

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPWHY 3034 Portley Wood House, 23 Portley Wood Road CR3 0BQ

- b. Where is the site located?

Portley Wood Road

E: 534002.02

N: 157224.48

- c. What is the site description?

Residential Victorian property that is located off Portley Wood Road which is a private road.

Abuts the PSNCI Salmons Lane Woods and close to an SNCCI Manor Park.

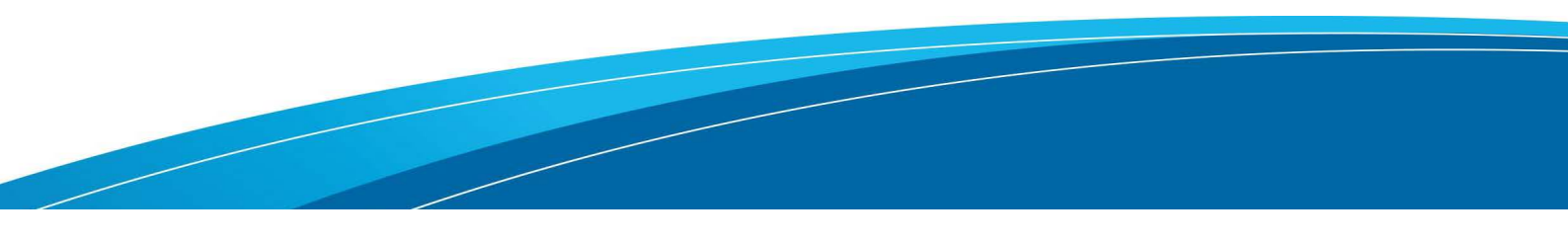
- d. What are the adjoining uses to the site?

Private residential properties

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

.6508 hectare

- f. What is the existing land use?



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Private residence.

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

Unknown.

h. What is the site's planning history?

None post the year 2000.

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; DP4; DP5; DP6; DP7; DP19; DP21; DP22

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

- 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?

Unknown

- 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?

No

- 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.

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d. Does the site contain a valuable mineral resource?

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?

Unknown

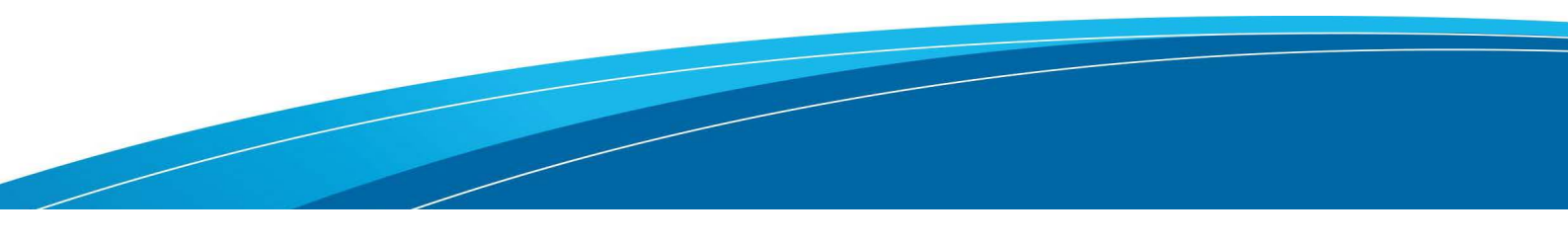
g. Could the site contain any archaeological remains?

Unknown. A professional assessment would need to be conducted.

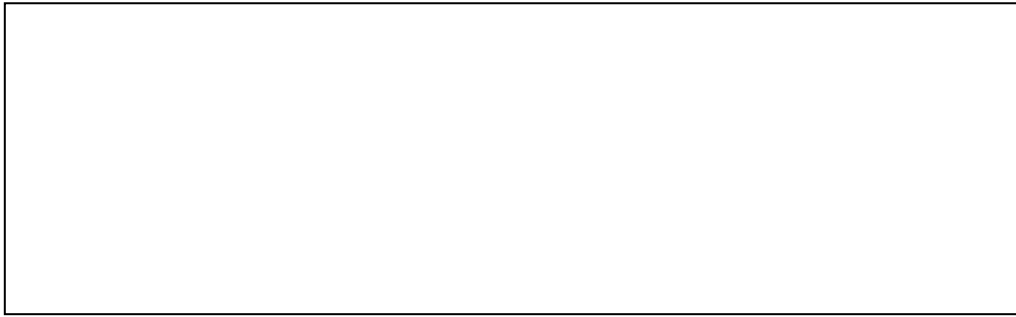
h. Are there any issues of capacity on the local road network (congestion and/or parking)?

Portley Wood Road is a narrow road where two cars can pass with care.

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?

The entrance to the site is via Portley Wood 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 Portley Wood 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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Portley Wood House is located on a relatively flat site with a significant gradient leading up towards the west.

- 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.?

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.

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

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Yes

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

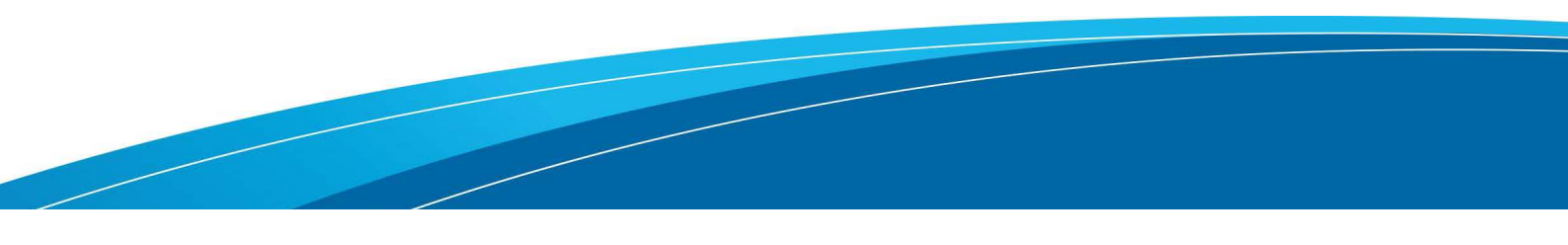
No

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

Any large development, in addition to the existing building at this site, could have a detrimental impact on the openness of the surrounding green belt.

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?

It is difficult to gauge the actual size of this plot as the neighbouring plots to the west may be under the same ownership. As such any expansion could be increased by using the close proximity of the neighbouring residential properties.

The Land Registry would confirm the actual size of the plot.

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

Mix of styles ranging from smaller properties to traditional large detached Victorian/Edwardian buildings to modern flatted development.

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

Yes

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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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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.

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?

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.

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...

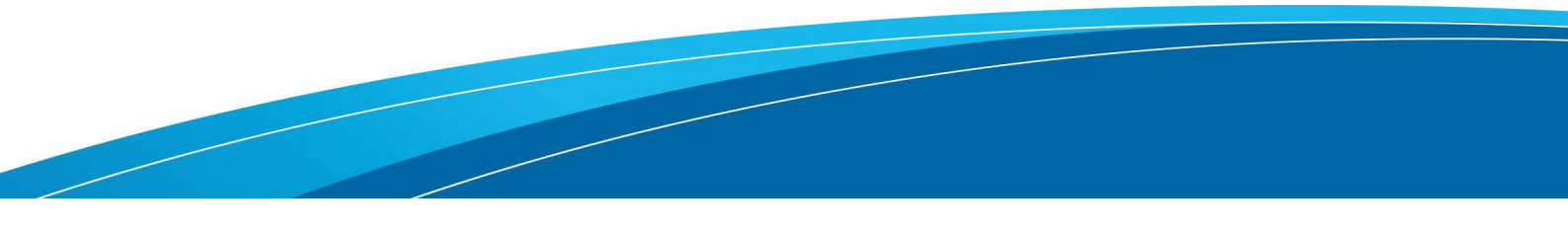
7. Suitability - potential constraints on development

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

No



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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The site is located within a wooded hillside and greenbelt location, and situated on private road within a residential low density area.

If any planning application was submitted at this location in the future, it would only be suitable for low density development. Any increase in road traffic would have a detrimental affect on the existing road usage along this private road.

Any major development above 3 storeys would have a detrimental affect on the wooded hillside within this greenbelt environment which provides a view from Whyteleafe of this natural wooded hillside.

There is an area of land adjacent to Portley Wood House comprising an area of .6 hectare which may be under the same ownership, if so, this would make the combined area a very large potential plot.

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Summary Continued

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

