

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT030

HELAA Ref: CAT 030 Land between Chaldon Cottage and the Rectory, Doctors Lane Chaldon. (Between 12 and 26 Doctors Lane)

- b. Where is the site located?

The site is situated on the SW side of Doctors Lane Chaldon between Chaldon Cottage and the Rectory. Title No. SY 493941

- c. What is the site description?

The site has a tree frontage to Doctors Lane with an entrance at the SE corner leading to two stable blocks located in the SE corner. The remainder of the land is divided by fences into paddocks. The SE and NW boundaries adjoin trees on the adjoining properties and the SW boundary is fenced with trees in Eastern corner.

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

The Front faces on to Doctors lane. The NW and SE sides abut the gardens to single large detached residences in large plots. The SW back boundary abuts similar fields leading down to Church Lane.

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

Approximately 0.49 hectares

- f. What is the existing land use?

Paddocks with two Stable blocks.

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

The owners of the site are RONALD HARRY REEKIE and BARBARA DOROTHY REEKIE of 21 Leazes Avenue, Chaldon, Surrey CR3 5AG.

- h.

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

No history to date.

- 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?

No specific planning policies except for its location within the Green Belt DP 10
DP 13 DP 14 DP 15

The area to North West is a Chaldon Conservation area but this does not extend
to this site.

It does make a positive contribution to Biodiversity and Potential Site for Nature
Conservation Importance CSP 17 DP 19

- 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 Framework Guidance

- 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?

The site does not feature in other planning documents

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

No but will feature in emerging CR3 Neighbourhood Plan under site assessment
and land availability.

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2. Desktop evidence review

- a. Is the site in flood plain / known to be affected by flooding?

The site is not affected by flooding. However it is in NRA Aquifer Protection Zone,

- 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?

Not as far as we are aware

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

Not known

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

The Land is currently in agricultural use for horse grazing and hay.

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

To the NW is the conservation area of the Grade 1 listed Chaldon Church.

- g. Could the site contain any archaeological remains?

It would seem unlikely but given its proximity to the conservation area and church, this should be checked before any development took place.

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

Doctors Lane is a D Road and exits onto B2031 Rooks Lane. The restricted 'lines of sight' for emerging traffic from Doctors Lane are well recognised locally as potential traffic hazards. Any major development would cause traffic problems at this junction and on Doctors Lane. Furthermore, the opposite end of Doctors Lane is a very narrow single lane before its junction with Church Lane.

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

Not according to the title.

3. Onsite considerations

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

Site has a single access onto Doctors Lane which is acceptable for present use and minor development.

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

The site is about $\frac{3}{4}$ mile from public transport which is not good in this area. Cycling or walking to and from the site is not a problem.

Nearest major centre would be in Caterham on the Hill.

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 no physical constraints and the site is largely level.

NRA Aquifer Protection Zone is the only possible physical constraint

- 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 Land has been in its present use for many years and forms a green space which would contribute positively to biodiversity in the area.

No reports of protected species but a Biosurvey would be required prior to any application for development.

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- 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?

Unlikely as buildings are purpose built for stables.

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

No

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

Restricting the roof of any potential building development to a height commensurate with existing properties would preserve the skyline of the area.

- 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?

The neighbouring uses are residential largely consisting of housing built prior to Planning Acts. A mixture of large and small residences with the site forming a green space between the larger residences to the south and west and the cluster of houses to the north.

The site could be expanded into fields behind and possibly into neighbouring gardens. There are no "bad" neighbours.

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

A mixture of large houses on large plots and smaller houses closer together, detached and mainly predating the Planning Acts. The location itself is within an area of very low overall density and no modern development or estates.

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

Privacy and overlooking would be an issue with neighbouring properties

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

Local utilities including sewerage are in Doctors Lane.

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

Not likely or relevant

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 of these facilities are accessible within a one and half mile radius

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- b. What is the capacity of local schools?

Chaldon infants school has a student capacity of 90 infants. The school is greatly oversubscribed each year.

Secondary education is provided at de Stafford school in the parish of Caterham Hill. The school has a student roll of 809. A significant proportion (25%) of children attend private or state schools outside of the area.

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

Yes. Accessibility is not a problem

6. Community Infrastructure Levy

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

Improvement in the structure of Rook Lane including the installation of pedestrian crossings and effective vehicle speed control measures.

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?

There is no previous record of local opinion as site has no planning history and has been in its present use for many years.

8. Availability

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

It is assumed that as the site has been put forward that the owner is in favour of development.

- 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+?

The evidence review of the site has not revealed any physical impediment to building on this site.

However, the area around Doctor's Lane is one of very low density housing and there is a clearly defined rural character which is enhanced by the green space and current agricultural usage of the site, (stables).

The rural character of the area is in harmony with the adjacent conservation area of Chaldon which includes a medieval church approximately 970 years old. Significant development in Doctors Lane would disturb this relationship and harm the rural nature of the area.

There are traffic hazards at both ends of Doctors Lane. A northern section of the lane close to the junction with Church Lane is a narrow single lane whilst the southern exit onto Rook Lane has poor sight lines for the exit on to a very busy road. Any significant building development would exacerbate these problems.

We conclude that any significant development on this site would have the potential to harm the rural nature of the Doctors Lane area and to aggravate current traffic problems.

Summary Continued

