

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3009 Public Car Park TQ339583 – 533945, 158363. CR3 OEP

- b. Where is the site located?

On the corner of A22 Godstone Road and Station Road

grid ref E533951,92
N158366,0

- c. What is the site description?

Rectangular plot with frontage lengths of Godstone Road 44.871m and Station Road 31.637m. It is a level plot raised above Godstone Road with road access from Station Road. Public car park (approximately 40 car spaces). The site includes both Ladies & Gentlemen's public conveniences and recycling facilities.

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

Shops and restaurants to the south of the site. Housing to the east of the site along Station Road and bordered by pavements on Station Road and Godstone Road.

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

Area approx= 0.1365 Hectares

- f. What is the existing land use?

Car Park and public conveniences and recycling bins, which is currently used as a parking resource for Whyteleaf shops.

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

Tandridge District Council operate the car park with free parking for 3 hours and max parking for 6 hours. There are recycling facilities on site centre and public conveniences.

h. What is the site's planning history?

None found

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**
- 6. Delivering a wide choice of quality homes**
- 7. Requiring good design**
- 8. Promoting healthy communities.**

- 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?

Whyteleafe Parish Plan – February 2008 – “parking issues.”, including improved retail and close to local GP practice within the area.

- 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?

This site does not appear on the Tandridge District Council flood risk map. Planning constraints; see NRA aqua protection zone.

- 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.

- 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.

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

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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?

No although there is a Bourne Society blue plaque relating on the first shop 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, see "Whyteleafe Parish Plan – February 2008." Access to this site is from Station Road, off the A22 Godstone Road. Street parking on Station Road (D classified road), Monday to Friday between 08:30 – 18:00, is limited to one hour as the only other option when the car park is full.

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

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See Land Registry.

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?

Access to this site is from Godstone Road. The access to car park is via a steep slope

- 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.

- 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. See protected species D.

- 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 Godsone Road.

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

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There are public conveniences located at this site.

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 surrounding 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?

Public access is available on this 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?

Neighbouring sites comprise a mixture of residential and retail properties, long Station Road and Godstone Road.

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

Mixture of post war, Victorian buildings (2 storey max) with an earlier building , a former butcher s identified by the Bourne Society.

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

Any proposed development may cause privacy issues for residential buildings along Station Road where rear gardens may be overlooked.

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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?

Yes

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?



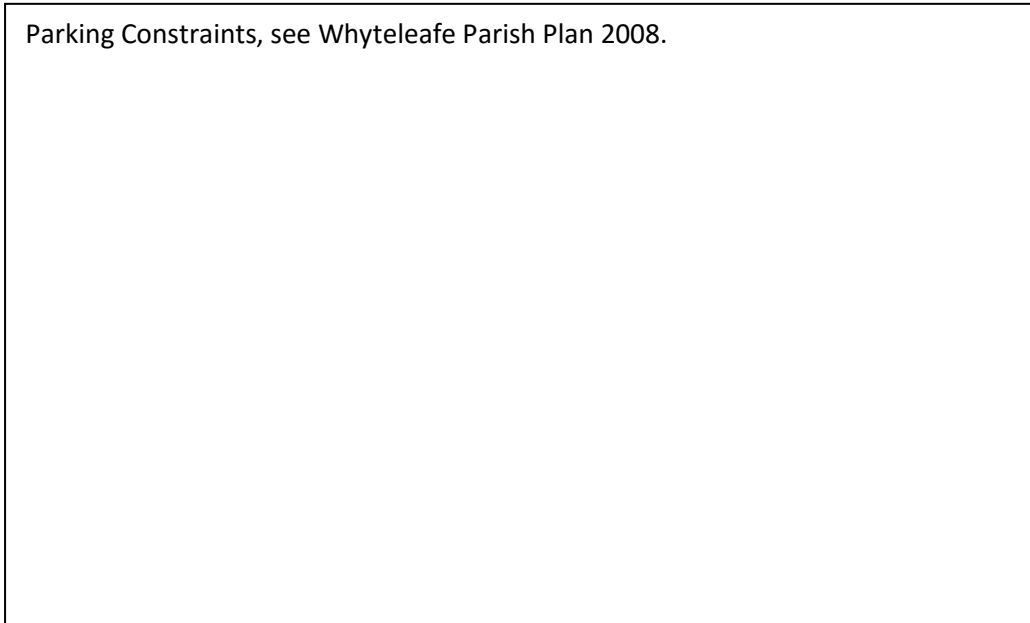
Deliverability

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

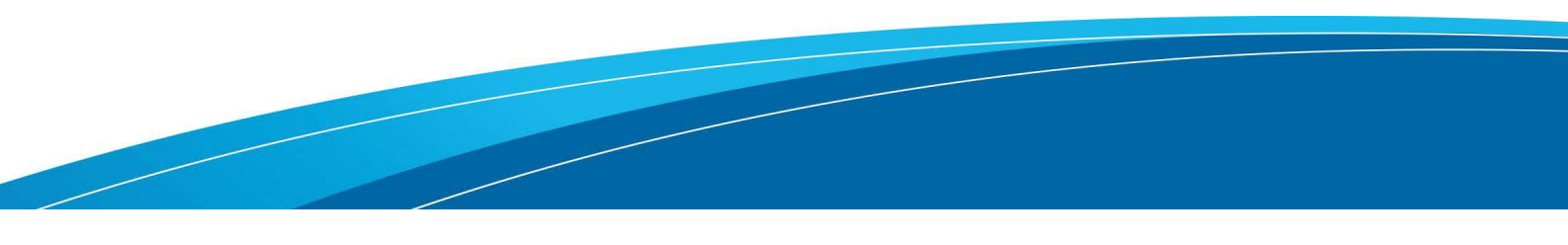
7. Suitability - potential constraints on development

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

Parking Constraints, 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.

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

Tandridge District Council would need to be approached

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 and good local facilities nearby. The constraints may be the steep slope leading to level car park..

There are public conveniences no 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 permit holders currently using this car park.

Possible uses could be:

- (a) Residential – flatted developmen. 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 would be, for any proposed development to include the adjacent Rochdale House and Erne House sites to enable a cohesive town centre improvement development. Care needs to be taken to avoid monotonous slab-like development.

Develop a Community Hub for local community activity.

Summary Continued

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Site Plan - www.cartogold.co.uk/tandridge/localplan

NOTE: red area denotes site plan. Blue hatched area denotes flood plain.

