

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPCOH3035 Rosedale allotments between 83 Park Road and 34 Court Road

b. Where is the site located?

Caterham on the Hill urban residential

c. What is the site description?

Allotments

d. What are the adjoining uses to the site?

Residential

e. What is the site area (hectares)?

0.1153ha

f. What is the existing land use?

Allotments

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

Tandridge District Council

h. What is the site's planning history?

None

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- 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?

1. National policies relating to allotments
2. No
3. Allotment
4. No
5. No

- 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?

NPPF Section 8 Promoting healthy communities paragraphs 70,73,74,76,77

Allotment - legislation

- 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?

No

- l. 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?

No

- b. Could the land be contaminated by a former use or activity?  
Would development require the remediation of contaminated land?

No

- 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?

Unknown

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

No - allotments

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

No

- g. Could the site contain any archaeological remains?

Unknown

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

Congestion with parking on Park Rd

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

No

### 3. Onsite considerations

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

Landlocked

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

Landlocked so only walking

### 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?

No

- 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.?

Unknown

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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?

No

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

Neighbouring gardens

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

Affect neighbouring properties.

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

No but site accessed via PROW

- 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?

No – surrounded by gardens

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

Semi-detached to north and detached to east and south, flats to west

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

Yes

- k. Physical infrastructure and local services considerations

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

No

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

No

### 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.

Primary school 0.2miles  
Secondary school 0.7miles  
GP 0.2miles  
Pharmacy 0.3miles  
Shops 0.2miles  
Post Office 0.3miles  
Library 0.2miles  
Play area 0.5miles  
Sports 0.5miles

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are virtually at full capacity but there is room for expansion on site for some. Hillcroft Primary is enlarging its intake from 11/2 to 2 form entry. There is some capacity in Caterham Valley and again these schools could be enlarged

De Stafford has some capacity at present and there is room for expansion as has taken place in the past.

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

Rail 0.7 miles  
Bus

### 6. Community Infrastructure Levy

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

Not relevant

### 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?

Opposition to loss of allotments as current waiting list

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### 8. Availability

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

No

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

No

### 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+?

This is an area currently used as allotments and landlocked as only accessed via a PROW.

There is a waiting list for allotments on this site.

This site is unsuitable for development