

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCAT151820 Woodland above White Knobs 8 acre Woods  
Woodland above White Knobs recreation ground and 8 acre Wood  
Cat 15 Land East of Tupwood Lane, Cat 18 Land South of Markfield,  
Cat 20 Land NE of Tupwood Lane, Land south of St Katherines Road  
TQ342546 TQ 344543 TQ 345542.

- b. Where is the site located?

Below rear gardens to houses in Tupwood Lane which form part of Character Area I in the Harestone Valley Character Assessment and above rear gardens to houses in Markfield Road, Newstead and Lynwood Mount and above White Knobs Recreation Park. See attached plan.

- c. What is the site description?

Steeply sloping mixed woodland with footpaths running through. Mixture of old and regenerated woodland on a steep slope facing East.

Mentioned in Harestone Valley Character assessment, "these steep slopes are heavily wooded and form a backcloth to the character area I" They are not part of the Harestone Valley Planning area but form its east boundary.

From below and across Godstone Road and the Caterham bypass, the woods provide a wide wooded skyline screening houses on and above Tupwood Lane and are a natural barrier between residential development along Godstone Road and that either side of Tupwood Lane and the eastern side of the Harestone Valley.

Visually important when entering Caterham from the South.

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

NE boundary is recreation ground and rear gardens to housing,  
NW, W and SW boundary is rear gardens to housing on Tupwood lane.  
SE boundary is further woodland and scrub.

## CR3 FORUM NEIGHBOURHOOD PLAN

e. What is the site area (hectares)?

Approximately 12 hectares.

f. What is the existing land use?

Mixed woodland.

Public footpaths 179,180 and 181 run through the site and there are further footpaths creating a circular route within the woods used by dog walkers, children and adjacent residents.

Much of the site is designated (415) as historic landscape and areas within the woodland also are designated as Ancient Woodland. The site abuts the AONB area of 8 acres wood to the south..

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

The site is currently in at least 4 major ownerships. Land immediately above recreation ground and NE of St Katherines Road is owned by Tandridge.

The Land described as NE of Tupwood Lane ( includes CAT 20)is owned by consortium of residents.

Land known as East of Tupwood Lane (CAT 15) is owned by Local Developer.

Land known as South of Markfield Road (CAT 18) is owned privately.

h. What is the site's planning history?

There is no planning history

## CR3 FORUM NEIGHBOURHOOD PLAN

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 TPO 41 and TPO 10. DP10, 13, 14 and 15.

Potential Site for Nature Conservation and Biodiversity Opportunity Area DP19.

Ancient Wood Land

Historic landscape (415).

Public Footpaths 179, 180,181.

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 15, 18, 20.

## 2. Desktop evidence review

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

### CR3 FORUM NEIGHBOURHOOD PLAN

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 the Caterham By pass .

- 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

- g. Could the site contain any archaeological remains?

None shown in research.

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

Not applicable

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

Not shown by research

## CR3 FORUM NEIGHBOURHOOD PLAN

### 3. Onsite considerations

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

Pedestrian access is available from above White Knobs Recreation Ground  
From footpath between 85 and 97 Tupwood Lane.  
At end of St Katherines Road  
At end of Markfield 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

- 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 contains a large number of very mature trees including beeches.  
It forms a wild life sanctuary for many different species and fauna. And 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?

## CR3 FORUM NEIGHBOURHOOD PLAN

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 westerly views across Tupwood Lane.

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

g.

Any development would seriously affect the skyline.

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

Public Footpaths 179, 180 and 181 cross part of the site. Other footpaths create walks within the site.

i. 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?

No.

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

See Harestone Valley Character assessment for boundary with Tupwood Lane.

Mixed residential and recreation grounds on other boundaries.

Residential predominately two storey although some bungalows on Tupwood Lane.

k. 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.

## CR3 FORUM NEIGHBOURHOOD PLAN

### I. Physical infrastructure and local services considerations

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

Not generally although there is a water hydrant on the southern boundary inside the wood.

### m. 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 ½ 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

## 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.

A Plan of action for this area could provide better use of this open space and its bio-diversity.

# 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?

A number of the residents have purchased part of the site to prevent its development.

There is a notice in the woods seeking to prevent or help to prevent development and retain the woodland.

Questionnaire by Neighbourhood Group suggests there is a large majority against

### 8. Availability

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

It is likely that the land shown as CAT 15 which is owned by local developer would be available for development.

It is not known what is the intention of owners of CAT 018 to the south but they do not live locally. Initial contact suggests that it has been purchased as woodland for tax purposes and there is no intention to develop but it may be fenced off to maintain its privacy.

The balance of the site is unlikely to be available for development.

- 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 or at least part should be considered by the Neighbourhood Plan to be designated as Local Green Space possibly including White Knobs Recreation Ground.

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

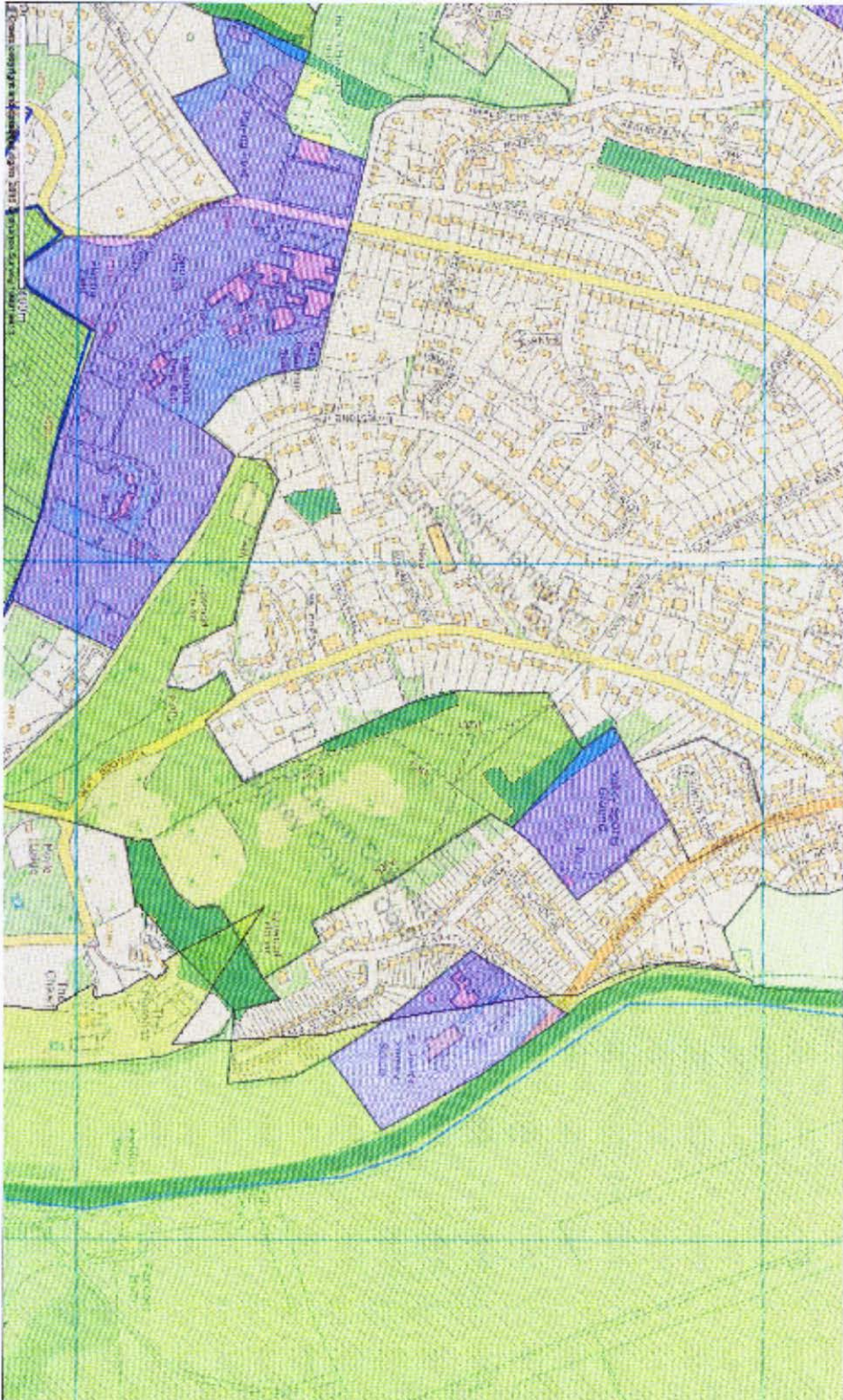
# CR3 FORUM NEIGHBOURHOOD PLAN

8/25/2015

Print Preview - Surrey Interactive Map

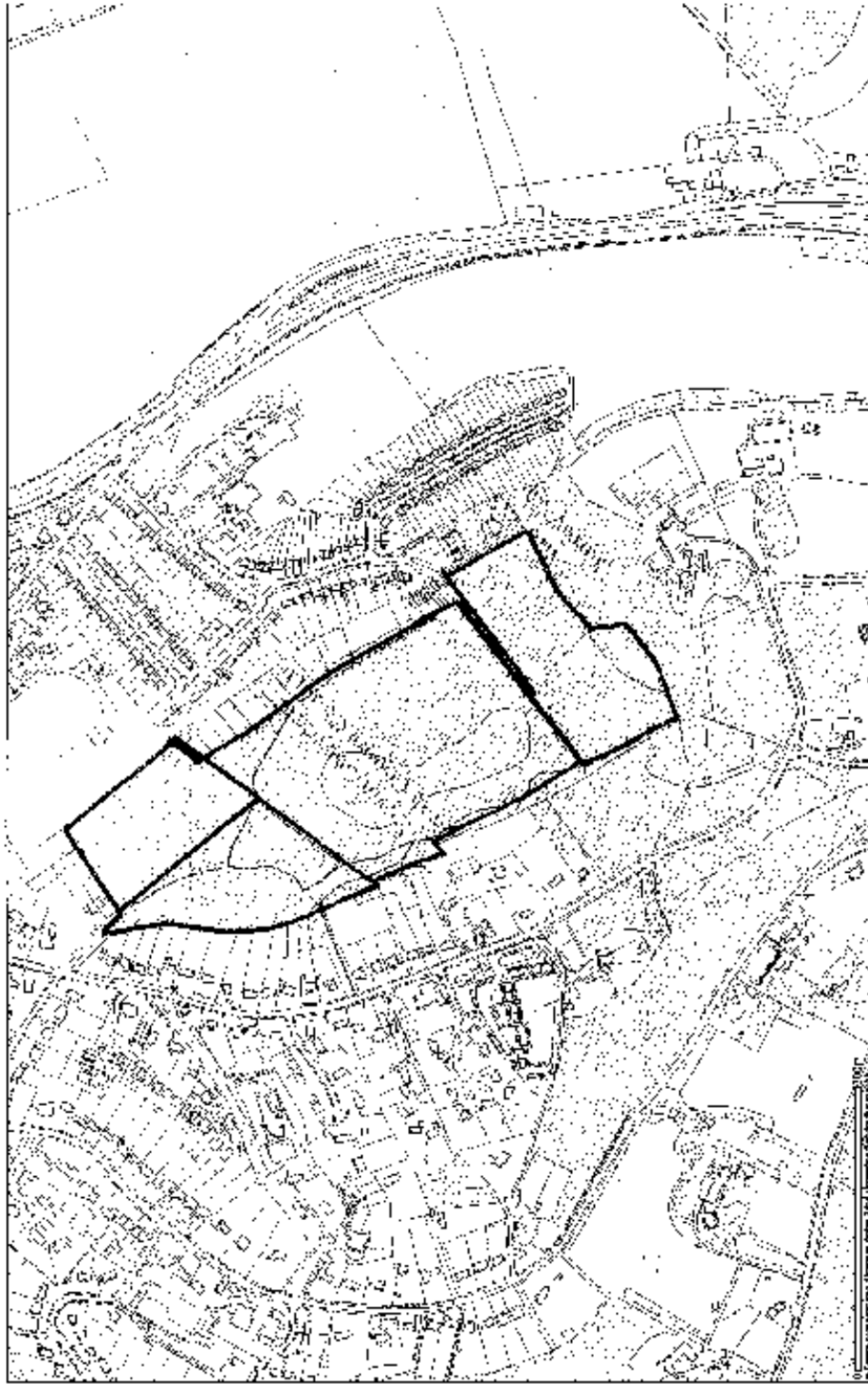


This map was printed from the Surrey Interactive Map  
(<http://surrey.maps.surrey.gov.uk>) on 25 June 2015.



[http://surrey.maps.surrey.gov.uk/guide/quickstart.asp?mapurl=/vdo/MapServer/sur/surrey/legis\\_crs3forum\\_crs3forum/20150625/201506250837398.jpg](http://surrey.maps.surrey.gov.uk/guide/quickstart.asp?mapurl=/vdo/MapServer/sur/surrey/legis_crs3forum_crs3forum/20150625/201506250837398.jpg)

# CR3 FORUM NEIGHBOURHOOD PLAN



# CR3 FORUM NEIGHBOURHOOD PLAN

