

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT003 Former Marie Curie Hospice Site

- b. Where is the site located?

1 Harestone Drive

Caterham CR3 6HX

- c. What is the site description?

Former Site of Harestone House now demolished with remaining ancillary 1 and 2 storey buildings, ornamental gardens and mature tree landscape.

Harestone House was classified as a Heritage property within Tandridge.

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

The site is situated in a residential area with mainly 4 and 5 bedroom detached houses , previous stables have been converted to residential.

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

Site area including Harestone Drive 1.12 ha with a net developable area of approximately 0.75 ha.

- f. What is the existing land use?

Community use with previous residential use. Hospice closed in 2008

All applications before 2011 are in respect of ancillary uses to the main use as a hospice namely, 4117 Rose Cottages use for clinical purposes, 4162 Rose cottages conversion to flat grd flr nursing accom 1st floor, 4159 single storey laboratory, 4760 Rose Cottage Staff Quarters and 5175 Detached building Research Animal Breeding House.

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

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Independent Homes Limited

h. What is the site's planning history?

TA/2013/384 24 apartments of 12 x 2 bed apartments and 12 x 1 bed apartments, a 14 bed care home, 3 terraced houses (1 x 2 bed and 2 x 3 bed), a detached house with existing 1 and 2.5 storey buildings on eastern section. Approved June 2014

TA/2013/1598 24 apartments of 12 x 2 bed apartments and 12 x 1 bed apartments, a 14 bed care home, 3 terraced houses (1 x 2 bed and 2 x 3 bed), a detached house and an office building for support staff was withdrawn.

TA/2011/1316 25 apartment (15x2 bed and 10x1 bed apartments), 20 bed care home, 3 terraced houses (2 x 3 bedroom houses with garages and 1 x 2 bedroom house), a pair of semi detached houses (2 x 5 bedrooms) and a two storey office building with office accommodation in the roof space with parking, pedestrian/vehicular access road, bike and bin stores. This application was subsequently dismissed on appeal.

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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Development Plan Policy

Tandridge District Core Strategy 2008 – Policies CSP1, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP17, CSP18 and CSP19

Tandridge Local Plan: Part 2 – Detailed Policies DP1, DP5, DP7, DP9, DP18, DP19, DP20, DP22

Supplementary Planning Documents

Tandridge Local Plan: Part 2 – Detailed Tandridge Parking Standards SPD (2012)

Harestone Valley Character Assessment SPD 2011.(HVCA)

Harestone Valley Design Guidance SPD (2011) (HVDG)

Site of the former Marie Curie Hospice, Harestone Drive, Caterham – Urban Design Concept Statement (2010)

National Advice

National Planning Policy Framework (NPPF) (2012)

National Planning Policy Guidance

TPOs all trees on site and specific trees on site.

- 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 Advice

National Planning Policy Framework (NPPF) (2012)

National Planning Policy Guidance PPS 5

- 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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Supplementary Planning Documents

Tandridge Local Plan: Part 2 – Detailed Tandridge Parking Standards SPD (2012)

Harestone Valley Character assessment SPD (2011) (HVCA)

Harestone Valley Design Guidance SPD (2011) (HVDG)

Site of the former Marie Curie Hospice, Harestone Drive, Caterham – Urban Design Concept Statement (2010)

TPOs for all trees and specific trees.

- I. Does the site feature in assessments undertaken to support the Local Plan e.g. Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal?

Features as CAT 003 in SHLAA

2. Desktop evidence review

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

No but problems for surface water drainage in sewer in Harestone Valley Road in circumstances of heavy rainfall.

- 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 but may need testing in laboratory and drug areas.

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

None, situated in quiet residential area.

Main noise source traffic on Harestone Valley Road.

- 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?

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Not applicable

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

Original House was Heritage Asset but now demolished in 2012

- g. Could the site contain any archaeological remains?

Possibly

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

Harestone Valley Road is very busy between 08.00 to 10.00 and 15.00 to 18.30 with commuter traffic and Caterham School traffic.

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

Possible legal discrepancy on ownership of Harestone Drive. title documents indicate that Harestone Drive was adopted by Caterham and Warlingham District Council.

3. Onsite considerations

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

Site is accessed from Harestone Drive which leads via a "T" junction to Harestone Valley Road. Harestone Drive status under query as to private or adopted.

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

No public transport immediately available. Caterham Town Centre approximately 0.5 miles away. Site is not suitable for public access for walking or cycling.

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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Site is steeply sloping from E-W but has been terraced into two main sections namely western section which contained demolished Harestone House and ornamental garden and eastern section with Rose Cottages and ancillary single storey buildings. Forms part of Eastern slope area in HVCA.

See Concept Statement for full description.

- 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.?

Mature trees grow on the site boundaries and central area dividing the site and screening buildings. The site is fully described in the Concept Statement.

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

No

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

Harestone House is demolished.

Rose cottages and ancillary single storey laboratory accommodation could be re-used .

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

Very important views as set out in HVCA and HVDG

Steeply sloping sides of Harestone Valley make site very visible over a large area.

Present canopy of tree is an important part of the landscape and character of the area.

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

No site is situated below skyline

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

Only to Harestone Drive.

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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?

The site is in a residential area and is land locked on its boundaries by houses.

There are no bad uses.

Unlikely that site could or would wish to expand beyond its boundaries.

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

See Concept Statement.

Density suggested by Concept Statement is lower end of the range 30-55 dwellings per hectare.

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

Yes. Loss of amenity to neighbouring properties is an important concern on this site.

- k. Physical infrastructure and local services considerations

Is the site connected to local utilities (such as water, energy supply and sewerage disposal)?

Yes as far as we are aware.

- l. Does the site have high speed broadband connection?

Not as far as we are aware

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

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space / Sports centre and/or pitches.

Local services and facilities are all available close by.

b. What is the capacity of local schools?

Good.

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

Car, Cycling and walking. No public transport but Town Centre with station and buses approximately 0.5 miles away.

6. Community Infrastructure Levy

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

Ta/2014/384 provides for a contribution of £20000. Final legal document is not available at this time. Assessment has not been made available to public.

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?

Redevelopment of the site is accepted by local opinion as set out in the Concept Statement.

Preferred development to be community or residential.

8. Availability

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

Land Owner has already applied for planning development.

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+?

Likely delivery based on recent approval 2015. Eastern section if developed 2016.

Main consideration now is how the eastern section will be developed. This could be community or residential use or both.

Under current approval 28 residential units will be provided this could increase to 30-33 with eastern section.

Deliverability Good likely 28-33 residential units in 2015-16. 1-5 years.