

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 004 Joysons Hill Stables

- b. Where is the site located?

12 Church Road, Whytleafe, CR3 OAR

Grid ref E533818,57
N157969,55

- c. What is the site description?

Within existing green belt. Site is located on a steeply sloping field, looking up towards the west away from Church Road. Mature wooded slope runs north to south along the west of the boundary.

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

Large detached houses.

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

Area approx 0.3829 hectares

- f. What is the existing land use?

Stables and stud farm

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

Owner(s) to be contacted.

h. What is the site's planning history?

None found on Tandridge District Council website

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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TDC Local Plan

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

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

- No.
- Site is located within existing green belt. Site is not listed within a conservation area on the Tandridge District Council website.
- Site is not listed as AONB on the Tandridge District Council website.
- No planning applications for this site listed on the Tandridge District Council website.

- 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?

Whyteleaf Parish Plan, see 30. “overwhelmingly local residents want to preserve the green belt in Whyteleaf and keep our current character as defined by housing mix and density, woodland area and open space.”

- 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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Not listed as SHLAA

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. Site currently used as stables and does not appear to be used for any other industrial business use.

- 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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Site is located on a steeply sloping field and there is no evidence of any previous mineral extraction taking place.

Any proposed future mineral extraction at this location would have a significant detrimental impact on local residents due to lorry transportation on existing vehicular movement on Church Road.

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

Not listed as agricultural land on the Tandridge District Council website.

- 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)?

Church Road is a two vehicular width road and runs north to south parallel to A22. There is no dedicated parking along this road. Whyteleaf Football Club is located on Church Road and Whyteleaf South Station is located close by.

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

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Unknown.

3. Onsite considerations

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

Access to this site is only available by a single vehicular track from Church Road, which is a standard two vehicular width road.

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

Whyteleafe South Station and the 407/434 bus routes 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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Access to the site is from Church Road and the site is located on a steeply sloping field, looking towards the west away from Church Road.

No power lines are visible on this site.

- 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.?

Steeply sloping land rising from roadside looking west towards woodland on brow of the hill.

Mix of open field and paddock, possible pasture land and woodland.

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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Existing barn and stable block are found on this site.

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

Mature woodland surrounds the boundary of this site.

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

Any potential development involving removing the mature trees, would result in a detrimental affect to existing neighbours and the woodland aspect of this area.

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?

The site is surrounded mature trees and large detached houses.

Whyteleafe Football Club is located at 15 Church Road, who have two planning proposals.

(a) 2013/1740 – replace existing grass football pitch with 3G artificial pitch and variation of conditions to after hours use of existing floodlights.

(b) 2014/848 – removal of 13 floodlighting columns and erection of 10 floodlighting columns.

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

A mix of large detached houses.

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

Any potential development involving removing the mature trees, could result in a detrimental affect to existing neighbours, including school playing fields on the opposite side of Church Road and the natural woodland aspect of this area.

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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 and 434 bus routes 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 rectangular site with good access from Church Road and good local facilities nearby in Whyteleafe centre. A gently sloping site, backing onto a steep wooded slope which is a PSNCI

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

The site is developable.

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

It is possible that Joysons stables extends from the pink shaded area to the boundary indicated by the blue dots on the map.

