

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3025 Bourne House Business Centre

E:534463.45

N:157394.87

- b. Where is the site located?

Godstone Road CR3 OBL

- c. What is the site description?

Rectangular site with frontage on the A22 of 123m

Large office block comprising approximately 40 business units. In conjunction the site includes car parking space for approximately 150 car park spaces.

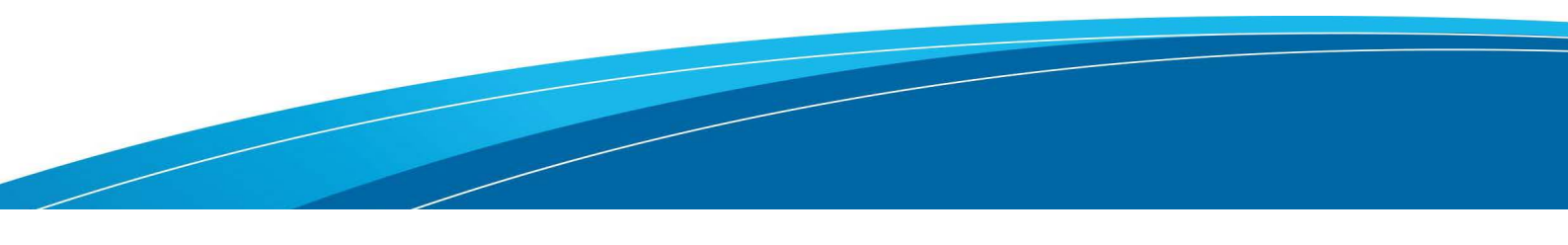
- d. What are the adjoining uses to the site?

Residential properties on the north boundary. Flatted development on the east boundary. Ann Summers building on the south boundary. A22 road on the west boundary.

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

.8071

- f. What is the existing land use?



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Large office block comprising approximately 40 business units.

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

Dexter Goup

h. What is the site's planning history?

Bourne House applications:

2010/595

2007/594 – shows route of culvert.

2000/392/D1

2000/392/D2

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?

No

- 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?

It is on the flood plain and there is a culvert (Caterham Bourne) that runs under the existing building.

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

Possibly

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

A22 dual carriageway trunk road and railway

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

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Unknown

- 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

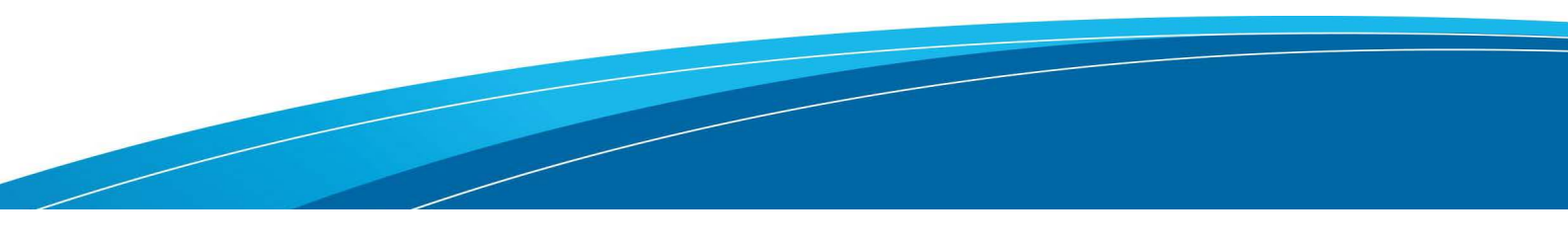
- g. Could the site contain any archaeological remains?

Professional assessment of the site would be required.

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

Not under normal traffic conditions.

- 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?

Directly from the A22

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

The nearest station is Whyteleafe South 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.

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.

- 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 as this site is surrounded by buildings. This site is on a flood plain.

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

Adjoins A22 heavily used trunk road.

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

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Yes the existing building could be converted.

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

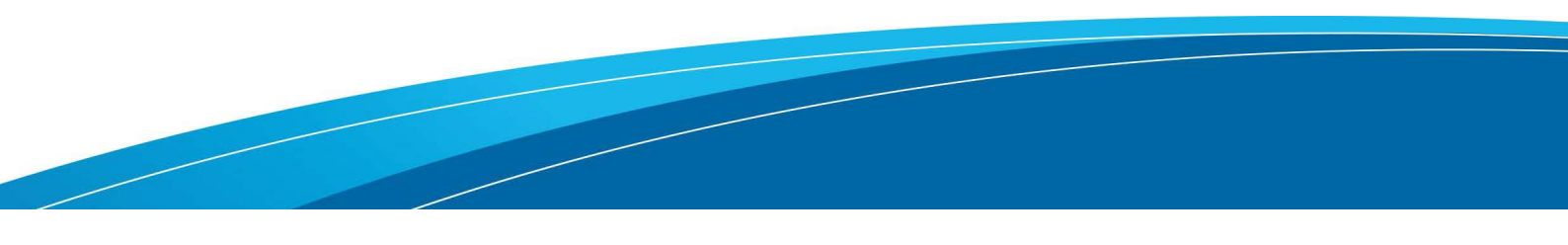
No

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

Any future development must be restricted to the current height of the existing building.

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?

Adjoins A22 heavily used trunk road.

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

There is no local style.

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

Any future development must be restricted to the current height of the existing building to reduce privacy issues.

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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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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 – Manor Park 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?

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.

c. Are local services accessible by public transport, cycling and walking?

The nearest station is Whyteleafe South 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

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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?

A small number of local residents adjacent to the site have registered objections on planning applications on the site: loss of light, invasion of privacy; loss of view and car parking on Court Bushes Road.

8. Availability



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

Owner on this site would need to be contacted

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

Bourne House applications:

2010/595

2007/594

2000/392/D1

2000/392/D2

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 existing building is a relatively new and contains 40 business units which is probably the largest local employment site.

A successful business centre with on site parking, situated close to Whyteleafe Station, A22, and the 407 bus route.

If this site was ever to become available it could be used for either further business use or residential development, but any potential large residential development on this site would possibly create additional traffic and parking issues.

Possible uses could be:

- (a) Residential – flatted development. Detached or semi-detached. Amenity parking would need careful consideration.
- (b) Commercial –
- (c) Healthcare or GP surgery.
- (d) C1 Hotel
- (e) B8 – Warehouse and storage/distribution providers.
- (f) C2 – Residential schools, colleges and training provision.
- (g) 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

Our preferred use is for it to be retained as a business centre. 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.

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.

