

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 009 RoffesLane/Stanstead Rd

- b. Where is the site located?

A triangle of land between Roffes Lane and the end of Stanstead Road. It is bounded by Roffes Lane to the west, Stanstead Road to the NE, and a public footpath to the N.

- c. What is the site description?

The site which is used as open field or paddocks has a slight slope to the north but is otherwise level ground. The NE long side, or base, of this 'triangle' of land is bounded by Stanstead Road from which it is shielded by a very sparse hedge. A public footpath, running from Roffes Lane to Stanstead Road forms the north boundary whilst the west side is bounded by Roffes Lane. The site is separated from Roffes Lane by a bank and a dense line of mature trees. Approximately one third of the south end of the site is divided from the remainder by a line of attractive trees several of which are also very mature.

The plan of the site shows a small pond in the NE corner of the site. Inspection shows that this is completely overgrown by a dense collection of small trees and bushes.

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

The public footpath forming the N boundary of the site separates the site from a car repair site and an occupied mobile home to the west, and a paddock to the east of the boundary line. Moving clockwise the long NE boundary on Stanstead Road faces uninhabited rural land apart from 2 medium sized houses, (227 & 229 Stanstead Road), at the southern end of the boundary. The W boundary on Roffes lane faces the densely ancient woodland known as Grubs Wood.

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

1.85 hectares

- f. What is the existing land use?

Paddock and agriculture

CR3 FORUM NEIGHBOURHOOD PLAN

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

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?

The site is designated as Green Belt and an Area of Great Landscape Value.

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 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?

Neighbourhood Plan policy details

CR3 FORUM NEIGHBOURHOOD PLAN

- I. 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 009

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?

Not as far as we know

- 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 know

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

Not currently used for agricultural purposes although is of agricultural value.

Used as paddock.

CR3 FORUM NEIGHBOURHOOD PLAN

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

No

- g. Could the site contain any archaeological remains?

No history of archaeological finds on this site. Previous finds in Chaldon suggest site would have to be investigated if development contemplated in the future.

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

Roffes Lane is a very narrow ancient roadway with a poor surface which frequently breaks up to form potholes. Poor sight lines on the curves often cause difficulties with passing.

Stanstead Road in the region of CAT 009 is reduced to a single carriageway by parental parking at the beginning and end of the nearby 'Oakhyrst Grange' school day. Speeding traffic is also a major concern.

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

Not as far as we know.

The Title of the site has not been checked

3. Onsite considerations

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

Access would be from Stanstead Road.

Access from Roffes Lane would not be possible.

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

There is no direct access to public transport as buses do not run in Stanstead Road.

The closest access to public transport is on Church Hill, Caterham, which is almost 1 mile away. There is no problem with cycling access. Walking in Roffes Lane and on segments of Stanstead Road is not easy because of the absence of pavements and the speed of traffic.

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?

CR3 FORUM NEIGHBOURHOOD PLAN

Are there any power lines, pipelines or other infrastructure crossing or affecting the site?

There are no physical constraints to development on this site.

Mature trees along the boundary with Roffes Lane and in the centre of the site must be assessed and preserved with TPOs as necessary

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.?

This site is a significant portion of the Green Belt in CR3 by contributing to the rural landscape beyond the boundary of the semi-urban area of Caterham Hill.

We do not have data on protected species on this site and any development would need to be preceded by a Tree and Biodiversity study.

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?

No.

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

Yes – there is a fine view over Chaldon from this site which would be lost following any significant development.

The site also contributes to the rural character of the area as one travels south on Stanstead Road from Caterham.

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

The fine sky line in a north westerly direction towards Chaldon would be lost as a consequence of any significant development on this site.

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

No – the public footpath on the north boundary is outside of the site

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

There are no 'bad neighbours'.

We are not aware of any intention to expand the car repair service adjacent to the north boundary of the property.

It is possible that the site could be expanded on its north boundary but this field would be subject to the same green belt restrictions as CAT 008.

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

Immediate neighbours include a small number of medium and large houses on Stanstead Road. There is no consistent style.

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

No. However there would be vigorous opposition to a change in Green Belt status for this site from neighbours, horse owners and recreational walkers etc.

- l. Physical infrastructure and local services considerations

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

This is an undeveloped rural property with no connection to local utilities.

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

No.

CR3 FORUM NEIGHBOURHOOD PLAN

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 facilities are located in Caterham or Caterham Hill 1 to 1.5 miles away.

The exception is the private Oakhyrst Grange junior school which is approximately 300 metres along Stanstead Road to the north.

- b. What is the capacity of local schools?

There are 8 state primary schools in the CR3 area providing 2362 places, and 1 state secondary school providing over 800 places. In addition there are several private schools in the area.

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

There is no direct access to public transport as buses do not run in Stanstead Road.

The closest access to public transport is on Church Hill, Caterham, which is almost 1 mile away. There is no problem with cycling access. Walking in Roffes Lane and on segments of Stanstead Road is not easy because of the absence of pavements and the speed of traffic.

6. Community Infrastructure Levy

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

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?

CR3 FORUM NEIGHBOURHOOD PLAN

There is no record of local opinion on this site as there have been no planning applications in the past.

Given the position of this site on the edge of a very important recreational walking area, including Pilgrims Way, it is very likely that there would be severe opposition if there was any move to develop the site for housing – or any other purpose.

8. Availability

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

It is assumed so as the site has been included in the 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+?

CR3 FORUM NEIGHBOURHOOD PLAN

CAT 009 is a grassed area devoid of buildings and located in rural countryside. It slopes gently to the N and is bounded on one side, (Roffes Lane) by a dense area of mature and attractive trees which form a fine feature on the edge of Roffes Lane. There are also fine mature trees dividing the southern third of the property from the northern two-thirds.

This property is a significant portion of the Green Belt in this area which separates the semi-urban area of Caterham from the North Downs ridge. The site lies within a designated Area of Great Landscape Value.

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 009 would not accord with either of these aims.
- The NPFF (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 009 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 in some segments and it is clear that any significant development of CAT 009 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 makes the site unsustainable.