

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 5003
Rochdale House 246 – 254 Godstone Road CR3 0EF

- b. Where is the site located?

E533910.64
N158306.46

- c. What is the site description?

Edwardian building with retail outlets and possible residential accommodation above each individual unit. The building appears to have retained many of its architectural features.

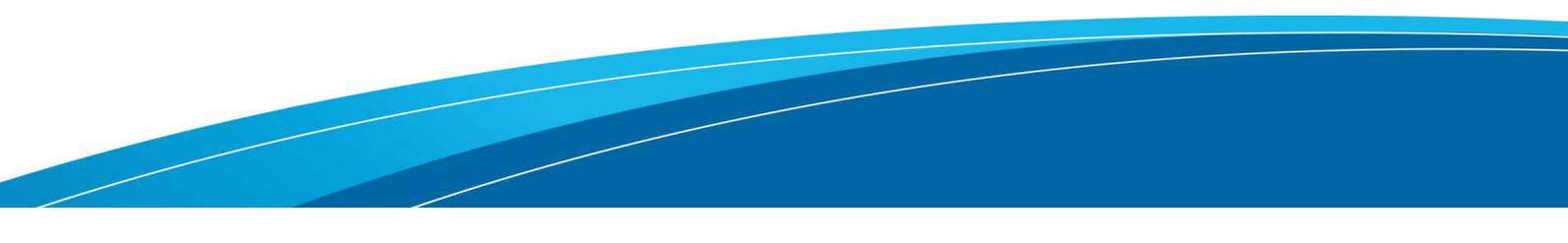
- d. What are the adjoining uses to the site?

Retail outlets with possible residential accommodation above to the north, a railway line to the west. Godstone Road to the east and residential properties to the south.

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

0.1529 hectares
31 metres wide at front
38 metres wide at rear
46.66 at its deepest

- f. What is the existing land use?



CR3 FORUM NEIGHBOURHOOD PLAN

Five small independent retail shops with possible apartments above.

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

tbc

h. What is the site's planning history?

2006/1425 – Planning application for erection of 6 two bedroom dwellings – application refused.

2011/1421 – Planning application of 4 two bedroom dwellings – refused.

Primarily the reason for refusal for each of the above applications, is the poor access to this site.

2011/1163 – Planning application for conversion of retail to residential – refused. As TDC considered the retail use was still a viable going concern.

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; DP4; DP5; DP19; DP21; DP22

1. NPPF – Core Strategy see CSP1; CSP2; CSP4; CSP7; CSP11; CSP12; CSP14; CSP15; CSP17; CSP18; CSP19. CSP22

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

1. Building a strong, competitive economy

4. Promoting sustainable transport

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?

CR3 FORUM NEIGHBOURHOOD PLAN

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?

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 and to provide an 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 Caterham railway line and 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.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

No

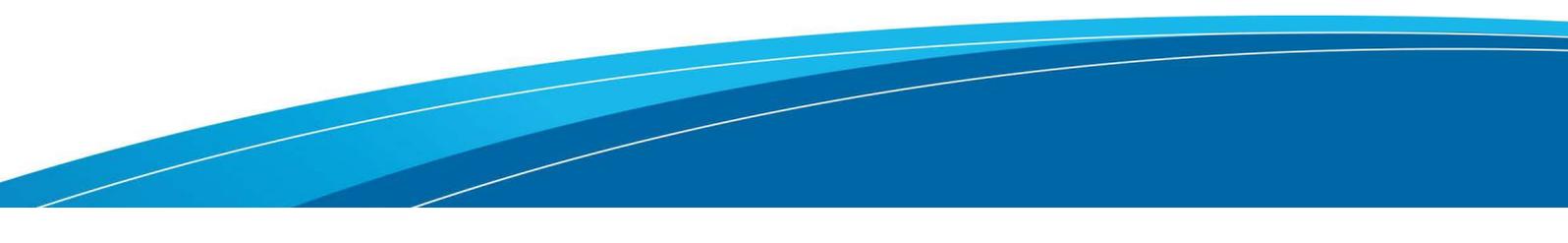
- g. Could the site contain any archaeological remains?

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

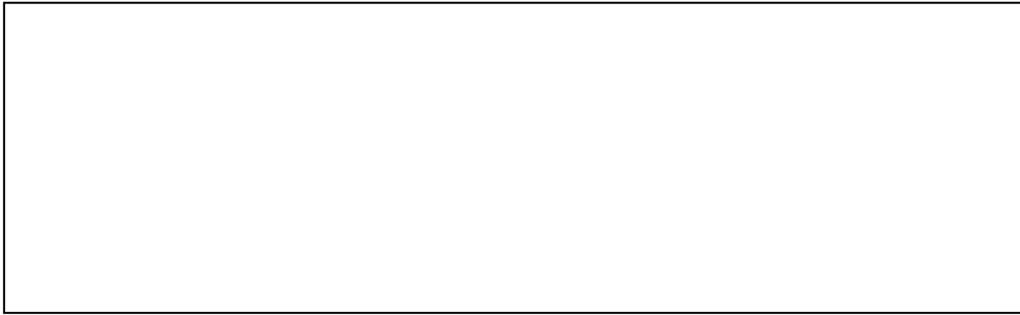
- h. Are there any issues of capacity on the local road network (congestion and/or parking)?

Parking is a problem within the area, see "Whyteleafe Parish Plan – February 2008

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



CR3 FORUM NEIGHBOURHOOD PLAN



3. Onsite considerations

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

Access to this site is only available from Godstone Road.

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

The 407 and 434 bus routes operates along Godstone Road and mainline railway stations of 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?

CR3 FORUM NEIGHBOURHOOD PLAN

The site is level facing the Godstone Road, but at the rear slopes gently down towards the railway line.

- 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.?

Although it would appear that there is no biodiversity value on this site. The site is within 200 metres of Blizes Wood and Joysons Hill, so therefore a full ecology survey would need to be undertaken. See planning application Ref 2006/145.

- 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 of Caterham railway line.

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

CR3 FORUM NEIGHBOURHOOD PLAN

The existing buildings could be either retained or converted.

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

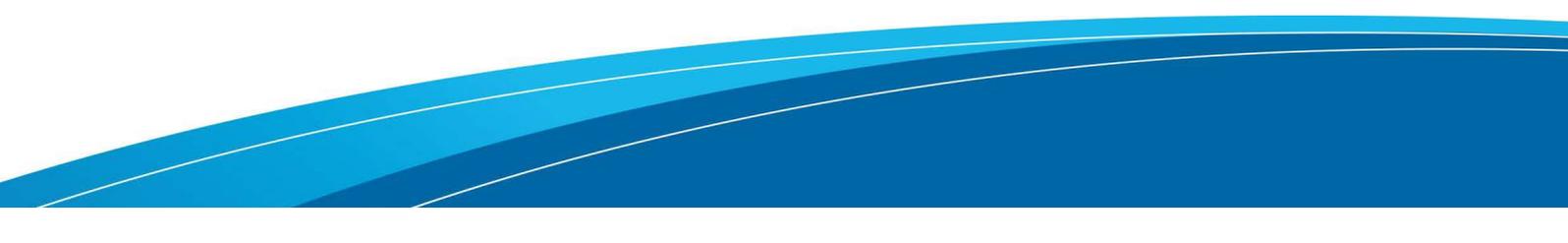
No

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

Any proposed development should not exceed the height of the existing buildings to reduce the impact on the skyline.

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, bounded by the heavily used A22 Godstone Road and Caterham railway line.

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

The existing building was built during the Edwardian era and compliments the Edwardian villas on the opposite side of Godstone Road.

- 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

CR3 FORUM NEIGHBOURHOOD PLAN

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.

CR3 FORUM NEIGHBOURHOOD PLAN

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?



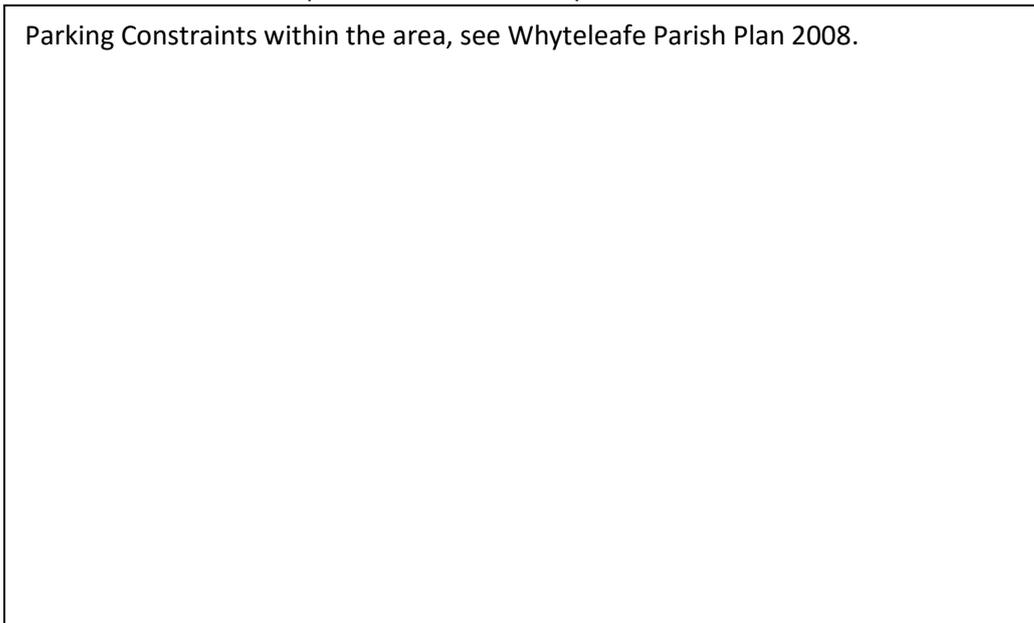
Deliverability

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

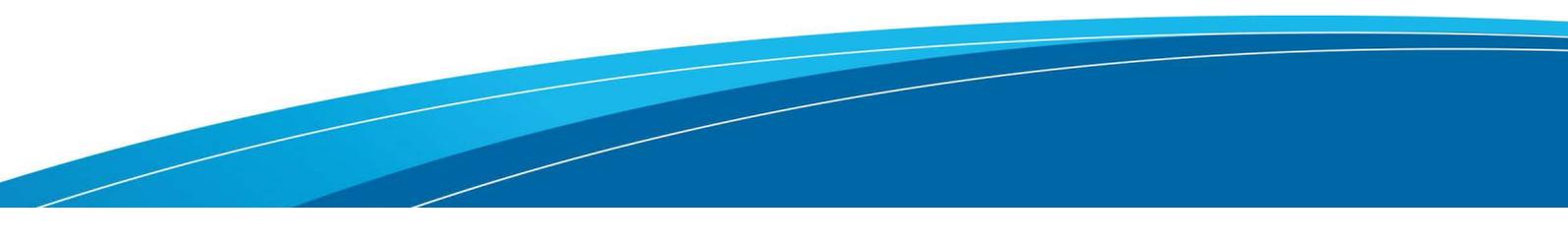
7. Suitability - potential constraints on development

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

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



8. Availability



CR3 FORUM NEIGHBOURHOOD PLAN

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

Land owner(s) would need to be approached.

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

Land owner(s) 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+?

CR3 FORUM NEIGHBOURHOOD PLAN

This is a rectangular site with Edwardian style villas and good access to local facilities and transport links nearby. The constraints may be caused by possible contamination from a former dairy located to the rear of the building.

The site is developable, although the natural contour leading towards the railway line may restrict optimum development. A number of previous planning applications have been refused at this site, primarily the reason for refusal for each application, is the poor access to this site.

Parking for any proposed development will need to be carefully considered as there is currently only one access to and from Godstone Road.

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) Mixed retail, office, and or residential in a style complimentary with the Edwardian villas directly opposite the Godstone Road, within an area which largely comprises of two storey buildings.
- (b) Any proposed development to include the adjacent Erne House and Tandridge District Council car park sites to enable a cohesive town centre improvement/regeneration development. Care needs to be taken to avoid monotonous slab-like development.
- (c) Develop a Community Hub for local community activity.

CR3 FORUM NEIGHBOURHOOD PLAN

Summary Continued

Site Plan – image from www.cartogold.co.uk/tandridgelocalplan

10/22/2014

www.cartogold.co.uk/tandridgelocalplan/Print_Window.htm

Title / comments:

- KEY**
-  Policies affecting this area.
 -  Urban Area Category 1 settlement
 -  Local Centres DP



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1/1