

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY3006 – Commercial Site

- b. Where is the site located?

46 – 74 Godstone Road, Whyteleafe CR3 OEG.

- c. What is the site description?

Triangular site with frontage length of 101m. 32.89m. Level plot with road frontage facing east. Trees along rail boundary to the west. 2 primary accesses and dropped kerb type pavement. Right of way access splits the middle of the site (east/west) providing access to pedestrian bridge over railway. 64-74 (derelict site) adjoining other mix of residential and business premises (46-72).

Vacant 3 land parcels .

2 properties 56-62 Tyre fitting business.

2 plots 52-54 bathroom supply business.

3 plots 46-50 offset litho business.

Vacant grassed area to north with large advertising hoardings.

Railway track to rear (west boundary).

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

A22 road to east with BP petrol station and residential opposite.

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

1719m

- f. What is the existing land use?

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B1c – Printer

A1 – Plumbing bathroom

C3 – Residential – upper floor over retail

Sui Gevenis - Tyre

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

4 land ownership.

h. What is the site's planning history?

Planning application 2003/1094 – 52-54 Godstone Road: Demolition of side extension and erection of 2 storey side extension - approved 1/9/2003.

Planning application 2009/401 – 64-74 Godstone Road: Erection of sewerage system storage tank - withdrawn 17/6/2009

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?

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

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All general DP7.

DP1; DP4; DP5; DP19; DP21; DP22

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

2. No

3. No

4. No

5. No

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

- 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

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

SHLA WHY 006 64-74 Godstone Road 3 storey

Pipe stream culvert.

Residential with retail

Noise from Railway

Noise from A22

2. Desktop evidence review

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

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Environment Agency have identified this area as Flood Zone 3.

This area experienced extreme flooding early 2014 leading to the closure of this stretch of the A22 for a period of time. It has flooded on a number of previous occasions.

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

Yes, highly likely

Former car showroom was formerly located on this now derelict site – potential contamination from this former business.

Possible contamination from close proximity of current business activities undertaken by Wraysbury Tyres.

Professional site assessment of potential contamination would need to be undertaken.

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

SHLAA, pipe stream culvert and noise due to close proximity to both the A22 and the railway line.

Tandridge District Council (TDC) undertook roadside assessment over a 12 month period in 2011 in Godstone Road; see Air Quality Updating & Screening Assessment – April 2012, see Table 2.2. TDC would need to confirm the exact location, in Godstone Road, of where this assessment was undertaken and if any ongoing future assessment will be taking place .

Concerns have been raised by local residents further along the Godstone Road, near the Gas Holder site, regarding the lack of Particulate Testing

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

Hydraulic Fracking site potential. Professional site assessment would need to be undertaken.

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

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No.

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

No.

It was noted, during the assessment, that an original flint wall was located on the corner of Godstone Road and Maple Road.

- g. Could the site contain any archaeological remains?

Unlikely. Professional archaeological site assessment would need to be undertaken.

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

The A22 Godstone Road is a heavily used trunk road (cars, buses, HGV's) running north and south, to and from the M25. Street parking difficult; it was noted that a number of cars were parked off the road on the grass verge adjoining the BP garage.

There is limited adequate customer parking when using Wraybury Tyres and some congestion is caused by cars, heading northbound on the A22, turning right into the BP garage/M&S supermarket.

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

Unknown.

Pipe Stream Culvert, Public right of way providing access to pedestrian footbridge.

There may be a highway covenant in place?

3. Onsite considerations

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

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The site is easily accessed from two points from the Godstone Road. Access is further restricted by the close proximity of the existing pedestrian crossing.

Parking is potentially a problem. On street is difficult.

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

The nearest station is Whyteleafe and the 407 bus route, which runs along the Godstone Road. There is no dedicated cycle route on this particular stretch of the road.

A pavement runs along both sides of the Godstone Road and Station Road .

A public right of way “splits the site” leading from the Godstone Road continuing over a footbridge across the railway towards Mosslea Road.

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?

The site is bordered to the west by a railway line facing a sloping hillside towards Mosslea Road, and to the east by the Godstone Road with housing to the south. The north side of the boundary tapers to a narrow grassed area with large advertising boards facing Godstone Road.

- Site triangular.
- No physical or TPO's.
- Culvert.
- Site level

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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A culvert runs by the site, with trees/hedgerows running along the railway embankment.

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

The site is within the Environmental Agency identifies flood area 3, see also Tandridge District Council map layers – flood risk. The area recently experienced severe flooding in early 2014.

The site borders the heavily used A22 Godstone Road trunk road.

The close proximity of the railway to this site may require secure fencing/screen to ensure safety from trespass during, and following, any proposed development.

Potential of contaminated land

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

No.

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

No.

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

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Currently 2/3-storey and roof height. SHLAA

Because of existing size of the site, single roof height depends on design used.

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

A public right of way "splits the site" leading from the Godstone Road continuing over a footbridge across the railway towards Mosslea Road.

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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Close proximity to the railway line and the busy Godstone Road. A 24 hour BP garage with M&S supermarket is located on the opposite side of the road to this site. A block of flats are located to the south of the site.

Bad uses – Railway; A22 Godstone Road; BP garage.

Possible located at south of site, existing block of flats.

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

No prevailing style. Use of render and brick used with no consistent style of brick used.

Pitched roofs with eaves parallel to road. Very little land between front of buildings and road. Main buildings open out to pavement.

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

Windows in the flats located to the south.

Pedestrian footbridge may cause privacy issues.

- k. Physical infrastructure and local services considerations

Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

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Access is available to all existing utilities.

- I. 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.

300m to Whyteleafe centre.

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

GP – 19 Station Road, Whyteleafe

M&S supermarket within the BP garage.

Post Office and Pharmacy located in nearby parade of shops

Play space and pitches – Whyteleafe 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

Hamsey Green Primary – Tithpit Lane (mixed 4-11 years old) 400 pupils

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

- b. What is the capacity of local schools?

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Wytealefe Primary – 418 pupils (currently over subscribed)

Kenley Primary – 216 pupils (currently over subscribed)

Hamsey Green Primry – 400 pupils (currently over subscribed)

De Stafford Senior School – 802 pupils. (currently under subscribed)

- 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?

A22 Godstone Road improvements.

Deliverability



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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?

Strong objection to the existing pedestrian crossing being moved as currently used by residents to access bus route and M&S supermarket.

Parking constraint. Need sufficient.

Flooding.

Shape of site.

Limits of height to 4-storey

Note:

Part of site cleared and printer site is now vacant.

Part of site is in profitable use.

Site unlikely to be available in the near future.

8. Availability

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

Owner(s) of each individual plots on this site would need to be contacted

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

Difficult land ownership.

Residential tenancies.

Easement.

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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+?

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

The existing buildings are not worthy of retention and one is looking at demolition and redevelopment. Approximately 1/3 of the site is already vacant.

The site is developable, although the triangular shape restricts optimum development.

The present older buildings do not contribute positively to the street scene.

Parking will need to be carefully considered and may be a problem.

The size of the site restricts the range of uses that can be accommodated on the site. Possible uses could be:

- (a) Residential – flatted development. Detached or semi-detached are not economic on this site. Amenity parking would need careful consideration.
- (b) Commercial – there is already commercial use of ground floor. It is not prime retail, but secondary from or B1
- (c) Healthcare or GP surgery.
- (d) C1 Hotel

Uses that do not seem suitable would be:

1. A1 - Prime frontage retail. Which will detract from Whyteleafe main centre.
2. A3, A4, A5 – Restaurants, take-away outlets and café's detract from Whyteleafe main centre.
3. B8 – Warehouse and storage/distribution providers.
4. C2 – Residential schools, colleges and training provision.

Our preferred would be a high-density residential with non-residential ground floor and part of the land given over to a "pocket park" of community garden.

Care needs to be taken to avoid monotonous slab-like development.

Summary Continued

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

NOTE: Red shaded area denotes plan site. Blue hatched area denotes flood plain.

