

# CR3 FORUM NEIGHBOURHOOD PLAN SITE ASSESSMENT CHECKLIST

## 1. Site Details

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

William Hill Interior Retail Premises CR3NPCV 3035.

- b. Where is the site located?

22-28 Godstone Road Caterham Surrey CR3 6RA

- c. What is the site description?

Presents as a single storey road frontage but part of the site is 2.5 storeys residential building presumably originally 28 Godstone Road. There are single storey buildings at the rear. Main 2.5 Storey Victorian building dates from 1888



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d. What are the adjoining uses to the site?

The premises are at the end of the secondary shopping frontage with further shopping on one side within 3 storey buildings and the Miller Centre on the other. Miller Centre is outside secondary shopping area.

e. What is the site area (hectares)?

0.078 Hectares approximately

f. What is the existing land use?

Retail Class A1

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

The ownership is private. There are at least 4 registered titles.

h. What is the site's planning history?

There are no records of any Post 2000 Planning applications on the site.

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- 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?

Main Planning Policies:

Urban Area Cat 1 settlement CSP1

Town Centre: DP2 and CSP23

Principal shopping Area: DP2 but designated as Secondary Shopping Frontage

Applicable Policies Redevelopment:

Tandridge District Core Strategy 2008 – Policies CSP1, CSP4, CSP7, CSP11, CSP12, CSP14, CSP15, CSP18, CSP19, CSP22 and CSP 23

Tandridge Local Plan: Part 2 – Detailed Policies DP1, DP2, DP4, DP5, DP7, DP21, DP22

Supplementary Planning Documents:

Town Centre Design Statement

Parking Standards SPD

Tandridge Local Plan: Part 2 – Detailed Tandridge Parking Standards SPD (2012)

Emerging Caterham Master Plan.

Emerging CR3 Neighbourhood Plan

- 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 2012

National Planning Policy Guidance.

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- 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?

Town Centre Design Statement.

The site lies in the Historic Character Facades of Godstone Road and next to the Critical Asset of the Miller Centre

Emerging Caterham Master Plan

TDC Parking Standards 2012 SPD

- l. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal?

Not as far as we are aware.

### 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?

No contamination evidence available. Might require a Phase 1 and 2 Contamination Survey in respect of previous and adjoining uses if building were to be demolished.

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

Highway Noise. Not aware of any nearby sources of air pollution.

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

Not as far as we are aware

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- 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. However this frontage does retain a historic perspective and does form an important part of heritage retail façade on Godstone Road

- g. Could the site contain any archaeological remains?

None documented as far as we are aware but this should be checked if demolition for development is considered. Buildings go back to 1888 on site and nearby.

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

It is assumed that all vehicle and service access is and would be from rear service area in Timber Lane, this is a narrow back Lane serving buildings on both sides.

The lane as it currently exists is unlikely to support any major intensification of the site use and all parking would need to be within the existing boundaries of the site. The Lane is believed to be in private ownership, access being available through rights in title documents.

No vehicle access should be allowed from Godstone Road as the site is opposite the major intersection between Godstone Road and Clareville Road. Clareville Road is the main vehicular exit for Church Walk.

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

Not as far as we are aware although there are a number of restrictive covenants on the titles and party wall declarations with adjoining properties. Access is reserved for use of Timber Lane which is believed to be private.

### 3. Onsite considerations

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

See 2.h. above

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

Yes

### 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?

The site slopes to the rear and along Godstone Road but this should not be a constraint on development.

As indicated earlier Timber Lane is narrow and basically single carriageway which would be a constraint on any intensification of its use for the site.

As far as visible inspection can tell, there are no other constraints.

- 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.?

Unlikely, site is completely built on or hardstanding.

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

Not as far as we are aware

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

The site consists of existing buildings and hardstanding. These could be used for a similar retail use. It is unlikely that any buildings would be retained should the site be redeveloped although if retail use continues the existing frontage could be re used.



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

The property as at bottom of Valley but the site is important to the character of this part of Godstone Road. The site is just after the Caterham Gateway and is a focus point around the Church and Miller centre and leads directly down to the High Street. It has historic value as an area not subject to modern redevelopment.

Any redevelopment should fully take into account the Town Centre Design Statement and fully meet its requirements.

To be in keeping the existing roof lines of buildings on either side should be retained providing a maximum of 3 storey development



View to St Johns with Miller centre on left and 1988 William Hill property in front.

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

Being in the Valley, it would not affect skyline unless redevelopment were above 3 storeys in height but the site does form part of important views across the site and down Godstone Road.

g. Are there any public rights of way affecting the site?

Not shown on Surrey Map.

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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?

Site forms an essential part of the retail provision and secondary shopping frontage for Caterham Town Centre.

It is unlikely that the site would be expanded beyond its boundaries to Godstone Road. However there might be a possibility with adjoining sites at the rear to carry out a more comprehensive development.

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

Late 19<sup>th</sup>/early 20<sup>th</sup> century with brick and glass facades. Forms an important part of the Godstone Road frontage and historic character. Mainly 3 or 2.5 storey brick buildings. Part of the town which has largely avoided modern re-development.

This should be reflected in a quality design that does not place a monolithic block on the site but seeks to add definition and interest. The site should reflect the roof profiles along Godstone Road and the materials currently used.

If housing were considered density would be defined by parking.

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

Yes. Any increase of building on the site above single storey could have an effect on amenities to adjoining buildings.

- k. Physical infrastructure and local services considerations

Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Yes as far as we are aware

- l. Does the site have high speed broadband connection?

It is assumed that it does.



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### 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.

The site is well located for all local services and facilities

- b. What is the capacity of local schools?

Not applicable with current use. Local schools do have some spare capacity.

- 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 site?

See Neighbourhood Plan and Town Design Statement together with emerging Caterham Master Plan.

### 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?

It is likely that local opinion will be sorry to lose this retailer and shop. Main concern for redevelopment would be parking and design as already expressed in emerging Master Plan and Town Centre Design Statement. Therefore any change of use would need to meet parking standards for the location. Any redevelopment would need to be of a high standard that reflected the location. It is unlikely that loss of retail use on the ground floor would be supported.

Recent surveys have indicated that residents do not want to see more residential in the town centre particularly if inadequate car parking is provided. There has also been reluctance to lose any further business or employment use.

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### 8. Availability

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

It is not known but based on the present retail use closing down; this would seem to be the likely outcome.

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

Not as far as we are aware. Existing lease expires August 2018.

### 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+?

It seems unlikely that a viable redevelopment will be available in the near future.

Intensification and /or change of use could be restricted by parking requirements.

It is possible that additional residential use or A2 use might eventually improve profitability of redevelopment. Likely only to be a windfall contribution.

Difficulties with adjoining owners and assembly will restrict availability for a larger more comprehensive scheme.

Any redevelopment would need to retain retail to support the viability of the Town Centre.

Any redevelopment should complement the Godstone Road frontage to maintain the historic character of this part of the town centre.

Whilst the current planning standard does indicate flexibility on parking requirements for residential conversions which bring upper floors into re-use, this is unlikely to apply if the whole site were to be redeveloped. Any flexibility must be dependent on type of residential accommodation being provided and provision for alternative forms of transport to accommodate the requirements of the occupants.

The site is unlikely to yield more than a windfall amount of residential and must retain retail or an employment use on the ground floor.

Time frame for redevelopment 1- 5 years.