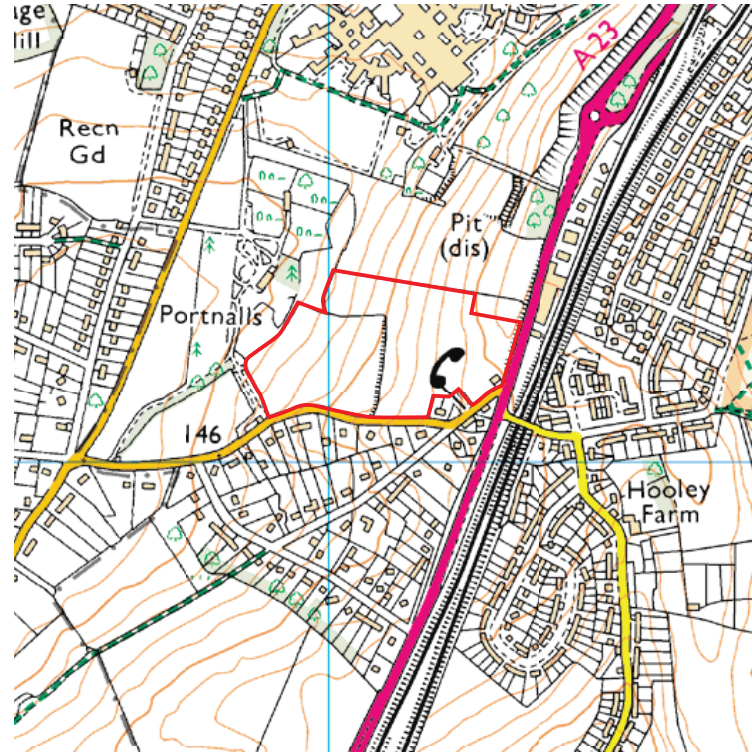
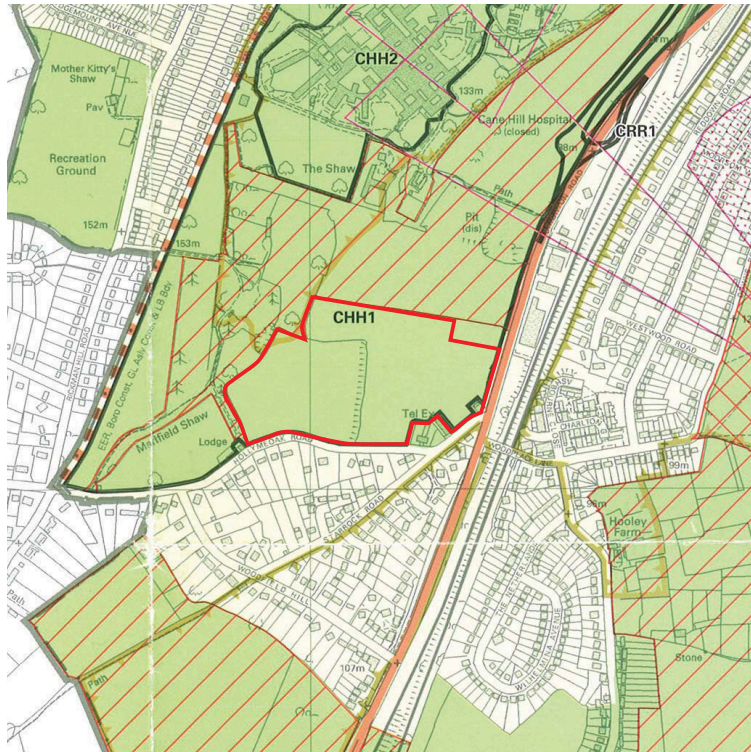


APPENDIX N

Further Site Assessment Table and Proformas

Appendix N – Further Assessment Table and Proformas

	Land East of Greenlawn Memorial Park, Warringham (ES3/ES4)	Cane Hill South, Causdon (C2(b))	Land at Fox Lane/Coulsdon Road, Old Coulsdon (E2)	Land off Kent Gate Way, New Addington (E18)
Planning Context	Con / within Metropolitan Green Belt where the construction of new buildings is inappropriate unless it is an essential facility for cemetery use (para 1.4, PPG2) - designated as an area of Great Landscape Value in the Tandridge Local Plan (as saved) and Core Strategy. CS Policy CSP20 sets out a series of criteria for the assessment of development proposals - three planning applications for an extension to Greenlawn Memorial Park at the site have been withdrawn (latest in 2003)	Pro / within Metropolitan Green Belt where the construction of new buildings is inappropriate unless it is an essential facility for cemetery use (para 1.4, PPG2) + within the 'non developable area' of the Cane Hill Hospital Proposal Site (CHH1), but has the potential to come forward as part of a comprehensive plan (CUDP Policy R07)	Neutral / within Metropolitan Green Belt where the construction of new buildings is inappropriate unless it is an essential facility for cemetery use (para 1.4, PPG2)	Neutral / within Metropolitan Green Belt where the construction of new buildings is inappropriate unless it is an essential facility for cemetery use (para 1.4, PPG2) - the site lies within an Archaeological Priority Zone in the CUDP where Policy UC11 requires archaeological investigations to be carried out; archaeological earthworks are identified immediately east of the site
Vehicular Access and Transport Considerations	Neutral + can be accessed through the existing Greenlawn Memorial Park site by 'punching through' an existing hedge, land has been reserved for this purpose - access over, or diversion of, the existing bridleway is required	Con - access from A23 would be difficult as it is part of the Transport for London Road Network / utilising the current agricultural access from Starrock Road (Local Access Road) may be problematic due to its close proximity to the A23 junction - potential for an access from Hollymeoak Road (Local Access Road) is limited by its gradient, visibility and road width	Pro + potential to access the site directly from a number of points off Coulsdon Road, through Purley John Fisher Rugby Club or off Fox Close + existing car park serving recreational uses on site accessed from Fox Lane	Pro + potential to upgrade existing agricultural access or create new access off Kent Gate Way (London Distributor Road) to the north + alternative option to include additional spur from the Kent Gate Way/Lodge Lane roundabout immediately north west of the site
Accessibility	Con - Greenlawn Memorial Park is accessed from a minor road (Chesham Road) which is not on the main road network / bus services are limited, but the 403 route stops on Limpsfield Road approximately 300m from the site entrance - the nearest rail station is 2.7km away - not within LB Croydon	Pro + highly accessible to the main road network from the A23 + close to route 405 bus stop on Brighton Road with controlled pedestrian crossing across Brighton Road - the nearest rail station is 1.3km away	Neutral / accessed from the B2030 Coulsdon Road (Local Distributor Road) on the main road network + a number of bus stops serving routes 404 and 466 are located on Coulsdon Road with easy pedestrian access onto the site - the nearest rail station is 2.5km away	Pro + highly accessible to the main road network from the A2022 + adjacent to New Addington tram and bus interchange with direct pedestrian access to the west of the site via an existing controlled pedestrian crossing over Lodge Lane, although pedestrian linkages would need to be improved across Lodge Lane and along Kent Gate Way through extending the southern pavement or creating a pedestrian crossing - the nearest rail station is 2.5km away
Site Conditions	Neutral / Tier 1 Hydrology Assessment did not discount use as burial land, but a Tier 2 Assessment is required / 2005 Archaeological investigations does not preclude burial use subject to further investigations	Neutral / unknown due to lack of access to site	Con - standing groundwater were observed on site suggesting drainage issues	Con - Kent Gate Way is understood to have a low water table and there has historically been flooding on land to the east / No specific planning restrictions have been identified in relation to the adjacent water pumping station
Site Character	Pro / gently sloping topography + well screened from all directions	Con - significant sloping topography, the site rises approximately 50m from east to west / open character and well screened, although visible from the A23/Starrock Road junction	Neutral + gently sloping topography with a maximum height difference of 10m across the large site + well screened from residential properties to the east / some mature and semi mature trees on site - open views into the site from the south west	Con - uneven sloping topography, the site rises approximately 20m from the north east to the south west - open and visible site with short and medium range views from the north and south
Sustainability and Proximity	Con - outside of LB Croydon and away from the area of need in the north of the Borough	Neutral / within LB Croydon, but situated away from the area need in the north of the Borough	Neutral / within LB Croydon, but situated away from the area need in the north of the Borough	Pro - located in the east of LB Croydon and closest to the area of need in the north of the Borough
Availability and Viability	Pro + economies of scale to be realised through extending Greenlawn Memorial Park in terms of staff, maintenance and supporting facilities + land is in LB Croydon ownership	Con / site is not publically accessible and requires further investigation into ownership - sloping site adds to operational cost	Neutral + land is in LB Croydon ownership - a number of public footpaths cross the site (including the Downlands Way), these would need to be retained or diverted	Neutral + site and land adjoining Kent Gate Way are in LB Croydon ownership - agricultural holdings lease requires further investigation requires LB Croydon to serve notice of at least 12 months expiring at the end of a year of the tenancy - sloping site adds to operational cost
Other Planning Factors	Pro + compatible with adjoining agricultural and cemetery land uses, only one residential property in the vicinity + No grade of Agricultural Land Classification / Potential Site of Nature Conservation Importance to the east + less new build and engineering operations required as those at Greenlawn Memorial Park could be utilised	Neutral / compatible in principle with adjoining agricultural and residential land uses / Grade 3/4 Agricultural Land that is not protected under CUDP Policy R017 / Site of Nature Conservation Importance and Archaeological Priority Zone immediately north / screening protects residential amenity of properties on Hollymeoak Road to the south	Con - potential impact upon neighbouring designations which include a SSSI to the west (LB Croydon), Area of Great Landscape Value and Potential Site of Nature Conservation Importance to the south (Tandridge District) + No grade of Agricultural Land Classification - well used for recreational purposes	Neutral / compatibility in principal with adjoining residential, transport and community uses / Grade 3 Agricultural Land that is not protected under CUDP Policy R017 / some overlooking into the site from a number of residential properties to the north west and south; the properties to the north are within Addington Village Conservation Area. However, the size of the site should allow for screening
Pro-Con Score	3 – 2	2 – 2	1 – 2	3 - 2



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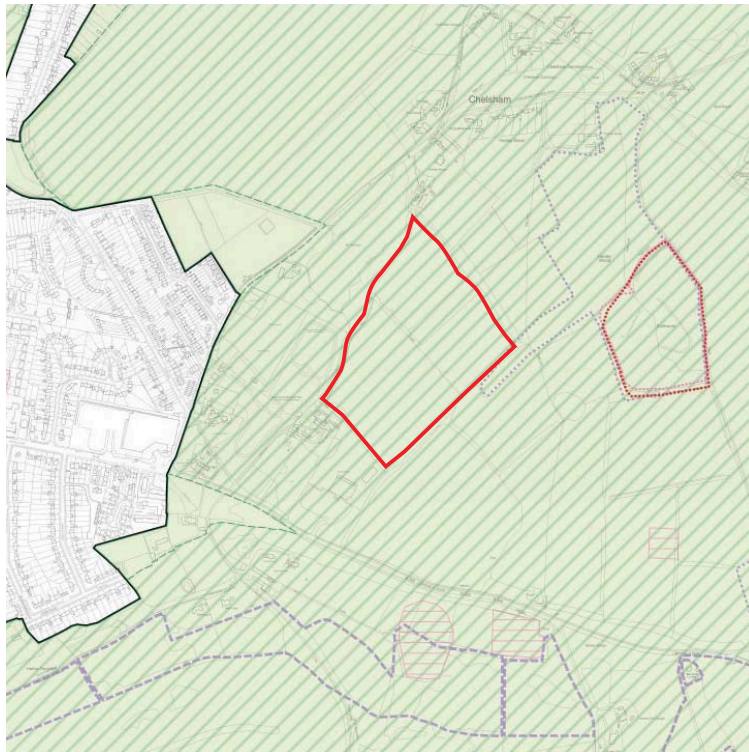


3.

KEY		
Location of Site		Local Distributor Roads
Metropolitan Green Belt		Transport for London Road Network
Site of Nature Conservation Importance		Croydon Panorama
Site of Special Scientific Interest		Local View
Archaeological Priority Zones		Proposals Sites

MAPS:
Source L.B. Croydon Unitary Development Plan Proposals Map Extract Adopted July 2006 and OS Pathfinder Extract.

Images:
1. Junction of Brighton Road and Hollymeok to the south east of the site
2. Site as viewed from the south showing sloping character
3. Looking east along Hollymeok Road with the site to the north and residential properties to the south



KEY

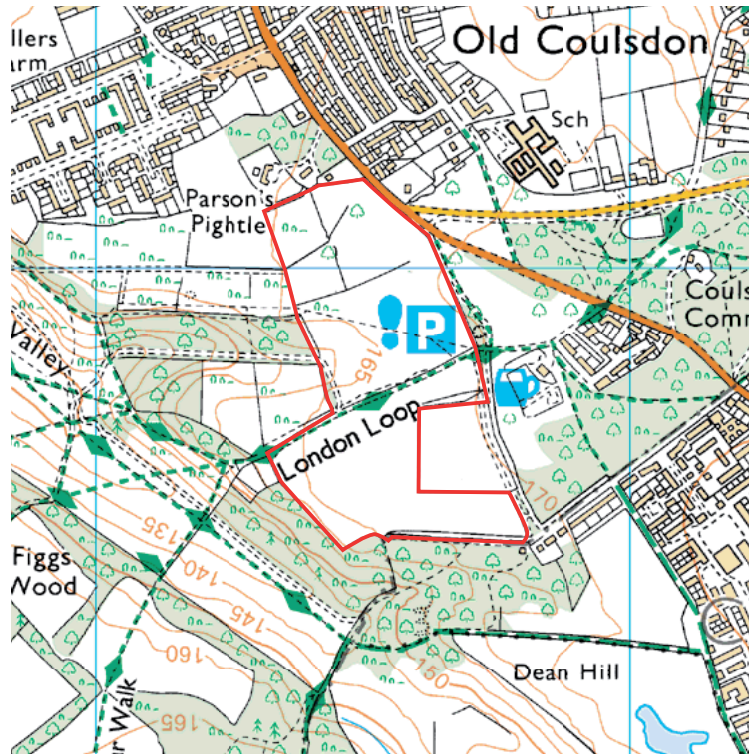
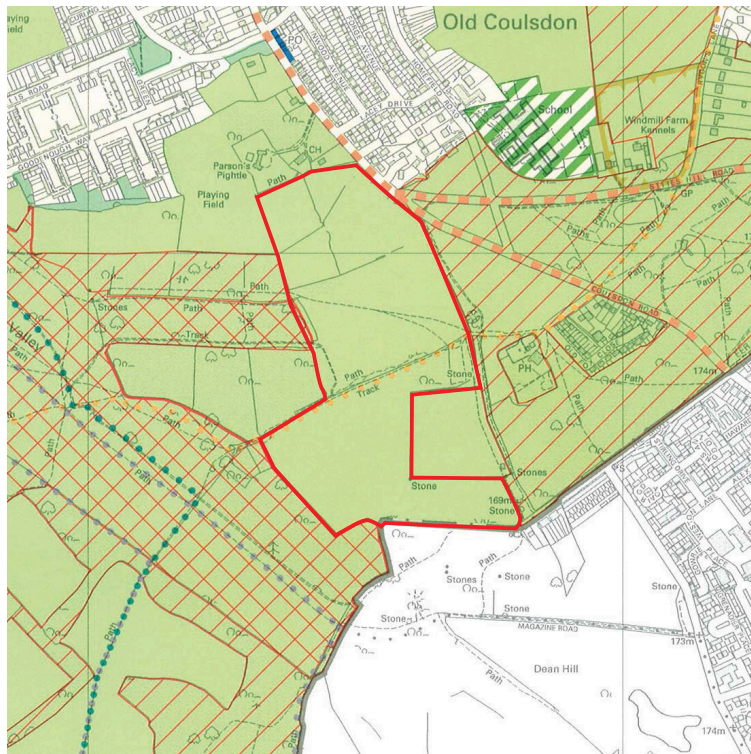
Location of Site		Potential Site of Nature Conservation Importance	
Green Belt		Ancient Monument	
Area of Great Landscape Value		Country Site of Archaeological Importance	
Green Belt Settlements		Areas of High Archaeological Potential	
Site of Nature Conservation Importance			

MAPS:

Source Tanbridge District Local Plan Proposals Map 2001 Extract and OS Pathfinder Extract.

Images:

1. Bridleway between Greenlawn Memorial Park and potential extension site.
2. Site as viewed from the north showing open character and screening.
3. Site as viewed from south west corner showing the gently sloping topography.



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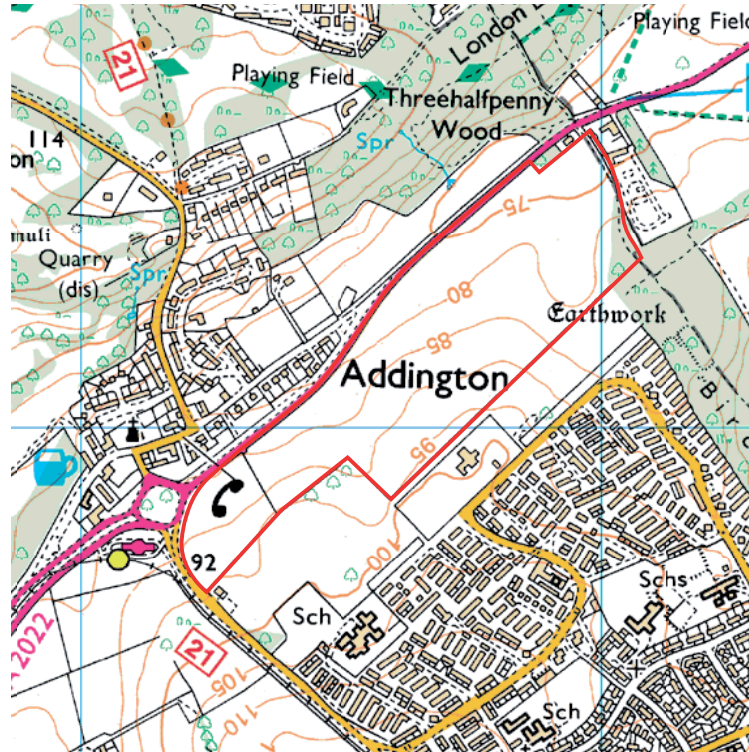
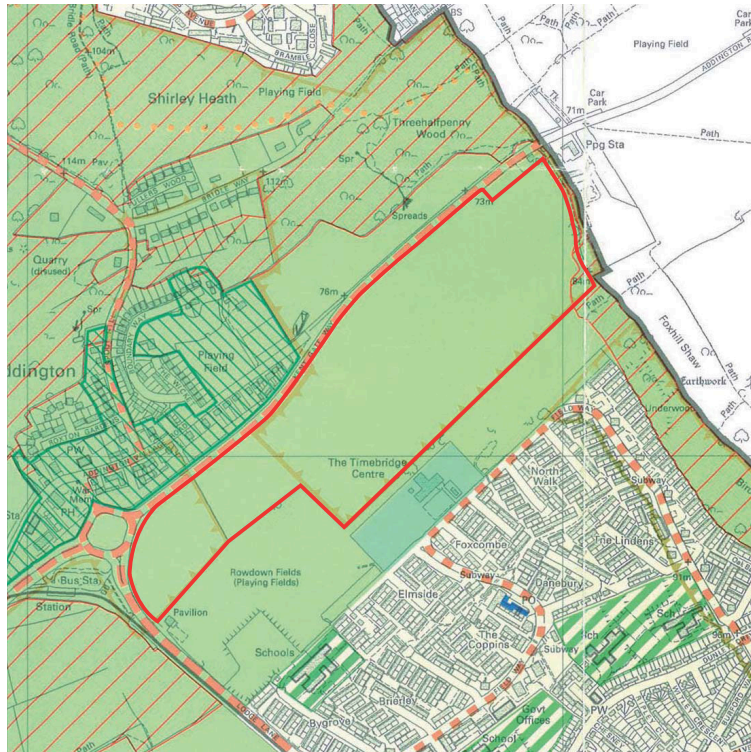


3.

KEY	
Location of Site	
Metropolitan Green Belt	
Local Open Land	
Archaeological Priority Zones	
Educational Open Space	
Sites of Nature Conservation Importance	
Sites of Special Scientific Interest	
Local Distributor Roads	
Town Centres	
London Outer Orbital Path	
Vanguard Way Long Distance Path	
Mayor of Croydon's Millenium Trail	

MAPS:
 Source L.B. Croydon Unitary Development Plan Proposals Map Extract Adopted July 2006 and OS Pathfinder Extract.

Images:
 1. Public footpath and standing water within the site.
 2. Existing access to Purley John Fisher Rugby Club from Coulsdon Road to the north east of the site.
 3. Flat character of the site and existing screening.



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KEY

Location of Site		Archaeological Priority Zones	
Metropolitan Green Belt		Local Distributor Roads	
Local Open Land		London Distributor Roads	
Local Areas of Special Character		Town Centres	
Educational Open Space		London Outer Orbital Path	
Sites of Nature Conservation Importance			

MAPS:

Source L.B. Croydon Unitary Development Plan Proposals Map Extract Adopted July 2006 and OS Pathfinder Extract.

Images:

1. Pedestrian footway on the south side of Kent Gate Way
2. Residential properties overlooking the site from the south.
3. Open character of the site with Kent Gate Way beyond.