

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3008 (see also WHY 3036) Godstone Road Car Park CR3 0EF

- b. Where is the site located?

Godstone Road
E533894.18
N158365.77

- c. What is the site description?

The access to car park is via a steep slope from the main road towards the boundary with the railway line.

The car park managed by Tandridge District Council , for permit holders, only. The site is rectangular and accessible via steep slope from Godstone Road. The site is bounded by Godstone Road to the east, the railway line to the west and retail properties north and south.

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

Railway line on the west boundary, Godstone Road on the east boundary, Erne House to the south and a parade of shops to the north.

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

0.0952 hectares in area
22.382 metres wide
45.316 metres deep

- f. What is the existing land use?

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Car Park (for less than 20 vehicles) for permit holders only

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

Tandridge District Council

h. What is the site's planning history?

None

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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1. All general DP7

DP1; DP3 ; DP4; DP5; DP7; DP18; DP19.

2. Core Strategy

CSP1; CSP2; CSP3; CSP4; CSP7; CSP11; CSP12; CSP13; CSP14; CSP15; CSP17; CSP18;
CSP19. CSP22; CSP23.

3. Urban Area category 1 settlement

4. None

5. Not known

- 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?

See National Planning Policy Framework March 2012:

1. Building a strong competitive economy
2. Ensuring the vitality of town centres
4. Promoting Sustainable Transport
6. Delivering a wide choice of 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?

Parking is a problem in the local vicinity, see "Whyteleaf Parish Plan – February 2008

- 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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No

2. Desktop evidence review

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

Not in flood plain

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

Unknown, a more professional assessment of the site would need to be undertaken prior to any proposed development of this site. Before any works re commenced scheme of investigation of the site must be submitted to the Council for together with a Method Statement for the remediation of any contamination including the removal of asbestos to protect the Control Waters within the Source Protection Zones the Kenley Borehole anf to provide n acceptable living environment for future occupiers.

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

Close proximity to the heavily used A22 Godstone Road. Tandridge District Council undertook roadside assessments over a 12 month period in 2011 in Godstone Road – see 2012 Air Quality Updating & Screening Assessment, April 2012 – Table 2.2. Close proximity to the Caterham railway line.

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d. Does the site contain a valuable mineral resource?

Unknown, a more professional assessment of the site would need to be undertaken prior to any proposed development of this site.

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?

The north side of the site is the Bourne Society "listed" buildings consisting of the old blacksmith shop, butchers. It is thought to be one of the only remaining historical buildings of any note in the area.

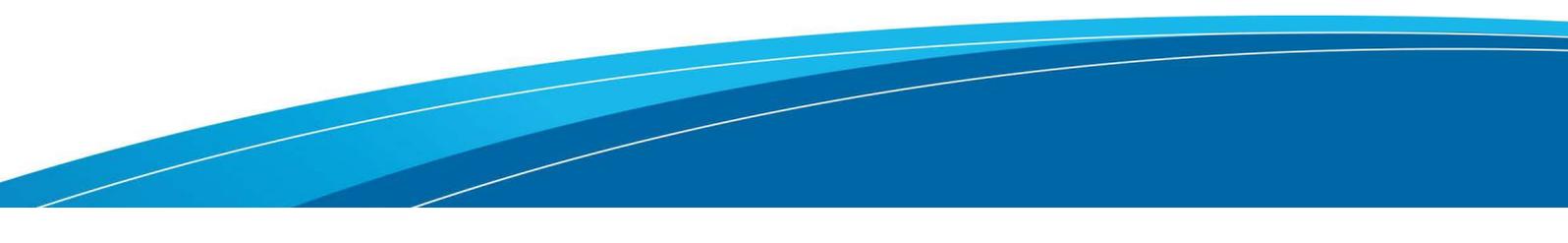
g. Could the site contain any archaeological remains?

Unknown, a more professional assessment of the site would need to be undertaken prior to any proposed development of this site.

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

Parking is a problem in the local vicinity, 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 this site is from Godstone Road. The access to car park is via a steep slope from the main road towards the boundary with the railway line.

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

The 407 and 434 bus routes operates along Godstone Road and mainline railway Whyteleafe Station and Upper Warlingham Station

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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Currently the only vehicular access is from Godstone Road. Although the car park is level, the terrain of the land is steep from east to west.

Physical constraints are Godstone Road to the east and the railway line to the west.

- 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.?

It would appear that there is no biodiversity value on this site

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

No major hazard site is located near this location. The main concern would be noise and air pollution from the heavily used A22 Godstone Road and the close proximity to the railway

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

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No

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

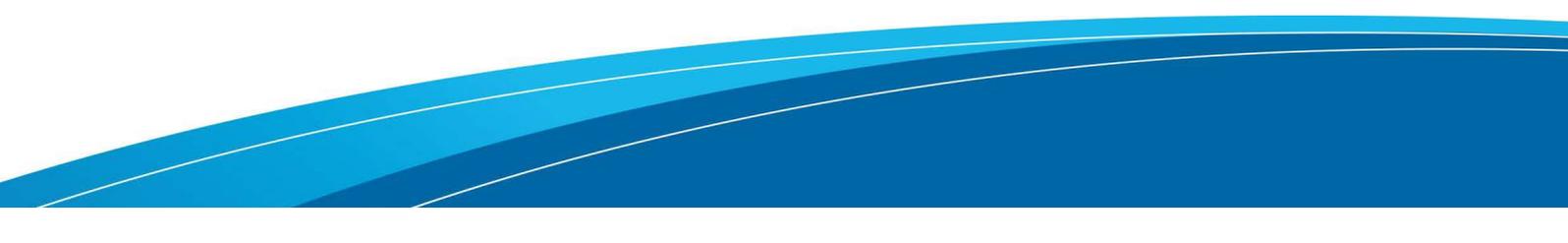
No

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

Currently 2-storey roof height currently surrounds the site and any development higher than the existing buildings may affect the surrounding properties by blocking natural sunlight and possible privacy issues.

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?

Neighbouring sites comprise a mixture of residential and retail properties to the north and south boundary. The east boundary borders the heavily used Godstone Road and the west boundary of the Caterham railway line.

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

No overriding style.

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

Any proposed development may overlook the existing properties.

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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?

Possibly

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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In Whyteleafe Centre

Whyteleafe Primary School, Whyteleafe Hill, Whyteleafe CR3 0AA (mixed pupils) 4 – 11; 419 pupils.

De Stafford Senior School, Burntwood Lane, Caterham, CR3 5YX (mixed pupils) 11-16; 802 pupils.

Whyteleafe Surgery, 19 Station Road, Whyteleafe, CR3 0EP

De Stafford Sports Centre, Burntwood Lane, Caterham, CR3 5YX

Whyteleafe Football Club, 15 Church Road Whyteleafe

Post Office 217 Godstone Road, Whyteleafe CR3 0EL

Shops located in Godstone Road, Whyteleafe.

b. What is the capacity of local schools?

Whyteleafe 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, using Whyteleafe Station and Upper Warlingham Station including using public transport via 407 and 434 bus route along the Godstone Road. There is no dedicated cycle route on this stretch of the A22

6. Community Infrastructure Levy

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

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site?



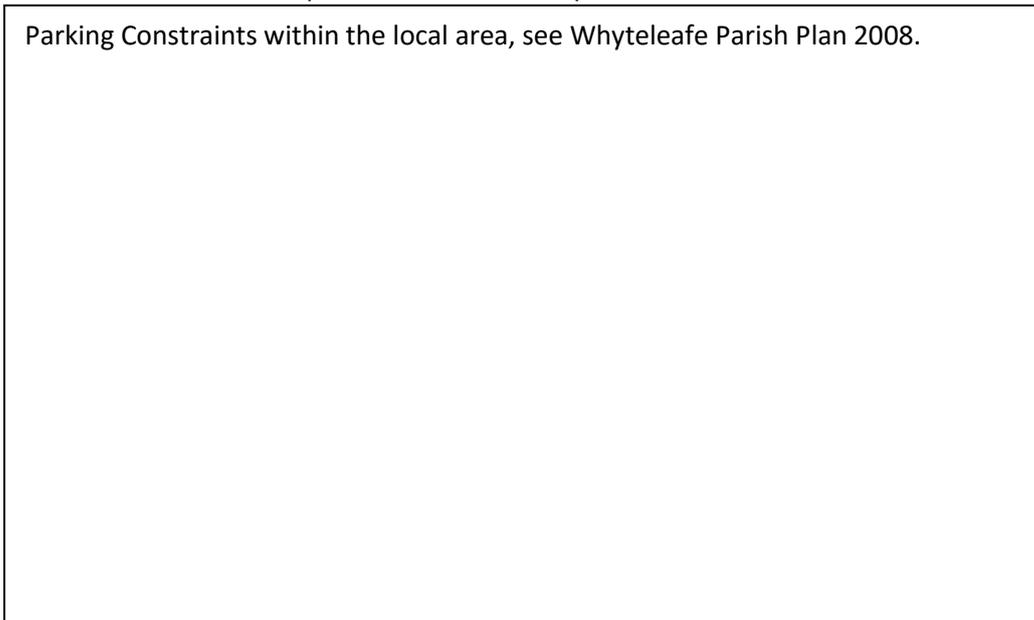
Deliverability

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

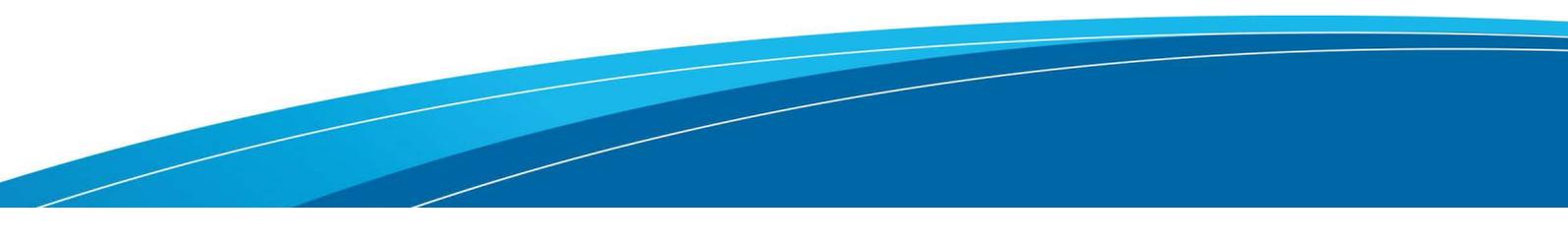
7. Suitability - potential constraints on development

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

Parking Constraints within the local area, see Whyteleafe Parish Plan 2008.



8. Availability



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

Tandridge District Council would need to be approached directly.

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

Tandridge District Council would need to be approached directly.

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 rectangular site with good access from Godstone Road and good local facilities and transport routes nearby. The constraints may be due to the steep slope leading to level car park.

There are no existing buildings on this site.

The loss of this car park may have an affect on local retail outlets; see Parish Plan 2008.

The site is developable, although the natural steep contour may restrict optimum development

Parking for any proposed development will need to be carefully considered and may be a problem for those existing permit holders currently using this car park.

Possible uses could be:

- (a) Residential – flatted development. Amenity parking would need careful consideration.
- (b) Commercial , or a mix of residential/commercial
- (c) D1 Healthcare or GP surgery or community hub.
- (d) D2 Assembly and Leisure

Uses that do not seem suitable would be:

1. B8 – Warehouse and storage/distribution providers.
2. C2 – Residential schools, colleges and training provision.

Our preferred option(s) would be:

(a) The existing site is quite small, therefore a more viable development option would be to include the adjacent Rochdale building and Erne building sites to enable a cohesive town centre improvement/regeneration development. Care needs to be taken to avoid monotonous slab-like development, within an area which largely comprises of two storey buildings.

(b) Develop a Community Hub for local community activity.

(c) Small business units and mixed development

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Summary Continued

10/22/2014

www.carlogold.co.uk/landridgelocalplanPrint_Window.htm

Title / comments:



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