

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCH3012 57 Rook Lane Chaldon CR3 5AQ Ref: CR3NPCH3012

- b. Where is the site located?

Situated south of Rook Lane between 55 and 59 Rook Lane
TQ 319551.

- c. What is the site description?

Site is bounded on North, West and South boundaries by trees with dispersed trees along the boundary with 55 Rook Lane. The trees on West and South boundaries are part of Round Wood . Originally the site was part of Quarry Farm Estate and later broken into single residential parcels.

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

North boundary is Rook Lane. West and East boundaries are 59 and 55 Rook Lane, both large detached houses. South boundary is open area with mixture of old farm buildings and 5 houses on Birchwood Lane. Beyond 55 Rook Lane lies the residential area of Mount Avenue consisting of detached and semi -detached houses.

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

Approximately 1.2 Hectares.

- f. What is the existing land use?

Trees and open grass area.

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

Site is privately owned and forms part of title no. SY685795 55 Rook Lane.

h. What is the site's planning history?

Currently an application for Certificate of lawful development is being considered Ref; 2015/745 in respect of Rear side and front extension to 55 Rook Lane.

2007/1002 Application for double garage was approved.

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 CSP1.

Historic Landscape Ref: 802 (scattered settlement with paddocks)

Potential Site for Nature Conservation Importance CSP 17 DP 19.

Round Wood is designated Ancient Woodland and is subject to TPO .

Emerging CR3 Neighbourhood Plan Policies.

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

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

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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?

No.

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

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

Not used for mainstream agriculture. Extension of garden to 55 Rook Lane

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

No although site is listed as part of Historic Landscape

- g. Could the site contain any archaeological remains?

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

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

Major development of site would raise issues with capacity on Rook Lane B2031. To the west of the site Rook Lane bends (Z bend warning) and visibility with regard to access to and from Rook Lane is likely to be a restricting factor.

Rook Lane is single carriage way with footpath on southern side which runs down from Mount Avenue and is double lined as forward visibility for traffic is not good. There is slow warning outside 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.

3. Onsite considerations

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

It is assumed that access would be from Rooks Lane . See 2h. above.

No other form of access appears to be available although joint use of the existing access to 55 Rook Lane might be considered for a further single dwelling.

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

Public transport is available in Rook Lane and there is a footpath on southern side of road.

Cycling access is not a problem.

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 east west dipping towards the tree of Round Wood. No other restrictions exist on the site apart from Tree retention.

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- 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 around its borders makes an important contribution to bio diversity in this space on the boundary of the green belt. Prior to any development a Tree and Biodiversity Study would be required. The existing trees provide a valuable physical and visual contribution to the character of Chaldon and provide part of the boundary between the built up area of Chaldon and its green belt location.

- 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?

Not as far as we are aware.

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

The site forms an important visual screen separating built up areas from the rural part of Chaldon. Any major development would compromise this screen and could lead to the loss not only of this space but further lead to reduction in open space important to the character of Chaldon in land to the west and south.

Any development would be highly visible from Rook Lane and neighbouring property and would open up the site to views from the south and from the foot path in Birchwood Lane.

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

Views looking into the site and particularly from the south would affect the skyline.

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

No. but FP 13 runs to the south of the site along Birchwod Lane.

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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 the site forms part of 55 Rook Lane and beyond this property to the east is the built up area of houses along Mount Avenue. On the west 5 single detached residences with long back gardens continue before a further open space. Also along this western boundary there are redundant farm buildings in a mixture of uses a legacy from Quarry Farm. The south boundary is largely open.

There is a danger that the site could set a precedent for expansion into this area of green belt and to the green belt area to the west and south.

The present uses in redundant farm buildings may, if residential development expanded into this area, become bad neighbours.

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

Mainly detached residential dwellings, some mock Tudor or older Edwardian and redundant farm buildings.

If development was considered appropriate it would be at the very lower end of local policy to preserve the existing character and emerging Neighbourhood Plan policies.

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

Main visual overlooking and loss of privacy would be to residences on either side of the site.

- k. Physical infrastructure and local services considerations

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

A major development is likely to require new utility services to the area and could put unacceptable pressure on sewerage disposal.

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

Unlikely except possibly to 55 Rook Lane

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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.

All of these facilities are reasonably accessible

- b. What is the capacity of local schools?

Chaldon infants' school has a student capacity of 90 infants. The school is greatly oversubscribed each year.

Secondary education is provided at de Stafford school in the parish of Caterham Hill. The school has a student roll of 809. A significant proportion (25%) of children attend private or state schools outside of the area.

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

Yes – accessibility is not a problem.

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 including the installation of pedestrian crossings and effective vehicle speed control measures.

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 major 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 major development of this site or any form of development which would set a precedent for a change to green belt boundaries..

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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 the Site Assessments for the Neighbourhood Plan.

- 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+?

The key planning issue for this site is its designation as green belt and its location at the boundary with the built up area of Chaldon. It forms an effective demarcation of that boundary.

The site plays an important part in maintaining the open green character of Chaldon and helping to consolidate the effectiveness of the green belt and its boundary by preventing urban sprawl moving further out of the built up area of Chaldon

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

- This site is highly valued for its contribution and support of the open green character of this part of the green belt and occupies a prominent frontage to Rook Lane as you leave the urban area of Chaldon. 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 this site would not accord with either of these aims.
- The NPF (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 this site would have the effect of expanding the urban built up area contrary to this purpose. We can confidently state that any planning application for this site would be vigorously opposed by the residents of Chaldon.

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Summary Continued

- The capacity and structure of Rook Lane would not sustain further large scale development. It is a B class road and it is clear that any significant development would cause traffic problem.

For the reasons given in this assessment and summary we believe that this site fully supports three 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 assist in safeguarding the countryside from encroachment; and
- to preserve the setting and special character of historic towns; whilst Chaldon may not be considered a historic town, its location within the green belt defines much of the character and reason for living in Chaldon and the special nature of Chaldon and its green belt setting.

Its present status is sustainable as green belt.

If development of the site as infill for a single residential property did not prejudice either the character of the area, or the present green belt boundary and accorded with the emerging Neighbourhood Plan Policies, this could be considered acceptable.

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