

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCH001 Land at rear of 58 Chaldon Common Road Chaldon CR3 5DY

- b. Where is the site located?

Site is situated west of housing on Chaldon Common Road and north of Willey Farm Lane.

TQ 322545

- c. What is the site description?

The site is mainly open pasture land with a group of trees in the centre. The site is bounded by Willey farm Lane to the south, back gardens to houses off Chaldon Common Road on the boundary of the urban area of Chaldon and the start of the Green Belt.

The north and west boundaries are pasture (Redriff Farm) and trees. Current access to the site is from Willey Farm Lane although the land owner also owns 58 Chaldon Common Road which forms part of the site assessment.

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

North boundary is pasture and trees leading down to Birchwood Lane, West boundary is pasture and trees of Redriff Farm, South boundary is the private Willey Farm Lane and the east boundary backs onto the back gardens of houses in Chaldon Common road

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

Approximately 1.2 Hectares.

- f. What is the existing land use?

Trees and open grass pasture land.

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

Site is privately owned. Title Nos SY 666683,575889 and 476601.

h. What is the site's planning history?

2007/551 Application for double garage was approved under Lawful Development Certificate. Only other application is pre-2000 87/377.

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?

Site is designated as Green Belt DP 10 DP 13 DP 14 DP 15 CSP1.

Historic Landscape Ref: 111 (scattered settlement with paddocks)

Landscape Character Area CD4 CSP21

Potential Site for Nature Conservation Importance CSP 17 DP 19.

Emerging CR3 Neighbourhood Plan Policies.

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

National Planning Framework Guidance

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?

Policies in emerging Neighbourhood Plan and Chaldon Village Plan.

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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?

Not as far as we are aware other than as SHLAA site

2. Desktop evidence review

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

Not as far as we are aware.

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

Not as far as we are aware.

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

No

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

Not as far as we are aware

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

Not used for mainstream agriculture but is in a sustainable use within the Green Belt. The land is used for hay-making and for sheep grazing for part of the year.

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

No although site is listed as part of Historic Landscape

- g. Could the site contain any archaeological remains?

Not as far as we are aware but to be checked if development was being considered given the historic context of Chaldon. There is a range of prehistoric and later archaeological finds in the area of Chaldon Common Road, including a couple of Bronze Age urns that just might suggest a cemetery, so archaeological investigation likely to be required.

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

Major development of site would raise issues with capacity on Rook Lane B2031. To the west of Chaldon Common Road/ Rook Lane junction the road bends (Z bend warning) and visibility with regard to access to and from Rook Lane is likely to be a restricting factor.

Major development of the site would considerably increase traffic on Chaldon Common Road which is a small residential road without footpaths. Similar concerns arise on Roffes Lane.

Willey Farm Lane is a narrow unmade private lane and bridleway. Restrictive covenants apply restricting traffic to farm and equestrian uses. In its present form it would not be suitable as access to a major development.

Increased traffic on local roads would be a serious concern and possible constraint on future development of the site.

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

There are some old covenants relating to use of the land and access on Willey Farm Lane.

3. Onsite considerations

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

The present access from Willey Farm Lane is unsuitable for future development see 2 h.

It is assumed that the owner is considering the demolition of 58 Chaldon Common Road in order to achieve access through to Chaldon Common Road. This in principle would be acceptable subject to traffic arising from the density of development proposed and suitable site lines.

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

Public transport is available in Rook Lane but there are no footpaths along Chaldon Common Road which has only been designed for traffic and informal pedestrian access to the existing housing.

Cycling access is not a problem.

Willey Farm lane is a public bridleway.

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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?

There would appear to be no major physical constraints on development.

- 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.?

The site as green open space mixed with trees makes an important contribution to bio diversity in this space on the boundary of the green belt. Prior to any development a Tree and Biodiversity Study would be required. The nature of the site provides an important function in defining the boundary between the built up area of Chaldon and its green belt location and preventing urban sprawl.

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

Not as far as we are aware

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

Not as far as we are aware.

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

The site forms an important visual boundary between the built up urban area and the rural part of Chaldon. Any major development would compromise this defined boundary and could lead to the loss not only of this space but further lead to reduction in open space important to the character of Chaldon in land to the west.

Any development would be highly visible from property in Chaldon Common Road and the site is clearly visible from the south and bridleways and footpaths including the North Downs Way. These are important to leisure and recreation in both CR3 and Tandridge.

One of the panoramic vistas for which Chaldon is noted, is north from the top of Willey Farm Lane across London to the Chilterns beyond. Because it is on the North Downs Way National Trail it could be considered a strategic viewpoint of regional significance

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

Views looking into the site and particularly from the south make the site highly visible.

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

No. Bridleway to Willey Farm lane

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?

There is a danger that the site could set a precedent for expansion into this area of green belt and to the green belt area to the west and north.

The neighbouring uses to the north and west are all rural and sustainable within the Green belt but if the boundary of urban Chaldon was breached by development on this site, this could lead to development on other neighbouring sites.

There are no bad neighbours and the existing uses are compatible with Green Belt status.

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

Mainly detached residential dwellings, mainly two storey but some single storey dwellings.

If development was considered appropriate it would be at the very lower end of local policy to preserve the existing character and emerging Neighbourhood Plan Policies.

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

Visual overlooking and loss of privacy would affect residences on the east of the site.

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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)?

A major development is likely to require new utility services to the area and could put unacceptable pressure on sewerage disposal. The nearest gullies are in Chaldon Common Road and it is unlikely that existing sewers would cope with major development.

l. Does the site have high speed broadband connection?

Unlikely except possibly to 58 Chaldon Common Road

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.

All of these facilities are reasonably accessible

- b. What is the capacity of local schools?

Chaldon infants' school has a student capacity of 90 infants. The school is greatly oversubscribed each year.

Secondary education is provided at de Stafford school in the parish of Caterham Hill. The school has a student roll of 809. A significant proportion (25%) of children attend private or state schools outside of the area.

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

Yes – although public transport is only available in Rook Lane

6. Community Infrastructure Levy

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

Improvement in the structure of Rook Lane including the installation of pedestrian crossings and effective vehicle speed control measures.

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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?

There is no record of local opinion to this particular site as no major Planning applications or consultation have been made. However given the support by local residents to the Village plan it is considered very unlikely that there would be local support for development.

Based on results and comments from CR3 Neighbourhood Plan Survey of residents, it is highly likely that residents would oppose major development of this site or any form of development which would set a precedent for a change to green belt boundaries.

8. Availability

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

It is assumed so as it has been put forward for inclusion in the Site Assessments for the Neighbourhood Plan by the owner's advisor Wayne Johnson of Sammons Architectural

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

Not as far as we are aware.

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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+?

The key planning issue for this site is its designation as green belt and its location at the boundary with the built up area of Chaldon. It forms an effective demarcation of that boundary.

The site plays an important part in maintaining the open green character of Chaldon and helping to consolidate the effectiveness of the green belt boundary by preventing urban sprawl moving further out of the built up area of Chaldon.

The site provides a definable and visual boundary to the boundary between Chaldon urban development and the rural and green character of the area outside these urban areas.

Building development of this site is considered to be unacceptable for the following reasons:-

- This site is highly valued for its contribution and support of the open green character of this part of the green belt. Section 4 of our Neighbourhood Plan states that for development in the green belt to be acceptable it should not be located in a visually prominent location, and it should provide specific community benefit which strongly overcomes any harm caused by the loss of green belt amenity. Development of this site would not accord with either of these aims.

- The NPPF (para 80) defines 5 purposes for the retention of green belt status. The first is to check the unrestricted sprawl of large built up areas. The development of this site would have the effect of expanding the urban built up area contrary to this purpose.

The site assists in safeguarding the countryside from encroachment by providing a definable and tangible boundary change and thus meets a further purpose for retention as Green Belt and as such preserves the special setting of Chaldon as a green belt village.

We can confidently state that any planning application for this site would be vigorously opposed by the residents of Chaldon

- It is clear that any significant development would cause traffic problems on nearby roads.

For the reasons given in this assessment and summary we believe that this site fully supports three of the five purposes set out for Green Belt status namely:

- to check the unrestricted sprawl of large built-up areas; CR3 area and Countryside;
- to assist in safeguarding the countryside from encroachment; and

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Summary Continued

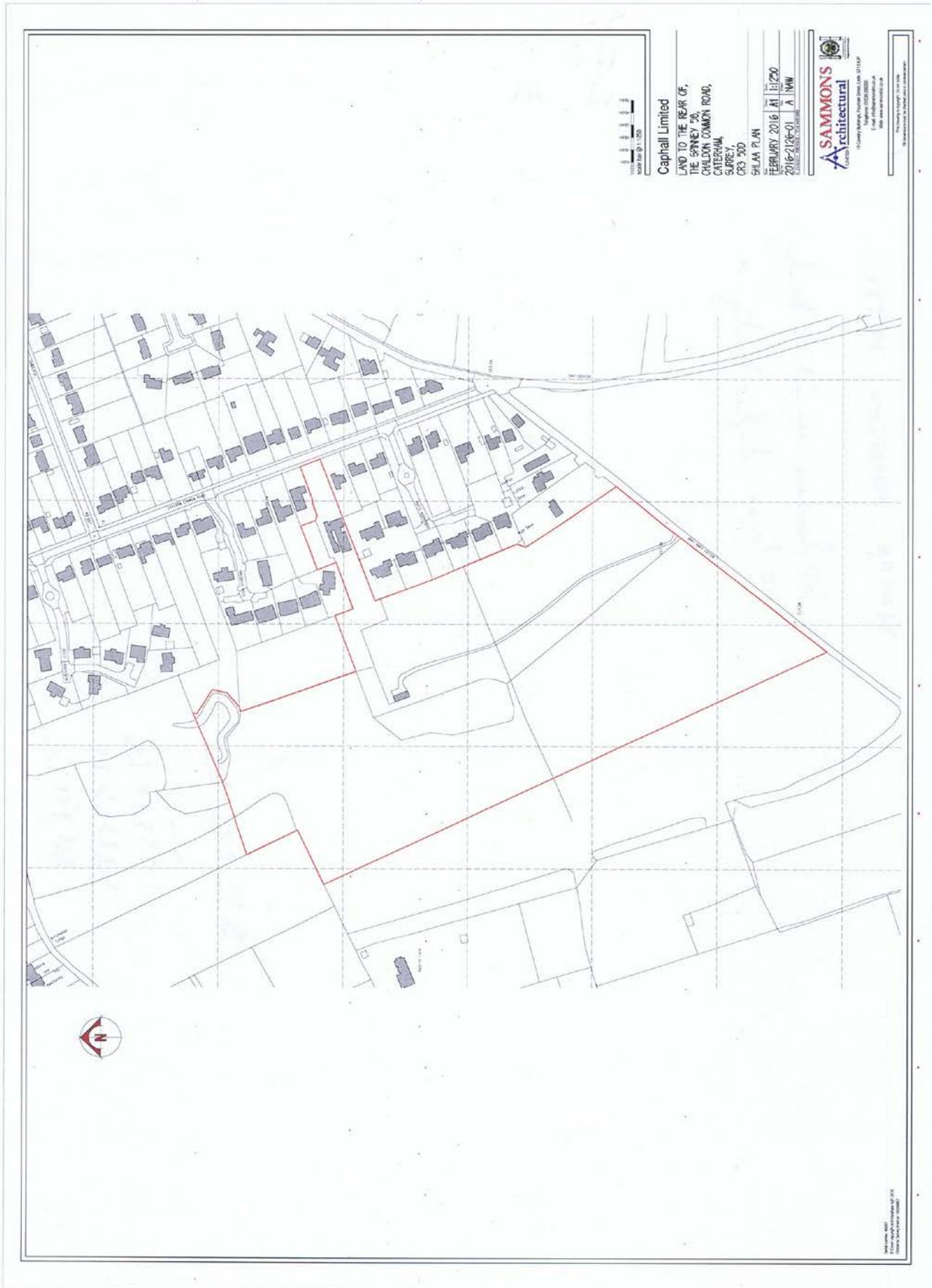
●● to preserve the setting and special character of historic towns; whilst Chaldon may not be considered a historic town, its location within the green belt defines much of the character and reason for living in Chaldon and the special nature of Chaldon and its green belt setting.

Finally given that the number of brown field sites identified within the emerging CR3 Neighbourhood Plan available for housing meet the housing targets proposed in the Neighbourhood Plan for 2015 to 2025, which are based on both OAN and the restrictive constraints on further development in the CR3 area, there is no reason to release Green Belt for housing in the foreseeable future. There are therefore no special circumstances identified which would support development of this site.

Its present status and use is sustainable as green belt. The only development that should be permitted would need to be compatible with the site's status as Green Belt.

In conclusion, the CR3 NP cannot support residential development of this site now or for the foreseeable future.

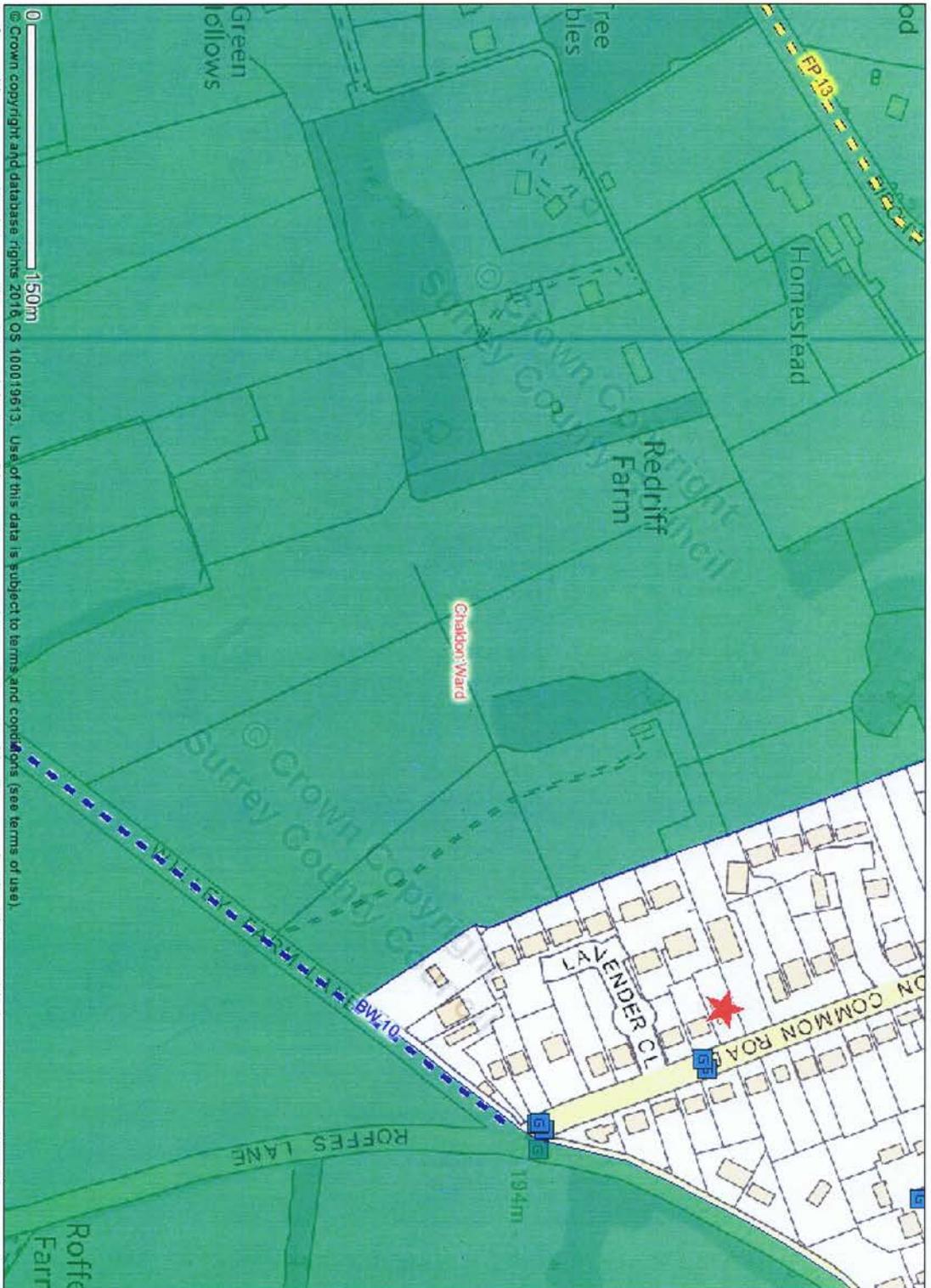
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7/2/2016

Print Preview - Surrey Interactive Map



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