

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

Woodland below Woodcrest, Beechgrove and above Harestone Lane Bridle Way 158.

Bridleway 20 to the south plus land to north between Alderwood Close and Harestone Lane.

CR3NPCAT014 SHLAA. Plus land to north. Site No.6 CR3 NP Site Assessment List.

b. Where is the site located?

East of Woodcrest on Beechwood and West of Harestone Lane bridleway 158. TQ332545.

Southern boundary bridleway 20 and Beech Hanger Wood

Northern boundary back gardens of houses to Alderwood Close.

c. What is the site description?

Steeply sloping down from east to west, mixed woodland with footpaths and bridleways on the south and west boundaries.

Forms part of Beech Hanger Woods. Regrowth woods with mature Beech, Oak and Yews.

Forms important part of sky line to eastern slopes of Harestone Valley and behind residential in Dunedin drive. Screens higher residential on Stafford Road.

d. What are the adjoining uses to the site?

East boundary backs on to Woodcrest and its gardens.

South boundary is bridleway 20 and beyond this further woodland.

West boundary is Harestone Lane bridleway 158 with residential below.

North boundary backs on to gardens for Alderwood Close.

e. What is the site area (hectares)?

3.35 acres or 1.36 hectares approximately.

CR3 FORUM NEIGHBOURHOOD PLAN

f. What is the existing land use?

Mixed woodland and scrub largely unmanaged. Some incursion in from Harestone Lane for car parking to houses below Harestone Lane.

Forms part of historic landscape reference 108 with Beech Hanger Wood.

Bounded by historic landscape reference 814 Pre 1940 Settlements.

Generally unused by public.

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

The site is currently in three separate private ownerships.

h. What is the site's planning history?

There is no planning history as far as we are aware.

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?

Green Belt and DP10, 13, 14 and 15.

Potential Site for Nature Conservation and Biodiversity Opportunity Area DP19.

Ancient Wood Land

Historic landscape (108).

Public Footpath and bridleway 20 and 158.

CR3 FORUM NEIGHBOURHOOD PLAN

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?

k.

Green Belt .

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?

No

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

CAT 14

2. Desktop evidence review

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

Steeply eastern facing sloping site.

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 of air pollution which could affect the site?

Only by noise from the Caterham By pass and M25 especially during winter.

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.

CR3 FORUM NEIGHBOURHOOD PLAN

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

No

- g. Could the site contain any archaeological remains?

None shown in research but archaeological remains have been found close by and there have been digs in Stafford Road.

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

Not applicable. Harestone Lane single non tarmac drive and very steep in places. Not likely to be suitable for any serious increase in use.

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

Not shown by research

3. Onsite considerations

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

Site is partly fenced on South, East and North boundaries. Access available into site from Harestone Lane boundary which is not fenced.

For reasons stated above in 2.i. not easily accessed from public carriageway once past end of tarmac part of Harestone Lane leading from Harestone Valley Road.

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

Public transport is available from Caterham Town Centre.

Walking and cycling access is available as described in a. above.

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 steeply sloping and access to public road difficult.

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.?

Number of mature trees including yew, oak and Beech.

It forms a wild life sanctuary for many different species and fauna. As such is a potential site for nature conservation and a biodiversity opportunity area.

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

None from research.

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

Not applicable

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

Yes. The site is visually prominent from the east and forms a back drop skyline for the eastern slope of Harestone Valley and above Dunedin drive.

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

Any development would seriously affect the skyline.

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

Only on the south and east boundary with bridleways 20 and 158.

- 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?

Unlikely with possible exception of grounds to Woodcrest.

CR3 FORUM NEIGHBOURHOOD PLAN

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

See Harestone Valley Character assessment for boundary with Harestone Lane.
Residential predominately two storey although some bungalows on Tupwood Lane.

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

The development of the site would cause issues of overlooking and loss of amenity views and privacy to residential below.

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

Not as far as research shows

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

Not applicable.

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.

Town centre about a mile and local schools and other amenities close by.

- b. What is the capacity of local schools?

Would be compromised by any major development on this site.

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

Yes but public transport only available in town centre.

CR3 FORUM NEIGHBOURHOOD PLAN

6. Community Infrastructure Levy

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

This should be reviewed by other Groups and their targets/ambitions.

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?

Questionnaire by Neighbourhood Group suggests there is a large majority against any development in the green belt and virtually no support for development on important areas of woodland used providing tangible amenity value.

8. Availability

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

Since part of the land was put forward as CAT 14 it seems likely that it might be available for development.

The balance of the site may also be available for development since Alderwood Close, now developed, was originally part of the land on north boundary. This land including Alderwood Close was originally in one ownership and the balance is now in two ownerships.

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

Not as far as research shows.

CR3 FORUM NEIGHBOURHOOD PLAN

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+?

In order for any development to be considered on this site Green Belt Policies would need to change. Under current policies development of this site would be inappropriate.

Even if TDC decided to review Green Belt Policies and Green Belt allocation due to lack of available housing sites or exceptional circumstances, it is still very unlikely that such a change could outweigh the harm to the green belt and other site specific harms to constitute the very special circumstances justifying inappropriate development on this site.

It would be appropriate to consider how the site might be improved to meet the aspirations of DP19 and possibly improve access and protection of biodiversity in these woods.

The site should not be considered for development in the foreseeable future.

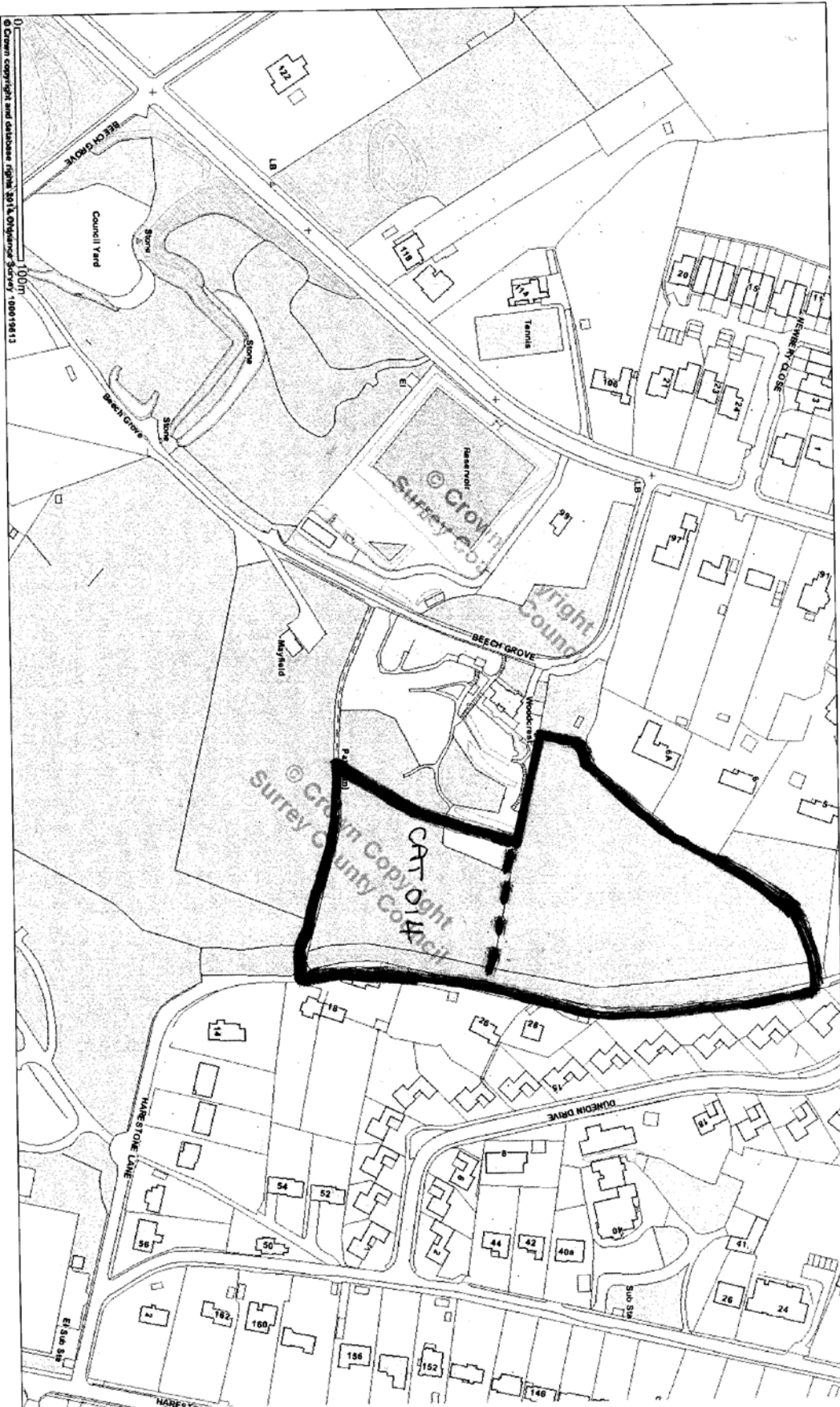
CR3 FORUM NEIGHBOURHOOD PLAN

12/2/2014

Print Preview - Surrey Interactive Map



This map was printed from the Surrey Interactive Map
(<http://surreymaps.surreycc.gov.uk>) on 02 December 2014.



http://surreymaps.surreycc.gov.uk/public/quickPrint.asp?mapURL=http://surreymaps.surreycc.gov.uk/gis_output/public_nhwgslis22342188444075.jpg