

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT036

- b. Where is the site located?

69-73 Stanstead Road Caterham CR3 6AG

- c. What is the site description?

Largely rectangular site with three detached houses within the urban area of Chaldon. Frontage is to Stanstead Road and at the rear are the gardens to 69-71 Harestone Lane. The north boundary is Public Footpath 18 leading down to Harestone Lane from Stanstead Road. The south boundary adjoins 1,3 and 5 Alderwood Close. The houses are well screened from Stanstead Road by mature trees and there are a reasonable number of other mature trees on other boundaries and on the site itself. With the houses well back from Stanstead Road and the existing trees on the frontage contributes to the leafy character of the area by screening fully the houses.

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

To the north runs the public footpath 18 with a terrace of houses beyond.

The other boundaries are all to large detached houses. A TPO exists for trees on the neighbouring properties 1-3 Alderwood Gardens running along the boundary with 73 Stanstead Road

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

HELAA measurement 0.53 hectares.

- f. What is the existing land use?

The existing use is residential with 3 large detached houses and garages.

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

The houses are privately owned

h. What is the site's planning history?

2003/274 Garage and 2004/920, the latter was for an additional bungalow in the garden of 73 Stanstead Road which was refused and dismissed on appeal

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?

Policy CSP1, CSP3, CSP4, CSP7, CSPp11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 and CSP21.

Local Plan DP1, DP5, DP7, DP9, DP19, DP20, DP21 and DP22.

Emerging CR3 Neighbourhood Plan. This supports the HVCA and HVDG and Policies which maintain the character of this area.

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.

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?

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 running continuously along this part of Stanstead Road. The summary highlights a threat from the loss of variety in the street scene and the mixture of housing which define and make the area different.

Harestone Valley Design Guidance(HVDG).

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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?

TDC HELAA as CAT 036.

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?

Unlikely.

- 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

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

No although emerging NP does recommend Heritage status to 72 Stanstead Road which is opposite.

- g. Could the site contain any archaeological remains?

Not as far as we are aware

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- 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, Merstram and Redhill.

Increased traffic would be a material consideration when considering the sites redevelopment together with site lines.

- 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 currently has a single access into each house on the site. The present hedge and trees on either side reduce sight line visibility

- 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 1mile 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?

None and the topography would not constrain development

- 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.?

Mature trees and garden have been longstanding and form screening around the site and between properties

The frontage trees provide an important feature to the green ambience of this part of CR3.

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.

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- 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?

It is unlikely that any redevelopment of the site would retain the existing properties which are all placed centrally on each plot. This reduces the net gain likely from the site.

- 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. Loss of trees would affect the character of the area.

Views out of the site are restricted by these trees.

- 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 from across the Valley and any form of development or tree removal may affect the skyline.

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

No but running along the north boundary is public footpath 18.

- 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 and footpath.

It is unlikely that the site could be expanded due to the age of surrounding houses. It is possible that some expansion might be possible incorporating garden land from properties below but this would lead to losses of the trees on the boundary.

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- 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 as the trees on the site and its shape will restrict the developable area. Character in the area and trees would suggest density below the lower end suggesting no more than 12-14 units on the site and these would need to be smaller terraced or semi-detached units of 2/3 bedrooms to avoid tree loss but this may not be considered in character within an area of largely detached houses on relatively large plots.

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

Any major development of the site is likely to be considered by its neighbours to constitute a loss of amenity and cause overlooking. Existing properties on the Harestone Lane boundary have long back gardens but those on the south boundary in Alderwood Close are shorter.

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

The site will already be connected to local utilities and reasonable additional development is unlikely to be problematic.

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

Not known.

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 mile from town centres of both Valley and Hill.

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

- b. What is the capacity of local schools?

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

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- 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?

No recent planning applications have been made.

The Local Plan, Emerging NP and SPPDs for this area all stress the importance of making a positive contribution

There has recently been a large amount of higher density modern development of land off Stanstead Road which has increased traffic problems on the Road and at its junction with Church Hill.

Local opinion is unlikely to be supportive of a overdevelopment of the site out of character with the area and its neighbours.

8. Availability

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

As the site has been included in HELAA as developable and deliverable and has been put forward by Agents for the Owners, it is assumed that the owners are willing to put forward the site for 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+?

With the demolition of the existing houses on the site a development of an increased number smaller units may be possible making more efficient use of the site area but this would need to make a positive contribution to the character of both the location and its frontage to Stanstead Road and meet the requirements HVDG

New development would need to protect amenity of neighbours and separation distances may need to be higher than the minimum indicated in Local Plan.

Given the location of the present houses and the trees on the site further development of the back gardens would be considered inappropriate.

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