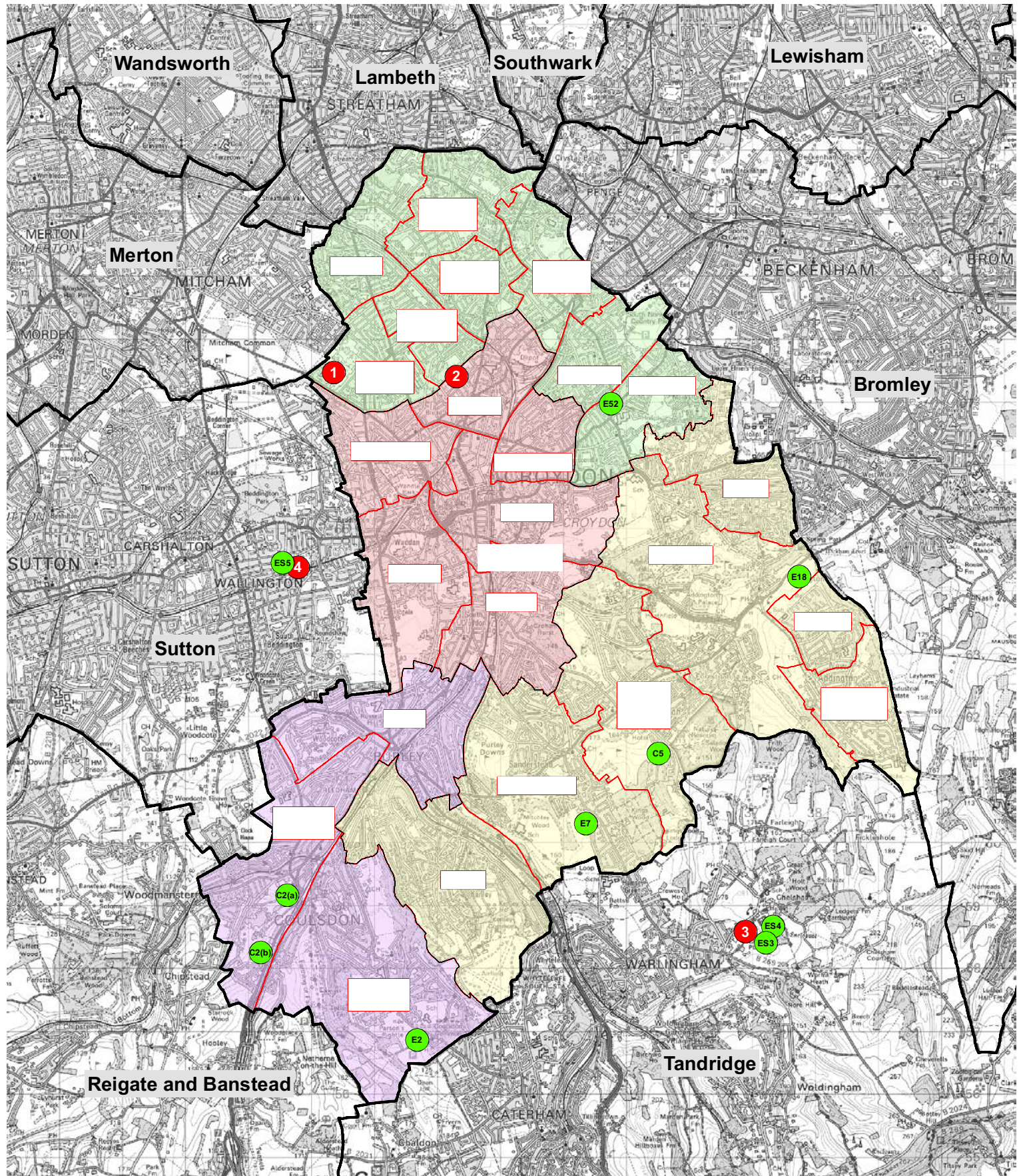


## APPENDIX L

Detailed Options Assessment Site Locations





**Key**

- Local Authority Boundary
- Croydon Ward Boundary
- North
- Central
- East
- South

- Operational Croydon Council Cemeteries
  1. Croydon (Mitcham Road), Thornton Heath
  2. Queens Road, Thornton Heath
  3. Greenlawn Memorial Park, Waringham
  4. Bandon Hill, Wallington (Jointly operated with LB Sutton)
- Detailed Options Sites
  - ES3. Land to the east of Greenlawn Memorial Park
  - ES4. Land to the north east of Greenlawn Memorial Park
  - ES5. Demesne Road Allotments
  - C2(a). Cane Hill North
  - C2(b). Cane Hill South
  - E18. Land off Kent Gateway
  - C5. Land rear of Kingswood Way
  - E2. Happy Valley
  - E7. Waringham Court Farm
  - ES2. Ashburton Park

**nlp** Nathaniel Lichfield and Partners

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Project: Croydon Burial Land Need and Provision Study

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Title: Detailed Options Assessment: Site Locations

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Client: London Borough of Croydon

Date: 29.03.2010

Scale: 1:80,000 @ A4

Drawn by: MAR

Org. No: GIS12144-005

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 GIS Reference: S:\CL12144 - Croydon\CL12144 - Croydon - Detailed Options Assessment - Site Locations - 29.03.2010.mxd

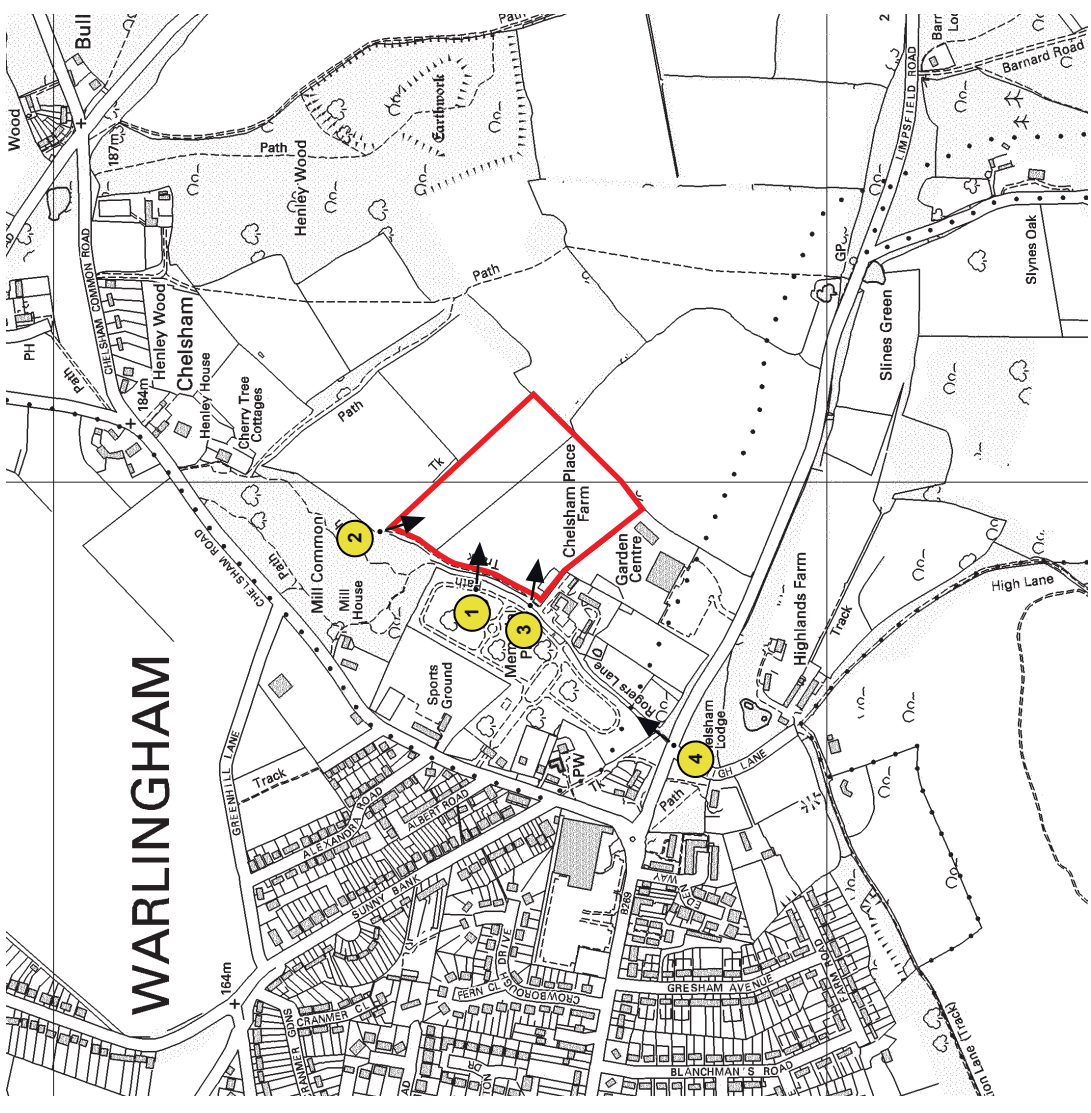




## APPENDIX M

Detailed Options Assessment Proformas

<b>Site Name</b>	<b>Land to the east of Greenlawn Memorial Park</b>
NLP Site Reference	ES3
Site Address/Location	Land to the east of Greenlawn Memorial Park and north of Limpsfield Road, Warringham
Site Area (hectares)	4.5
<b>Planning Context</b>	
Tandridge District Local Plan Designations	Green Belt and Area of Great Landscape Value
SPG/SDP/Development Brief	N/A
Planning History	Three previous applications for an extension to Greenlawn Memorial Park were withdrawn
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	South west corner accessed by farm gate from Rogers Lane which itself is accessed from Limpsfield Road (B269). Alternative option to access from Greenlawn Memorial Park
Access Road (grade and condition)	Single track hard surfaced road in poor condition with numerous potholes, it also provides access to residential properties and farm
Existing Parking	None
<b>Accessibility</b>	
Pedestrian Access	Rogers Lane continues northwards as a Bridleway immediately west of the site boundary. Additional overgrown agricultural access point in north west corner
Cycle Access	The bridleway adjacent to the site forms part of the London Cycle Network (route 21)
Public Rights of Way	Bridleway adjacent to the west boundary
Bus	Stop on Limpsfield Road (adjacent to Gresham Avenue) approximately 300m to the south west (route number 403)
Rail	Upper Warringham and Whyteleafe are approximately 2.7km to the west
Tram (nearest stop, routes and frequency)	N/A
PTAL Rating (from TFL)	N/A
<b>Site Conditions</b>	
Groundwater	Report completed by Turftrax 20 Nov 2007 concluded that effects on aquifer vulnerability may be significant but effects on shallow groundwater would not be
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Unknown
Nature Conservation	The site is open grazing land at present but mature planting borders the site to the east and west
<b>Site Character</b>	
Existing Use(s)	Agricultural
Neighbouring Uses	Agricultural land to the north and east, farm buildings and a garden centre to the south and Greelawns Memorial Park and wooded area to the west
Townscape Features	No buildings on site
Landscape Features	The sites is mainly open but there are a number of mature trees standing in the southern part of the site
Boundary Features	The site is defined by a track to the north, mature hedgerows to the east and west and a thinner hedgerow and farm buildings to the south
Historical Features	None identified
Archaeology	Unknown
Topography	The site drops away to the north, the highest point is in the south east corner (at the access) and the lowest in the north west
Significant Views	There are some views into the site from the north and east to from the open countryside but these are screened by planting
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development presently on site
Proximity to Need	Located outside of LB Croydon and therefore not situated within an area of need
<b>Availability and Viability</b>	
Abnormal Construction Costs	Limited access for construction use
Abnormal Operational Costs	Sloping site may lead to operational difficulties
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Loss of farmland
Impact on Residential Amenity	If access is taken from Rogers Lane, increase in vehicular movements will affect residential properties
Tandridge DLP Neighbouring Designations	Green Belt and Area of Great Landscape Value continues in all directions
Compatibility with Adjoining Land Uses	Site lies adjacent to Greenlawns Memorial Park and would effectively act as an extension to this established use
Existing Hours of Use	N/A
<b>Additional Comments</b>	
<b>Recommendations</b>	Proceed to site comparison stage

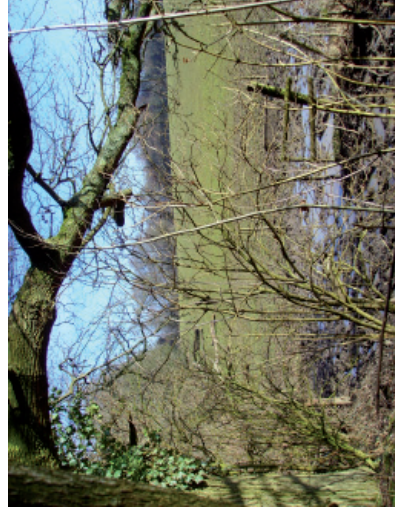
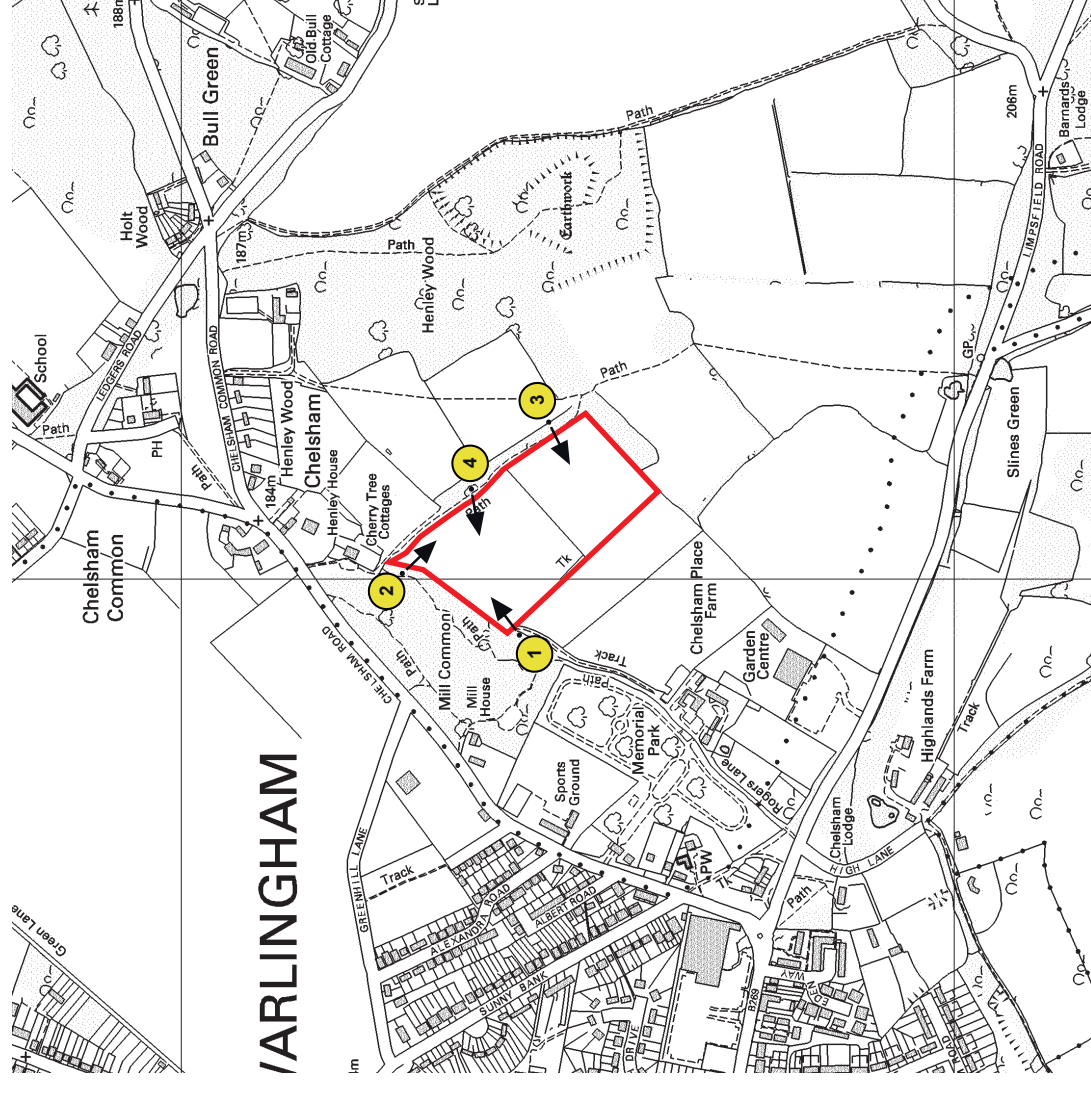




# LB Croydon: Burial Land Need and Provision Study - Detailed Options Assessment Site Proforma

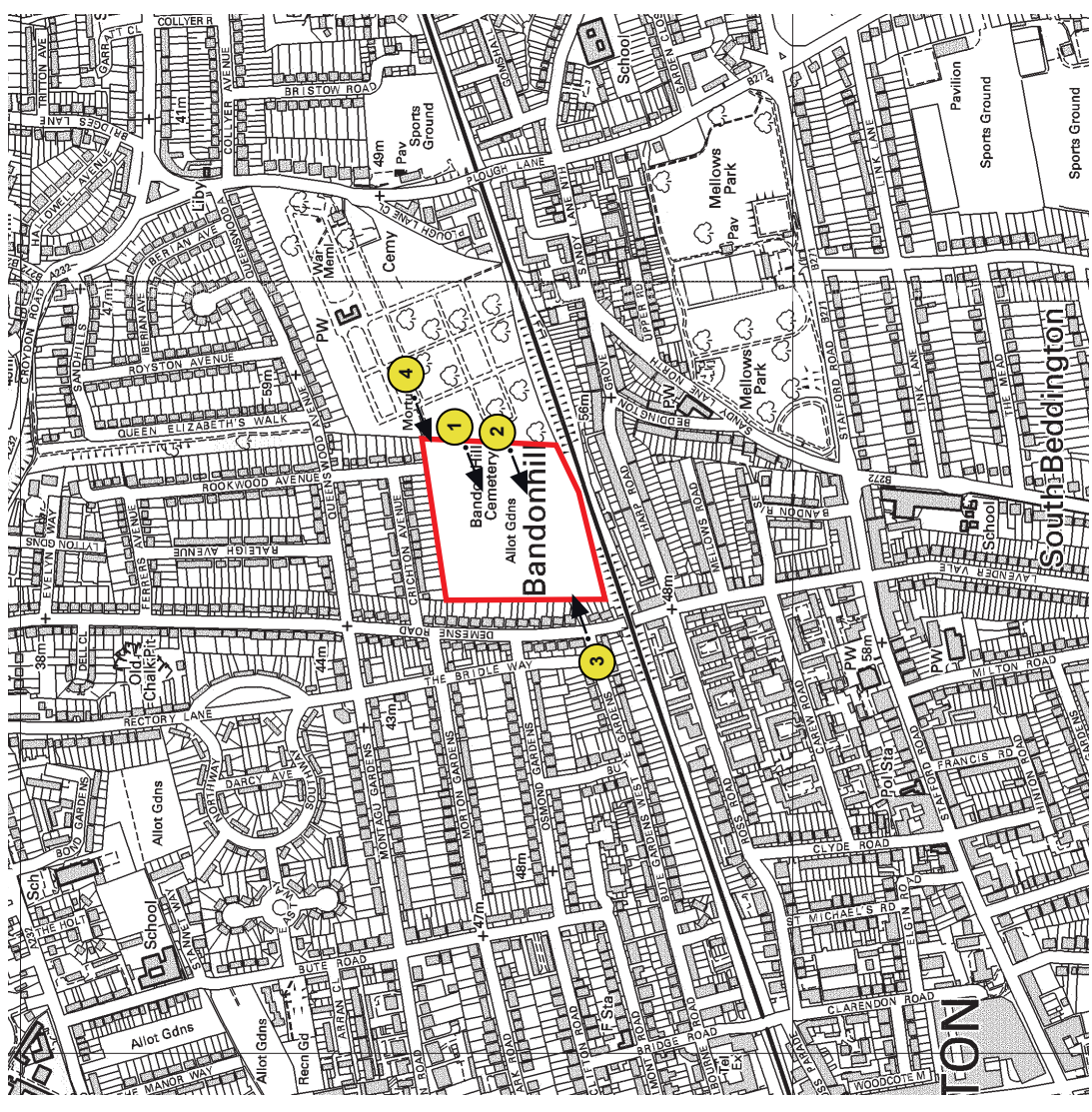
ES4

<b>Site Name</b>	<b>Land to the northeast of Greenlawn Memorial Park</b>
NLP Site Reference	ES4
Site Address/Location	Land to the north east of Greenlawn Memorial Park and north of Limpsfield Road, Warringham
Site Area (hectares)	4.4
<b>Planning Context</b>	
Tandridge District Local Plan Designations	Green Belt and Area of Great Landscape Value
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	No direct vehicular access, nearest road is Chesham Road to the west beyond wooded area
Access Road (grade and condition)	N/A
Existing Parking	None
<b>Accessibility</b>	
Pedestrian Access	A bridleway runs immediately west of the site boundary which leads to Rogers Lane to the south. A footpath runs to the north and links the bridleway with Limpsfield Road
Cycle Access	The bridleway adjacent to the site forms part of the London Cycle Network (route 21)
Public Rights of Way	Bridleway adjacent to the west boundary and footpath adjacent to north boundary
Bus	Stop on Limpsfield Road (adjacent to Gresham Avenue) approximately 400m to the south west (route number 403)
Rail	Upper Warringham and Whyteleafe are approximately 2.7km to the west
Tram	N/A
PTAL Rating (from TFL)	N/A
<b>Site Conditions</b>	
Groundwater	Some standing groundwater observed on site
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Unknown
Nature Conservation	Grassland with mature hedgerows on three sides
<b>Site Character</b>	
Existing Use(s)	Agriculture
Neighbouring Uses	Agricultural land to the north, east and south and wooded area to the west. Residential properties on Chesham Road further to the north west
Townscape Features	No buildings on site
Landscape Features	Entirely open grassland apart from one tree on the north west corner
Boundary Features	The site is defined by mature hedgerows to the north, east and west and a track to the south. The site is divided into three by low wire fencing
Historical Features	None identified
Archaeology	Unknown
Topography	The site rises gently from south to north
Significant Views	Medium range views into the site from the north due to lie of the land
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development presently on site
Proximity to Need	Located outside of LB Croydon and therefore not situated within an area of need
<b>Availability and Viability</b>	
Abnormal Construction Costs	The site is physically isolated and would require access to be created. The site could only realistically be developed should the neighbouring site (ES3) also be developed
Abnormal Operational Costs	The site does not share a boundary with Greenlawn Memorial Park and economies of scale are only likely to be realised if the neighbouring site (ES3) is also developed
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Loss of Agricultural use
Impact on Residential Amenity	None identified
CUDP Neighbouring Designations	Green Belt and Area of Great Landscape Value continues in all directions
Compatibility with Adjoining Land Uses	No obvious problems, however site would be better utilised if linked to Greenlawns through the neighbouring site
Existing Hours of Use	N/A
<b>Additional Comments</b>	Only a realistic option should the extension site joining ES4 with Greenlawns also come forward
<b>Recommendations</b>	Proceed to site comparison stage combined with ES3



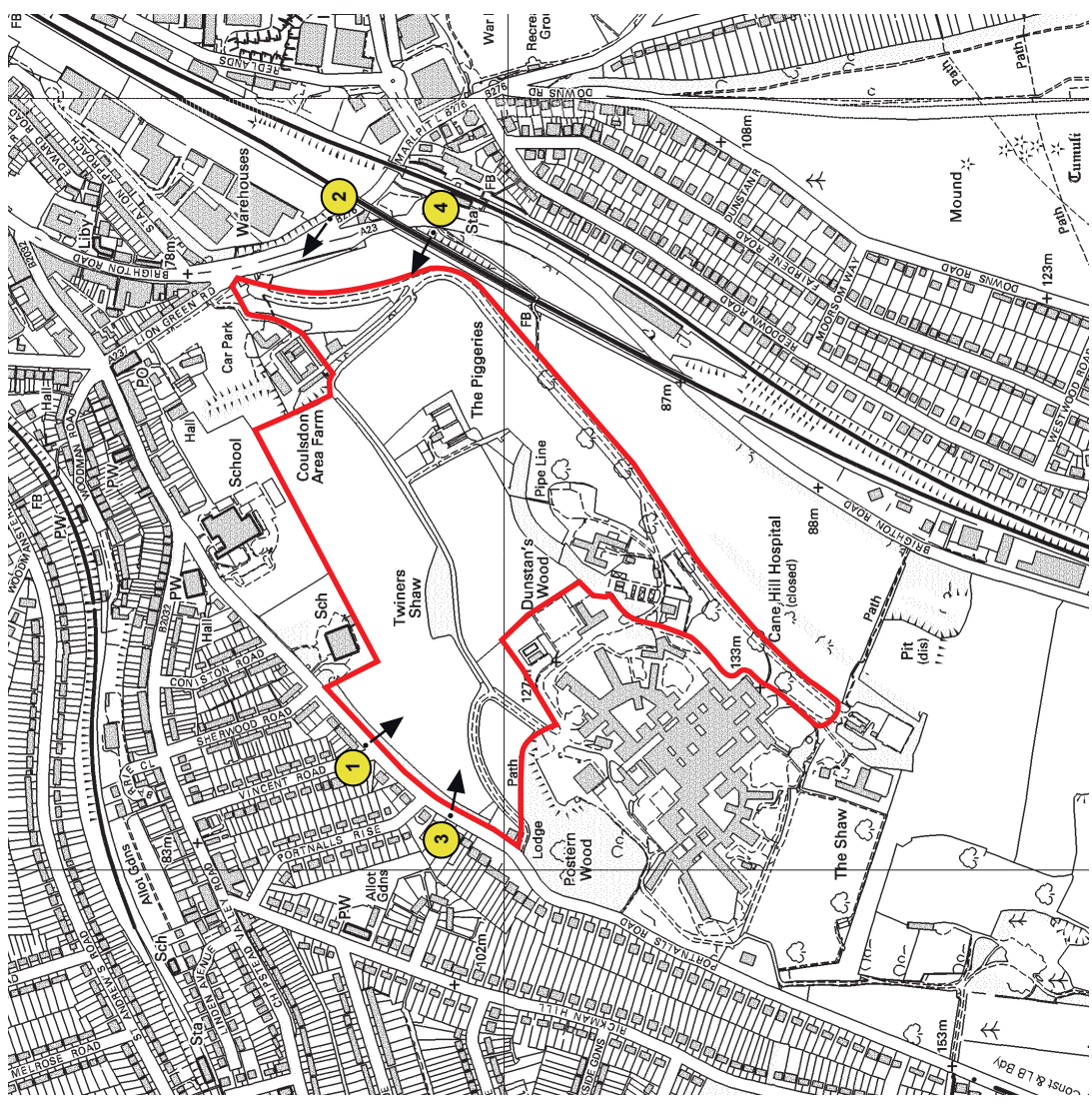


<b>Site Name</b>	<b>Demese Road Allotments</b>
NLP Site Reference	ES5
Site Address/Location	Demese Road, adjacent to Bandon Hill Cemetery, Wallington
Site Area (hectares)	4.0
<b>Planning Context</b>	Metropolitan Green Chain, Green Corridor, Land Safeguarded for Cemetery Extension and Wandale Valley Regional Park
SUDP/Core Strategy Designations	N/A
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	The main vehicular access to the allotment is from Demese Road to the west. Additional access from Rockwood Avenue to the north east. Alternative option to access from existing Bandon Hill site to the east
Access Road (grade and condition)	Demese Road and Rockwood Avenue are residential streets. There are no roads laid out within the site
Existing Parking	No dedicated parking on site, informal parking taking place adjacent to the Demese Road access
<b>Accessibility</b>	
Pedestrian Access	Additional pedestrian access linking Demese Road
Cycle Access	No dedicated cycle access
Public Rights of Way	None identified
Bus	Stop on Plough Lane approximately 300m to the east (route number 455)
Rail	Wallington Station approximately 0.8km to the west
Tram	N/A
PTAL Rating (from TFL)	1B-2
<b>Site Conditions</b>	
Groundwater	Unknown
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Unknown
Nature Conservation	Likely to be fertile ground from allotment use
<b>Site Character</b>	
Existing Use(s)	Allotments
Neighbouring Uses	Residential to the north and west, railway line immediately south and Bandon Hill Cemetery to the east
Townscape Features	No buildings on site apart from allotment sheds
Landscape Features	The site is divided into small allotment
Boundary Features	The site is bounded by fences to the rear of gardens on Demese Road, Crichton Avenue and Bandon Hill Cemetery. There is a tree belt separating the allotments from the railway line
Historical Features	None identified
Archaeology	Unknown
Topography	The highest point of the site is to the north east and the site slopes down to the south west
Significant Views	There are long views in and out of the site to the south west
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development on site apart from domestic sheds associated with the allotments
Proximity to Need	Located outside of LB Croydon but in close proximity to the Croydon Central which has significant burial demand
<b>Availability and Viability</b>	
Abnormal Construction Costs	None identified
Abnormal Operational Costs	Stopping site may lead to operations difficulties
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Loss of allotments is contrary to prevailing planning policy
Impact on Residential Amenity	Site is overlooked from the south and west from the neighbouring properties on Demese Road and Crichton Avenue
CUDP Neighbouring Designations	No additional designations
Compatibility with Adjoining Land Uses	Compatible with Bandon Hill Cemetery to the east, no obvious issues but careful relationship with residential area required
Existing Hours of Use	None specified
<b>Additional Comments</b>	The site is a tenanted LB Sutton allotment site with padlock access for users. The Sutton UPD Proposals Map shows the entire site as safeguarded for an extension to Bandon Hill Cemetery, this has subsequently been corrected to include only part of the site (1.6ha)
<b>Recommendations</b>	Not taken to comparative assessment stage but explore longer term use



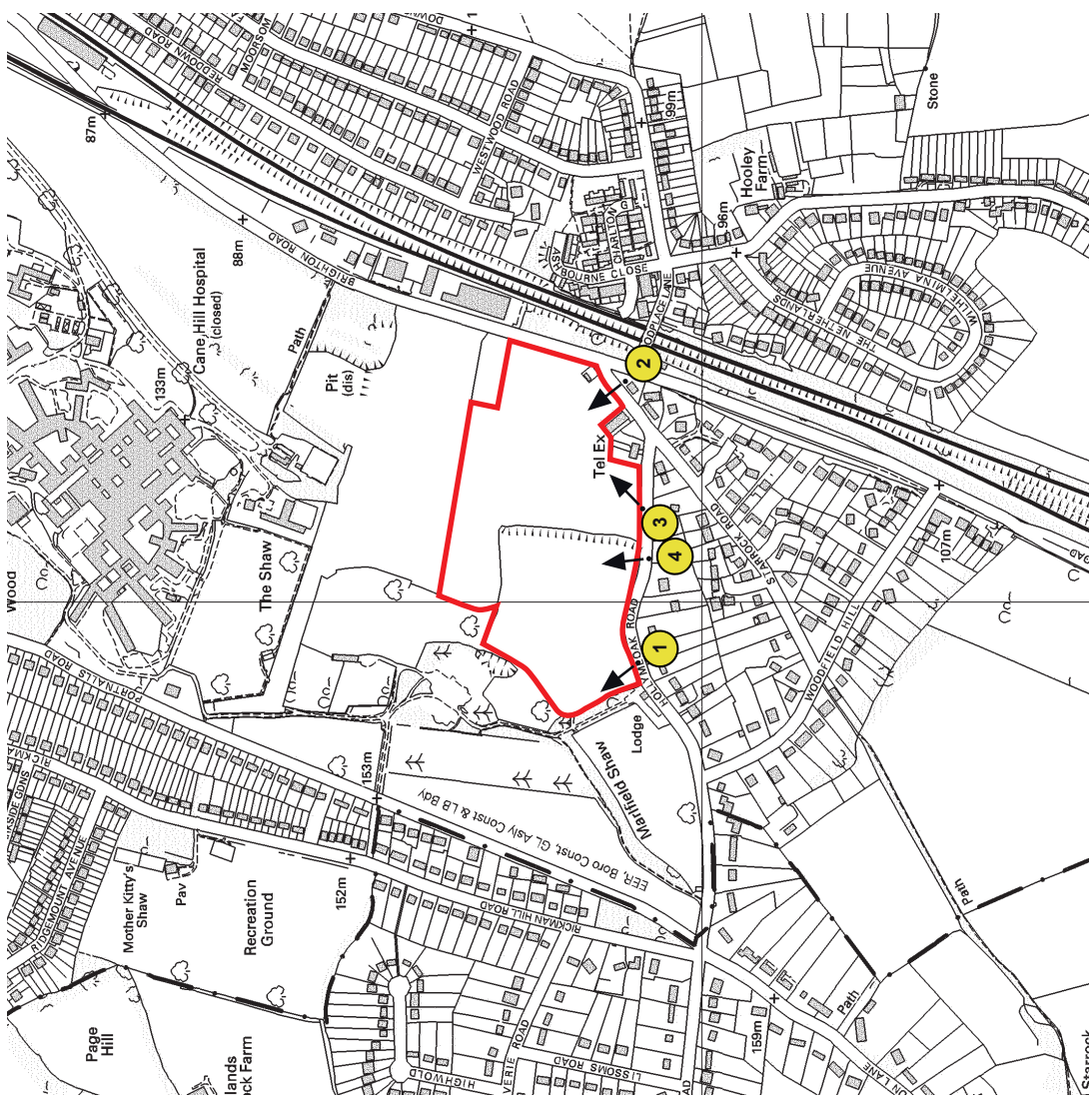


<b>Site Name</b>	<b>Cane Hill North</b>
NLP Site Reference	C2(a)
Site Address/Location	Land to the north of Cane Hill Hospital buildings and south of Coulsdon town centre
Site Area (hectares)	23.0
<b>Planning Context</b>	
CUDP Designations	Cane Hill Hospital Site CHH1 (non developable area), Metropolitan Green Belt and part covered by two Local Views
SPG/SDP/Development Brief	The site is the subject of an emerging masterplan being developed by the Homes and Communities Agency
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	Brighton Road to the north currently been used by contractors. Disused access Portnalls Road to the west adjacent to the vacant lodge building
Access Road (grade and condition)	Part tarmac part gravel road to the north and disused overgrown track to the west
Existing Parking	Contractors parking on site. Coulsdon town centre car park to the north of the site
<b>Accessibility</b>	
Pedestrian Access	Access from close to the Brighton Road/Maripit Road roundabout
Cycle Access	No dedicated cycle access
Public Rights of Way	None identified
Bus	A number of stops on Chipstead Valley Road (route numbers 166 and 434) and Brighton Road (405 and 463) to the north and west
Rail	Coulsdon South Station is 100m from the north east boundary of the site
Tram	N/A
PTAL Rating (from TFL)	0-2
<b>Site Conditions</b>	
Groundwater	Unknown
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Pollution control test where been carried out adjacent to north west corner of the site
Nature Conservation	Part of the site was been used for animal grazing. There are a significant number of mature hedgerows and trees on and around the site
<b>Site Character</b>	
Existing Use(s)	Agricultural observed, other uses unknown
Neighbouring Uses	Coulsdon town centre to the north including car park and shops, open land and a railway line to the east, Former Cane Hill Hospital to the south and the residential properties of Potnalls Road and two schools to the west
Townscape Features	Unknown
Landscape Features	The part of the site that could be observed comprised open land a number of hedgerows and mature trees
Boundary Features	The site is defined by significant tree belts to the north, east and west. The south boundary could not be observed
Historical Features	Former Cane Hill Hospital buildings to the south east are locally listed
Archaeology	Unknown
Topography	There is a significant ridge running from across the site from the south west to the east. The south of the site is highest
Significant Views	The topography of the site makes the north area visible from Coulsdon town centre and this is a defined Local View. The south part of the site is part of a defined Local View from Farthing Downs to the east. The site can be seen from the A23 to the east although there is significant screening.
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	Minimal, there are some buildings on site (observed on aerial photos) but these are a very small proportion of the site
Proximity to Need	Located within Croydon South which has the lowest burial demand within the Borough
<b>Availability and Viability</b>	
Abnormal Construction Costs	None identified
Abnormal Operational Costs	Sloping site may lead to operational difficulties
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Unknown
Impact on Residential Amenity	Minimal due to significant screening and edge of town centre location
CUDP Neighbouring Designations	Cane Hill Hospital Site (CHH1) to the south, Educational Open Space, Local Open Land and Town Centre to the north
Compatibility with Adjoining Land Uses	Uses more orientated to the town centre may be more appropriate but now major issues identified
Existing Hours of Use	N/A
<b>Additional Comments</b>	The site is in private ownership and we were unable to access the site. Construction and development was being undertaken by the Homes and Communities Agency at the time of the site visit
<b>Recommendations</b>	Not taken forward due to topography and emerging masterplan



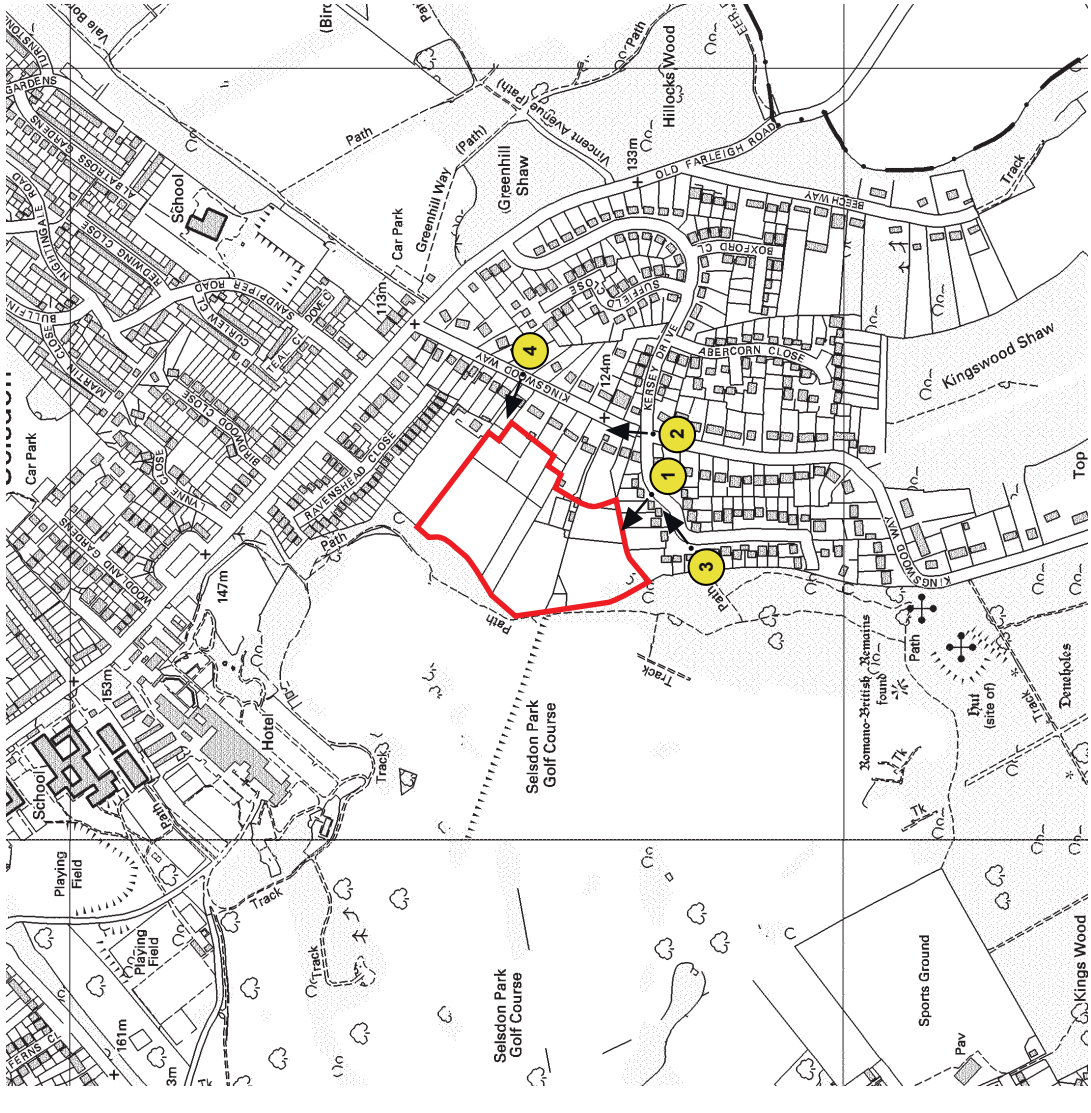


<b>Site Name</b>	<b>Cane Hill South</b>
NLP Site Reference	C2(b)
Site Address/Location	Land to the north of Hollymeoak Road, Coulsdon
Site Area (hectares)	8.9
<b>Planning Context</b>	
Designations	Cane Hill Hospital Site CHH1 (non developable area) and Metropolitan Green Belt
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	Access to agricultural land from south east corner off Hollymeoak Road
Access Road (grade and condition)	N/A
Existing Parking	N/A
<b>Accessibility</b>	
Pedestrian Access	No pedestrian access
Cycle Access	No cycle access
Public Rights of Way	None
Bus	Stop on Brighton Road (A23) immediately south east (route number 405)
Rail	Chipstead station is 1.3km to the west
Tram	N/A
PTAL Rating (from TFL)	0-2
<b>Site Conditions</b>	
Groundwater	Unknown
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Unknown
Nature Conservation	Animals grazing on site, significant hedgerows and trees on boundaries
<b>Site Character</b>	
Existing Use(s)	Agriculture
Neighbouring Uses	Further agricultural land to the north and west, Brighton Road and a railway line to the east and a BT exchange, sub station and residential to the south
Townscape Features	No built development on site
Landscape Features	The site consists of grazing land with a hedgerow dividing the site in two
Boundary Features	The boundaries of the site are characterised by mature hedgerows and trees
Historical Features	Former Cane Hill Hospital buildings to the north west are locally listed
Archaeology	Unknown
Topography	Parts of the site slopes significantly from north to south and from west to east, however there is a reasonably large flat area the south east corner
Significant Views	The site is well screened on all sides, although can be seen looking north from Brighton Road and the east of Hollymeoak Road. Views out of the site unknown
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	None
Proximity to Need	Located within Croydon South which has the lowest burial demand with the Borough
<b>Availability and Viability</b>	
Abnormal Construction Costs	None identified
Abnormal Operational Costs	None identified
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Loss of agricultural land
Impact on Residential Amenity	Site is well screened, additional traffic could cause distribution but the site is in close proximity to the trunk road network (A23)
CUDP Neighbouring Designations	Site of Nature Conservation Importance and Archaeological Priority Zone to the north
Compatibility with Adjoining Land Uses	No problems envisaged
Existing Hours of Use	N/A
<b>Additional Comments</b>	
<b>Recommendations</b>	Proceed to site comparison stage



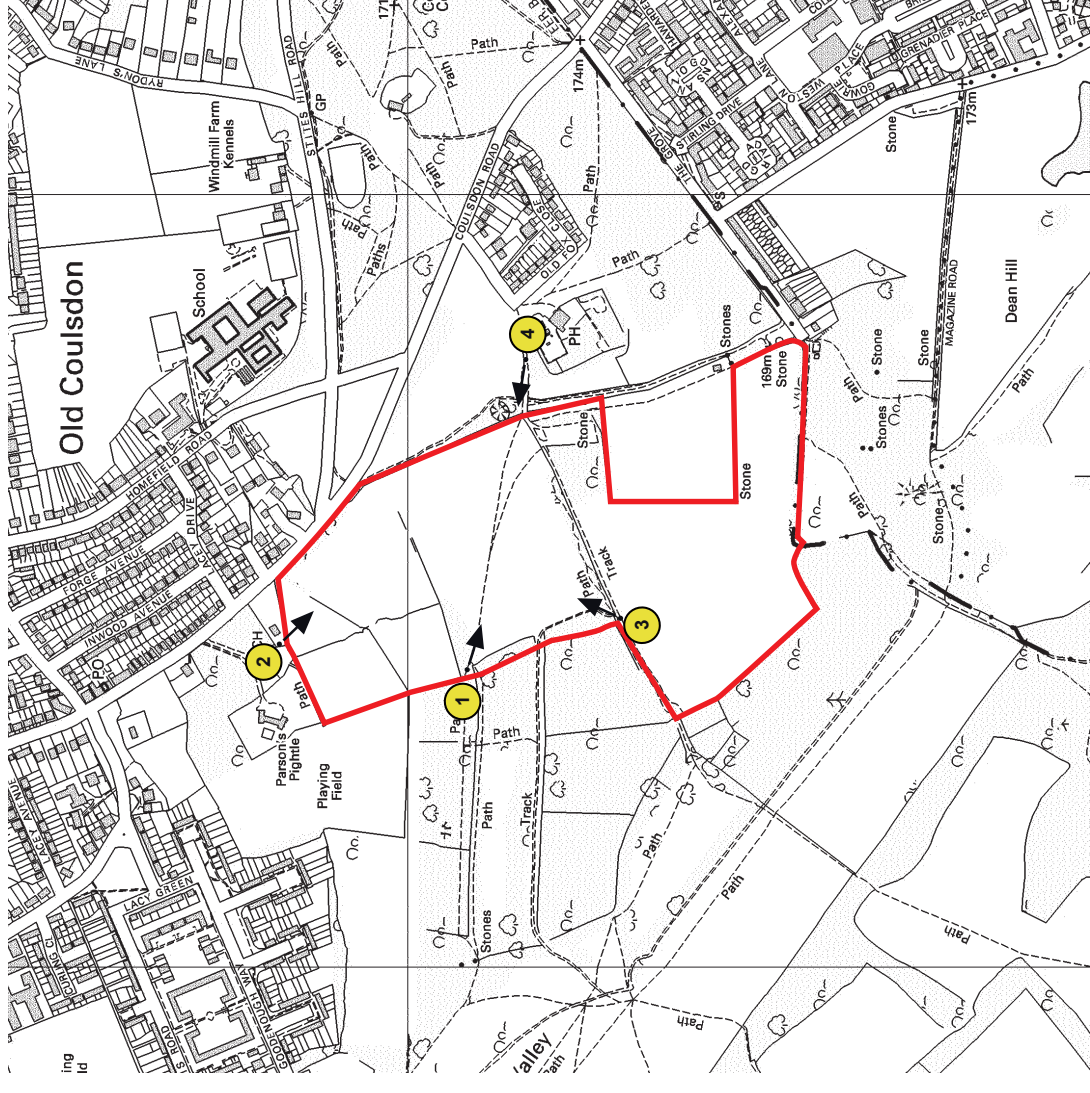


<b>Site Name</b>	<b>Land rear of Kingswood Way</b>
NLP Site Reference	C5
Site Address/Location	Land to the rear of Kingswood Way, Keysey Drive and Ravenshead Close, Selsdon
Site Area (hectares)	4.06
<b>Planning Context</b>	
CUDP Designations	Metropolitan Green Belt and part Archaeological Priority Zone
SPG/SDP/Development Brief	N/A
Planning History	Applications for residential development refused
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	Only one private access. Kingswood Way, Keysey Drive and Ravenshead Close are all minor residential roads
Access Road (grade and condition)	Narrow single track
Existing Parking	None
<b>Accessibility</b>	
Pedestrian Access	No direct pedestrian access
Cycle Access	No direct cycle access
Public Rights of Way	None identified
Bus	Stop approximately 100m to the east on Old Farleigh Drive (route numbers T33, 654
Rail	Riddlesdown Station is approximately 2.9km to the west
Tram	N/A
PTAL Rating (from TFL)	0-1B
<b>Site Conditions</b>	
Groundwater	Unknown
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Unknown
Contamination	Unknown
Nature Conservation	Unknown
<b>Site Character</b>	
Existing Use(s)	From overhead photos the site appears to consist of a number of small fields and paddocks
Neighbouring Uses	Large residential properties to the east and south and Selsdon Park Golf Course to the north and west
Townscape Features	No buildings on site
Landscape Features	A number of TPOs in the immediate area
Boundary Features	The site is defined by the rear of residential gardens and a tree belt separating it from the golf course
Historical Features	Unknown
Archaeology	Archaeological Priority Zone on the southernmost part of the site
Topography	The topography of the area slopes significantly from north to south
Significant Views	Any taller structures are likely to be visible from the south due to the lie of the land, there are likely to be views out of the site in this direction
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development on site
Proximity to Need	Located within Croydon East which has the second lowest burial demand
<b>Availability and Viability</b>	
Abnormal Construction Costs	A new access would need to be formed through residential properties or the golf course
Abnormal Operational Costs	Stopping site may lead to operational difficulties
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	Acquisition of land and permission for new access. The site is understood to have four different ownership interests (LB Croydon SHLAA)
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	The use of the site is unknown but any development would constitute backland development
Impact on Residential Amenity	Likely to be significant in terms of traffic and construction due to the quiet residential character of the area
CUDP Neighbouring Designations	Archaeological Priority Zone to the south
Compatibility with Adjoining Land Uses	No obvious issues in terms of land uses alone
Existing Hours of Use	N/A
<b>Additional Comments</b>	The site is not accessible at present and a full on site inspection was not possible
<b>Recommendations</b>	Not taken forward due to access constraints



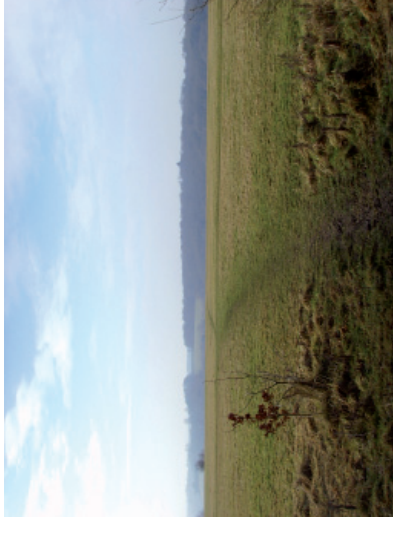
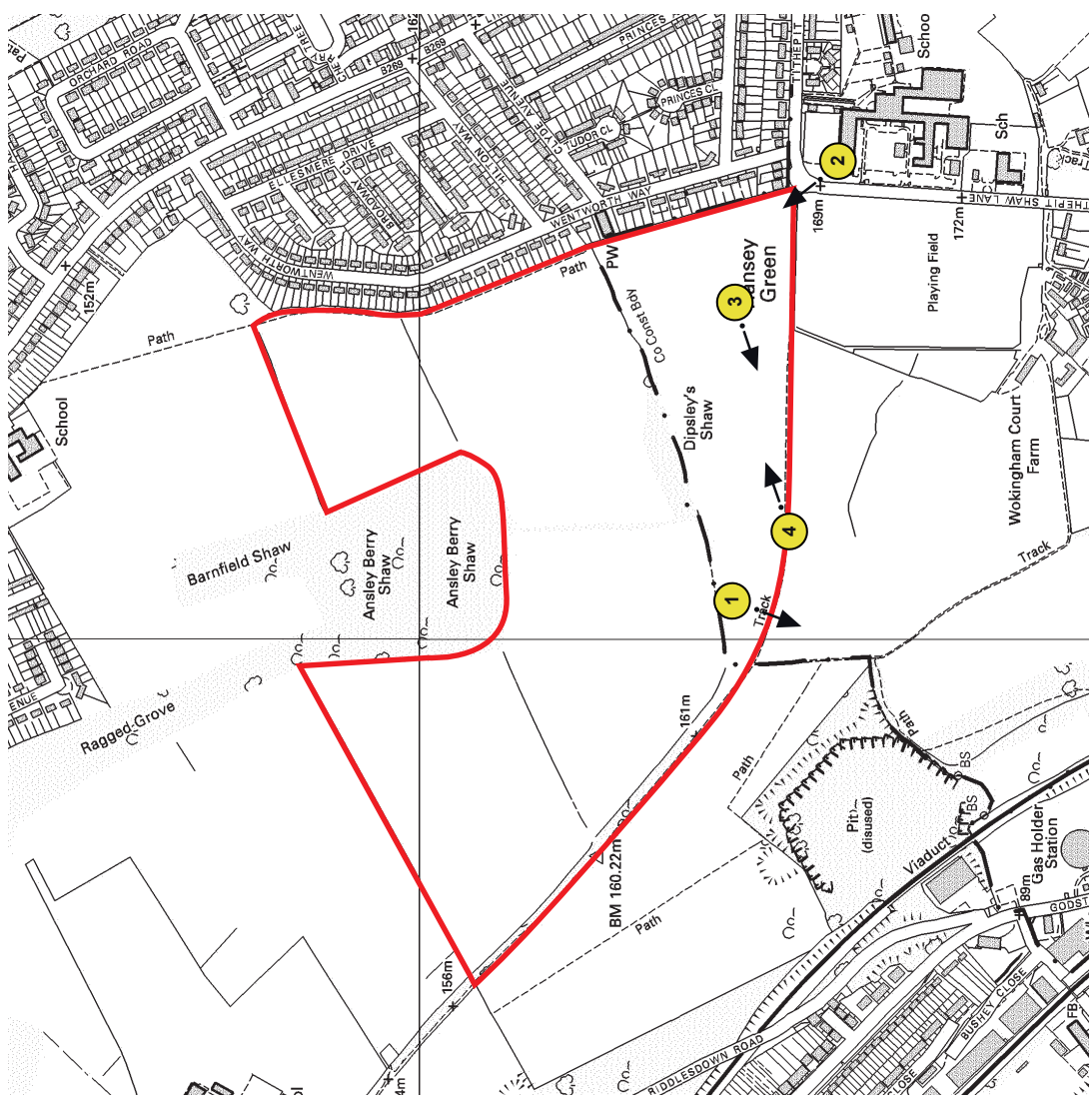


<b>Site Name</b>	<b>Land at Fox Lane/Coulsdon Road</b>
NLP Site Reference	E2
Site Address/Location	Land to the west of Coulsdon Road between Old Coulsdon and Caterham
Site Area (hectares)	19.0
<b>Planning Context</b>	
CUDP Designations	Metropolitan Green Belt
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	Fox Lane provides the main access to the site via a height barrier, Fox Lane is accessed from Coulsdon Road. Additional barrier accesses are located to the north through Purley John Fisher Rugby Club. Emergency vehicle access is situated to the east off Coulsdon Road and to the south from The Grove
Access Road (grade and condition)	All of the accesses are single vehicle width. Fox Lane is a tarmac road running into and through the site. The other accesses lead straight into the grassed areas of Happy Valley
Existing Parking	Concrete surfaced parking area for recreational visitors within the site accessed from Fox Lane. No formal parking laid out
<b>Accessibility</b>	
Pedestrian Access	A number of pedestrian access points from Coulsdon Road and to the west
Cycle Access	No dedicated cycle ways or access
Public Rights of Way	Farthing Downs Public Footpath (London Loop) and the Downlands rail run east west through site along Fox Lane. A Bridleway runs east west through the site to the north of Fox Lane
Bus	A number of stops on Coulsdon Road immediately east (route numbers 404 and 466)
Rail	Caterham approximately 2.5km to the south east
Tram	N/A
PTAL Rating (from TFL)	1B
<b>Site Conditions</b>	
Groundwater	Standing groundwater in number of places although not focussed in any one location
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Standing water on part of the site
Contamination	Unknown
Nature Conservation	Significant hedgerows around perimeter and within site
<b>Site Character</b>	
Existing Use(s)	Open land principally used for recreational purposes and dog walking in particular
Neighbouring Uses	Residential to the north, Coulsdon Road, residential (Fox Lane and The Grove) and Coulsdon Common to the east and open land and woods to the south and east
Townscape Features	Only existing built development on site comprises the wooden structure providing information to visitors
Landscape Features	The land principally comprises unkempt grassland punctuated by hedgerows containing some large trees
Boundary Features	The southern and east boundaries are formed by well developed large hedgerows and trees. There is a hedgerow to the north with the residential and the rugby club beyond. The east boundary is the most active with a footpath running north south and Jolliffe Playing Fields punctuating the south east part of the site
Historical Features	No significant historic features identified
Archaeology	Unknown
Topography	The site is largely flat with gentle undulations in places. The most significant level change is in the south west corner where the site drops away
Significant Views	The site is largely screened by hedgerows and trees however there are medium range views into and out of the site from the south west due to a change in levels
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	Minimal, the only construction comprises the car park and Fox Lane
Proximity to Need	Within Croydon South which has the lowest burial demand within LB Croydon
<b>Availability and Viability</b>	
Abnormal Construction Costs	None Identified
Abnormal Operational Costs	None Identified
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	The site appears well used for recreation and provides a 'green edge' to the Old Coulsdon and Caterham
Impact on Residential Amenity	The site is only visible to a small number of properties on The Grove and to the north and east. Intensifying one of the existing accesses from Fox Lane or the Grove is likely to have an impact on residential properties
CUDP Neighbouring Designations	SSSI to the west and Site of Nature Conservation Importance to the east and west
Compatibility with Adjoining Land Uses	No significant issues envisaged providing accesses are retained
Existing Hours of Use	N/A
<b>Additional Comments</b>	
<b>Recommendations</b>	Proceed to site comparison stage



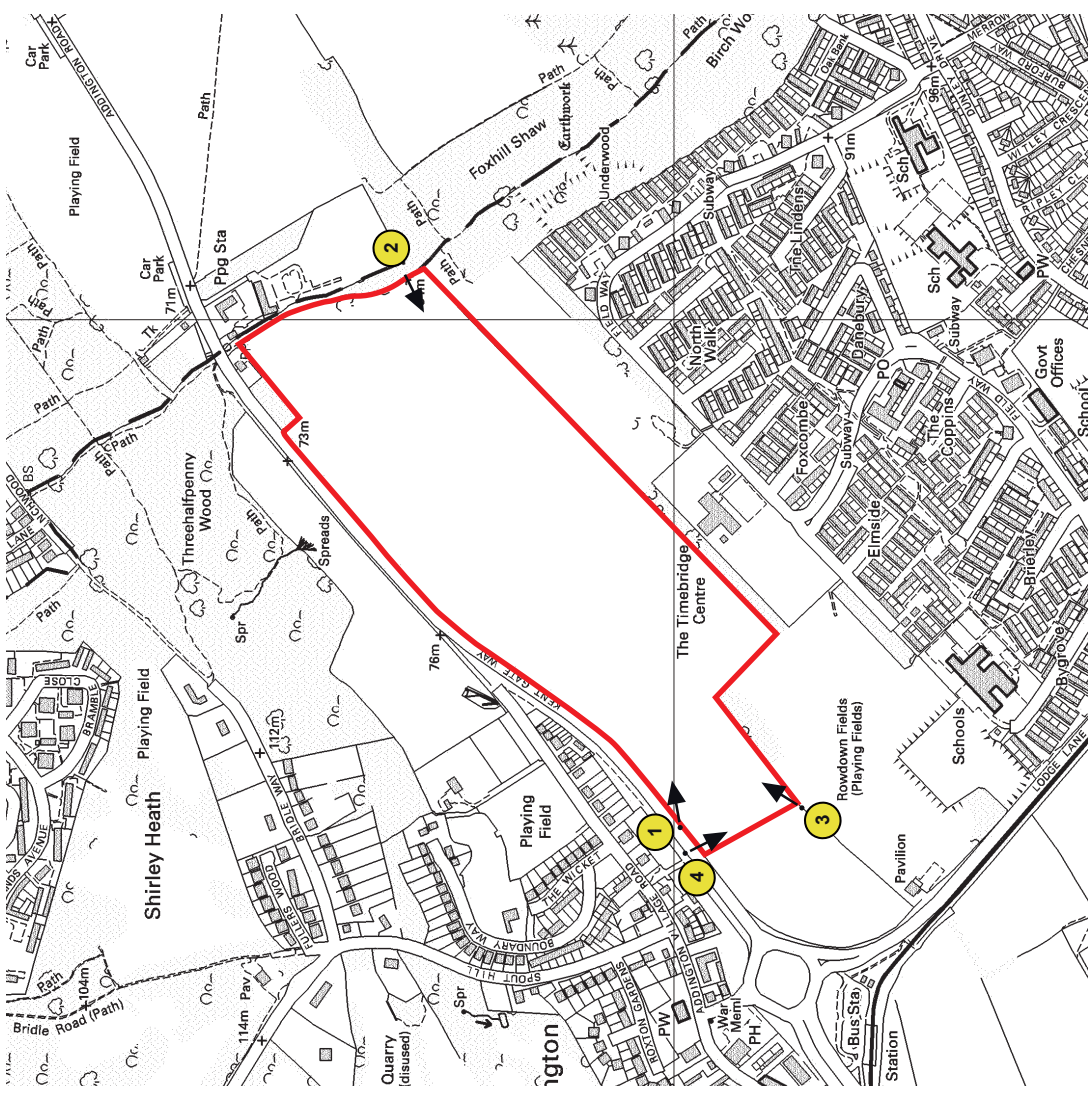


<b>Site Name</b>	<b>Warringham Court Farm</b>
NLP Site Reference	E7
Site Address/Location	Land to the west of Wentworth Way
Site Area (hectares)	39.9
<b>Planning Context</b>	
CUDP/Tandridge LP Designations	Metropolitan Green Belt for both
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	From Tithepit Shaw Lane to the south east corner. This access lies within Tandridge District
Access Road (grade and condition)	The access is from a small parking area off Tithepit Shaw Lane, the access is gated and leads to a single track. There are no roads laid out within the site
Existing Parking	No parking within the site, there is a small informal parking area off Tithepit Shaw Lane to the south east
<b>Accessibility</b>	
Pedestrian Access	In addition to the vehicular access, pedestrians can access the site from a number of footpaths to the west and a footpath in the north east corner
Cycle Access	No dedicated cycle access
Public Rights of Way	A footpath runs within the site on the east boundary to the rear of the properties on Wentworth Way and a bridleway along the south and west boundaries
Bus	Stop on Tithepit Shaw Lane approximately 50m to the east of the site (route number 685)
Rail	Whyteleafe Station is approximately 1km to the south west
Tram (nearest stop, routes and frequency)	N/A
PTAL Rating (from TFL)	0
<b>Site Conditions</b>	
Groundwater	Standing water observed, particularly in the northern parts of the site
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	Some standing water on north point of the site
Contamination	
Nature Conservation	The are a number of significant hedgerows throughout the site as well as wooded areas on the central northern boundary
<b>Site Character</b>	
Existing Use(s)	The site is open land used for informal recreating including walking and dog walking
Neighbouring Uses	The residential area of Warringham lies to the east, A secondary school to the south east and associated planning fields and hard-court areas to the south. To the south west and west of the site is further informal recreational land and wooded areas beyond
Townscape Features	No buildings on site, the site is overlooked from the east from the rear of the properties on Wentworth Way
Landscape Features	The land principally comprises unkempt grassland punctuated by a number of hedgerows. There are some larger trees on the boundaries
Boundary Features	The north is well screened by mature hedgerow and trees and the east is overlooked from residential properties with some screening. The fences of the sports facilities to the south are visible to through the tree line. The bridleway forms the boundary to the south east. There is a significant tree belt to the north west.
Historical Features	None identified
Archaeology	Archaeological Priority Zone immediately east
Topography	The site is flat throughout
Significant Views	There is a long range view into and out of the site to the south west courtesy of the land falling away beyond the site
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development on site
Proximity to Need	Located within Croydon East which has the second lowest of burial demand
<b>Availability and Viability</b>	
Abnormal Construction Costs	Narrow access for construction vehicles
Abnormal Operational Costs	The site is split between LB Croydon and Tandridge District
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	The site appears well used for recreation
Impact on Residential Amenity	The nearest residential properties are to the east on Wentworth was and any development in this area would affect views from these
CUDP Neighbouring Designations	Site of Nature Conservation Importance to the north and Archaeological Priority Zone immediately east
Compatibility with Adjoining Land Uses	Any development would have to be sensitive to the residential properties to the east and school south east
Existing Hours of Use	N/A
<b>Additional Comments</b>	The site is covered by the Countryside Stewardship Scheme (CSS)
<b>Recommendations</b>	Not taken forward due to access, CSS and ownership constraints





<b>Site Name</b>	<b>Land off Kent Gateway</b>
NLP Site Reference	E18
Site Address/Location	Land off Kent Gateway to the north of New Addington
Site Area (hectares)	21.5
<b>Planning Context</b>	
CUDP Designations	Metropolitan Green Belt and part Archaeological Priority Zone
SPG/SDP/Development Brief	N/A
Planning History	N/A
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	There are two barrier vehicular accesses off Kent Gate Way to the north
Access Road (grade and condition)	The access to the east of Kent Gate Way is subsequently blocked by wooded pillows to prevent vehicles using it, it is very narrow and widening would be restricted by the residential properties either side. There is another barrier access further west used for agricultural access using a single track
Existing Parking	N/A
<b>Accessibility</b>	
Pedestrian Access	There is no formal pedestrian access points although there is potential to access from the footpath on the south east corner
Cycle Access	No specific cycle access but a cycle route runs to the east
Public Rights of Way	None through the site but there is a footpath running to the east of the site adjacent to Croydon Rugby Club
Bus	Stops on Fieldway approximately 50m south of the site (route numbers 130, T31, 664), Addington Village bus and tram interchange is located approximately 250m to the west
Rail	Hayes Station approximately 2.5km to the north east
Tram	Addington Village Stop approximately 250m to the west
PTAL Rating (from TFL)	0-1B
<b>Site Conditions</b>	
Groundwater	No standing groundwater was observed on site
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	No issues identified
Contamination	Unknown
Nature Conservation	The site is entirely open with thin hedgerows on the north and west perimeters. There is a wooded area immediately to the east off site
<b>Site Character</b>	
Existing Use(s)	Agriculture
Neighbouring Uses	Residential to the north west and south, residential property to the north east, wooded area to the east with Croydon Rugby Club parkland immediately south, golf course and transport interchange further west
Townscape Features	No buildings on site
Landscape Features	The site is entirely open and forms one large agricultural field
Boundary Features	The north and west boundaries are defined by a hedgerows, to the east is a wooded area and to the south community buildings (Timebridge Centre) and recreation space (Rowdown Fields) including a children's play area
Historical Features	None identified
Archaeology	Most of the site is an Archaeological Priority Zone
Topography	The site slopes from south to north and from west to east. The highest point is the south west corner
Significant Views	The site is overlooked from the residential properties directly north on Fieldway and high rise residential blocks further back. The site is highly visible from Kent Gate Way as it rises away to the south. There are views out of the site to the woods beyond Kent Gate Way
<b>Sustainability</b>	
Greenfield/Brownfield Land	Greenfield
Current Land Take	No built development on site
Proximity to Need	Located within Croydon East which has the second lowest burial demand.
<b>Availability and Viability</b>	
Abnormal Construction Costs	None identified
Abnormal Operational Costs	Sloping site may lead to operational difficulties
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	Loss of agricultural land
Impact on Residential Amenity	Site would be highly visible from properties to the north
CUDP Neighbouring Designations	Conservation Area to the north west across Kent Gate Way and Local Open Land to the south (Rowdown Fields)
Compatibility with Adjoining Land Uses	No obvious difficulties
Existing Hours of Use	N/A
<b>Additional Comments</b>	
<b>Recommendations</b>	Proceed to site comparison stage





<b>Site Name</b>	<b>Ashburton Park</b>
NLP Site Reference	E52
Site Address/Location	Bounded by Woodside Road, Spring Lane, Lower Addiscombe Road and Pagehurst Road, Asburton
Site Area (hectares)	7.40
<b>Planning Context</b>	
CUDP Designations	Local Open Land and Green Corridor
SPG/SDP/Development Brief	N/A
Planning History	Minor applications associated with existing uses
<b>Vehicular Access and Transport Considerations</b>	
Vehicular Access	Tenterden Road to the north west
Access Road (grade and condition)	Internal tarmac road is in good condition but Tenterden Road is a residential road leading only to the park
Existing Parking	Parking is not laid out but there is informal parking areas for the sports uses and built development in the park
<b>Accessibility</b>	
Pedestrian Access	A number of gated pedestrian access points exist, including three to the south off Lower Addiscombe Road, one to the north west corner on Spring Lane and a bridge linking the park to Stroud Road to the north west
Cycle Access	No additional dedicated cycle access points
Public Rights of Way	There is a footpath along the west boundary of the site linking Stroud Road with Lower Addiscombe Road
Bus	Stops on Lower Addiscombe Road (route numbers 312 and 289) and Spring Lane (130) adjacent to the park
Rail	Norwood Junction Station approximately 1.3km to the north
Tram	Woodside Tramlink Stop is adjacent to the north east corner of the park
PTAL Rating (from TFL)	3-4
<b>Site Conditions</b>	
Groundwater	No standing water observed
Flood Risk (EA Zone)	Flood Zone 1
Drainage (on site observations)	No issues identified
Contamination	Unknown
Nature Conservation	A number of significant trees on site
<b>Site Character</b>	
Existing Use(s)	Maintained parkland for informal recreation (including a children's playground) and sports facilities comprising bowling green and pavilion, netball/basketball court, tennis courts and petanque terrain. Ashburton library and a recycling area are also located on site. Also used for events such as firework displays and fairs
Neighbouring Uses	Residential streets to the east, south (with a secondary school beyond) and west. Croydon tramlink runs to the north with a timber merchants beyond
Townscape Features	The west of the site is occupied by a number two and three storey building housing Ashburton library. There is a bandstand situated centrally within the park and small pavilion buildings associated with the sports facilities
Landscape Features	The site largely made up of kept grass punctuated by large mature trees lining the footpaths around the perimeters and through the site
Boundary Features	The park is enclosed by a low stone wall and metal railings. The ground drops away to the north to meet the Tramlink
Historical Features	Part of Ashburton library is housed within a former chapel associated with Woodside Convent which was historically located at the site
Archaeology	None identified
Topography	The site is flat throughout
Significant Views	No long range views into the site but a number of vistas made by the residential streets that frame the site. The site is overlooked to the east, south and west by residential properties
<b>Sustainability</b>	
Greenfield/Brownfield Land	Part brownfield due to the existing buildings and hard surfacing
Current Land Take	The existing library, sports facilities and supporting infrastructure take up approximately 3.5ha of the site, leaving approximately 4ha
Proximity to Need	Within Croydon North which has the most significant burial demand in LB Croydon
<b>Availability and Viability</b>	
Abnormal Construction Costs	Removal of existing facilities
Abnormal Operational Costs	None identified
Results of High Level Report on Title	LB Croydon
Deliverability Timeframe	LB Croydon
Value Against Other Use(s)	LB Croydon
<b>Other Planning Factors</b>	
Loss of Existing Use	The site is with a built up residential area. The loss of recreation, sports and community facilities is against planning policy and likely to be resisted by users and residents
Impact on Residential Amenity	The site currently acts as an open space to the residential area and its loss would reduce amenity. Additional traffic would negatively impact upon residential amenity
CUDP Neighbouring Designations	None
Compatibility with Adjoining Land Uses	The park is overlooked from most directions and a burial site may not have the required level of privacy.
Existing Hours of Use	The park closes between 4:30pm and 9:30pm depending on the month of the year and associated daylight hours
<b>Additional Comments</b>	
<b>Recommendations</b>	Not taken forward due to existing use and planning policy

