

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

CR3NPCOH3040 Dormers Nursing Home Foxon Lane

b. Where is the site located?

Caterham on the Hill urban area

c. What is the site description?

Brownfield sloping east to west

d. What are the adjoining uses to the site?

Residential

e. What is the site area (hectares)?

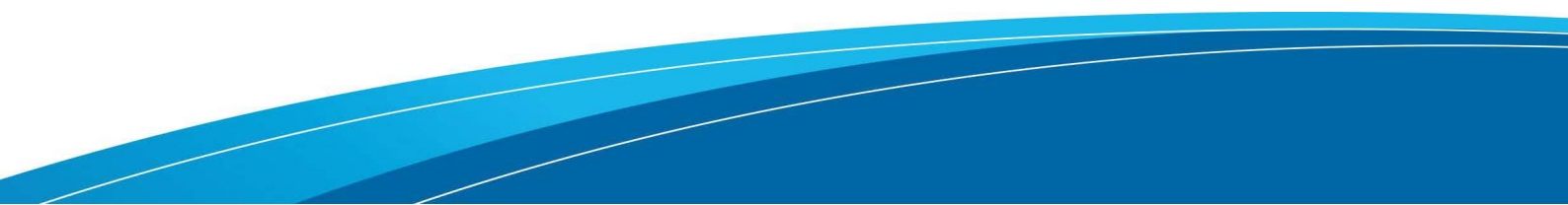
0.5517ha

f. What is the existing land use?

Surrey County Council Nursing Home plus part time day care accommodation for hospice.

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

Surrey County Council



CR3 FORUM NEIGHBOURHOOD PLAN

h. What is the site's planning history?

Originally used for the mining of clay for brick making for local building – barracks hospital?
Large pit resulting from above used for land fill
Grassed over and used for grazing of horses.
Outline permission for building of home for elderly persons Ref: CAT/73 /10601 1973
Details subsequently approved in 1975,1979 and 1980 under that reference and Ref:TA79?680/1031
Construction of extension for 18 additional nursing care places Ref:TA04/429
Referred to Secretary of State as a departure , to PERMITsubject to conditions
Construction of extension for 20 additional nursing places Ref: TA/04/1994.
Recommended to PERMIT subject to conditions

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?

6.

If the site were to be redeveloped
1.The development Plan consists of Tandridge District Core Strategy 2008, "saved" policies of the Tandridge District Local Plan 2001 and weight is also being given to the Tandridge Local Plan Part 2: The following would apply if the site were to be re-developed
CSP3, CSP4, CSP7, CSP11, CSP12, CSP13, CSP14, CSP15, CSP18, CSP19
BE1, MO14,
2. SCC home for the elderly
3. Urban
4. No
5. Tandridge Local Plan Part adopted at Full Council July 2014
DP1, DP5, DP7, DP18, DP21

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?

NPPF Section 8 Promoting healthy communities paragraphs 69,70,73,74,
Section 6 Delivering a wide choice of high quality homes paragraphs 47,48,49,50
Section 7 Requiring good design

CR3 FORUM NEIGHBOURHOOD PLAN

- 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?

No

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

No

2. Desktop evidence review

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

No

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

Yes could be – previously use as land fill site so unknown factor

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

No

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

Unknown

- 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?

No

- g. Could the site contain any archaeological remains?

Unknown

CR3 FORUM NEIGHBOURHOOD PLAN

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

Some parking issues on Foxon Lane

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

No

3. Onsite considerations

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

Accessed from Foxon Lane

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

Yes 0.2miles from bus and 1.4miles from train. Immediate area fairly flat and within walking and cycling distance from shops etc

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?

Slope east to west

- 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 and hedges – no evidence of protected species

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

No other than previous use of land as landfill

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

Yes current building built in early 1980's with space for extending/converting

CR3 FORUM NEIGHBOURHOOD PLAN

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

No

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

Development would affect skyline if more than 2 storeys

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

No

- 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 could not be expanded

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

Surrounding styles various. Mainly semi-detached houses with gardens

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

Yes as some rear gardens adjoin site in north, east and south

- k. Physical infrastructure and local services considerations

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

Yes

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

Yes

CR3 FORUM NEIGHBOURHOOD PLAN

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.

Primary school – 0.7miles
Secondary school – 0.6miles
GP Practice – 0.7miles
Pharmacy – 0.7miles
Shops – 0.6miles
Library – 0.7miles
Playspace – 0.5miles
Sports centre - 0.6miles
Rail – 1.4miles
Bus – 0.2miles

- 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 see 3b

6. Community Infrastructure Levy

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

Pedestrian island Buxton Lane, at junction with Portley Lane

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.

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

CR3 FORUM NEIGHBOURHOOD PLAN

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?

A review by SCC about current facility has met with huge public support for keeping this as a provision for the elderly. Any plan to demolish would have local opposition.

8. Availability

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

Currently SCC is reviewing all its elderly care facilities and has decided to close Dormers.
Options included transferring running of facility to other body and closure and sale of land

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

No

CR3 FORUM NEIGHBOURHOOD PLAN

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+?

This is a site in a sustainable position in an established residential area.

Dormers is a facility for elderly care built in the early 1980's. Most of its residents suffer with dementia. St Catherine's Hospice has a part time day care facility.

In late 2014 SCC started a review of all similar facilities. Public consultations have taken place in respect of Dormers and there is strong opposition to losing this provision. However SCC has decided to close this facility

If the site were to be re-developed SCC would have to find alternative accommodation for the residents.

Availability depends on any decision made by SCC about the future of the provision. If management of the home is transferred to another body, enlargement of the building could happen

March 2015 decision by Surrey County Council to close Dormers as a facility run by SCC. This increases the possibility of this site becoming available for re-development within the next 5 years

CR3 FORUM NEIGHBOURHOOD PLAN

