

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 007 Land to rear 156-180 Whyteleafe Road

- b. Where is the site located?

Caterham on the Hill residential area

- c. What is the site description?

Back garden land, open land (formerly in Green Belt)

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

North residential, West residential, South school campus, East woodland
(Metropolitan Green Belt)

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

3.5ha

- f. What is the existing land use?

Back gardens, open land/paddocks

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

Multiple ownerships

- h. What is the site's planning history?

Until 2014, Reserved housing land (TDC Local Plan Policy HO5) , previously Green Belt land
Recent outline applications included a small part of reserved land:
2013/414 and 2013/417 Both refused by TDC. 414 subsequently permitted on Appeal to Secretary of State. Appeal dismissed on 417.
2015/1540 Demolition of dwelling and erection on 14 dwellings – not yet determined.
2015/1649 Demolition of dwelling and erection of 59 dwellings – not yet determined.
2015/2262 Erection of 10 dwellings- not yet determined

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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?

1. Local plan Core Strategy Policies CSPA1, CSPA3, CSPA4, CSPA7, CSPA18, CSPA19
Local Plan Policies BE1, BE7
2. Reserved housing land identified by policy HO5 of local plan, **now deleted**
3. Urban reserve housing
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?

Section 6 Delivering a wide choice of high quality homes paras 47,48,49,50
Section 7 Requiring good design paras 56-66

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?

SHLAA 70 units

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

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

Site adjacent to school playing fields

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

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?

Unknown

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

Situated close to school campus with associated traffic and parking

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

Unknown

3. Onsite considerations

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

Site is considered "landlocked" as Annes Walk would not be suitable to serve the development. Access would necessitate the demolition of a property on Whyteleafe Road to provide this.

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

Walking distance of bus
1 mile from nearest rail station which gives access to Croydon, London etc

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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?

Access (see above)

- 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.?

Numerous trees etc

Protected species likely to be present but unknown

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

No

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

As landlocked building will need demolition to allow access. No other buildings on site

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

No

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

Local properties would be impacted adversely (see below)

- 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 uses - see above

Could be expanded to a limited extent if surrounding properties offered sites for this.

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

This is an area of relatively low density containing mainly detached properties to the west and semi-detached properties to the north, both areas having mature plots. More widely this is an area containing detached houses on larger plots although post war some have seen re-development in the form of cul-de-sacs, resulting houses still being detached with gardens.

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

Yes. Development of this site could lead to loss of amenity to neighbouring uses they being mainly residential

- k. Physical infrastructure and local services considerations

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

No

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

No

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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.

Primary school 0.2miles
Secondary school 0.4miles
GP 0.9miles
Pharmacy 0.8miles
Local shops 0.7miles
Post Office 0.9miles
Library 0.9miles
Play space 0.5miles
Sports centre 0.4miles

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are at virtually full capacity but there is room for expansion on site for some. Hillcroft Primary is enlarging its intake from 11/2 to 2 form entry. There is some capacity in Caterham Valley and again these schools could be enlarged

De Stafford has some capacity at present and there is room for expansion as has taken place in the past.

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

1 bus route within moderate walking distance – serves Caterham, Warlingham and Selsdon

Nearest station 1 mile down long hill with an estimated walking time of 25 minutes. Rail line serves Caterham to London

6. Community Infrastructure Levy

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

Pedestrian crossings/traffic island at: Buxton Lane, at junction with Portley Lane

Improved bus services between the Valley and Whyteleafe and the Hill.

The SCC Stage 2 Caterham Hill Traffic Study (mainly not implemented because of lack of SCC funds) could be updated to take account of current and forecast future traffic demand and then implemented. The old study contained several good proposals to improve traffic flow, parking and pedestrian safety and could be used as a baseline for a refresh and then implementation.

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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?

Yes, considerable opposition

8. Availability

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

Multiple ownerships

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

Unknown

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+?

This is a site of significant theoretical capacity (est 70 units). However, it is the view of the CR3 Forum that development would not be needed under existing TDC Local Plan policies unless and until it was needed to meet a shortfall in TDC's housing land availability requirement. Any development which did then take place would need to have regard to the sensitive nature and location of the site, which is adjacent to the Green Belt, schools and mature housing.

There may be problems of site assembly due to multiple existing ownerships. The CR3 Forum considers that piecemeal development of areas within the site should be resisted on grounds of prematurity and of failing to make best use of the land.

Numerous applications have been submitted by various groups of owners and developers. Other than the one application given permission by the government inspector all are yet to be determined.