

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT010 R/O Furrows Place R/O 30-42 Whyteleafe Road

- b. Where is the site located?

Land to the rear of Furrows Place and Rear of 30-42 Whyteleafe Road (as above)

- c. What is the site description?

This site consists entirely of undeveloped land in Metropolitan Green Belt. The southern part, east of Furrows Place, is open grassland surrounded by trees. The northern part, east of 30-42 Whyteleafe Road, is inaccessible but appears to be woodland. The site slopes downhill from west to east.

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

Housing to the west and south. Other undeveloped Green Belt land to the east (steep hillside) and north.

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

1.3 ha

- f. What is the existing land use?

Undeveloped land in Metropolitan Green Belt.

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

Unknown.

CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

No formal planning history as far as can be determined. However, the site's inclusion in TDC's SHLAA is an indication of developer or landowner interest in the site.

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?

This site is in the Metropolitan Green Belt. The site is therefore unavailable for development unless and until it is released from the Green Belt as part of a review of TDC's Local Plan Core Strategy.

Other planning policies, designations and related issues are irrelevant while the land remains in the Green Belt.

1. The development Plan consists of Tandridge District Core Strategy 2008, and the Tandridge Local Plan Part 2: 2014.

CSP1, 2, 3, 17, 18, 21

2. No

3. Greenbelt

4. No

5. Tandridge Local Plan Part adopted at Full Council July 2014

DP10, DP13, DP14 and DP19 Emerging NP.

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?

NPPF and other Government Guidance relating to Green Belts

CR3 FORUM NEIGHBOURHOOD PLAN

- 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 other than in emerging NP.

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

The site is CAT 010 within TDC's SHLAA (Appendix 6 - Green Belt sites)

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 are aware

- c. Are there any nearby sources of noise of 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?

No.

- 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

CR3 FORUM NEIGHBOURHOOD PLAN

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

There is no road access at present to either Furrows Place or Whyteleafe Road. Whyteleafe Road has been the subject of increased development over the past 10 years and any significant development may cause problems.

Access through existing Parking area in Furrows Place may be available.

- 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?

See 2h above

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

No public transport but accessible for cycling and walking.

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 and partly wooded. No other features.

- 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.?

-The site is open green space with wood-Biodiversity value unknown but a survey would be needed prior to consideration of any form of development.

- 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

CR3 FORUM NEIGHBOURHOOD PLAN

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

The site forms part of an important green wooded space between COH and CV and as such is open to view from across the Valley.

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

The site is situated on skyline and any form of development will be viewed from across the Valley increasing the urban sprawl feel to COH and CV.

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

-Not as far as we are aware.

- 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?

Adjoins CR3NPCAT 022 and 038

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

Mainly 2 storey Detached and semi Detached.

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

Development would cause overlooking to properties in Furrows Place and Taunton Avenue.

- k. Physical infrastructure and local services considerations

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

Not as far as we are aware

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

Irrelevant

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

Facilities are available in Town centres of COH and CV.

- 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?

No Public transport but otherwise accessible.

6. Community Infrastructure Levy

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

See NP.

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?

Protection of Green Belt is a major concern identified by NP Questionnaire.

8. Availability

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

It is assumed that as site is in SHLAA and HELAA that owners are willing.

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

Not as far as we are aware.

CR3 FORUM NEIGHBOURHOOD PLAN

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 site is in the Metropolitan Green Belt. The site is therefore unavailable for development unless and until it is released from the Green Belt as part of a review of TDC's Local Plan Core Strategy.

All other considerations are irrelevant while the land remains in the Green Belt.

There are no exceptional circumstances to mitigate the damage the harm to character that development of this site would cause.

The CR3 NP considers the site not to be developable under current planning policies and emerging NP policy. Its status as green belt should remain.