

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3007 Gasometer Site Godstone Road CR3 OEG

- b. Where is the site located?

Wyhteleafe; Godstone Road. Urban category1

E: 533721.55

N: 159137.96

- c. What is the site description?

Gas storage and industrial works



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

Brick Waste disposal site on the north boundary.
A22 Godstone Road to the west boundary
London to East Grinstead railway line on the east boundary
Residential properties on the south boundary.

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

2.2134 hectares

- f. What is the existing land use?

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Gas storage and industrial works

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

British Gas

h. What is the site's planning history?

Planning applications for the adjacent site (LMD "concrete crusher) 2014/07/05

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?

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

- 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?

No.

2. Desktop evidence review

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

Within flood plain

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

Yes

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

A building waste disposal site is located on the north boundary of the site, with regular waste deliveries being made to the site.

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

Professional assessment of the site would be required.

- 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

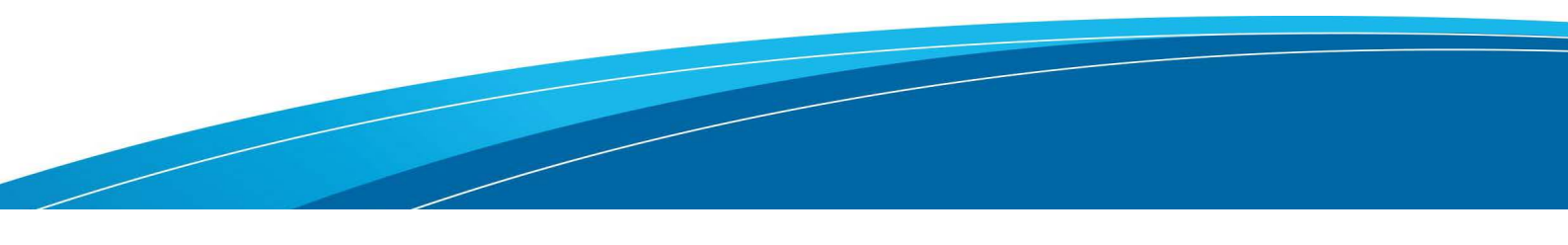
- g. Could the site contain any archaeological remains?

Professional assessment of the site would be required.

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

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?

Access to the site is from the A22 Godstone Road

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

The nearest station is Kenley. The 407 bus route, runs along the Godstone Road with pedestrian paving on both sides of the road . There is no dedicated cycle route on this particular stretch of the 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?

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Level site, with the distinct probability of site contamination. On the east boundary is a steep chalk cliff face.

- 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 are found at this site.

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

A building waste disposal site is located on the north boundary of the site and noise dust contamination from regular deliveries being made to the site is a significant concern.

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

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Small residential building is located on the existing site and possibly could be retained or converted.

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

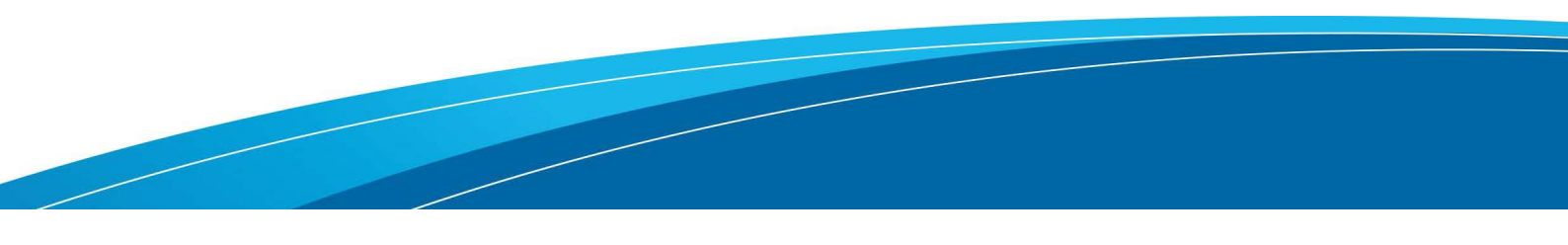
No

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

Any significant proposed development may possibly affect the residential properties located to the south of this site.

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?

A building waste disposal site is located on the north boundary of the site The London to East Grinstead is located to the east, the A22 and beyond that to the west the London to Caterham railway.

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

There is no significant local style.

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

Possibly for the residential properties located on the south of the boundary 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?

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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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

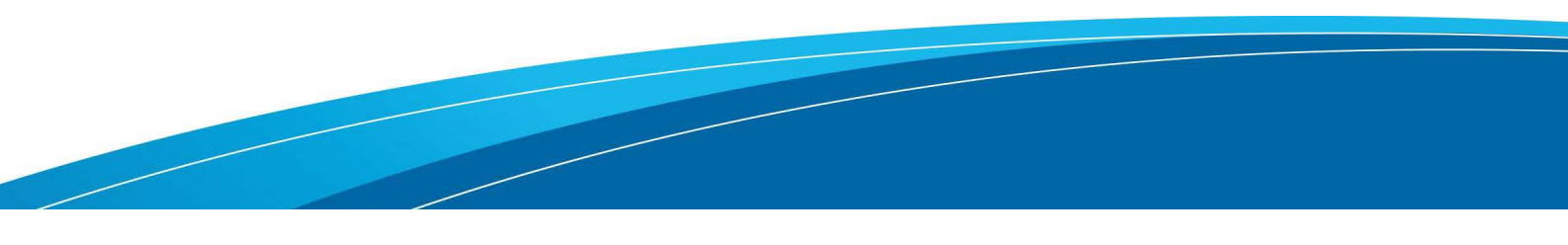
- a. What are the priorities for local infrastructure improvements linked to the development of this site?

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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None noted.

8. Availability

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

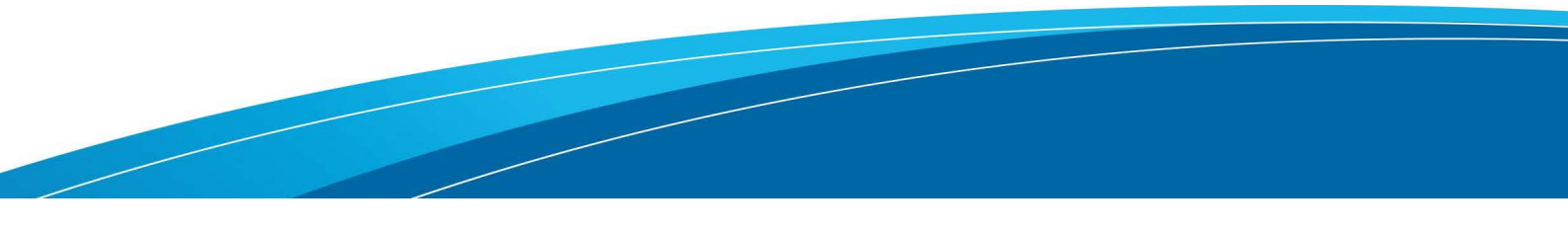
Unknown

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

Unknown

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 rises from the A22 to the east 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

We envisage that the options could be it to be used as light industrial or flatted developments. 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.

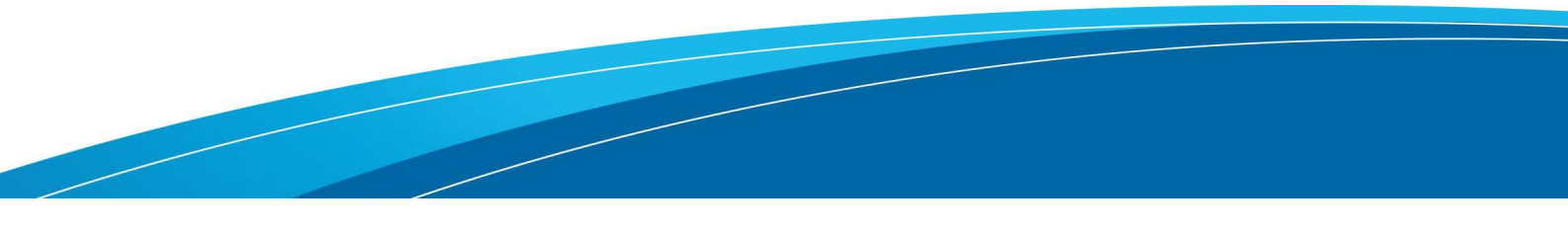
There is an existing application on the site opposite side of the A22 (Gadoline House) for over 118 flats, therefore any approved application on that site could set a precedent on this particular site of the Gasometer.

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

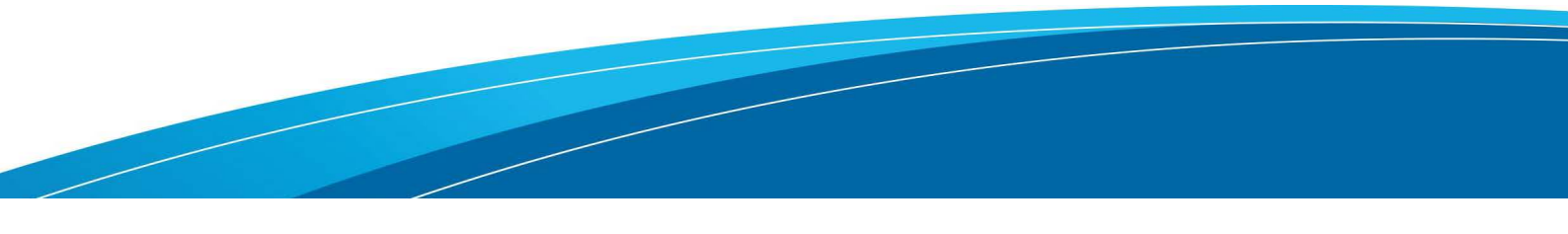
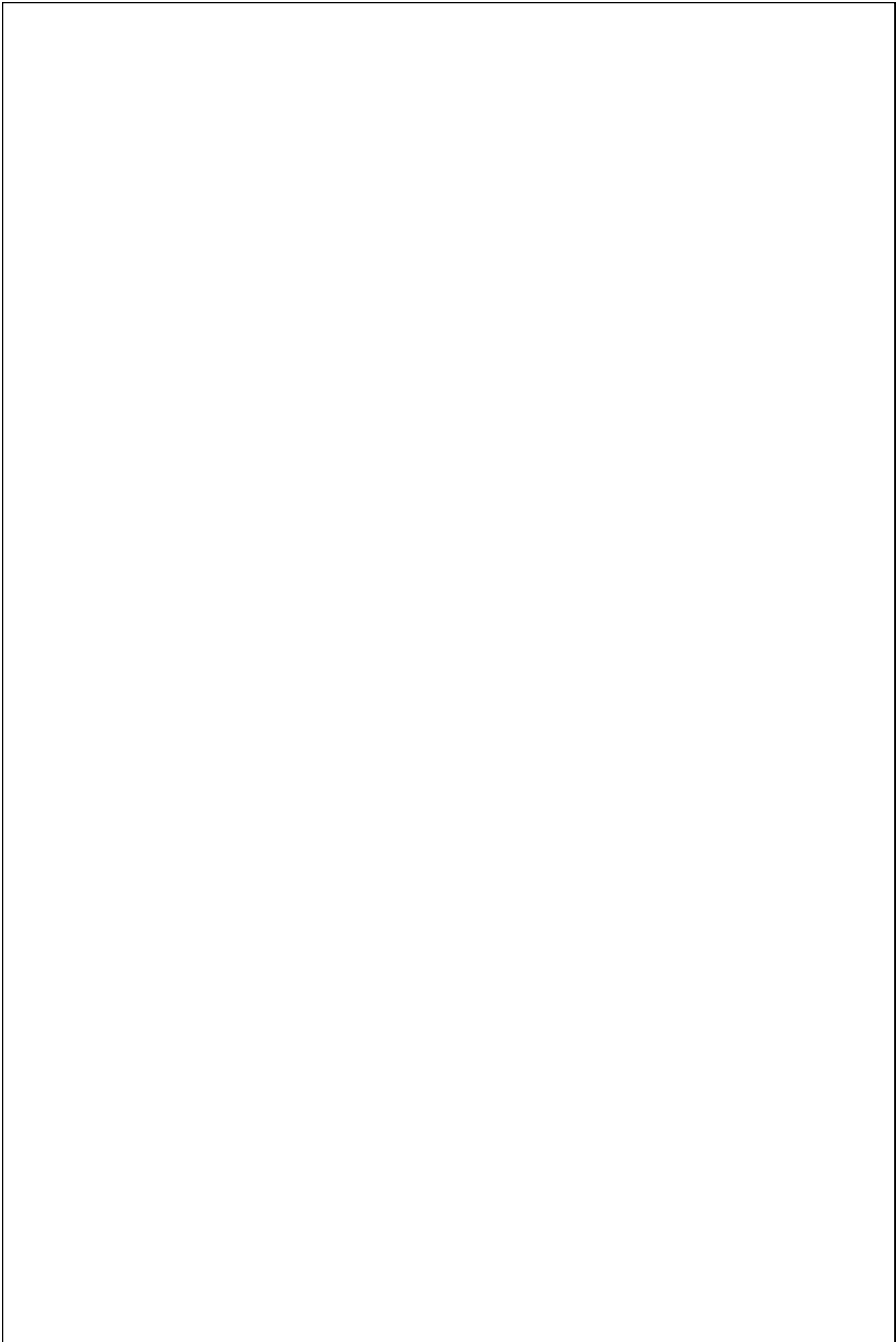
Given the close proximity of the waste recycling plant, using a concrete crusher adjacent to the proposed flatted development, we would strongly recommend an air pollution monitor would need undertaken over a significant period of time, to be recorded and the findings published.

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Summary Continued



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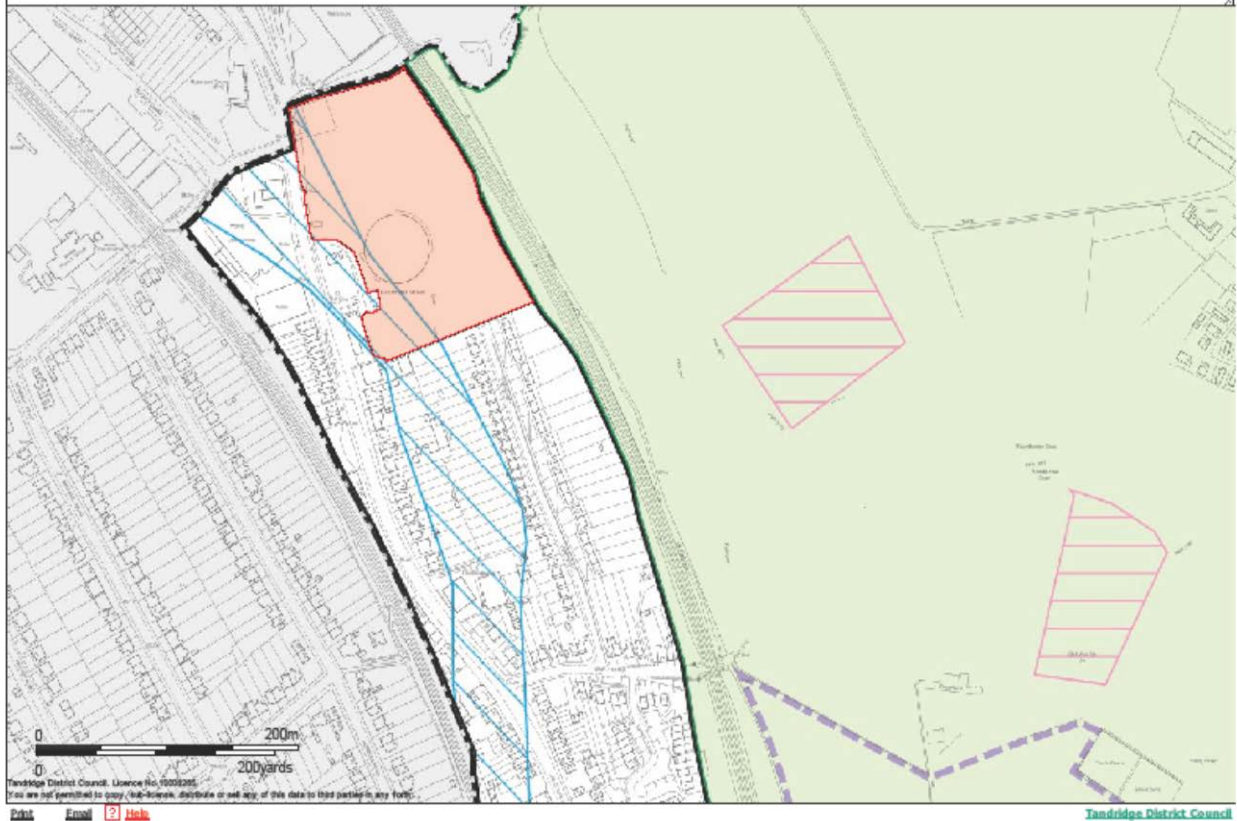
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Site Plan – image from www.cartogold.co.uk/tandridge-localplan

10/15/2014

www.cartogold.co.uk/tandridge-localplan/Print_Window.htm

Title / comments:



http://www.cartogold.co.uk/tandridge-localplan/Print_Window.htm

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