

CR3 FORUM NEIGHBOURHOOD PLAN

SITE ASSESSMENT CHECKLIST

1. Site Details

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

HSG05

b. Where is the site located?

Sandiford House, 40 Stanstead Road, Caterham

c. What is the site description?

This site is located along the south-western edge of the settlement within the urban area of Caterham. The site has direct access onto Stanstead Road along its south-eastern boundary.

d. What are the boundaries of the site?

The site is bounded to the north and west by open fields and a recreation ground, and an area of residential dwellings and gardens to the south and east.

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e. What is the site size (hectares)?


0.2 ha.

f. What is the existing land use?

The site comprises a block of residential flats, hard-surfaced car park and open garden space.

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

Habinteg Housing Association



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h. What is the site's planning history?

October 2017 - Demolition of existing building (Class C2). Erection of 3-storey block comprising 14 units (Class C2) erection of 4-storey block comprising 14 flats (Class C3) with associated car parking, cycle parking and landscaping. Withdrawn

May 1993 - Application for a 2-storey rear extension & conversion of enlarged property to provide self-contained sheltered accommodation comprising 12x1 bedroom flats, 2 bed sits & 2 x 2 bedroom flats, together with associated parking. Approved

February 1993 - Change of use of ground & 1st floor to provide accommodation for single people & single parents with one child under 10 years for a temporary period of 1 year. Withdrawn

June 1962 – Demolition of existing house and erection of 24 flats for old people. Approved.

April 1962 - Demolition of existing house and erection of 28 flats for old people. Approved.

March 1962 – Conversion and extension of existing house to form 17 flats for old people. Refused.

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- i. Desk top research & planning policy considerations:



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Application TA/2017/2310 raised many objections from residents.
Third party comments included:
The proposed rear block is in tight proximity to the rear boundary of the site and appears tight, cramped and dominant
Overbearing structures which are greater in bulk and scale than neighbouring properties to the south
Increased density is contrary to Tandridge policies
Character and layout are incompatible with the character of the area; proposal

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j. Any relevant planning policies?

Tandridge District Council Policies – CSP 1, CSP 2, CSP 3, CSP 4, CSP 8, CSP 12, CSP 14, CSP 15, CSP 18 and CSP

Tandridge District Council Detailed Policies – DP 1, DP 5, DP 7, DP 8, DP 10, DP 21 DP 22

Policies included in the draft Tandridge Local Plan which may be relevant to this site had not yet been adopted at the time of performing this Assessment.

New draft Local Plan policies include TLP01, TLP02, TLP03, TLP04, TLP05, TLP06, TLP07, TLP08, TLP09, TLP10, TLP11, TLP12, TLP13, TLP14, TLP17, TLP18, TLP19, TLP20, TLP21, TLP22, TLP23, TLP28, TLP29, TLP30, TLP31, TLP32, TLP35, TLP37, TLP38, TLP39, TLP44, TLP45, TLP46, TLP47, TLP48, TLP50, HSG01-21, SES01-04, and IES01-07.

The application was variously contrary to Tandridge Policies CSP 18 and 19 (overlooking, overshadowing, visual intrusion, increased traffic noise, proposed density and distance from shopping facilities) and conflicted with Tandridge Policies DP 7 and DP 8 (does not enhance the local character and represents inappropriate sub-division of existing curtilages to a size below that prevailing in the area).

These have been policies which Tandridge has regularly ignored when assessing planning applications.

The proposed re-development does not meet the requirements of Tandridge Policy GDHD 08 (adequate communal outdoor space)

Tandridge Parking Standards

The Surrey Design Guide

k. 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?



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The National Planning Policy Framework

Planning Practice Guidance

l. Is the site allocated for particular use in the Local Plan?

Yes - 14 units under HSG05

m. 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

The building to the rear of the site would be dominant in relation to the nearby Green Belt and AGLV.

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- n. Do any other designations apply? e.g. National Park/AONB/Village Green / Local Green Space

No

- o. 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

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

In preparing the Local Plan, TDC has performed a Green Belt Assessment, a Strategic Housing Land Availability Assessment and a Housing & Economic Land Availability Assessment across the District.
It has also prepared a Brownfield Register.
The availability of HSG05 arose from TDC's assessments.

- q. Are there parking standards in the Local Plan that would apply to this site?


Tandridge Parking Standards would apply to this site in the event that it is developed.

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- r. Are there any emerging local planning documents with relevant policies or designations?

The draft Tandridge Local Plan; consultation on the Plan is ending September 10 2018.

The Neighbourhood Plan



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2. Desktop evidence review

- a. Is the site affected by flooding?

Yes. The Lead Local Flood Authority could not recommend development of the site as proposed.

- b. Could the land be contaminated by a former use or activity?


Probably not

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

Exhaust fumes from vehicles using Stanstead Road

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

Probably not



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e. Is the land of agricultural value?

No.

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

Church of St. Lawrence, Caterham *ca.* 1095 – Grade I Listed
Church of St. Mary, Caterham is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest – built 1866/88.

g. Could the site contain any archaeological remains?

Under Policy DP20, the site would require an archaeological assessment before development may start.

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

Stanstead Road is very congested at school drop off and pick up times. It is also used a through route to Caterham and beyond from locations further south such as Bletchingley.


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

Probably not



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3. Onsite considerations

a. Access

Current access is from Stanstead Road.

Phase I of construction cannot be accomplished without demolishing the existing building. Caterham School would not grant access via its playing fields to the rear of the site.

b. How is the site accessed?

Currently by a driveway off Stanstead Road

c. Is the site easily accessible from the highway?

The rear of the site is not accessible from Stanstead Road for demolition and construction purposes.

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

There is no public transport (bus service) along Stanstead Road. It is accessible by bicycle and on foot.



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4. Existing features

- a. Are there any physical constraints affecting the site e.g. access, slope, pylons?

Definite problems with flooding on immediate neighbouring sites and potentially on the rear part of HSG05.

- b. What natural features are there e.g. any trees, hedgerows, watercourse?

Hedgerows and protected trees.




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c. Are there features of particular biodiversity value?

No

d. Could the site be home to protected species such as bats, badgers, great crested newts etc.?

A site survey would be required.



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

No

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

No

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

The architectural mass of the proposed new building would be seen as visually intrusive and dominant particularly when viewed from the playing fields.

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

Not that are known



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- i. Information to record about neighbouring sites and the surrounding area...

The neighbouring sites and the area are residential.



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j. What are the neighbouring uses? (What are the existing uses and are there any development proposals)

Residential properties and playing fields.

k. Are any of the adjacent uses, 'bad neighbours' giving rise to noise or fumes that could impact the development?

No



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

The dwellings on Stanstead Road are a mixture of styles with 1930s brick and tile detached houses interspersed with modern infill developments. Sandiford House is a block of unprepossessing 1960s flats.

Density???

Jeremy – Can you find this information please.

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

Yes. Overlooking and loss of privacy for neighbouring properties contrary to TDC policy.

- n. Could the original site be expanded into neighbouring sites?

No



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O. Physical infrastructure and local services considerations

Local drains/sewers cannot cope.

Like many roads in Tandridge, Stanstead Road is a substandard width road and is in a generally poor state of repair. It is pockmarked in many places with uneven patches and utility company repairs. These have not survived winter weather and traffic well.

There are no cycle lanes or a bus service on Stanstead Road. Commuter train services from Caterham to London are already overcrowded and routinely exceed their passenger capacity.

St. John's Church of England Primary School in Markfield Road, Caterham Valley is ca. 1.9 km from Sandiford House

Hillcroft Primary School, Chaldon Road, Caterham is ca. 1.3 km from Sandiford House

Audley Primary School, Whyteleafe Road, Caterham is ca.1.9 km distant and at the time of writing is full

These distances would be beyond the distance recommended for a five-year old in the NPPF 2012 (Paragraph 38 - *Key facilities such as primary schools should be located within walking distance of most properties*)



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

Yes.

Drains cannot cope already. The Lead Local Flood Authority was unable to support the application to re-develop the site.

q. Does the site have high speed broadband connection?


Jeremy Is Sandiford House connected?

Average broadband speeds in CR3 6AB (Stanstead Road's postcode) range from 10 mb (BT) to 63 mb (TalkTalk)

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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.
- 

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St. John's Church of England Primary School, Caterham Valley is *ca.* 1.9 km distant
Audley Primary School, Whyteleafe Road, Caterham is *ca.* 1.9 km distant and full
Hillcroft Primary School, Chaldon Road, Caterham is *ca.* 1.3 km from Sandiford
House

de Stafford School, Burntwood Lane, Caterham (11 - 16 years) is *ca.* 1.8 km distant

(For post 16 education, de Stafford School is partnered with Reigate Sixth Form
College, Coulsdon Sixth Form College and East Surrey College: 6.5 miles.)

Caterham Valley Medical Practice is 1.1 km distant in the town centre

Boots Pharmacies are *ca.* 1.1 km distant in the town centre

Both Caterham town centre and Caterham on the Hill shopping areas are *ca.* 1.1.
km distant

The Post Office in the Co-op on the Croydon Road is *ca.* 1.2 km distant

The Caterham Valley Library is *ca.* 1.1 km distant on Stafford Road in Caterham
Valley

Queens Park is *ca.* 0.3 km distant

The de Stafford Sports Centre is *ca.* 1.8 km distant



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b. What is the capacity of local schools?

Audley and Hillcroft Primary Schools are full.

Jeremy - Please check St. Johns and de Stafford for me

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

The shops in Caterham town centre (1.1km distant) can be accessed by cycling and walking but it involves using Church Hill which is very steep.

Caterham on the Hill shops are 1.1 km distant and can be accessed by cycling and walking.

There is no bus service on Stanstead Road. A 409/411 bus can be picked up at the Dene Hospital stop on Church Road but the pedestrian is almost at the southern end of the High Street, so what is the point.



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6. Community Infrastructure Levy

a. How much CIL might be generated by development of the site?

Jeremy – Any ideas?

Depends on whether the site is re-developed

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

Local residents would welcome flood alleviation measures, better road maintenance, commuter trains which are not overcrowded

Improved school place availability, **Jeremy This comment depends in part on the situation regarding places at St. John's**

Easier access to their GP , **Jeremy This comment depends on how people round you who use the Valley Medical Practice feel about access to their GP. Can you advise please? As you know from the Whyteleafe Road Assessment, residents are complaining they can't get to see their GP. The same may be true with the Valley Practice.**

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Deliverability

Starting to think about whether development of the site is deliverable and viable...

7. **Suitability - potential constraints on development** Is the site affected by flooding?

Flooding and Drainage are issues at this site.
Stanstead Road is on the ridge at the top of a catchment area which floods and is known to be prone to flooding
Houses in White Hill Close already suffer regular annual flooding events and there is a significant risk of flooding generally towards the rear of the site
The Lead Local Flood Authority which by law must manage a site's flood risk cannot recommend this development and already recognises the local sewerage system as inadequate
Based on the Environment Agency's surface water flooding map, the rear block of flats would be at medium risk of flooding

b. Would development require the remediation of contaminated land?


Probably not



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C. Will the topography of the site constrain development e.g. steep slopes?

There are no steep slopes. There is a slope south to north.



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d. Are there any power lines, pipelines or other infrastructure crossing or affecting the site?

No

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

No



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f. What is local opinion towards development of the site?

Local opinion is very much against re-development of the site as was proposed though residents appreciate the desire of the people who live in Sandiford House for improvements to their accommodation.



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8. Availability

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

Yes

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

The area is prone to flooding. There is effectively no access to the site for construction.



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C. Over what timeframe might the site become available for development - in years, 1-5 | 6-10 | 10+?

Potentially 1 – 5 years, but problems with flooding and a lack of access for construction traffic would have to be overcome first.

Overlooking of neighbouring properties and the dominant architectural mass of the new block proposed in the planning application would be a significant issue.



9. **Summary**



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This 0.2 ha. site is bounded to the north and west by open fields and a recreation ground, and an area of residential dwellings and gardens to the south and east. It currently comprises a block of residential flats (Sandiford House), hard-surfaced car park and open garden space and is owned by a housing association.

In October 2017, the owners submitted a planning application to demolish Sandiford House (Class C2) and erect a 3-storey block comprising 14 units (Class C2) and erection 4-storey block comprising 14 flats (Class C3). This application was subsequently withdrawn.

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Summary of your desktop research findings



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Third party objections to the application

These included comments that the proposal was tight, cramped and dominant with overbearing structures which are greater in bulk and scale than neighbouring properties.

It would overlook the gardens and bedroom windows of neighbouring properties and its character and layout were incompatible with those of the local area.

The southern and northern walls are too close to the site boundary to ensure adequate fire segregation with adjacent buildings. Parking was inadequate.

The proposed increased density is contrary to Tandridge policies.

Traffic survey was flawed as survey is three years old

Junction of Stanstead Road and Harestone Lane will become a potential traffic black spot

Total people movement quoted by the developer were unrealistic.

The plans proposing the removal of the majority of existing trees, some with TPOs, was considered unacceptable

In the residents' opinion, the application was considered to put development before conservation and sustainability has been ignored.

Residents spotted that the housing association had attempted to avoid CIL by classifying the front building as C3.

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Summary of the planning policy considerations



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The following policies may be relevant:

a) Tandridge District Council Policies – CSP 1, CSP 2, CSP 3, CSP 4, CSP 8, CSP 12, CSP 14, CSP 15, CSP 18 and CSP

Tandridge District Council Detailed Policies – DP 1, DP 5, DP 7, DP 8, DP 10, DP 21
DP 22

b) New policies included in the draft Tandridge Local Plan which may be relevant to this site

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Onsite considerations summary



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Two major issues with re-developing this site as proposed are flooding and drainage, and obstacles to demolition and construction.

a) Stanstead Road is on the ridge at the top of a catchment area which floods. Properties on the road are known to be prone to flooding and nos. 12 and 13 White Hill Close already suffer regular annual flooding. There would be a significant risk of generalised flooding towards the rear of the proposed re-development. Doubling the footprint of buildings and parking would only increase the risk of flooding. An additional residential unit would overload a sewerage

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Infrastructure & local services summary



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The proposal did not meet Tandridge's requirement of being within 0.5 km from frequent public transport and convenience shopping; both Caterham town centre and Caterham on the Hill shopping are 1.1 km distant

Stanstead Road has no bus service or cycle lanes.

St. John's Church of England Primary School in Markfield Road, Caterham Valley is *ca.* 1.9 km from Sandiford House while Audley Primary School, Whyteleafe Road, Caterham is *ca.* 1.9 km distant and at the time of writing is full.

1.9 km would be beyond the distance recommended in the NPPF 2012 (Paragraph 38 - Key facilities such as primary schools should be located within walking distance of most properties.)

There would be a potential traffic danger due to Sandiford House's close proximity to the junction of Stanstead Road with Park Avenue.

Observation indicated that Stanstead Road had been dug up by utility companies. In places their efforts to make good afterwards had not survived winter weather and traffic well.

Commuter train services from Caterham to London are already overcrowded and routinely exceed their passenger capacity.

Residents have problems getting appointments with their GP at the Valley Practice **Check!!** Queens Park is *ca.* 0.3 km distant while the de Stafford Sports Centre is *ca.* 1.8 km away.

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Deliverability summary



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The housing association which owns the site is keen to re-develop it.

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