

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCAT 042 Land East side of Roffes Lane.

- b. Where is the site located?

Site is located east of Roffes Lane above Willey Lane and bordered to North East by Caterham School Playing Fields and North by Footpath 17.

- c. What is the site description?

Mainly level grassed area with some trees demarking original divisions in the land. . A number of unofficial tracks and paths. Previous history as a golf course. Some trees to Roffes lane but main tree area along SE boundary and through division with Playing fields on NE boundary.

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

Playing Fields, residential on SE boundary (White Hill, Oakwood Place and Stonehouse Gardens). Residential on North Boundary (Sunny Rise, Wood Lane and Heath Road). Roffes Lane to the West and Willey Lane to South West.

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

15.4 Hectares.

- f. What is the existing land use?

Grassed field/open area with significant mature trees and groups of trees that should be assessed now for TPO protection.

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

PROPRIETOR: STEPHEN THOMAS BROWN and JANET ELIZABETH  
GOODWIN care of Withy King LLP (reference: PJF.78658/1 PJF), 34 Regent  
Circus, Swindon SN1 1PY and of [peter.foskett@withyking.co.uk](mailto:peter.foskett@withyking.co.uk).  
Option on site to: Berkeley Strategic Land Limited of Berkeley  
House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG

h. What is the site's planning history?

There is no planning history from 2000.

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?

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

Site lies in Area of Great Landscape Value. CSP 20 and 21.

Historic Landscape Ref:1007 and 114.

Potential Site for Nature Conservation Importance CSP 17 DP 19

~~Part School Playing fields. CSP 13~~

FP 18 runs across the site and FP17 runs along the Northern boundary.

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

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- 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?

Policies in emerging Neighbourhood Plan

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

In TDC HELAA sites for CR3

### 2. Desktop evidence review

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

Not applicable

- 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

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

Not as far as we are aware

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

Not used for mainstream agriculture

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

No although parts of the site itself are designated as Historic Landscapes Ref: 1007 and 114.

- g. Could the site contain any archaeological remains?

Not as far as we are aware but to be checked if development was being considered.

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

Willey lane via Roffes Lane leads out to Rook Lane. Willey Lane is a private non tarmac/made up track.

Major development of site would raise issues with capacity on Rooks Lane and Willey Lane.

There exists a right of way from the site to Park Avenue but this would not be acceptable as a vehicle access to the site.

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

There are some old covenants but these would appear to be redundant in the present context.

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### 3. Onsite considerations

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

Primary access would be from Roffes Lane although the present access is off Willey Lane at its junction with Roffes Lane.

Roffes Lane is narrow and there is no pavement on East side. A major development would require Roffes Lane and its junction to Rook Lane to be improved and the road itself would benefit from widening

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

Whilst no public transport runs in Roffes Lane it is available in Rook Lane.

Cycling access is not a problem. Walking access from Roffes Lane is not good due to the narrow road and lack of footpath. Presumably walking access may be available to the East from rights of way across the adjoining sports field and along Footpath FP 17 and 17a on Northern boundary.

At present FP 18 crosses the site at the southern end leading from Willey Lane to BY 158.

### 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 slopes moderately up towards the east but is generally open with banks of trees. The topography is unlikely to constrain development although the slope will make the site more visually prominent from other areas of Chaldon to the north and West.

Not aware of any pipelines or infrastructure crossing the site.

FP 18 crosses the site and FP 17 runs along the northern boundary.

- 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 as green open space mixed with trees on the site and around its borders makes an important contribution to bio diversity in this space between Chaldon and Caterham on the Hill. Prior to any development a Tree and Biodiversity Study would be required. The existing trees provide a valuable physical and visual screen between Chaldon and Caterham on the Hill. Consideration should be given to a TPO for number of the mature specimens and groups of trees.

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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?

No

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

The site forms an important visual screen separating Chaldon from Caterham on the Hill. Any major development would compromise this screen and further lead to reduction in open space important to the characters of both of these areas.

Any development would be highly visible from Roffes Lane and below and removal of existing trees would open up the site to views from residences off Stanstead Road.

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

Not as such as the site is part of the gently sloping hillside leading up to the Church and Caterham on the Hill.

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

Yes FP 18 and FP 17.

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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?

As described earlier the site does have residential on NW and N boundaries and a small amount of residential to the SE. Its main East boundary is to Sports Field and otherwise to open green space and agricultural land. There is a small block on houses on SE corner.

There is a danger that the site could set a precedent for expansion into field on the SE boundary leading down to Stanstead Road. It would be hoped that Willey Lane provided a physical boundary for any further development to SW.

No bad neighbours.

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

Style of housing differs between Caterham on Hill to East and Chaldon to West. Large amount of new estate development off Stanstead Road to West and older houses and styles in Chaldon running along residential streets with relatively large gardens.

Density in middle range of 30-50 units per hectare

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

Main visual overlooking would be to houses west of the site although Roffes Lane provides a physical separation. Main loss would be the loss of open green space visually and amenity wise for all residences currently close to the site.

- k. Physical infrastructure and local services considerations

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

It is unlikely that Roffes Lane has sufficient local utilities to support a major development of this site.

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

Not applicable at present.

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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 reasonably close to all these amenities and some would be within walking distance through local footpaths.

Queen's Park is close by providing both playground and sporting facilities.

- b. What is the capacity of local schools?

There is a variety of state schools within a radius of 1 mile from the site:-

- Chaldon infants school – infants aged 5 to 7 years. 90 places. School oversubscribed.
- Hillcroft primary school – children 3 to 11 years. 315 places.
- De Stafford secondary school – 11 to 16 years. 850 places.

There are also a number of private schools in the Caterham area.

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

Limited bus services are available in Rook Lane with additional services in Chaldon Road, (Caterham Hill).

GP surgeries, dental services and shops in Caterham Hill are readily accessible by cycling or walking.



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### 6. Community Infrastructure Levy

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

Improvement in the structure of Rook Lane which is experiencing increasing volumes of traffic consequent on recent new housing developments in the area.

Installation of pedestrian crossings on Rook Lane together with effective methods of controlling speed on this B classified road – e.g. speed cameras.

(It would almost certainly not be possible to enlarge the narrow carriageway or remedy the absence of pavements on Roffes Lane).

### 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 record of local opinion to this particular site as no Planning applications or consultation have been made.

Based on results and comments from CR3 Neighbourhood Plan Survey of residents, it is highly likely that residents would oppose development of this site.

### 8. Availability

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

It is assumed so as it has been put forward for inclusion in HELAA Study.

- 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+?

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The CAT 042 site east of Roffes Lane is a large grassed area of 15.4 hectares devoid of buildings and adjacent to playing fields and residential accommodation. The site slopes gently upwards towards the East and is generally open apart from a number of trees scattered over the area.

The whole area is designated Green Belt and an Area of Great Landscape Value. Portions of the site are also designated as Historic Landscapes.

Building development of this site is considered to be unacceptable for the following reasons:-

- The capacity and structure of Roffes Lane which forms the western boundary would cause significant problems in providing satisfactory access. The road is very narrow and resident car parking along the northern section creates a virtual single carriageway. The southern exit on to Rook Lane is frequently difficult because of the speed and density of traffic. In addition, the western section of Roffes Lane, which exits onto Stanstead Road, is an ancient roadway which is single carriageway in several sections.
- Willey Lane, which connects Roffes Lane to Stanstead Road, is a private made-up track and completely unsuitable for through traffic. It is clear that any significant development of CAT 042 would require a major re-structuring of the surrounding road system and pavements which are absent in some sections of the roads.
- This site is highly valued as a visual screen between the Caterham Hill area of CR3 and Chaldon. Policy RUE001, Section 4 of our Neighbourhood Plan states that for development in the green belt to be acceptable it should not be located in a visually prominent location, and it should provide specific community benefit which strongly overcomes any harm caused by the loss of green belt amenity. Development of CAT 042 would not accord with either of these aims.
- The NPPF (para 80) defines 5 purposes for the retention of green belt status. The first is to check the unrestricted sprawl of large built up areas. The development of CAT 042 would have the effect of merging the two areas of Caterham Hill and Chaldon and downgrading the rural nature of Chaldon. Currently the site acts as an extremely valuable buffer zone.
- We can confidently state that any planning application for this site would be vigorously opposed by the residents of Chaldon

For the reasons given in this assessment and summary we believe that this site fully supports four of the five purposes set out for Green Belt status namely:

- to check the unrestricted sprawl of large built-up areas; CR3 area and Countryside;
- to prevent neighbouring towns merging into one another; Chaldon and Caterham;
- to assist in safeguarding the countryside from encroachment; and
- to preserve the setting and special character of historic towns; whilst Caterham may not be considered a historic town, its character and development have been forged by its history

In conclusion, the CR3 NP cannot support the development of this site.

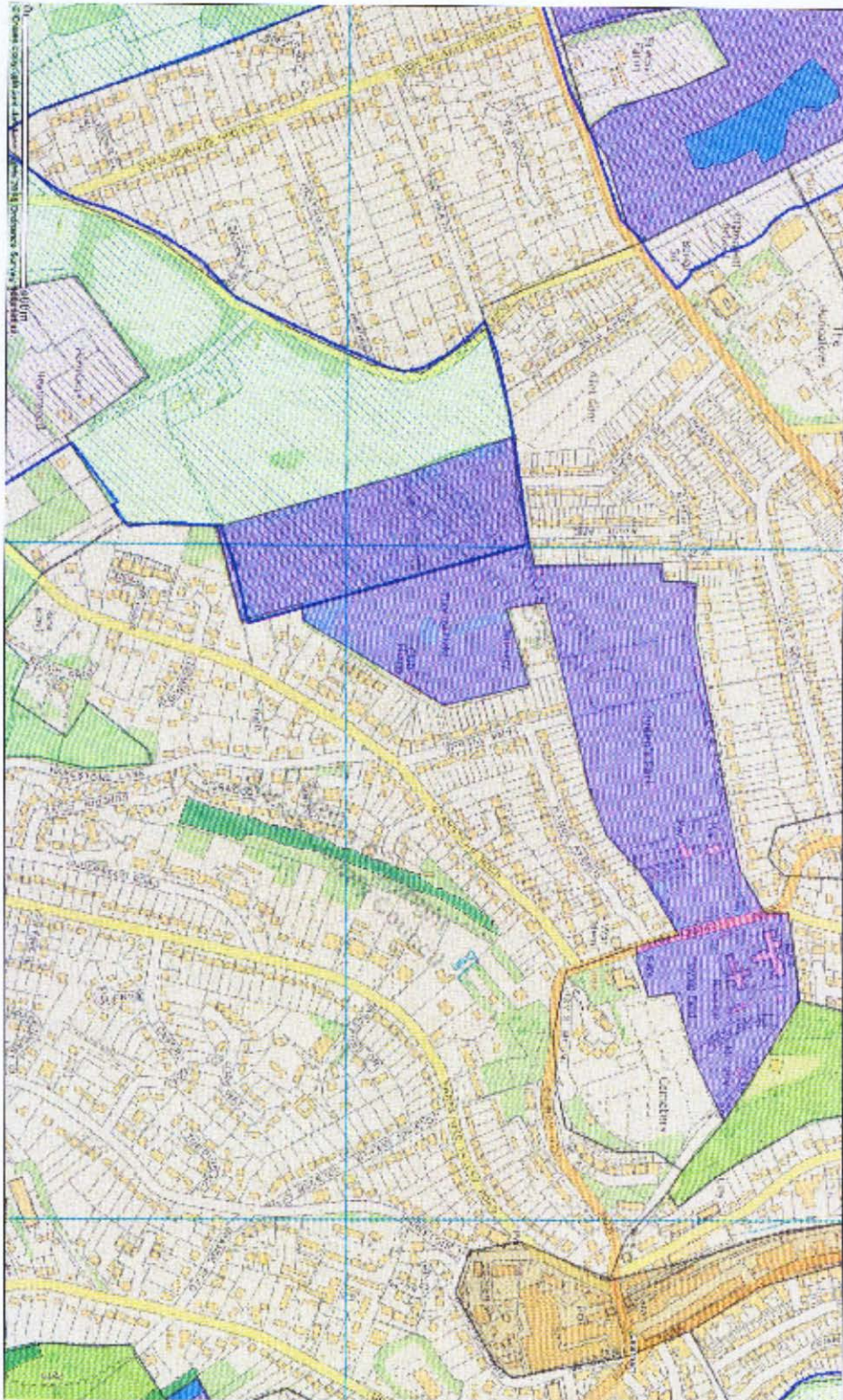
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02/25/2015

Print Preview - Surrey Interactive Map



This map was printed from the Surrey Interactive Map  
(http://surrey.maps.surrey.gov.uk) on 26 June 2015.



http://surrey.maps.surrey.gov.uk/public/index.html?mapURL=http://surrey.maps.surrey.gov.uk/3\_0/Default.htm?rtnv9181123289001328905.jpg