

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPWHY3010 CR3 0BW (land behind St Thomas of Canterbury) (Urban area 1)  
E534039.76  
N158287.41

- b. Where is the site located?

Land in Edgeworth Close behind church belongs to Tandridge District Council

- c. What is the site description?

Level hard standing with a grassed slope leading up towards Upper Warlingham car park

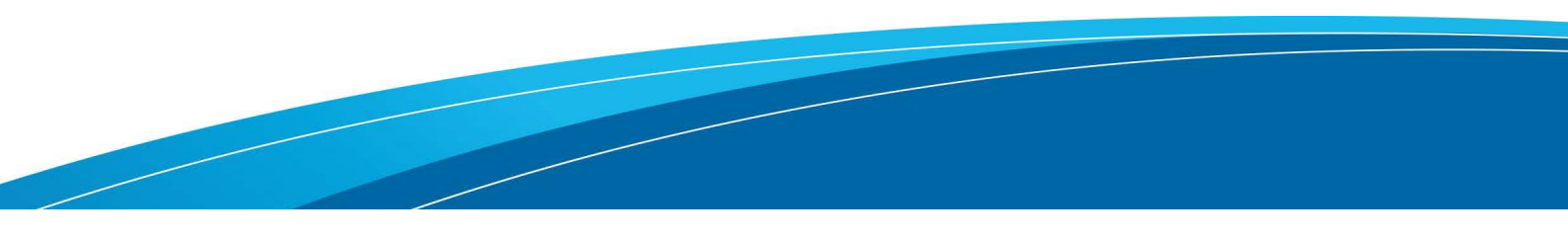
- d. What are the adjoining uses to the site?

Residential properties, a former church and station car park.

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

0.0878 hectares approx

- f. What is the existing land use?



## CR3 FORUM NEIGHBOURHOOD PLAN

Currently used as a car park for residents of Edgeworth Close

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?

## CR3 FORUM NEIGHBOURHOOD PLAN

All general DP7.

DP1; DP5; DP7; DP19; DP21

1. NPPF – Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP11; CSP12; CSP14; CSP15; CSP17; CSP18; CSP19.

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

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?

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No

### 2. Desktop evidence review

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

no

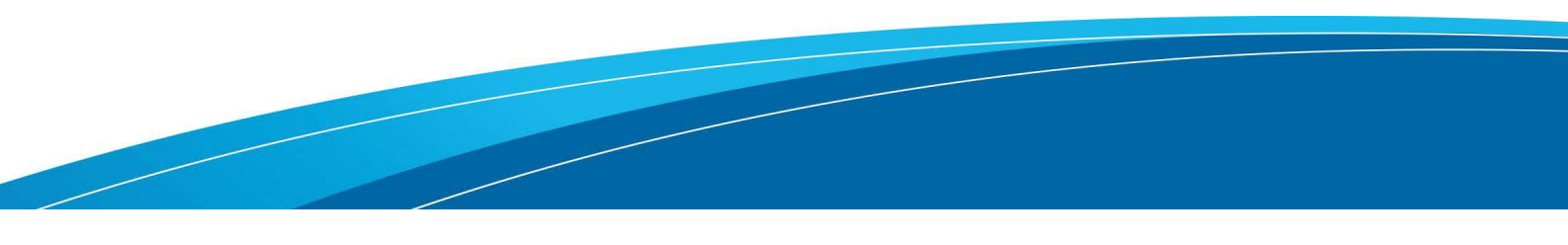
- b. Could the land be contaminated by a former use or activity?  
Would development require the remediation of contaminated land?

Unlikely

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

Close proximity to Upper Warlingham station and multi-storey car park.

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



## CR3 FORUM NEIGHBOURHOOD PLAN

Professional site assessment 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?

Professional site assessment would need to be undertaken.

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

Loss of existing car park space would have an adverse effect on local residents access to this dedicated car park space

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

## CR3 FORUM NEIGHBOURHOOD PLAN

Unknown.

### 3. Onsite considerations

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

Site is accessible from Edgeworth Close

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

The nearest station is Upper Warlingham station and the 407 bus route, which runs along the Godstone 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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The site is bordered to the east by Upper Warlingham mutli-storey car park, to the north by St Thomas of Canterbury church, to the south by residential houses and to the south by direct access to Edgeworth Close .

- Site rectangular.
- Majority of site is level hard standing surface, although part of the site is grassed with some mature trees which slopes gently up towards the boundary of the multi-storey car park of Upper Warlingham Station

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.?

A few mature trees and grassed slope.

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

Close proximity of the of the multi-storey car park of Upper Warlingham Station

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

## CR3 FORUM NEIGHBOURHOOD PLAN

No

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

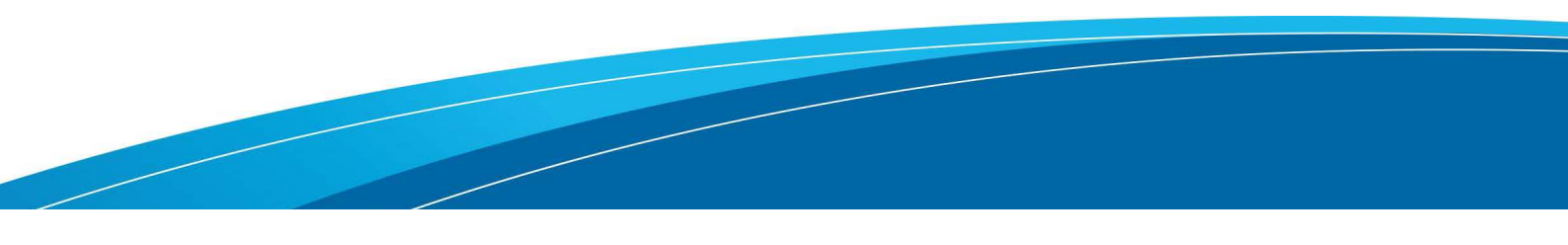
No

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

Any development should not exceed the height of the surrounding buildings

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 the multi-storey car park of Upper Warlingham station

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

No prevailing style

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

Possible privacy issues with views over existing residential gardens.

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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)?

Access is available to all existing utilities.

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.

## CR3 FORUM NEIGHBOURHOOD PLAN

300m to Whyteleafe centre.

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

GP – 19 Station Road, Whyteleafe

Post Office and Pharmacy and Supermarket 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?

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

## 6. Community Infrastructure Levy

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

## CR3 FORUM NEIGHBOURHOOD PLAN

site?

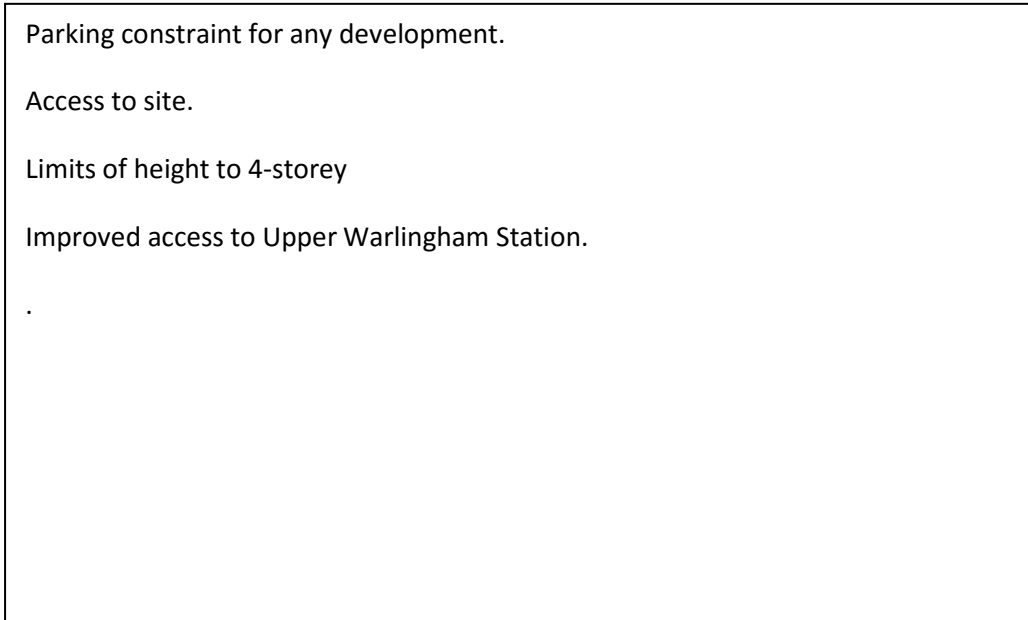


### **Deliverability**

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 constraint for any development.

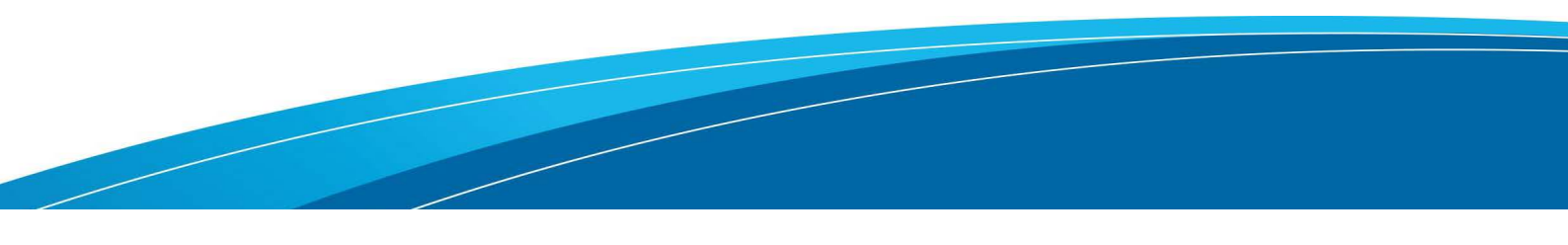
Access to site.

Limits of height to 4-storey

Improved access to Upper Warlingham Station.

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### **8. Availability**



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

It appears from signage that the owner (Tandridge District Council) would need to be contacted.

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

Limitation of site access.

### 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 relatively rectangular site with limited access with local facilities and transport facilities nearby.

There are no existing buildings on this site.

The site is developable, although the existing limited access restricts optimum development.

There is no particular building style at this location; a mixture of two-storey and flatted development.

Parking will need to be carefully considered for any development at this site and may be a problem.

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

- (a) Small residential/flatted development. Detached or semi-detached are not economic on this site.
- (b) Amenity parking would need careful consideration.

Uses that do not seem suitable would be:

1. Detached or semi-detached are not economic on this site.
2. Light industrial outlet

One option would be affordable residential housing and any proposed development could link to the planning application 2014/1451 and include a footpath for residents in Edgeworth Gardens leading to Station Road towards Upper Warlingham station.

Alternatively if this site was not developed for residential housing it could be made into a community recreation facility, such as the addition of children's play area and or benches.

**Summary Continued**



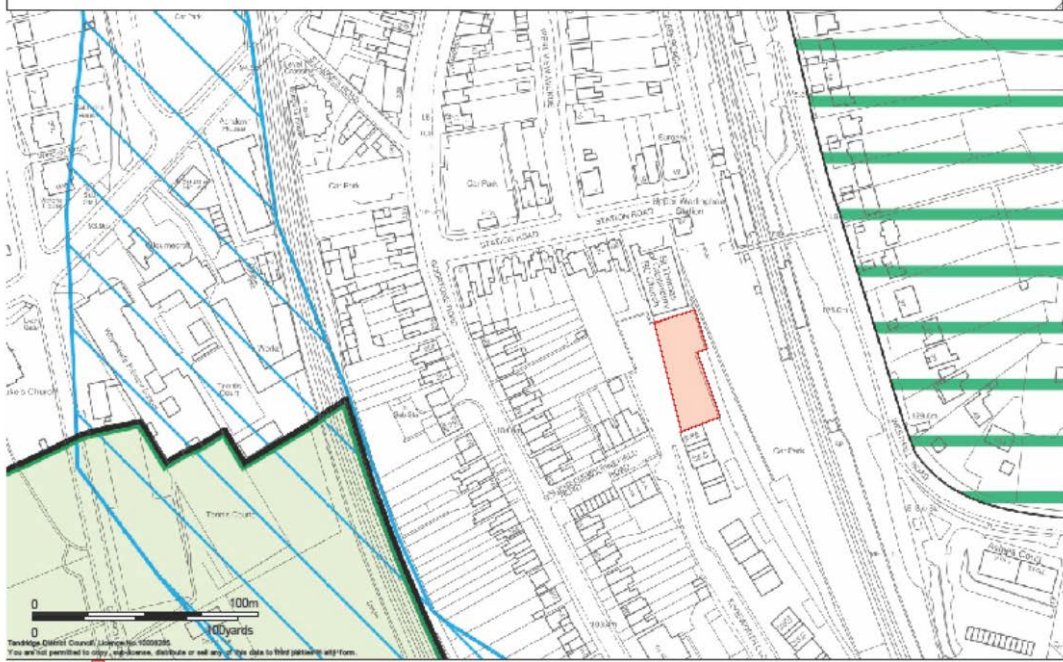
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Site Plan – image from [www.cartogold.co.uk/tandridge/localplan](http://www.cartogold.co.uk/tandridge/localplan)

10/15/2014

[www.cartogold.co.uk/tandridge/localplan/Print\\_Window.htm](http://www.cartogold.co.uk/tandridge/localplan/Print_Window.htm)

Title / comments:



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