

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT 033 Land at Woodland House

- b. Where is the site located?

Woodland house, Tupwood Lane, Caterham CR3 6ET

- c. What is the site description?

Large detached 2 storey house in gardens and woodland located within the Green Belt on land that slopes from west to east.

Surrounding area is predominately rural in character, however, there are a number of large sporadic dwellings on substantial plots which are around the site with varied character and form.

Present access is via Tupwood Scrubs Road

A proposal was approved to reinstate and extend a secondary driveway from eastern entrance which serves dwelling from Tupwood Lane with 1.8 metre posts and gate. (2014/515)

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

Rural wooded and with large sporadic dwellings on substantial plots.

Green Belt

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

3.8 hectares

- f. What is the existing land use?

Detached house in garden and woodland within Green Belt. Wide tree screens exist along both Tupwood Scrubs and Tupwood Lane. The primary use is residential although owner runs his business consultancy from the property.

CR3 FORUM NEIGHBOURHOOD PLAN

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

C Windridge.

h. What is the site's planning history?

There is no relevant planning history other than 2014/515 the approved alternative access from Tupwood Lane.

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?

Aircraft Height: Biggin Hill 150' or 45.7m

Aircraft Height: Gatwick Wind Turbine Zone

Footpaths/bways: adjacent to/on bridleway

Site is designated as Green Belt CSP1 DP 10 DP 13 DP 14 DP 15

Hazard: NRA Aquifer Protection Zone

Roads: Access off "D" Class road (unclassified)

Tree Conservation: Ancient Woodland within 500m

Potential Site for Nature Conservation Importance CSP 17 DP 19

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 Policy Guidance.

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

HELAA CAT 033

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?

No although noise from the M25 is audible.

- 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

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

The site is close to Fosterdown/Pilgrims Fort and Upwood Gorse.

CR3 FORUM NEIGHBOURHOOD PLAN

- g. Could the site contain any archaeological remains?

No as far as we are aware but any development should require a prior archaeological review.

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

The site is accessed from a "D" Road and any major development could cause problems at either end of Tupwood Lane (the bypass and Godstone Road)

- 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?

Present access suitable for single dwelling.

Any increased development would have to be assessed as stated in 2,h. above.

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

The site is not close to public transport but can be accessed by cycling and walking.
The site is close to Footpath 24

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 is relatively steeply sloping but apart from existing trees and woodland there would appear to be no other physical features affecting development.

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.?

The site is rural and woodland in character with the house and its immediate garden in the centre some distance from access points.

It is very likely to support a wide range of animal and life and is an important habitat to both. Prior to any development application a full bio-diversity study would need to be undertaken.

- 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?

The existing residential building could be retained and there are one or two outbuildings which may be of subsidiary use.

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

The site is an important part of the surrounding countryside between Caterham and the M25. It provides a wooded background and wooded screen from the adjacent roads and footpaths. Views both in and out of the site should be protected.

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

Forms part of the essential wooded landscape in which Caterham sits and is part of its southern rural wooded boundary. It is visible as a wooded area from the bypass and as one comes up Tupwood Lane.

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

No but FP 24 runs close to eastern 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?

Neighbouring area consists of a number of different style houses generally on large plots all erected before planning restraint in Green belt. The sites are essentially wooded with open garden areas around houses.

Planning applications for any extensions have generally been refused under green belt policy. Minor alterations to existing structure have generally been approved.

No major development has taken place in the immediate and surrounding area.

There are no "bad neighbours" as such.

Whilst the site could be expanded into neighbouring properties, this is highly unlikely given the ownerships and character of this part of CR3.

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

The styles of buildings are mixed essentially 2 storey and residential in character. An area of very low density and residential scale properties commensurate with the rural wooded location.

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

Any development involving the loss of tree screening or adjacent to neighbouring property would cause overlooking and loss of privacy. Properties in this area in line with the character of the area have a high degree of privacy due to plot size and tree screening.

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

It is assumed that local utilities are available but are likely to be limited in capacity due to the limited demand in this location

CR3 FORUM NEIGHBOURHOOD PLAN

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

Probably .

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.

Local facilities and services are all available in Caterham Valley and generally over the CR3 area. No public transport is available to the site.

- b. What is the capacity of local schools?

Town centre just under a mile and local schools would be available.

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

No but cycle and walking access is possible.

6. Community Infrastructure Levy

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

Not applicable as any development of the site is likely to be restricted to minor alterations.

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?

This site is rural and wooded and occupies a very important part of the green belt. It is in an area very much used by walkers and cyclists and for recreation purposes. It forms a natural screen from M25 in terms of both noise and vision.

Local opinion is against unsuitable development in the Green Belt (CR3 survey)

8. Availability

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

Assuming that owner has put site forward to the HELAA survey it is assumed that the 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.

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 rural and wooded and occupies a very important part of the green belt. It is in an area very much used by walkers and cyclists and for recreation purposes.

The land forms a natural screen from M25 in terms of both noise and vision.

Local opinion is against unsuitable development in the Green Belt (CR3 survey).

It is very unlikely that special circumstances would exist including housing or business demand to allow the green belt status to alter or development of this site other than for uses permitted under CSP1, DP 10, 13, 14, and 15.

The site is not deliverable in foreseeable future due to its green belt status and its unsuitability for any form of development not compatible with this status and character of area.