

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY005
Woodland, land near Wapses Lodge roundabout

- b. Where is the site located?

Burntwood Lane / Godstone Road near Wapses Lodge roundabout

- c. What is the site description?

Woodland/greenbelt, DP10,13,14,15 adjacent to flood plain on the opposite side of Godstone Road

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

Caterham Railway line along west boundary; north boundary - Wellesley Parade WHY008, east boundary - small residential lodge house/A22 south boundary - Burntwood Lane

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

E534520.54
N157185.73
Woodland - 0.2945 hectares

- f. What is the existing land use?



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Woodland with no direct public access

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

Unknown

h. What is the site's planning history?

Not found

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; DP13; DP19; DP21; DP22

1. NPPF – Core Strategy see CSP1; CSP2; CSP3; CSP4; CSP7; CSP8; CSP11; CSP12; CSP14; CSP15; CSP17; CSP18; CSP19. CSP21, CSP22

2. No

3. Urban Category 1 settlement

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 Belt

10. Meeting the Challenge of Climate Change; Flooding and Coastal Change

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?

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No.

- 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?

Adjoining site flood plain on the opposite side of Godstone Road

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

A professional assessment would need to be undertaken at this site.

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

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A22 , a major dual carriageway trunk road and Caterham railway line.

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

A professional assessment would need to be undertaken at this site

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

No

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

No

- g. Could the site contain any archaeological remains?

Professional assessment of the site would be required.

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

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There are a limited number of free parking spaces available along Godstone Road, to the north of the Wellesley parade of shops

Limited free parking is also available in nearby Manor Park.

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

Unknown.

3. Onsite considerations

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

Part of the woodland adjoins Burntwood Lane; there is currently no direct vehicular access to this site.

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

The 407 and 434 bus routes operate along Godstone Road. The nearest train station is Whytleafe South to the north along the Godstone Road.

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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Mature woodland

- 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.?

Densely wooded; no TPO's found on this site.

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

Caterham Railway runs along the west of the site boundary and Burntwood Lane is busy road. Leading onto the A22,

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

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No

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

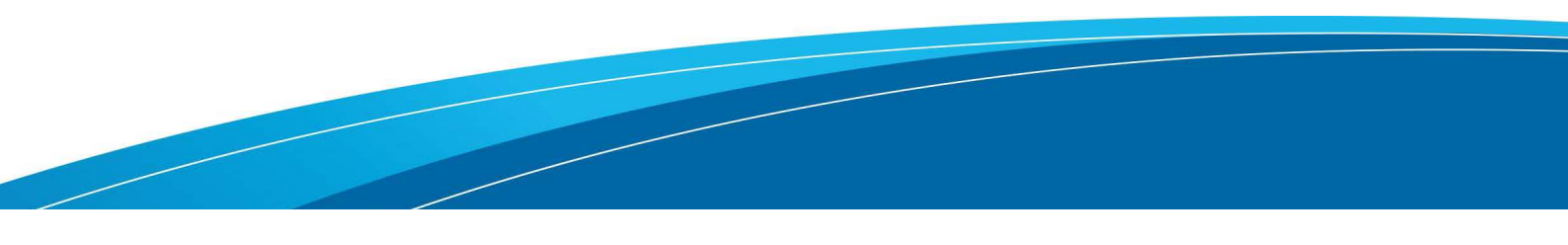
Yes, looking south over Wapses Lodge roundabout towards Tillingdown

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

Any large high development would have a significant impact

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

No



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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?

Caterham railway line along the west of the boundary, Burntwood Lane long the south and the A22 trunk road runs along the east of the boundary.

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

There is no existing local style.

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

Site adjoins Wellesley Parade, that could be overlooked from this site, if any major development was approved.

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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)?

Close to utilities.

l. Does the site have high speed broadband connection?

Unknown

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?

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.

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...

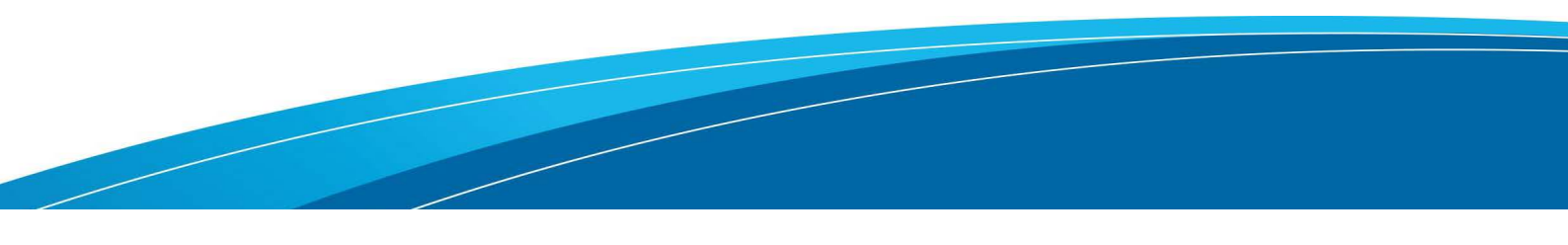
7. Suitability - potential constraints on development

- 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?

Unknown

- 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 rectangular site with no direct vehicular access from the road. There are local facilities nearby.

Possible uses could be:

- (a) Residential – flatted development. Detached or semi-detached. Amenity parking and access would need careful consideration.
- (b) B8 – Warehouse and storage/distribution providers.

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 for any future development would need to be included this site with any potential development of Wellsley Parade, thus making the development of this site a more viable development.

One important constraint to be considered would be the current public footpath to Wapses Lodge roundabout which could be improved.

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Summary Continued

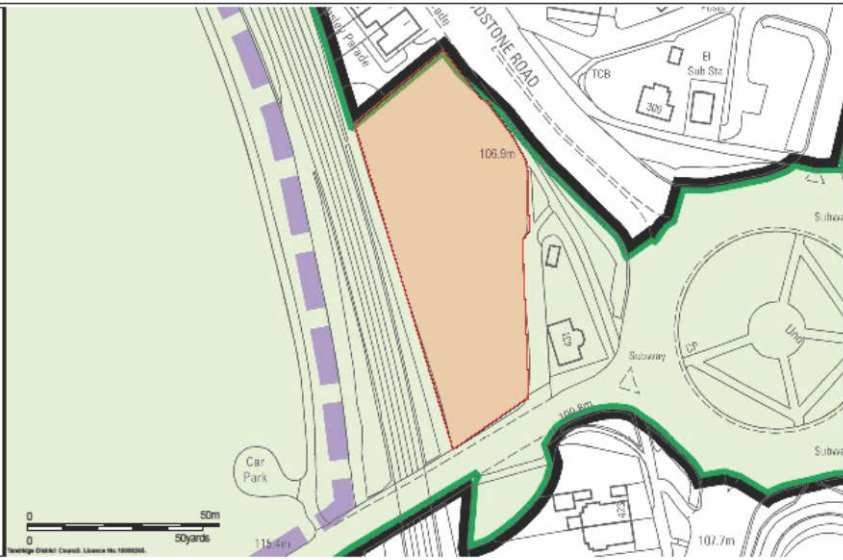
Site Plan – www.cartogold.co.uk/tandridge/localplan

10/23/2014

www.cartogold.co.uk/tandridge/localplan/Print_Window.htm

Title / comments:

KEY
Policies affecting this area.
Green Belt DP16, DP11, DP14, DP15



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