

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCAT 028 Reservoir Site.

- b. Where is the site located?

Reservoir land an area of land within the Bypass A 22, Tillingdown Hill, Commonwealth Road, Elgin Crescent and Crescent Road.

- c. What is the site description?

Underground reservoir grassed over with tracks to bypass. Small group of buildings on east side. Surrounded by woods and wooded open grassed areas.

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

Its immediate surroundings are woods and open grassland with Bypass on west boundary. Further afield lie the residential areas of Elgin Avenue, Commonwealth Road, Crescent Road. The northern boundary abuts Tillingdown Hill and land including CAT 035.

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

2.106 hectares

- f. What is the existing land use?

Underground Reservoir.

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

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h. What is the site's planning history?

There is no prior history from 2000. The land to the North was subject to a refused application 2000/821 for stables, tackroom/store and hay store. Grounds for refusal were Green Belt policies, detracts from natural beauty and landscape quality of AONB and AGLV.

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 Green Belt CSP1. DP 10 DP 13 DP 14 DP 15

The whole site is designated as Area of Great Landscape Value (AGLV) and an Area of Outstanding Natural Beauty (AONB) under CSP 20 and 21

Woods and open grass are a potential site of Nature Conservation Importance  
CSP17. DP19

TPOs to trees on bypass and above Crescent Road,

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 Planning 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?

No.

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

HELAA as CAT 028

### 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?

Noise from Bypass could be an issue.

- d. Does the site contain a valuable mineral resource?

Not Known

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

Not in its present use.

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

No

- g. Could the site contain any archaeological remains?

Not Known but an archaeological Review would be required before development.

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

There would be serious issues with access to the site either from Bypass or the residential roads on its eastern boundary. None of these residential roads could accept major redevelopment which would exacerbate parking and increased traffic problems and access to B208 and B2030. Tilingdownhill would be totally unsuitable as access to the site.

- 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 comments above in 2. h. Present access to Bypass is totally unsuitable for any form of redevelopment.

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

Yes

### 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?

Major constraint would be the existing reservoir and its relocation.

The site slopes upwards from the eastern boundary at 160metres to a peak at the reservoir of 185 metres and then back down to the bypass at 175 metres.

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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 trees which are covered by TPOs are important visible screens to the bypass and to boundary definition on the residential to the East. The site itself forms an important part of this mixed woodland and grassland area and its bio diversity value should be protected.

Any redevelopment would require a bio diversity impact study.

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

Not immediately obvious but would depend on the development envisaged.

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

Unlikely that buildings on the site could be re-used or converted.

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

This site together with its surrounding woodland and open spaces form an important back drop to Caterham with views from both below and across Godstone Road and Croydon Road. The views emphasise the rural location of Caterham and its location within the Valley. For many residents loss of these views would seriously reduce the amenity value of their properties.

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

Development would seriously change the skyline and change the nature and character of Caterham Valley. Its loss would also remove a green backdrop to views across the site from Caterham on the Hill.

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

A Bridle way 121 runs to the north of the site and footpath 83 runs along the SW corner. Neither are immediately adjacent to CAT 028 but view onto the site.

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i. 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 foreseeable bad uses on the site or bad neighbours . The present neighbouring site is woodland or open grassland. Further to the East lies Caterham Valley and the town centre.

Development of this site would lead to serious pressure for the development of its surroundings within the road and residential boundaries of the site south of Tillingdown Hill.

Any approved development outside that compatible with its designation as Green Belt would put pressure on further development of the greater surrounding area.

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

k.

Not appropriate as no development is envisaged. If development was considered then a prior condition would be the production of a design and character SPD along with archaeology and biodiversity studies.

Density in the area below is 30-55 units per hectare but this is likely to be inappropriate on this site with its many constraints.

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

Issues of overlooking and loss of privacy and amenity would arise with any form of development outside compatibility with its green belt status.

m. Physical infrastructure and local services considerations

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

Apart from water connection to the reservoir it is unlikely that other services are currently available on this site.

n. Does the site have high speed broadband connection?

Not as far as we are aware.

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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.

All these are available within Caterham valley and Town Centre.

- b. What is the capacity of local schools?

Any major development would need to have regard to its effect on local schools and their capacity.

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

Generally yes.

### 6. Community Infrastructure Levy

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

Improved road and parking access. Contributions towards Youth Activity. Public access and retention of parts of the site as open space would be required.

### 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?

Local opinion is likely to be strongly against any form of development as illustrated by comments in CR3 Survey on loss of green belt.

### 8. Availability

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

Not known but assume the sites inclusion in HEELA is due to ownership by a statutory undertaking or TDC. Re-siting of reservoir is a major constraint.

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

Re siting the reservoir and access to the site.

### 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+?

It is not considered this site is deliverable for development due to its green belt designation and its designation as a AONB and AOGLV .

Any development would need to comply with Green belt policies under TDC policy and the NPPF.

The site makes a major visual contribution to the character and amenity value of Caterham Town Centre and Caterham as a whole.

No special or exceptional reasons are apparent for development of this green belt site and none have been demonstrated for its release from green belt where it performs at least 3 of the 5 functions set out by NPPF.

The present TPOs for the site should be reviewed and re approved.