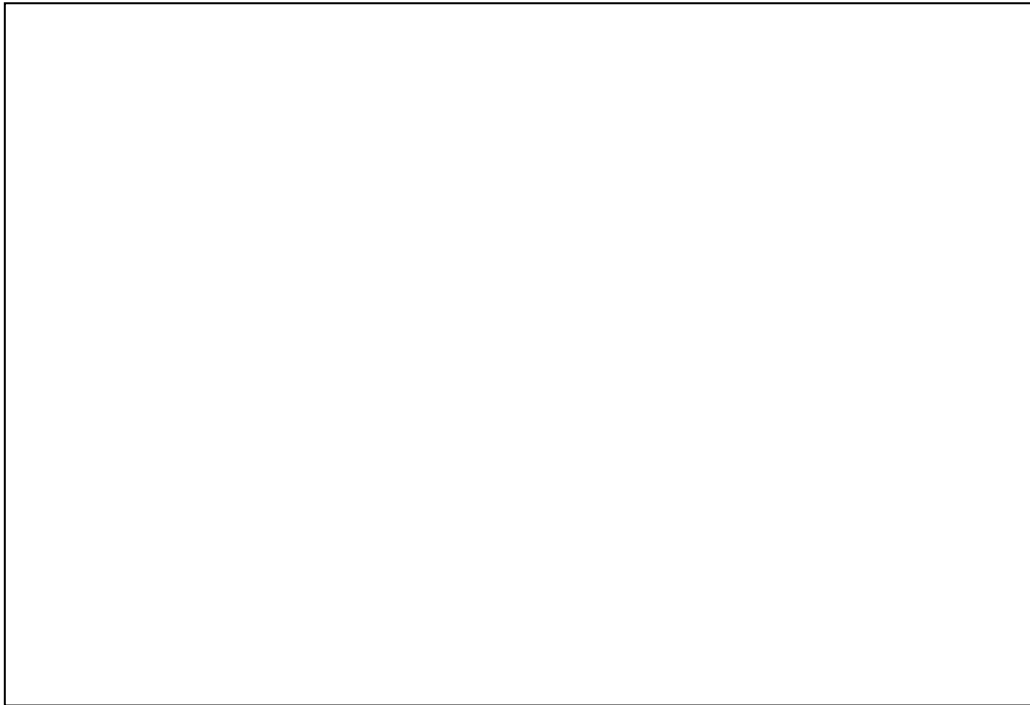
Whyteleafe South Station and the 407 and 434 bus routes are located on Godstone Road. Cycling is possible along Godstone Road although there is no dedicated cycle route at this point.

4. Existing features

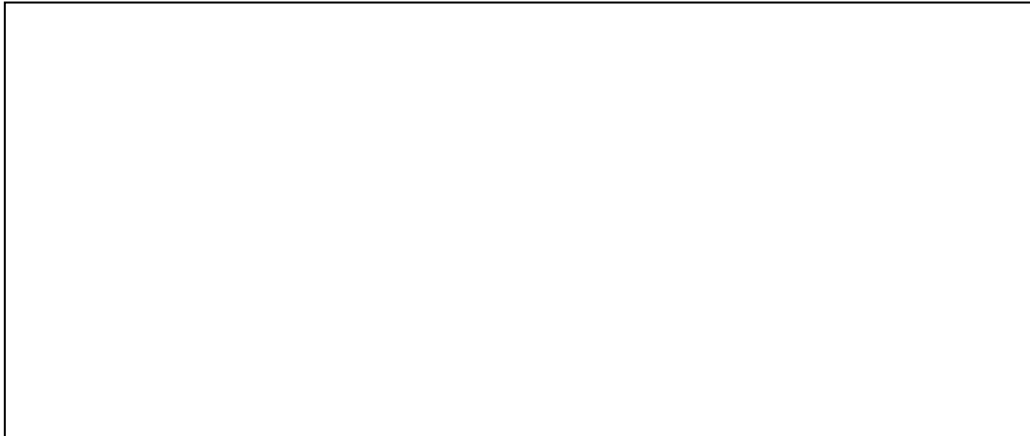
- a. Are there any physical constraints affecting the site e.g. access, slope, pylons?
Will the topography of the site constrain development e.g. steep slopes?
Are there any power lines, pipelines or other infrastructure crossing or affecting the site?



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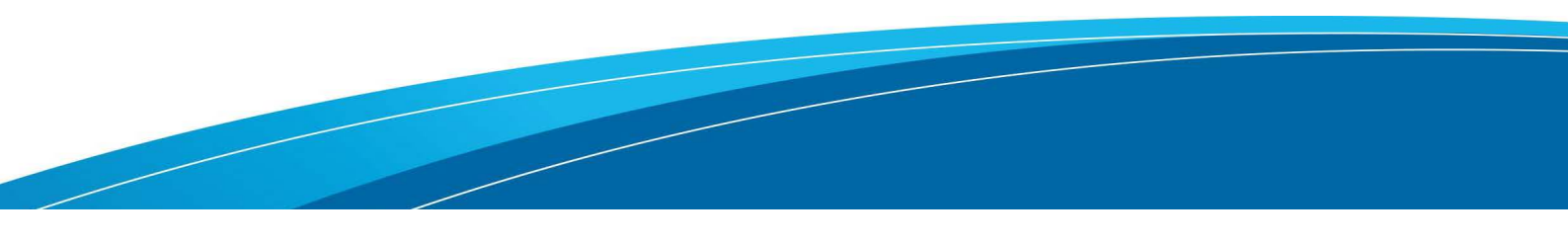
- b. What natural features are there e.g. any trees, hedgerows, watercourse?
Are there features of particular biodiversity value?
Could the site be home to protected species such as bats, badgers, great crested newts etc.?



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



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



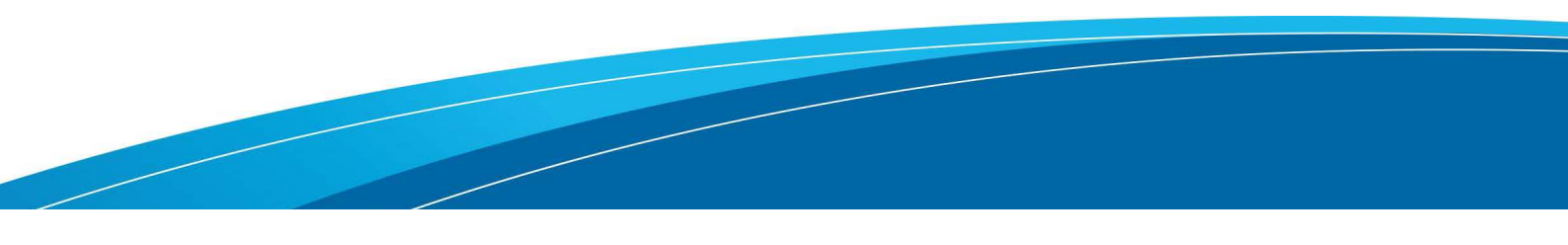
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e. Are there important views into or out of the site?

No

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

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



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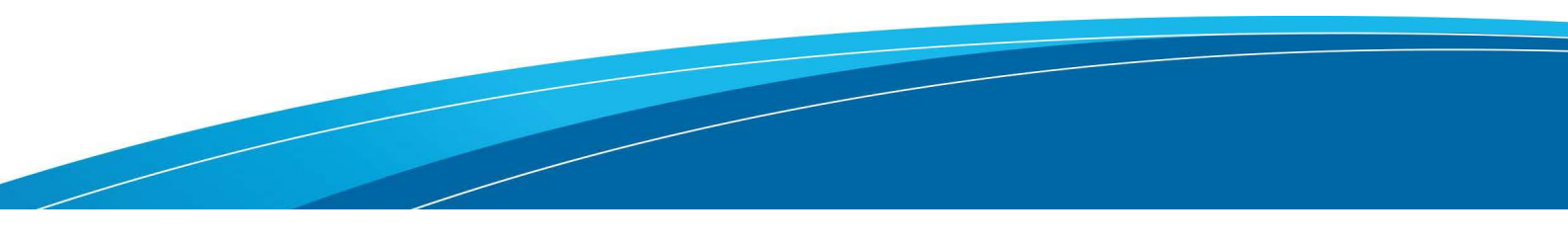
h. Information to record about neighbouring sites and the surrounding area.

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?

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

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



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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?

Probably

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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6. **Community Infrastructure Levy**

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

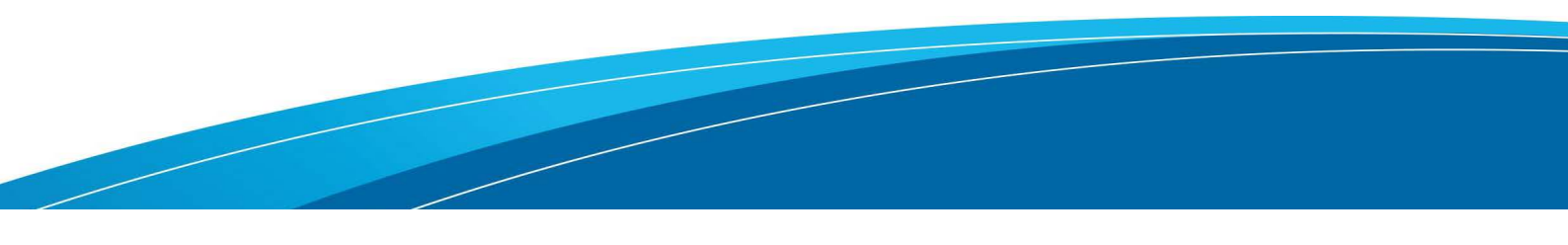


Deliverability

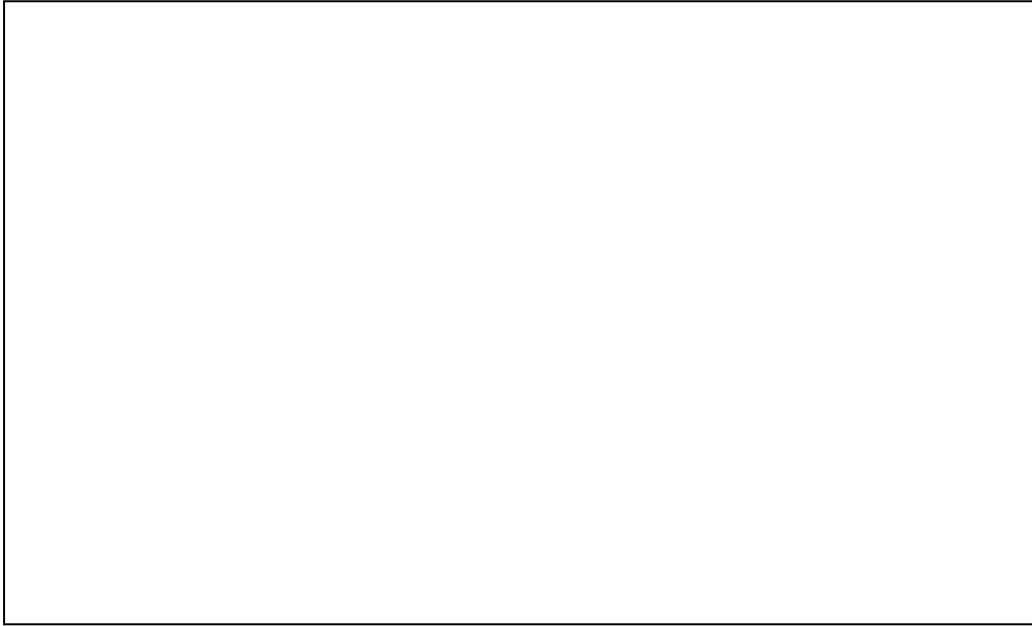
Starting to think about whether development of the site is deliverable and viable...

7. **Suitability - potential constraints on development**

- a. Is there a record of local opinion towards development of the site?



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8. Availability

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

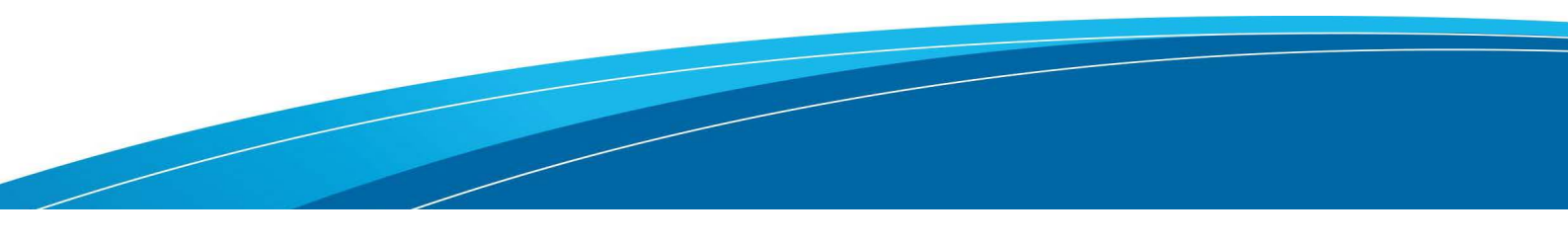
Owner on this site would need to be contacted

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



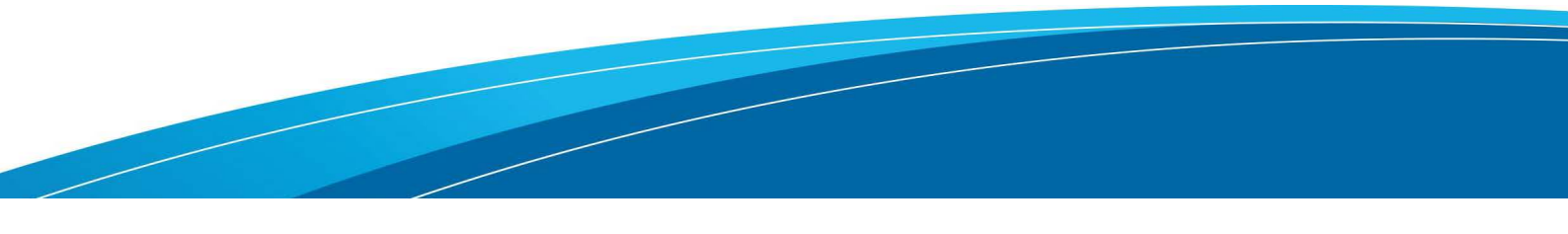

9. Summary

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



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

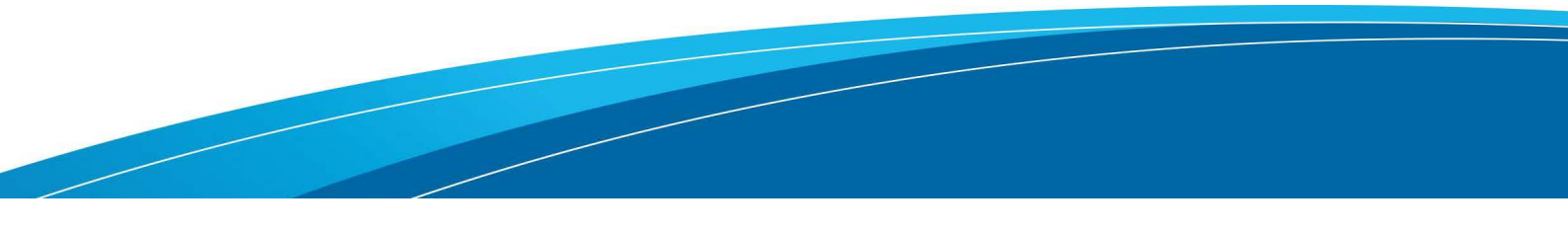
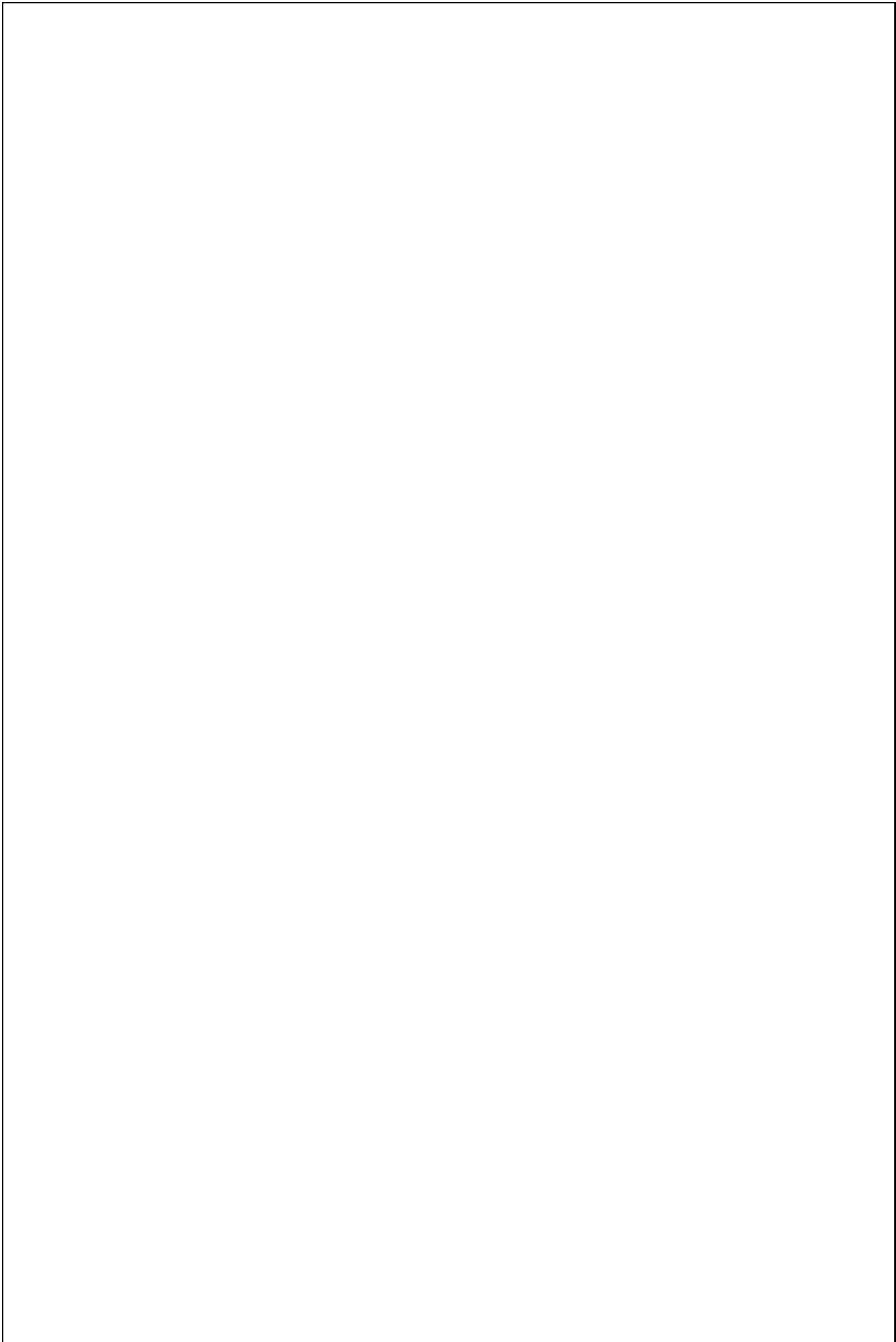


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Summary Continued



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Site Plan – image from www.cartogold.co.uk/tandridge/localplan

