

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY008

Wellesley Parade, Godstone Road CR3 0BL

- b. Where is the site located?

On the south western side of Godstone Road which is to the north west of Wapses Lodge.

E534499.9

N157246.66

- c. What is the site description?

Shopping Parade that includes residential flats above each of the 4 shops
Frontage is 95 metres onto Godstone Road
Manor Park and SNCI behind the plot.
Overlooked by wooded hillside on opposite side of Godstone Road.
To the rear of the site is the railway line which is raised above it and separated by chain fencing.
To the south of the site is an area of trees and hard standing

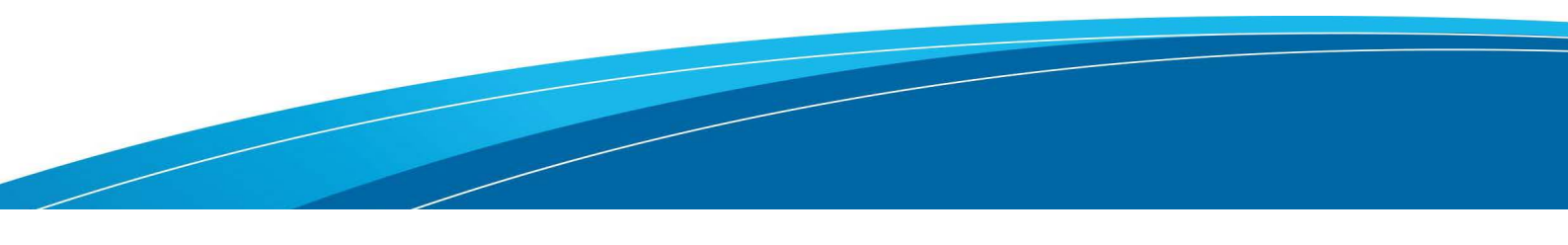
- d. What are the adjoining uses to the site?

Woodland, railway line, parade of shops WHY005 parking area and major road.

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

Triangular site of 0.1099 hectares

- f. What is the existing land use?



CR3 FORUM NEIGHBOURHOOD PLAN

Small Shopping Parade with first floor residential flats.

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

Unknown

h. What is the site's planning history?

Number 1 Wellesley Parade has had planning applications for storage areas, latest is 2008/1121 which was approved

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?

CR3 FORUM NEIGHBOURHOOD PLAN

All general DP7.

DP1; DP4; DP5; DP7; DP21; DP22

1. Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP11; CSP14; CSP15; CSP17; CSP18; CSP19. CSP22

2. No

3. No

4. No

5. 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

6. Delivering a Wide Range of High Quality Homes

7. Requiring Good Design

8; Promoting Healthy Communities

10; Meeting the Challenge of Climate Change Flooding and Coastal Change

- 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?

Not found

- l. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing

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Land Availability Assessment (SHLAA), Sustainability Appraisal?

Not found

2. Desktop evidence review

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

Adjacent to flood risk area on the opposite side of the A22.

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

A professional assessment of the site would need to be undertaken.

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

Close proximity to Caterham railway line and A22 trunk road.

CR3 FORUM NEIGHBOURHOOD PLAN

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

A professional assessment of the site 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?

No

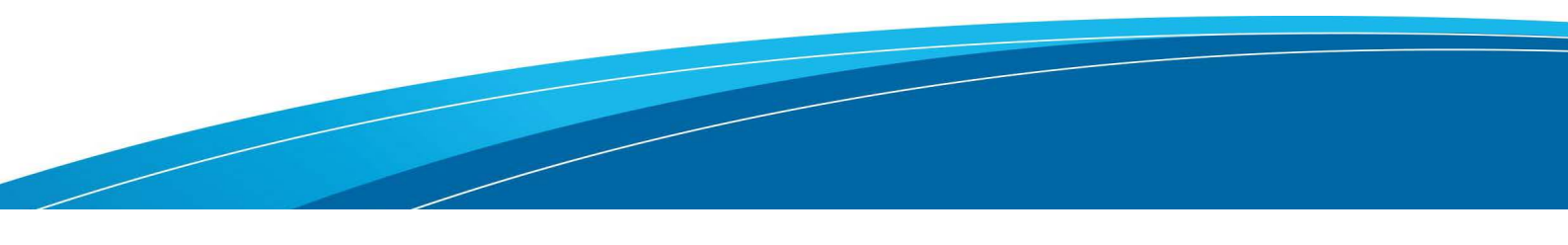
- g. Could the site contain any archaeological remains?

A professional assessment of the site would need to be undertaken.

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

Access is onto the busy A22 close to Wapses lodge roundabout , so would be unsuitable for a high level of vehicular access

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



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Not known

3. Onsite considerations

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

Access is directly from the A22

- 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?

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Constrained by Caterham railway line and the A22

- 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

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

Close proximity to Caterham railway line and A22 trunk road.

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

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Yes

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

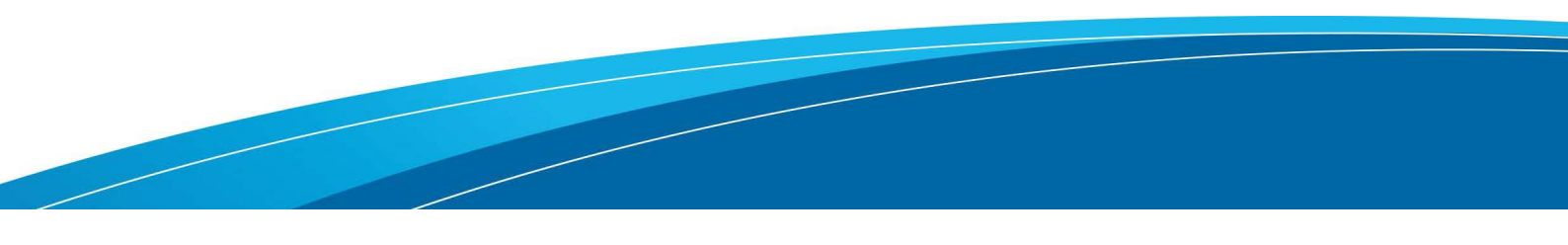
Yes, looking south over Wapses Lodge roundabout towards Tillingdown

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

Any substantial high development would affect the skyline

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?

Close proximity to Caterham railway line and A22 trunk road.

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

No particular style a mixed development

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

No

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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?

Probable

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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1.3 km 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?

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.

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

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site?



Deliverability

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

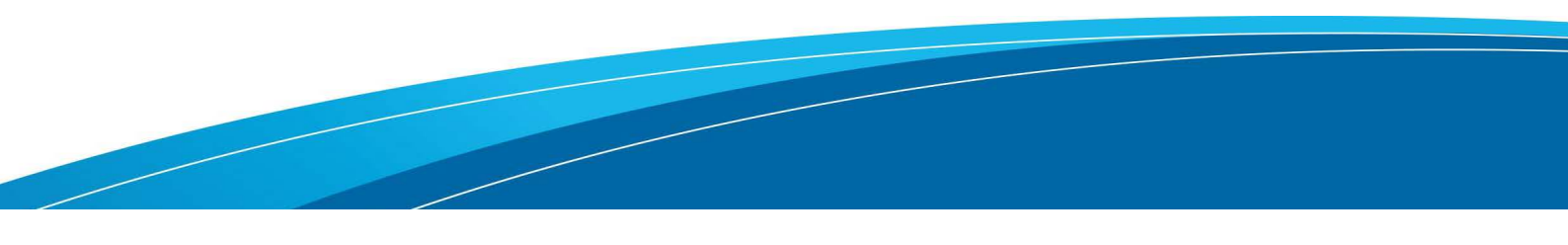
7. Suitability - potential constraints on development

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

Not found



8. Availability



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

Owner would need to be contacted

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

tbc

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+?

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This is a narrow triangular site with access one way from the north bound A22 and good local facilities in nearby both Whyteleafe and Caterham centres.

The existing buildings comprise of a shopping parade that includes residential flats above each of the shops

4 businesses with parking spaces adjacent to the A22. Situated close to Whyteleafe South Station, A22, and the 407 and 434 bus routes.

Possible uses could be:

- (a) Residential –small flatted development. Amenity parking would need careful consideration.
- (b) Small Commercial
- (c) Warehouse and storage/distribution providers

Our preferred use is for it to be retained as a small parade of shops. Whilst not located within a town centre, this site benefits from a nearby local population (NEW FLATS on A22) within easy reach of the site as well as reasonable public transport provision.

If Wapses Lodge roundabout were to be renovated and made more amenable for local people to walk through by improving lighting and landscaping, thus making it a more friendly and hospitable area , then the small businesses here, such as the existing café, would benefit from the potential increased footfall.

CR3 FORUM NEIGHBOURHOOD PLAN

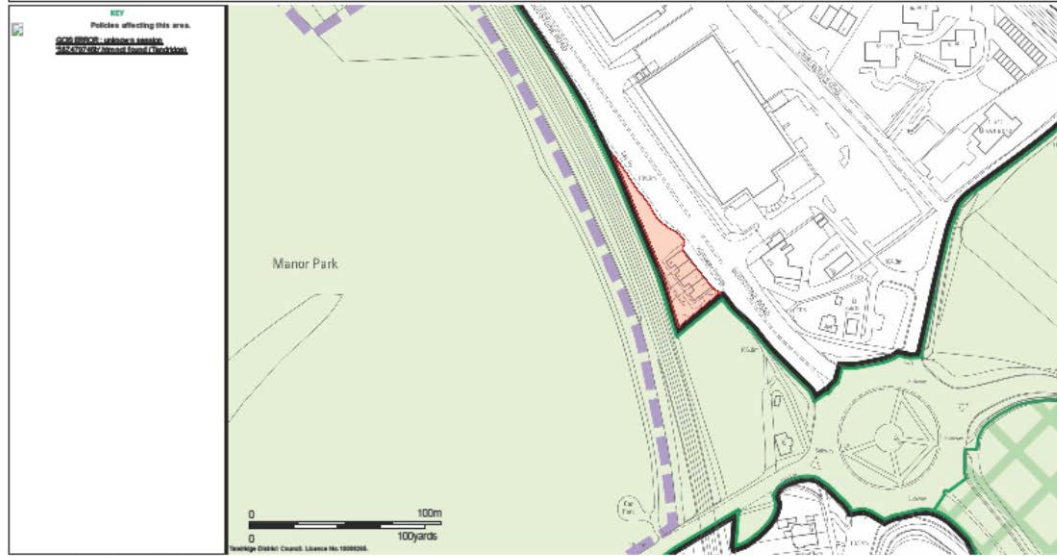
Summary Continued

Site Plan – www.cartogold.co.uk/tandridgelocalplan

10/22/2014

www.cartogold.co.uk/tandridgelocalplan/Print_Window.htm

Title / comments:



http://www.cartogold.co.uk/tandridgelocalplan/Print_Window.htm

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