

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY3001

Salmons Lane Stables 29 Church Road TQ340576 534015,157661

- b. Where is the site located?

Church Lane and Salmons Lane

- c. What is the site description?

The site comprises a parcel of land located on the east side of Church Road with Salmons Lane, marking the south east boundary. The immediate area is consists of an urban area of Whyteleaf 90 metres to the north east and east. The entrance to the site is via Church Road to the east approximately 80 metres is a dwelling named 12 Salmons Lane.

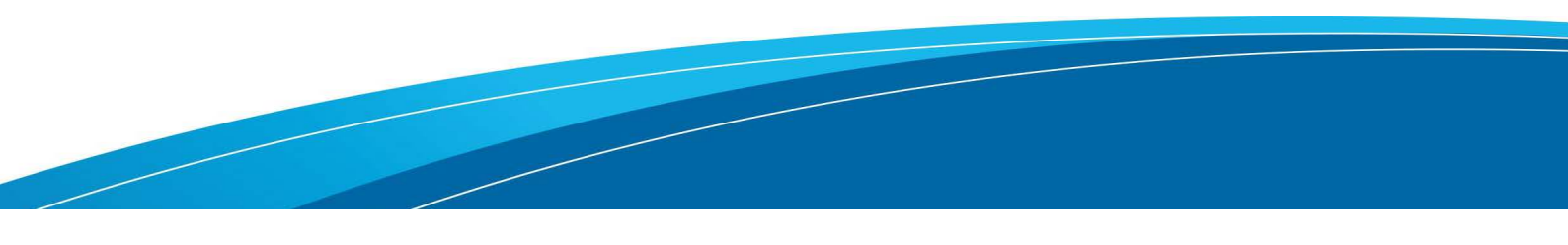
- d. What are the adjoining uses to the site?

Stables

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

Area approx 1.7223 hectares

- f. What is the existing land use?



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Stables and Riding School

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

Unknown

h. What is the site's planning history?

2010/547 planning application refused as design and size would have a detrimental affect on the landscape within the Green Belt; The refusal was overturned on appeal February 2011.

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?

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1. TDC Local Plan

DP1; DP4; DP5; DP7; DP9; DP10; DP13; DP17; DP19.

NPPF – Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP11; CSP12; CSP13; CSP14; CSP15; CSP17; CSP18; CSP19. CSP22

2. No

3. Green Belt and TPO 102/TAN for this site.

4. Green Belt

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?

See **National Planning Policy Framework** – with particular reference to:

6. Delivering a wide choice of quality homes

7. Requiring good design

8. Promoting healthy communities.

9 Protecting Green Belt Land

- 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?

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No

2. Desktop evidence review

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

Site is not identified as a flood risk area on the Tandridge District Council website

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

Unknown

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

Minimal noise pollution noticed during the site assessment within this rural setting. It appears that Tandridge District Council have not undertaken any pollution assessment at this location.

- d. Does the site contain a valuable mineral resource?

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Unknown

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

Unknown

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

No listed buildings found at this site on the Tandridge District Council website.

- g. Could the site contain any archaeological remains?

No archaeological remains found at this site on the Tandridge District Council website.

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

Salmons Lane is a narrow road where two cars can pass with extreme care. Church Road is a two vehicular width road and runs north to south parallel to A22. There is no dedicated parking along this road. Whyteleafe Football Club is located on Church Road and Whyteleafe South Station is located close by

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

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None.

3. Onsite considerations

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

The entrance to the site is via Church Road

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

Whyteleafe South Station and the 407 bus route is located on Godstone Road.
Cycling is possible along Church Road although there is no pavement for pedestrians

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?

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Relatively flat with slight gradient towards the east.

- 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.?

Mature trees some with TPO's surround the site..

A professional assessment of the site would need to be undertaken with regards to identifying protected species such as bats, badgers, great crested newts, etc

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

Not designated as a flood risk area on the Tandridge District Council website.

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

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No residential buildings are found on this site. Any changes to the current stables would require planning permission.

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

There would be a detrimental impact on the openness of the green belt.

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

There would be a detrimental impact on the openness of the green belt.

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

None

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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?

Yes.

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

Majority are traditional large detached Victorian/Edwardian buildings

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

There are three houses located on Salmons Lane that might be overlooked if the existing mature trees were removed.

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k. Physical infrastructure and local services considerations

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

Yes.

l. Does the site have high speed broadband connection?

Probably.

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.

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Whyteleafe Primary School, Whyteleafe Hill, Whyteleafe CR3 0AA (mixed pupils) 4 – 11; 419 pupils.

De Stafford Senior School, Burntwood Lane, Caterham, CR3 5YX (mixed pupils) 11-16; 802 pupils.

Whyteleafe Surgery, 19 Station Road, Whyteleafe, CR3 0EP

De Stafford Sports Centre, Burntwood Lane, Caterham, CR3 5YX

Whyteleafe Football Club, 15 Church Road Whyteleafe

Post Office 217 Godstone Road, Whyteleafe CR3 0EL

Shops located in Godstone Road, Whyteleafe.

b. What is the capacity of local schools?

Whyteleafe Primary School, Whyteleafe Hill, Whyteleafe CR3 0AA (mixed pupils) 4 – 11; 419 pupils.

De Stafford Senior School, Burntwood Lane, Caterham, CR3 5YX (mixed pupils) 11-16; 802 pupils.

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

Yes, via Whyteleafe South Station including using public transport via 407, 434 bus route along the Godstone Road.

6. Community Infrastructure Levy

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

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site?



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?

Possibly, See CR3 Questionnaire and Whyteleafe Parish Plan for further information.

8. Availability



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

Owner on this site would need to be contacted

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

Unknown.

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+?

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This is a relatively rounded rectangular site with existing good access from Church Road with good local facilities nearby in Whyteleafe centre. A level site, backing onto a residential properties.

The existing non-residential buildings have little architectural merit. Approximately 90 per cent of the area is paddock and pasture.

The site is developable, but note should be taken of the trees onsite protected by TPO 102.

Church Road is relatively narrow road (2 car widths only) and is constricted by parking during the day by commuters using Whyteleafe station. Therefore any development of this site must include onsite parking and must not generate significant additional traffic volumes.

Possible suitable uses:

Residential – low density detached or semi-detached. Amenity parking would need careful consideration.

Uses that do not seem suitable would be:

Commercial activity would lead to increased traffic volumes and would be out of character to the surrounding properties .

Our preferred option would be a low-density residential.

Summary Continued



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Site Plan – image from www.cartogold.co.uk/tandridge/localplan

