

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT011 Southwood Waller Lane

- b. Where is the site located?

Caterham on the Hill – Metropolitan Greenbelt

- c. What is the site description?

Residential in greenbelt .Large House with gravel drive set in open gardens

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

Open countryside and woodland in greenbelt

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

0.43ha

- f. What is the existing land use?

House and garages

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

Owner of property

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

CAT/5569 1963 – New road plus 4 houses and 4 flats plus garages – refused
CAT/5845 1963 – Conversion of coach house to dwelling – refused
CAT/5903 1963 - Conversion to 2 self-contained flats – approved
CAT/8365 1969 - Conversion of coach house to provide accommodation for caretaker – refused.
TDC/2008/969 Erection of 4 bay garage

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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. 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

- 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 Section 9 Protecting Greenbelt Land – paras 79-92

- 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 – Site not available
HELAA – CAT038 –land submitted –estimated site yield 30

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

- 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?

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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)?

Waller Lane is a steep and narrow single carriageway lane unsuitable for increased traffic from significant development and its junction with Church Hill is unsuitable for increased traffic flow.

- 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 – access via Waller Lane

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

-No public transport but cycling and walking possible.

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 although level is situated within a steeply sloping wooded area.

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- 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 within a wooded green area with high level of biodiversity.

- 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?

Yes but retaining existing building would compromise developable area.

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

Views across open Green Belt land

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

Any development would have affect on GB 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?

Site situated in Green Belt – see relevant TDC policies and NPPF

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

Very low density

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

no immediate neighbours

- k. Physical infrastructure and local services considerations
Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Yes but see 2h

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

Yes but see 2h

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.

Secondary school – 0.8mile
Primary school – 0.6mile
GP – 0.4mile
Pharmacy – 0.4mile
Local shops – 0.2mile
Post Office – 0.5mile
Library – 0.5mile
Play – 0.3mile
Sport – 0.3mile
Bus – 0.2mile
Rail – 0.2mile

- 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.

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

Site is accessed via steep hill but within 0.2miles of bus and rail

6. Community Infrastructure Levy

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

Not relevant as site not developable under current local plan and NPPF but is circumstances change

Improved traffic management between the main Caterham Valley town centre roundabout and up to the Hill via Church 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.

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 but public opinion is against building in the Green Belt

8. Availability

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

As site has been put forward in SHLAA and HELAA it is assumed owner is willing.

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

Not as far as we are aware.

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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.

Several planning applications during the 1960s were refused presumably because the site is in the Metropolitan Green Belt.

TDC HELAA CAT038 – States that a site including Southwood has been submitted by the agent on behalf of landowners and it is estimated that it would yield 30 dwellings. It also confirms that this site is in the green belt.

The CR3 NP supports the retention of this site as green belt and considers that it performs a useful purpose along with adjoining areas in maintaining a separation between Caterham Valley and Caterham on the Hill with its steep sloping topography and wooded character forming a natural boundary between the urban development of these Parishes.

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.