

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 016

- b. Where is the site located?

Land West of Caterham bypass and above Longsdon Way

- c. What is the site description?

Steeply sloping site bounded by narrow strip trees above the residential area of Longsdon Way. Trees and shrubs to all boundaries. East boundary thicker band of trees covered by TPO. SE corner bounded by 12 Tillingdown Lane.

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

NE, E, and S boundaries border onto residential. East boundary borders band of trees and A22 Caterham Bypass.

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

4.08 hectares

- f. What is the existing land use?

Open fields .

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

CROUDACE HOMES LIMITED (Co. Regn. No. 813521) of 97
Godstone Road, Caterham, Surrey, CR3 6XQ.

CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

No planning applications have been made.

Site shown on HELAA 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?

There is a TPO on trees adjacent to A22.

Site is in Green Belt but **outside** area of Outstanding Beauty. CSP1

Site is in Area of Great Landscape Value CSP20

Forms part of Historic Landscape 112.

There is no Flood Risk.

DP 10, 13,14, 15,17,18,19,20.

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 Planning 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?

No.

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?

Currently in SHLAA as CAT 016 and is shown on Tandridge HELAA site

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 or air pollution which could affect the site?

The Site abuts the A22 Caterham bypass. Traffic noise may be a problem but site is screened by tree belt. The site forms an effective buffer for existing residences to traffic noise and pollution from A22

- 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?

Site currently is open grassland.

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

No.

- g. Could the site contain any archaeological remains?

Historic Landscape. Advice should be taken on whether further study is required

CR3 FORUM NEIGHBOURHOOD PLAN

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

Access to site presumably would be from Longsdon Way. This is currently serves 33 dwellings and a future large redevelopment could cause problems both on increased use and the exit to the Godstone Road. The site would be required to provide adequate car parking within its boundaries.

Tillindown Lane is very narrow and currently access to it would appear to be blocked by residential. Neither the access to Godstone Road or the Bypass are suitable for increased development.

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

Not as far as we are aware.

3. Onsite considerations

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

SEE 2h. above.

Assumed access from Longsdon Avenue. A large development is very likely to increase congestion and use of this residential road to detriment of existing houses. The increased traffic entering and leaving onto Godstone Road is likely to be a major problem.

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

c.

Reasonable access to public transport in Godstone Road. Pedestrian and cycle access via Longsdon Avenue

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?

Not at present. However the topography of the site will greatly influence any form of development. Steeply sloping from East to West is likely to restrict any development to the bottom half of the site. the site generally rises from 140 m to 175 metres in NE corner.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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.?

Survey should be undertaken to detail existing natural habitat. This should check for bio diversity and protected animals. It is likely that in any future scheme of development a large proportion of the site should be set aside for wild life and natural habitat.

- 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?

Part of the site on SE corner has been sold to neighbouring residence in Tillingdown Lane. Otherwise there are no existing buildings that should be retained.

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

The site provides very important views both into and out. It is the backdrop to views from West and is an important character feature to this part of Caterham.

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

Any form of development will affect the skyline looking west from Caterham. This will be less on lower slope but will seriously reduce the amenity and privacy of existing residences in Longsdon Way

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

No. There is a footpath FP83/81 on the northern boundary.

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?

The site is unlikely to be expanded in itself although development could put pressure for similar development on sites above the northern boundary (these are further protected by being Areas of Outstanding Beauty).

As previously indicated the site is bounded on three sides by residential and to the West by the A22.

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

Mainly modern residential . Largely two storey semi-detached or detached dwellings with gardens.

Density in the region of CSP 19 30-55 dwellings per hectare.

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

Any form of development is likely to cause overlooking and loss of amenity to residents in Longdon Drive unless a serious landscaped area with existing and newly planted semi -mature trees and bushes is provided along all boundaries adjacent to residential areas. Careful siting of development and windows would be essential to protection of privacy and because of the slopes distances between dwellings should be increased.

- k. Physical infrastructure and local services considerations

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

Site currently would not be connected although provision for drainage may be available from Longsdon Way. Other utilities and services likely to be available if required.

CR3 FORUM NEIGHBOURHOOD PLAN

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

Not at present.

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.

Site is located close to Town Centre and schools in the area.
A large development would increase pressure on current GP practices.
There are Parks and sports areas close by.

- b. What is the capacity of local schools?

Local school is St Johns . Currently capacity is good. Other schools in area including private schools.

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

The site is within walking distance of Town Centre and public transport is available in Godstone Road and Town Centre.

6. Community Infrastructure Levy

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

CR3 FORUM NEIGHBOURHOOD PLAN

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 it is likely that there would be a large body of local opinion against development on the grounds that it is Green Belt and forms a natural open space which defines character in the area. Questions of loss of amenity and privacy by adjoining properties would be high in objections.

Prior to any re-development of the site supplementary planning guidance should be drawn up and approved this should include a Character assessment of the local area and Design guidance on forms of redevelopment and safeguards to amenities..

8. Availability

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

The site is owned by local developers who have indicated that they would like to develop the site for housing.

- 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+?

Consideration for redevelopment is very unlikely in the foreseeable future due to its present status within the Green Belt and current Core Strategy Policies and Development Plan Policies.

It is very unlikely that “very special circumstances”, including housing supply, exist that would outweigh the harm done by inappropriate development of this site.

Similarly the loss of commercial sites in Caterham is unlikely to be sufficient to allow commercial development on this site.

However the site might be considered for “Reserve Site Status” in the event that there is an insufficient supply of housing and commercial sites to meet forecasted need within the CR3 area in the future and changes are made to current TDC Core Strategy and its Policies in respect of the Green Belt.

Residential development or commercial development alone would not meet the requirement of very special circumstances necessary to change the Green Belt Status of this property. A mixed development appropriately designed and landscaped might be more appropriate.

Unfortunately the present access through Longdon Way or through Tillingdown Lane are not viable for commercial development.

It is unlikely that residential or other development would be allowed above the lower part of the site to preserve the open aspect of the site, views into and from the site and protect its biodiversity importance. Substantial landscaping and preferably some form of community use would also be appropriate.

Before reserved status were to be confirmed and /or any development is undertaken, a supplementary planning document on local character and design guidance should be prepared and approved.

This site is highly unlikely to be developed in the foreseeable future due to its Green Belt status