

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCV3002 Land between A22 and Tillingdown Hill

- b. Where is the site located?

Grid Reference 534695 156168

Boundaries of the site are A22 Caterham Bypass, Tillingdown Hill, and rear gardens to properties in Greenhill Avenue and residential properties between Waltham Road and Roger's Close.

- c. What is the site description?

The site is situated in Surrey Hills ANOB Area . The lower part 1.8 ha approx. originally formed part of Birch Woods before A22 Bypass was built. This lower area remains wooded with the upper balance of the site 1.9 ha approx. sloping steeply upwards as grasslands. The land rises from Contour 125m in north to contour 175m in South along the track part of Tillingdown Hill which forms the southern boundary.

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

A22 is the Caterham Bypass on the eastern boundary.

The north, west and most of the south boundary is residential back gardens. There is a large gap on the west boundary between 35 Tillingdown Hill and rear gardens of houses in Monk's Place where the woodland is directly adjacent to the road.

To the South on the other side of Tillingdown Hill track/road is further grassland.

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

Total site area: 2.7ha. Wooded area: 1.8 ha Grassland area 1.9 ha

- f. What is the existing land use?

Woodland and open grassland. AONB and AGLV. The land is private. The geology of the site is a scientifically rare and important chalk grassland (which forms the North Downs), of which only about 2% remains.

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

The ownership is in 2 parcels.

Wooded northern parcel: SOUTHBOURNE CATERHAM LIMITED of 52 Marylebone High Street, London W1U 5JG and of 32 Queen Anne Street, London W1G 8HD and of 14 Seymour Street, London W1H 7HT.

Open grassland southern Parcel: ALAN ERNEST CRUX and JOSEPHINE ANNE CRUX of Birchwood House, Woldingham, Surrey CR3 7LR.

h. What is the site's planning history?

The last planning application of any consequence was 98/739 Approved permission for 5 detached houses adjacent to 33 Tillingdownhill Road. This filled an area between Tillingdownhill Rd and rear gardens of Greenhill Avenue. It retains a landscape strip between new and rear gardens of Greenhill Avenue.

There are no further applications from 2000.

On the grassland area to south of site application 2000/821 was refused for erection of 2 stables, tack room/store and hay store. Conflict with Green Belt Policies, detrimental to open rural character and detracts from natural beauty of landscape and landscape quality.

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?

The site is designated Green Belt CSP1. The geology of the site is as scientifically rare and important chalk grassland (which forms the North Downs), of which only about 2% remains.

The whole site is designated as Area of Great Landscape Value(AGLV) and an Area of Outstanding Natural Beauty (AONB) under CSP 20.

The northern woods are a potential site of Nature Conservation Importance CSP17. Grid Ref: 534697.6 156167.72.

Other Policies: DP10, DP13 DP19.

TPO on two areas of trees July 2006. One of these areas runs along the front of houses in Waltham Road and the other is after 109 Tillingdownhill along the track

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- 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?

The northern woods are a potential site of Nature Conservation Importance CSP17.
Grid Ref: 534697.6 156167.72. Also TPOs on 2no. groups of trees.

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

Not as far as we are aware. To be confirmed on completion of Neighbourhood Plan.

2. Desktop evidence review

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

Apparently the northern end is within 25 metres of Flood Plain.

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

Unlikely from old plans but should be checked.

- c. Are there any nearby sources of noise of air pollution which could affect the site?

Main source of noise is from traffic on A22 Caterham Bypass.
The land acts as a noise buffer from this noise to houses to the west.

- 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?

Land is not in cultivation and designated woodland and grassland. May be part of original wood and agricultural land belonging to Birchwood House and Tillingdown Farm. The geology of the site which is scientifically rare and important chalk

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

No.

- g. Could the site contain any archaeological remains?

Possibly a check should be made from archives.

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

There would be issues of access from local roads if any large redevelopment was considered. Most roads have heavy on road parking in some cases on both sides. This combined with steeply sloping nature could cause problems with any intensification of use. Existing accesses to the site are from single carriageway residential roads.

There is a locked road access to the southern section from the eastern side and from one carriageway of the A22 Bypass. This would not be suitable as it currently exists for any major redevelopment on the land.

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

There are covenants on the site but these are unlikely to preclude development.

3. Onsite considerations

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

There are several accesses to the site which are in the main between or alongside residential houses. The main northern access is between two houses at the end of Greenhill Avenue.

In the south, Tillingdownhill fades away to a track just before the site boundary at the southern end. There is also a locked road access from one carriageway of the A22 leading to this track from the eastern side.

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

Public transport is available on Croydon Road. The site is accessible for walkers but is private.

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 slope rising up from the north to the south is very steep and would with the contours offer physical constraints for development. Equally they increase the visibility of the site from across the Valley and from the houses below.

As far as our research indicates there are no power lines, pipelines or services crossing the site or affecting its use.

- 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.?

As a Potential Site of Nature Conservation Importance the site is very valuable to Biodiversity CSP 17.

There is an existing TPO on 2 specific wooded areas and a large part of the lower site is woodland.

A Nature survey would be essential prior to any form of development.

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

Not as far as we are aware other than traffic on A22.

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

None.

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

There are very important views into the site and from the site both down the slopes and across the Valley. The site also provides a rural backdrop to the A22.

As a green area the site contributes positively to the overall ambience of Caterham Valley

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

In terms of views upwards from the Valley and from across the Valley yes, any redevelopment would be highly visible and would if urban building be a negative factor to the character of the area.

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

There are no public rights of way although there are tracks in the woodland.

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?

The neighbouring areas are residential.

Apart from the A22 Bypass whose noise and exhaust fumes could impact on the site, there are no "bad neighbours".

The only expansion would be south of Tillingdown Hill.

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

j.

The existing residential is a mixture of styles, sizes and density. Immediately on the boundaries the residential is houses but further down the slopes to the west and along Croydon Road there is flatted development.

If housing was considered which seems highly unlikely the density should be between 30-55 units per hectare.

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

Any development of the site would cause serious overlooking and loss of privacy to a large number of residents many of whom will have purchased properties on the basis of the rural/wooded nature of the land beyond their property.

The site is highly visible from all parts of the Valley and forms both a wooded and grassland back drop to housing in the Valley.

- l. Physical infrastructure and local services considerations

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

The site is not presently connected to services but these are available in the local roads on its boundaries.

- m. 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.

Any major scale development would put pressure on local services and facilities.

Local shops and schools are at the Caterham Valley Town Centre or at the shopping Parade near Wapps Lodge.

- b. What is the capacity of local schools?

Any major scale development would put pressure on local schools.

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

Reasonably accessible but public transport is in Croydon Road. Other services are 0.5 to 1 mile away.

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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.

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?

Although not tested recently, it is likely that local opinion would be very much opposed to any form of redevelopment.

8. Availability

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

Not that we are aware but part of the site is Company owned and was associated with the development in Greenhill Avenue and the 5 detached Houses forming 33-41 Tillingdownhill .

The other part of the site forms part of an old established family estate. However no applications have been made since 2000 and no approach has been made to the owners.

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

Not as far as we are aware, although its status in the Green Belt, being part of Surrey Hills AONB and the geology of the site which is scientifically rare and important chalk grassland make any development unlikely.

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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 site is highly unlikely to be developed in the foreseeable future due to its Green Belt status and its importance to the character and amenities of the Caterham Valley area.

The geology of the site which is scientifically rare and important chalk grassland. It is hoped that, with proper management – currently carried out on the Northern slope by the Downlands Countryside Management Project (part of Surrey County Council’s Countryside Management Team) – that the site can be recovered.

If housing were considered then this might be possible along the frontage to Tillingdown Hill after no. 41 towards Waltham Road but any such development would need to provide significant public access to balance of the site for leisure and community purposes. This would require a change to the boundary of the Green Belt and overcoming TPO, Conservation and Bio-diversity issues on the wooded part..

Any development, however, is very unlikely in the foreseeable future even so due to its present status within the Green Belt and current Core Strategy Policies.