

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NP CAT019 533481 155237

- b. Where is the site located?

Caterham reservoir , Stanstead Road The site is bounded on one side by Stanstead Road and on the other three sides by Beechgrove a public bridlewav.

- c. What is the site description?

The site has previously been used as a landfill. It is overgrown and wooded with a varied topography. The majority of the site is flat sloping downwards along the eastern boundary towards footpath. The reservoir occupies the NE third of the site and is raised above general ground level. There is a detached dwelling 99 Stanstead Road, on the plot.

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

To the north and across Stanstead Road to the west are large residential houses. The South East and South West boundaries are wooded and shrub land. The site is bounded by Beechgrove on three sides and Stanstead Rd on the West side.

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

HELAA measurement is 2.05 hectares.

- f. What is the existing land use?

The site is currently vacant apart from 99 Stanstead Road. Surrey records show the site as owned by Sutton and East Surrey water Co. and as a restoration land fill site. It is a rural location which in previous SHLAA was described as an unsustainable location.

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

There are no Land Registry details but it is believed based on Surrey records that the site is owned by Sutton and East Surrey Water Co.

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h. What is the site's planning history?

i.

There is no planning history from 2000.

j. 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?

Policy CSP1,CSP2, CSP3, CSP4, CSP7,CSP11, CSP12, CSP14, CSP15,CSP17, CSP18  
and CSP19 and CSP21.

Local Plan DP1, DP4, DP5, DP7, DP9, DP10,DP13, DP14, DP15, DP19, DP21 and  
DP22.

Green Belt

Potential Site for Nature Conservation and Biodiversity Opportunity Area DP19.

Ancient Wood Land

Historic landscape (814 within 108).

Landscape Character 2015 CW8 South Caterham Wooded North Downs adjacent  
to CD4 Chaldon Chalk Down with Woodland.

Public Bridleway BW19, 20 and 161.

Emerging CR3 Neighbourhood Plan.

k. 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 Policy guidance.

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- l. 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?

Harestone Valley Character Assessment (HVCA). Stanstead Road forms Character Area B in HVCA and this describes southern approach to the area along Stanstead Road as heavily wooded with many mature trees around the few large properties. The Character diagram shows the hedges and mature trees on the east and north boundary of the site. The summary highlights a threat from the loss of variety in the street scene

Harestone Valley Design Guidance(HVDG).

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

TDC HELAA as CAT 045.

## 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?

Very likely, extent of restoration unknown from use as land fill.

- 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?

No

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- 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 landfill age could be source of archaeological remains.

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

Stanstead Road has been the subject of large number of developments in the recent past. The road suffers high use during peak times and school hours and is part of a shortcut through to Bletchingley, Merstham and Redhill.

The site is very close to Oakhurst School and there are parking and traffic problems in this area at peak times.

- 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?

The site is currently accessed at 99 Stanstead Road and there is a further access beyond the reservoir. Sight line visibility should be considered if further development takes place.

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

There is no public transport in Stanstead Road but cycling and walking are not a problem. The site is about 1.5 miles from Town Centre.

### 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?

There are a number of mature trees on the site and especially along Stanstead Rd including a very distinctive Yew. The removal of the reservoir and contamination from landfill are major concerns. Not aware of other problem features but unable to gain access to site.

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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.?

A bio survey is likely to be required and the mature trees probably warrant a tree preservation inspection if the site is to be developed. Given the status of the site as vacant for a long period a full survey for protected species and plants should be undertaken.

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

Not aware of any other than if there is possible contamination on the site from land fill and demolition of reservoir

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

99 Stanstead Road is already a residential unit which could be retained but does not have any particular architectural or heritage merit.

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

The mature trees on the site contribute to the wooden character of this ridge which is visible both from East and West. It is on the edge of CD4 Chaldon Chalk Down and currently in Green Belt. The site has BW 19 and 20 on its borders and contributes to both the rural ambience of Stanstead road and these Bridleways.

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

Stanstead Road and the site run along a high ridge between Harestone Valley to the East and the open Chaldon chalk downs with woodland of CD4 to the West.  
This whole ridge is very visible and any form of development will affect the skyline

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

No but running along the north boundaries are public bridleways 19 and 20 Beechgrove.

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- 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 neighbouring uses are residential to the north and across Stanstead road to the West. Otherwise the site is bounded by Bridleways and woods.

To the east Plans show Council Yard and then beyond Beechgrove further woods until you eventually reach the residential complex that has evolved from Stanstead farm.

All this forms part of the Green belt and as such should remain undeveloped other than for uses suitable in the Green Belt. There may be a case for extending the site into the area described as Council yard to the South and within the Beechgrove bridleway.

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

See HVCA and HVDG.

Density is likely to be at the lower end of the 30/55 units per hectare or even less given that the trees on the site and its shape will restrict the developable area.

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

The site would be overlooked by houses opposite on Stanstead Road, Woodcrest and Mayfield to the East and by 97 Stanstead Road on the Northern boundary.

All these are sufficiently separated from the site but their views and ambience would change with any major development.

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

Since there is an existing house on the site and it was presumably a working reservoir at some time, it is assumed that services are available.

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

Not known.

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### 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.

The site is about 1.5 mile from town centres of both Valley and Hill.

No public transport runs past the site but generally services and facilities are available in Town Centre, subject to future development and population increases.

In earlier SHLAA the site was considered rural and in an unsustainable location.

- b. What is the capacity of local schools?

At present school places are available subject to future development and population changes.

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

Public transport is available in Town Centres but not in Stanstead Road.

Site is easily accessible by walking or cycling.

### 6. Community Infrastructure Levy

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

See emerging Neighbourhood plan for priorities and aspirations.

### 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?

b.

No recent planning applications have been made.

Neighbourhood Plan, Local Plan and SPPDs for the area are all in favour of preserving the green belt status of sites in this location.

No special considerations have been put forward for development. However the site might be classified as brown field within the green belt.

It is very likely that local opinion would oppose any form of residential or commercial redevelopment of the site and would prefer the site to be put to a more suitable use possibly recreational or wild park.

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### 8. Availability

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

The site has been put forward by Agents for the owners of the sit under HELAA and should therefore be considered available. Unlikely to be available in next five years.

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

Not known exactly but existing occupants of house would require re-housing if this were to be demolished.

### 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+?

Given the value to the character of the area, the likely biodiversity on the site and its Green Belt Status any development of the site should preferably be only within suitable purposes for its Green Belt status which would preclude residential.

If the site is considered brown field in the Green Belt, any residential development should respect the present character and its contribution to Stanstead Road and CR3 and would need to be at low density commensurate with this and the protection of the existing amenities of neighbouring properties and users of the bridleways. Care would be need to ensure that mature trees on the site are preserved, the present biodiversity of the site respected and a superior landscape scheme produced to maintain the green ambience of the site.

Any development would need to meet the policies set out in HVCA and HVDG. A biodiversity Survey would be needed before development commenced.

Given the number of trees on the site and suitable protection to the bridleways the developable area for the site is likely to be significantly reduced from gross area and this would lower the yield from the site below that suggested in HELAA.

Deliverability would seem to be unlikely immediately but may be possible in 5-10 years.

Given the inclusion of the site in HELAA a TPO survey should be requested