

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 008 Land between Willey Lane and Stanstead Road

- b. Where is the site located?

Site is located between Willey Lane and Stanstead Road opposite Beech Grove. It is roughly rectangular in shape in shape.

- c. What is the site description?

The site is generally level and used as open field or paddocks. Trees form a screen to Willey Lane on NE boundary and to Stanstead House on SW boundary. There is a stable block in the centre of the site with a group of trees. There is a thin tree screen to Stanstead Road. There are a number of mature trees on the site.

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

Stanstead House is on SE boundary, then clockwise there is countryside round to Heathwood on NW boundary adjacent to Willey Lane which runs down the NE boundary to Stanstead Road. Beyond Willey Lane to the north are large detached houses in large plots until you reach Newberry Close, a newer residential estate. Across Stanstead Road looking SE from the site is wooded countryside.

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

1.38 hectares

- f. What is the existing land use?

Paddocks. Agriculture

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

Not Known

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

There is no planning history from 2000.

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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?

Site is designated as Green Belt DP 10 DP 13 DP 14 DP 15

Rear 2/3rds of Site lies in Area of Great Landscape Value. CSP 20 and 21.

Potential Site for Nature Conservation Importance CSP 17 DP 19

Willey Lane forms a continuation to BW16 to Roffes Lane.

- 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

National Planning Framework Guidance

- 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?

Policies in emerging Neighbourhood Plan

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

In TDC HELAA sites for CR3 as CAT 008

2. Desktop evidence review

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

No

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

Not as far as we are aware.

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

No

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

Not as far as we are aware

- e. Is the land of agricultural value / official designation of agricultural land?

Not used for mainstream agriculture at present but is of agricultural value and would be designated agricultural. Used as paddock.

- f. Are there any 'Listed' buildings on or close to the site?

No .

- g. Could the site contain any archaeological remains?

Not as far as we are aware but to be checked if development was being considered.

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

Willey Lane is an unmade up single track which is private. Stanstead Road is single carriageway largely without footpaths.

Major development of site would raise issues with capacity on Stanstead Road. Any large scale development would put pressure on the local roads and Stanstead Road is busy at peak times due to Oakhyrst Grange School and being used as shortcut avoiding M25. .

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

Not as far as we are aware. The Title for the site has not been checked.

3. Onsite considerations

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

Primary access would be from Stanstead Road. Access from Willey Lane is unlikely to be acceptable other than for a single dwelling. See 2h for other considerations

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

There is no direct access to public transport which does not run in Stanstead Road. Nearest public transport is in the town centre over 1 mile away.

Cycling access is not a problem. Neither Stanstead Road nor Willey Lane have footpaths in this area making pedestrian access difficult and potentially dangerous.

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 is largely level with a slight slope down to NW.

There do not appear to be any other constraints to development other than maintaining the existing tree screens and preserving mature trees on the 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.?

As a green open space mixed with trees on the site and around its borders, the site makes an important contribution to bio diversity in this area. Prior to any development a Tree and Biodiversity Study would be required. The existing trees provide a valuable physical and visual screen and consideration should be given to a TPO for a number of the mature specimens and groups of trees. The site is an important introduction to the green belt from the urban areas to the north

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

Not as far as we are aware

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

No. The only buildings are single storey and purpose built for stabling.

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

The site provides a green introduction to this area of Great Landscape Value and into the recreational area of View Point and beyond. It supports the rural countryside character of CR3 as one leaves the urban area.

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

Buildings not greater than 2 storeys in height are not likely to affect the skyline.

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

No.

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?

No bad neighbours. It is possible that the site could be expanded beyond its SW and NE boundaries with further purchases. However these are also in green belt and subject to same restrictions. They are also valuable large detached houses.

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

Immediate neighbours are large detached houses in large plots, there is no local style. Density is not applicable as the site is in green belt.

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

Probably not but there are likely to be objections from neighbouring residents

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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)?

This is a rural location.

l. Does the site have high speed broadband connection?

This is a rural location.

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.

All services and facilities are located in the town centre some distance away.

b. What is the capacity of local schools?

There is a variety of state schools within the urban CR3 area

There are also a number of private schools in the Caterham area. Oakhyrst Grange is close by.

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

There is no direct access to public transport which does not run in Stanstead Road. Nearest public transport is in the town centre over 1 mile away.

Cycling is not a problem. Neither Stanstead Road nor Willey Lane have footpaths in this area making pedestrian access difficult and potentially dangerous.

6. Community Infrastructure Levy

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

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The speed of traffic on Stanstead Road is a major problem, particularly as sections of the road in the vicinity of CAT 008 are devoid of pavements. The presence of Oakhyrst School and associated parental parking frequently restricts the road to single carriageway status. Hazardous traffic speed is not restricted by the current electronic signs and the introduction of a more sophisticated system of speed cameras should be considered.

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?

No record of local opinion to this particular site as no Planning applications or consultation have been made.

Based on results and comments from CR3 Neighbourhood Plan Survey of residents, it is highly likely that residents would oppose development of this site which is not only in the green belt but which is also in a rural location and is agricultural in character.

8. Availability

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

It is assumed so as it has been put forward for inclusion in HELAA Study.

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

Not as far as we are aware.

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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The CAT 009 is a largely grassed area devoid of buildings and located in rural countryside. The site slopes gently downwards to the NW and is generally open apart from a number of trees along the road boundaries and dividing the site.

The site plays an important part in maintaining the open green character of this part of the green belt helping to consolidate the effectiveness of the green belt and its boundary in preventing urban sprawl moving further out of Caterham and Chaldon

The whole area from Willey Lane excluding only the properties on Stansted Road is designated as an Area of Great Landscape Value. This designation covers 2/3rds of the site.

Building development of this site is considered to be unacceptable for the following reasons:-

- This site is highly valued for its contribution and support of the open green character of this part of the green belt and occupies a prominent frontage to Stanstead Road as you leave the urban area. Section 4 of our Neighbourhood Plan states that for development in the green belt to be acceptable it should not be located in a visually prominent location, and it should provide specific community benefit which strongly overcomes any harm caused by the loss of green belt amenity. Development of CAT 008 would not accord with either of these aims.
- The NPPF (para 80) defines 5 purposes for the retention of green belt status. The first is to check the unrestricted sprawl of large built up areas. The development of CAT 008 would have the effect of expanding the urban built up area contrary to this purpose. We can confidently state that any planning application for this site would be vigorously opposed by the residents of Caterham and Chaldon.
- The capacity and structure of Stanstead Road and its Junction with Church Hill, Caterham, would not sustain further large scale development. It is a B class road without pavements and it is clear that any significant development of CAT 008 would cause traffic problems on nearby roads.

For the reasons given in this assessment and summary we believe that this site fully supports three of the five purposes set out for Green Belt status namely:

- to check the unrestricted sprawl of large built-up areas; CR3 area and Countryside;
- to assist in safeguarding the countryside from encroachment; and
- to preserve the setting and special character of historic towns; whilst Caterham may not be considered a historic town, its location within the green belt defines much of the character and reason for living in CR3.

Its status as an agriculture site in use as paddocks is compatible with its Green Belt status. This together with its rural location make the site unsustainable.

In conclusion, the CR3 NP cannot support the development of this site.