

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCAT054 Yorke Gate and Hambledon Park. Previously COH3044

- b. Where is the site located?

Land between Yorke Gate Estate and Hambledon Park Estate, and land to the west of Hambledon Park Estate, Caterham on the Hill. Listed in TDC LPR HELAA Appx 3, p25 as CAT 054 (but note that the title to the map in HELAA is incorrect).

See location at end of summary.

- c. What is the site description?

Public open land, mainly grass with some trees. Crossed by public footpaths. Usually known as "The Hambledon Park Open Space", also informally called "The Bellway Strip". The smaller areas are landscaped parts of the new housing estate.

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

Yorke Gate Estate to north: housing. Hambledon Park Estate to south: housing.

Part of the land on west boundary adjoins surrey National golf Club and Green Lane bridleway 76..

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

TDC HELAA (see above) gives the area as 3.92 ha. However, this figure includes some other small areas within Hambledon Park Estate.

- f. What is the existing land use?

Public open land, used by local residents and others for informal recreation.

The land was designated for public open space as part of planning application 95/308 and is an integral part of the approval of that application. As part of the application the land was transferred to TDC for use as public open space and public landscaped areas.

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

Tandridge District Council

h. What is the site's planning history?

Originally part of St Lawrence's Hospital buildings and grounds. When the area was redeveloped for housing (Yorke Gate and Hambledon Park), this substantial strip of land was kept for recreation and to separate the two estates. The western end of the strip is in the Green Belt.

There is also further land to the west of the Hambledon Park housing which is also in the Green Belt and part of Area of Great Landscape Value. This part also forms part of 2016 Landscape character Area CD4.

Full details are available under Planning application 95/308 and the plans and deeds which transferred the land to TDC from its original owners.

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?

1. CSP1, CSP13, CSP17, CSP18, CSP21.

DP1, DP10, DP13, DP14, DP18, DP19.

3. The western part of the site is in the Metropolitan Green Belt and is designated AGLV and CD\$ in 2016 Landscape Character Area.

4/5 The whole site is expected to be designated as Local Green Space in the CR3 Neighbourhood Plan.

5 This site is identified in the current TDC Local Plan Review, HELAA Appendix 3 as an area with potential for further housing development (CAT 054). In this document, there is a discrepancy between the map on page 25 of HELAA Appx 3 and the name given as Yorke Gate, Darby Close. It is assumed that the map is correct and the name is wrong. Also, the HELAA entry fails to acknowledge that part of the site is in the Green Belt.

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- 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?

NPPFramework and NPPGuidance.

- 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?

Under the emerging Neighbourhood Plan the majority of this land is proposed for Local Green Space designation.

Other policies within emerging Neighbourhood Plan would require the retention of these areas as open space and essential amenity areas.

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

Site features in TDC HELAA as CAT 053.

2. Desktop evidence review

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

Not so far as is known

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

It is thought that part of the site was previously the location of a power plant for St Lawrence's Hospital. Details are not known.

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

Not so far as is known

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

Not so far as is known

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

No

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

None very close

- g. Could the site contain any archaeological remains?

Not so far as is known

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

Not beyond the usual problems in Caterham on the Hill. Green Lane is only suitable as bridle way not for traffic.

Access through existing housing estate is likely to cause traffic problems both within the estate and at its junction with Coulsdon road

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

At the time of the granting of planning permission for the Hambledon Park Estate (1995-96), a condition of approval was that this land should be retained as public open space. This was the subject of a legal agreement between Tandridge District Council and the Lifecare NHS Trust as landowner.

Any development of the land would be a breach of the planning permission conditions to 95/308

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3. Onsite considerations

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

Present access is only for walking, riding and cycling although a number of the estate roads run along or close to the various sites.

The site is easily accessible from these roads and Coulsdon road.

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

Yes.

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?

No other than existing trees. The sites are largely level.

- 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.?

Trees, hedges. Protected species data not known. Biosurvey would be required.

- 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?

No

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

Yes, view to west over Chaldon Golf Course. The land forms an important part in the setting of the estates and is a major feature in the amenity value.

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

Any development would affect the views and amenity of many local residents.

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

Multiple footpaths, some surfaced.

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 only possible expansion would be on the western boundary into Surrey National Golf Club Course. However this is also Green Belt and is separated from the land by BW 76.

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

To north and south: modern housing. To east: older housing and other buildings (pub, church, &c).

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

Yes, considerable. This would cause considerable hostility given that the setting of the estate is a major part of its attraction and ambience.

k. Physical infrastructure and local services considerations

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

Not known. However utilities will be in adjoining residential estates.

l. Does the site have high speed broadband connection?

Not known but unlikely given its use.

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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.

Secondary School - 1 mile
Primary School – 0.4 mile
GP Practice – 0.4 mile
Pharmacy – 0.4 mile
Local Shops – 0.4 mile
Post Office – 0.5 mile
Library – 0.4 mile
Play space – 0.4 mile
Sports Centre – 1 mile
Bus – 0.2mile
Station – 1.3 mile

- b. What is the capacity of local schools?

Primary schools on the Hill, and in Chaldon and Whyteleafe are virtually at full capacity but there is room for expansion on site for some. Hillcroft Primary is enlarging its intake from 11/2 to 2 form entry. There is some capacity in Caterham Valley and again these schools could be enlarged

De Stafford has some capacity at present and there is room for expansion as has taken place in the past.

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

Yes, though local bus services are uncoordinated and threatened with cuts.

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6. Community Infrastructure Levy

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

.Improved bus services between the Valley and Whyteleafe and the Hill.

The SCC Stage 2 Caterham Hill Traffic Study (mainly not implemented because of lack of SCC funds) could be updated to take account of current and forecast future traffic demand and then implemented. The old study contained several good proposals to improve traffic flow, parking and pedestrian safety and could be used as a baseline for a refresh and then implementation.

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?

Yes. Residents of Hambledon Park and Yorke Gate Estates, and the wider community in Caterham on the Hill, are strongly opposed to development. The site is seen as public open space in the care of TDC and was specifically designated as such when the Yorke Gate and Hambledon Park Estates were built.

8. Availability

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

It appears from TDC LPR HELAA Appx 3, p25 that TDC is considering the site for housing development. It has not been possible to date (March 2016) to get a definitive statement from TDC as landowners on the Council's intentions or on why this site was included in HELAA as "available" despite its current status as public open space.

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

None known.

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+?

TDC LPR HELAA Appx 3 p25 alleges that the site is "available", "achievable" and "deliverable" within 5 years.

Caterham on the Hill Parish Council (CoH PC) has formally requested that TDC should state that there is no intention to develop this site, and that the site should be removed from the HELAA study.

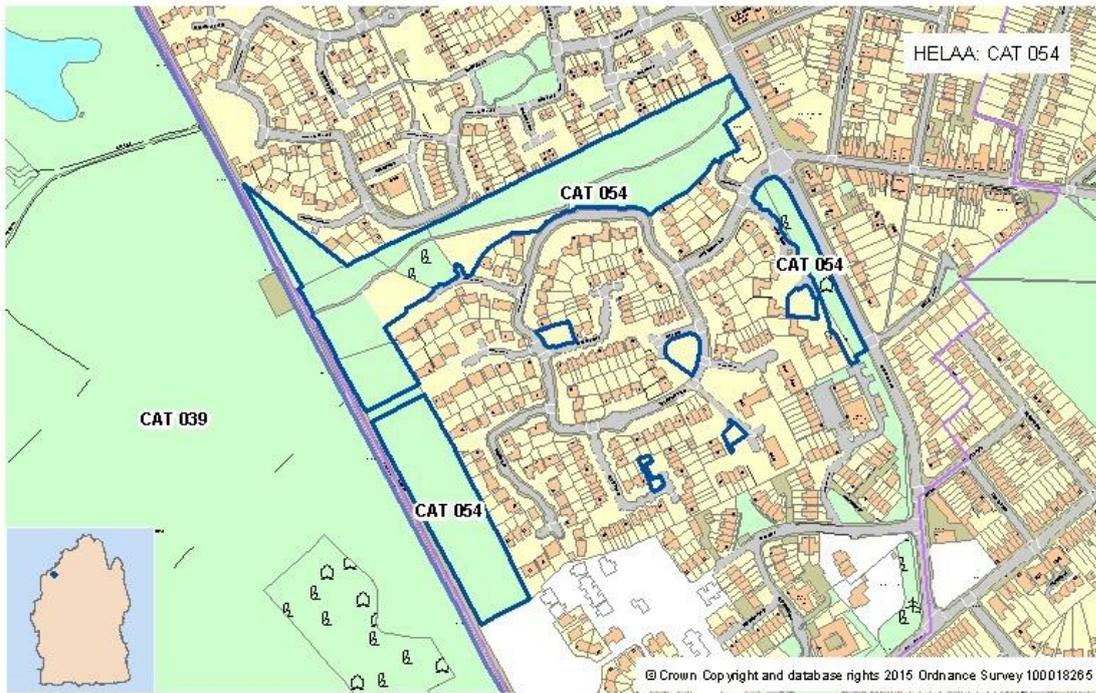
Part of the site is designated Green Belt and this status is sustainable given that it fulfills at least 2/3 of the purposes set out for Green Belt Status.

Development of these sites would be contrary to Planning Permission given in respect of Application 95/308.

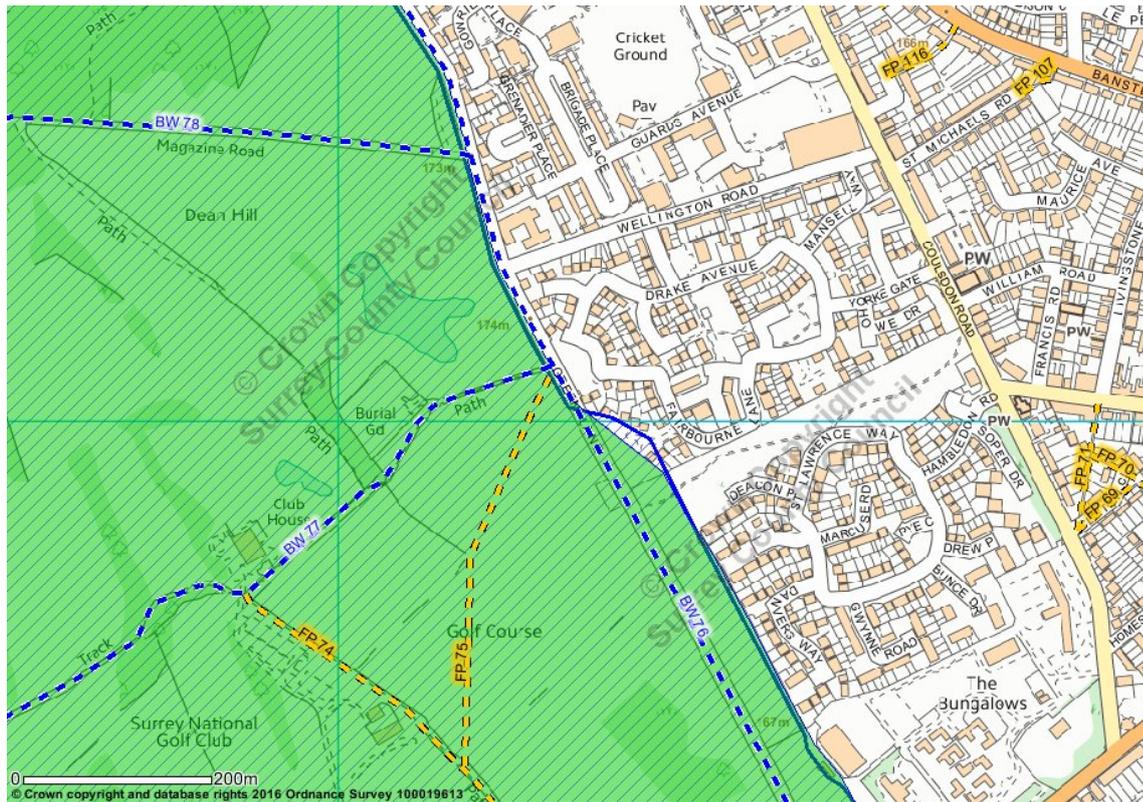
CoH PC supports the proposal by the CR3 Neighbourhood Plan to designate this site as a Local Green Space.

The CR3 Forum considers that this site should be withdrawn from TDC's list of potential development sites and that TDC should support its nomination as a Local Green Space.

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Open spaces at Yorke Gate, Darby Close, Caterham



Summary Continued

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