

# CR3 FORUM NEIGHBOURHOOD PLAN

## SITE ASSESSMENT CHECKLIST

### 1. Site Details

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

CR3NPWHY003  
Torwood Farm, off Salmons Lane, CR3 0HD

- b. Where is the site located?

E533634.77  
N157680.62

- c. What is the site description?

Partly within a Potential Site of nature Conservation.  
In the green belt  
Next to a wooded Hillside

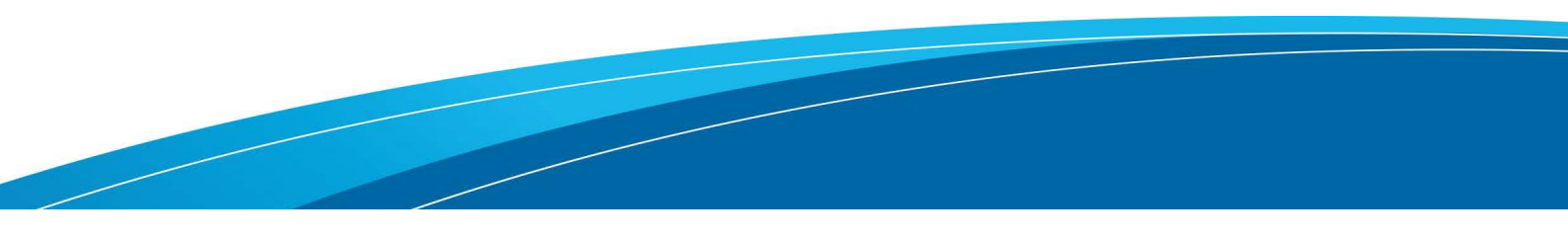
- d. What are the adjoining uses to the site?

Rectangular site, surrounded on three sides by woodland and accessed from narrow lane (Salmons Lane) to the south.  
Currently used as an active stables and rescued animals business.

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

Unsure of total area but area within polygon is 4.4589 hectares

- f. What is the existing land use?



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Stables and dog kennels

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

Unknown

h. What is the site's planning history?

None

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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All general DP's

DP1; DP5; DP6; DP7; DP10; DP13; DP17; DP18; DP19;

1. NPPF – Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP8; CSP11; CSP12; CSP13; CSP14; CSP15; CSP17; CSP18; CSP19. CSP12; CSP22

2. No

3. No

4. 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?

National Planning Policy Framework – see

1. Building a strong, competitive economy

4. Promoting sustainable transport

6. Delivering a Wide Range of High Quality Homes

7. Requiring Good Design

8; Promoting Healthy Communities

9. Protecting Green Built Land

11. Conserving and Enhancing the Natural Environment

- 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

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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?

No

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

Professional assessment would need to be completed

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

Surrounded by residential properties and wooded hillside.

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

Professional assessment would need to be completed

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

Yes

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

No

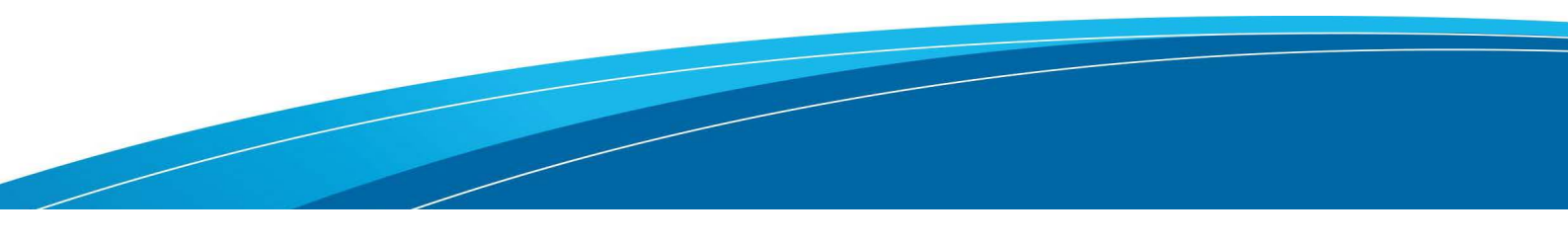
- g. Could the site contain any archaeological remains?

Professional assessment would need to be completed

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

Parking is a problem within the area, see "Whyteleafe Parish Plan – February 2008

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



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### 3. Onsite considerations

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

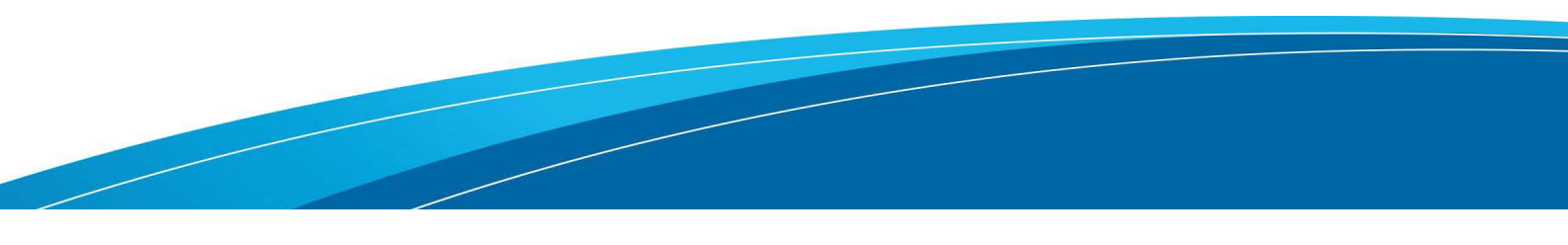
Accessed from Torwood Lane, off Salmons Lane

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

Yes

### 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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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

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

None known

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

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Unknown

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

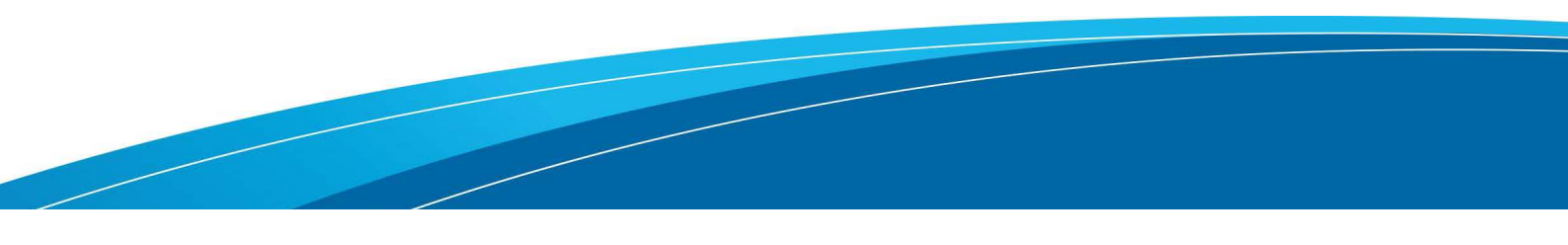
Views onto the site from Residents living on Torwood Lane.

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

Views onto the site from Residents living on Torwood Lane.

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?

Residential properties on Torwood Lane.

No bad neighbours noted that might affect any proposed development of this site.

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

None

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

Views onto the site from Residents living on Torwood Lane.

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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)?

Probably

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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1500m to Whyteleafe centre.

Libraries located at Caterham on-the-Hill and Caterham Valley

GP – 19 Station Road, Whyteleafe

Post Office and Pharmacy located in Wyhtealeafe centre.

Play space and pitches – Wyhtealeafe Recreation Ground

De Stafford sports centre – Burntwood Lane

Schools:

Wyteleafe Primary – Whyteleafe Hill (mixed 4-11 years old) 418 pupils

Kenley Primary – New Barn Lane (mixed 4-11 years old) 216 pupils

De Stafford Senior School – Burntwood Lane (mixed 11-16 years old) 802 pupils.

Marden Lodge Primary – Croydon Rod (mixed 4-11 years old) 175 pupils.

b. What is the capacity of local schools?

1200 – 1500m to Whyteleafe centre.

Libraries located at Caterham on-the-Hill and Caterham Valley

GP – 19 Station Road, Whyteleafe

Post Office and Pharmacy located in Wyhtealeafe centre.

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

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site?



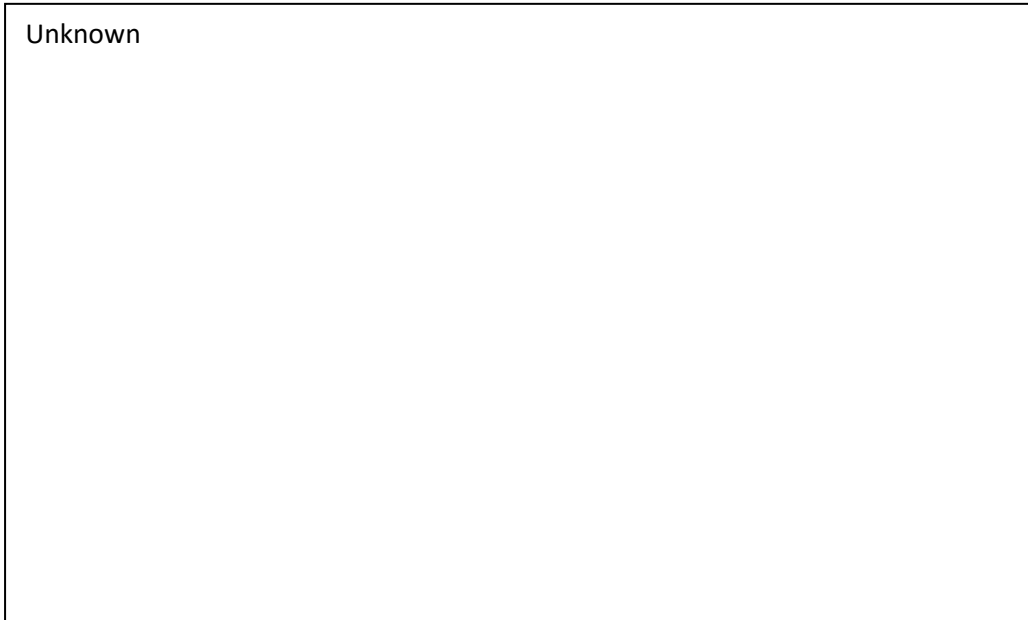
### **Deliverability**

Starting to think about whether development of the site is deliverable and viable...

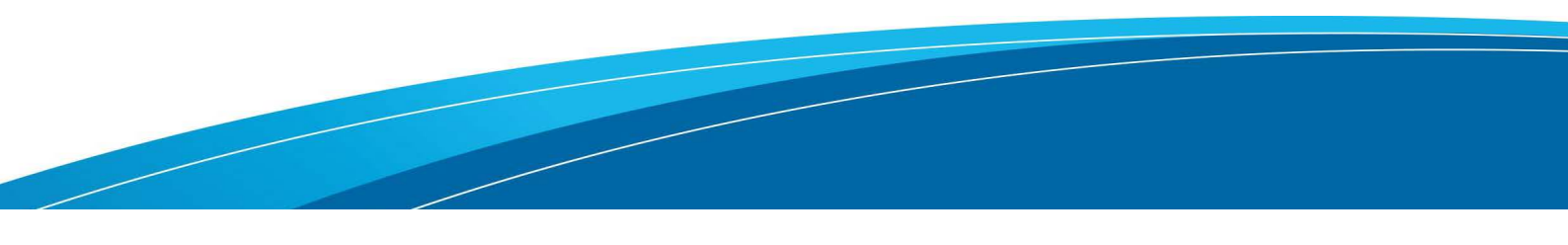
### **7. Suitability - potential constraints on development**

- a. Is there a record of local opinion towards development of the site?

Unknown



### **8. Availability**



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

Land owner would need to be contacted,

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

Tbc

### 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 rectangular site with access from Torwood Lane with passing places along this narrow (one and half vehicle width) road.

The existing site is used as business for stables and used as a haven for rescued animals. If this site was ever to become available for development it would incur additional traffic problems along this narrow Lane and dedicated off street parking.

Possible uses could be:

- (a) Residential – flatted development. Detached or semi-detached. Amenity parking would need careful consideration.

Uses that do not seem suitable would be:

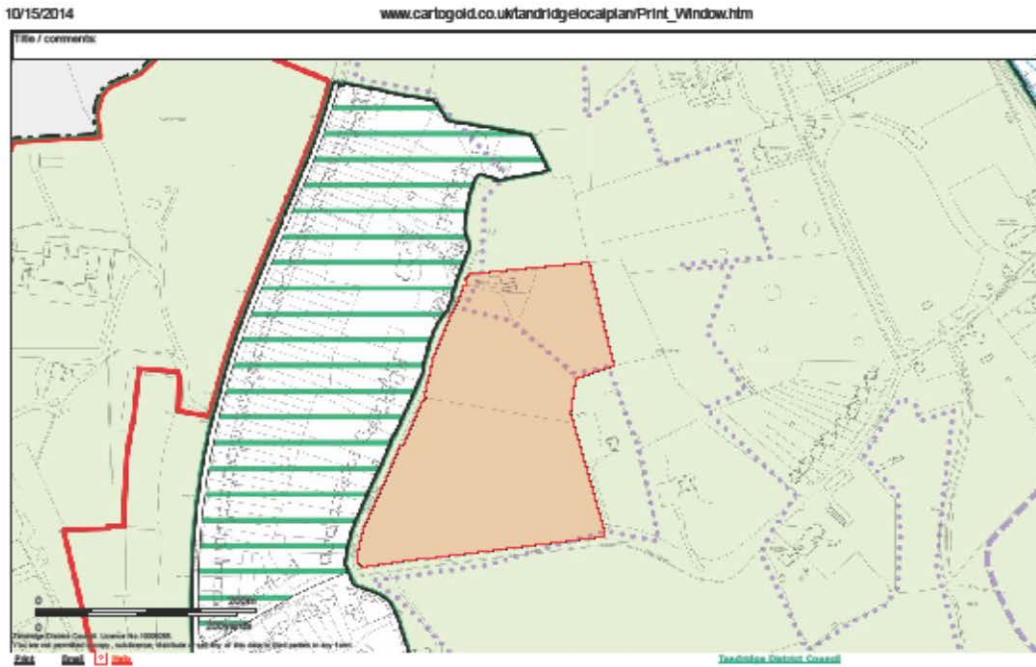
1. Prime frontage retail.
2. A3, A4, A5 – Restaurants, take-away outlets and café's

Our preferred option would be to be retained as an animal rescue centre for the community use.

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## Summary Continued

Site Plan – [www.cartogold.co.uk/tandridge/localplan/Print\\_Window.htm](http://www.cartogold.co.uk/tandridge/localplan/Print_Window.htm)



NOTE: The green hatched line signify Wooded Hillside.