1.0 Introduction

1.1 The purpose of this concept statement is to present an understanding of the site context and present options for future redevelopment of the former Marie Curie Care Home, Harestone Valley Road, Caterham. It considers potential site development options with regard to built form and density, use, scale and massing, access, open space, amenity and the sustainability of the site.

1.2 The hospice ceased operations in March 2009 and is presently unoccupied. At the time of writing, the site continued to be in the ownership of the former occupier, with no stated plans to redevelop or market the site for the purposes of reoccupation or redevelopment. However it is not unlikely that such a site will attract developer interest.

1.3 The site is located within a predominantly low density residential area, which is described in more detail in the next section of this statement.

1.4 Any development of the site would need to ensure compliance with the relevant statutory and non-statutory provisions in force at the time of development. This statement has been prepared according to the provisions in force at the time of writing.
2.0 Context

2.1 The existing urban framework, grain and appearance, density, scale and landscape of an area reflects its history, function and connections with adjoining areas. Local building form and detail contribute to the distinct quality of a place. The context appraisal within this section of the statement presents the physical context of the site and surrounding area, which will inform the design options. Consideration of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality.

Design policy and guidance

2.2 Statutory policies for planning and design are set at national, regional and local level by the Government, the South East England Partnership Board, and Tandridge District Council. They are described in more detail in appendix 3 of this statement.

2.3 Planning and design policy places importance on the retention of local character and distinctiveness. National and local policies suggest density aims for residential uses to achieve sustainable development, including the need to protect such local character.

2.4 The site is within the area known as Harestone Valley, which is a north-south valley defined by two parallel ridges to the east and west. Caterham town centre and railway station is to the north-west of the site, within a 700m level walk of the site entrance. The site has an area of approximately 1.12ha, which includes the entrance leg and Harestone Drive. The net developable area is approximately 0.75ha.

2.5 The sole access to the road network is a narrow access road off Harestone Valley Road. Residents of Harestone Valley Road note that this road is exceptionally busy during periods of the day with school and commuter traffic. The access road, named Harestone Drive, is single-lane in places, leads to existing housing (which is not the subject of this statement) and curves to avoid mature trees, with limited visibility in places.

2.6 The site is roughly rectangular in shape. It originally covered about twice its current area, with much of the original site subdivided for new housing, a process that continued into the 1990s. Much of this development shares the site access road. This and other surrounding development has ‘land-locked’ the site. (Refer to appendix 2 for a description of the site’s historical development).
Existing area layout, with on-site parking areas identified
Landscape setting

2.7 The site has a significant slope, rising to the east from the site entrance. Some developed parts of the land have been levelled to form terraces, meaning that there are steep embankments elsewhere on the site.

2.8 There are two main ‘levelled’ parts of the site. One of these areas forms the ornamental gardens to the main building, and the other contains office and nursing accommodation.

2.9 The ornamental gardens together with the tree areas both inside and on the perimeter of the site contribute greatly to the character of the area and the living environment of people not only using the site, but residents bordering the site and beyond. Views into the site are greatly enhanced by its sloping nature and by the valley itself. The present sylvan but open aspect has a wide influence on the context and character for both sides of the Harestone Valley.

2.10 The main structure on the site is a two-storey building (with additional basement). Known as Harestone at the time of its construction in 1879, it is an imposing red brick and tile structure with significant levels of ornamentation. It appears to be in a good condition internally and externally; however there have been alterations connected with its occupying uses over time. Internally, original coving and panelling remains from the building’s original use (particularly on the ground floor), as does the imposing central staircase.

2.11 Other buildings on the site, which are located on the higher levelled area, comprise temporary and permanent single-storey office accommodation, and two-storey nursing and office accommodation, which was constructed after the main building. The building’s stables have been separated from this site and are in separate occupation as residential dwellings.

2.12 All trees on the site are protected by a ‘blanket’ Tree Protection Order (TPO). Significant and mature specimens are located around the site, particularly towards the southern and western boundaries, where there is significant coverage surrounding the ornamental garden and site entrance.

Right: The contours of the site indicate that the site and its surroundings have a significant upward slope from west (left) to east (right)
Surrounding development

2.13 The immediately surrounding area, roughly defined as the area east of Harestone Valley Road, is predominantly two-storey detached houses built in the first half of the 20th century. Predominant building materials are dark or rendered brickwork and tiled roofs. Some newer infill development has been constructed within the area. In recent years, development has been subject to the BE5 Harestone Valley Policy within the Tandridge District Local Plan. This is now a “saved” policy, which previously set a density maximum of 38 habitable rooms per hectare (hr/ha) for new development. However this density guideline has for some time and on several sites been exceeded; where it has been demonstrated that the landscape dominated character of the area has still been protected. As a result the density constraints are now being applied flexibly.

2.14 Buildings are set out to form parallel lines with their streets, and have fairly large gardens. More informal patterns can be found in newer developments of detached houses, including the cluster of homes to the immediate north of the site.

2.15 The area to the west of Harestone Valley Road has a different built character, with the original large houses in expansive grounds redeveloped for flats. In some cases the original buildings have been retained; in others new development ranging from the 1960s to the present day has replicated the former buildings’ footprints and scale, as flatted developments within large grounds. As a result, the density is generally higher in this area. The area is also subject to steeper contours, with established vegetation meaning that the area has a terraced, sylvan nature which provides views into Harestone Valley.

Right: This ‘figure ground’ map identifies the footprints of all buildings within Caterham Valley, and indicates a generally low residential density formed of rows of discrete buildings, with the exception of the town centre, where more intensified development is located.
Key views

2.16 There are a number of key views both into and out of the site:

- Views from the site to the ridge to the west. The existing pattern of development has preserved the ridgeline;
- Views towards the site from the ridges to the east and west; and
- A view into the site from the main entrance on Harestone Valley Road, within which the front elevation of the main building is partly visible.

2.17 Additionally there are glimpsed views of the site between existing buildings, particularly from Loxford Way, and from the rear windows and gardens of surrounding homes.
Contribution to local character

2.18 As stated previously, the site is one of the few remaining within the area that retains not only its original building, but also the surrounding grounds. While this was the predominant pattern of development within the early urban history of Harestone Valley, it now stands as a link to the history of the area. More importantly, the building (in its siting, scale and appearance) and the space surrounding it contributes significantly to the character of the immediate neighbourhood.

2.19 The openness of the site itself presents an arcadian character that serves as a link between the semi-rural nature of the site as it was in history (and indeed retains a feeling of today) and the suburban development that has subsequently enveloped the original grounds. The retention of tree belts and the openness of the site presents significant benefits to the surrounding area.
3.0 Land use options

3.1 The Development Plan for the area includes, amongst other documents, the adopted Core Strategy and certain “saved” policies from the Tandridge District Local Plan 2001. The first parts of this policy background to consider are Policy CSP13 of the Core Strategy and saved Policy HE2 of the former Local Plan.

Retention of community facility

3.2 A sequential approach would be necessary involving consideration of the existing building and site for its existing use under CSP13 followed by its suitability for a community use. If neither of these are viable or practicable prospects, then other community uses of the site for the site should be considered followed by the use of the site for Extra Care Housing under CSP8. None of these uses or residential development are mutually exclusive and could be combined within the site particularly with the retention of the existing building and ornamental gardens. Because of its local association the building is one of character within the terms of saved Local Plan policy HE2 and a scheme not including its retention would need to be justified. The requirements under these Policies would all need to be evaluated prior to any residential proposals. Whilst this Concept Statement offers a preferred option with a residential use, the use of the building and grounds for these other uses would be equally acceptable.

Residential Development

3.3 In the event that there is no requirement for community facilities, no requirement for the existing building to be retained and no possibility of Extra Care Housing being provided on this site, then the last option in the sequential approach would appear to be residential development. There are a number of saved Local Plan and adopted Core Strategy policies that would impact on residential redevelopment proposals, not least of which would be Local Plan Policies BE1 and BE5 and Core Strategy policies CSP18 and CSP19. Although notwithstanding the existing scale and size of the existing building, Policy BE5 would direct the new form of residential development towards two storey dwellings rather than a single large building block. However such an approach may be justified in view of the existing structure and may be a more appropriate solution for the site. Although the open space formed by this site is ancillary to the main building, the demolition of the building would not be a signal for the extensive and indiscriminate covering of the whole site with residential development. The gardens and other open land associated with this site forms such an important and integral part of the character of the area that a significant degree of openness should be retained. This should include some form of focal open space that would benefit residents of both existing and proposed dwellings. Any prospective developer would need to have regard to Core Strategy policies CSP4 regarding provision of affordable housing (either on site or as a commuted sum for development elsewhere); and CSP7 relating to housing balance including considerations of the size and type of dwellings.
3.4 The need to retain open space, including the widest possible retention of the ornamental gardens, to ensure the conservation of groups of trees and individual specimens; to have regard to the levels of the site and to achieve more than the minimum privacy distances stated in saved Policy BE1 will result in a density for residential redevelopment that should relate satisfactorily to the site and its surroundings. These general principles apply to any form of new development on the site.
4.0 Design options

4.1 In accordance with PPS1, development on the site should make the best use of land. However, this must be undertaken in accordance with other important provisions, such as the need to ensure good design, which incorporates protecting the character of the area and amenities of existing residents.

4.2 Initial consultation with the local community suggests that the most valued aspect of the area around the site is the existing urban character – that of low-medium density residential development, among a verdant setting comprising an abundance of mature trees and an open landscape. ‘By Design’ and other design guidance suggests that the retention of character and amenity are factors that contribute to successful place-making in development. Good design will provide for the best use of the site, while ensuring that the character of the site and surrounding area is preserved and enhanced.

4.3 In considering future development options for the site, there are variables that will affect the predicted form of development:

- Both the main building and its open, surrounding grounds contribute significantly to local character, with the views within the site towards the building underlining its imposing stature;

- The importance of the present character and contribution of this site to the quality of living for existing residents, and of maintaining the existing views into and across the site; and

- Other factors, such as the value of the current layout to biodiversity and impact on noise generation, must be considered.

4.4 The retention of the current building, within its present open setting, is therefore strongly supported. Development of the site should consider the reuse of the building for residential or other uses (as explored below), with the retention of the other site features that significantly contribute to the building’s setting, such as the ornamental gardens surrounding the building.

4.5 It is noted that retention of the building is the preferred option in terms of statutory Core Strategy and sustainability requirements, which encourage the reuse of existing buildings rather than redevelopment.
Use

4.6 There are several constraints that prevent intensive use of the site. These include the following:

- Site access: The site has a one-lane, narrow access that winds to avoid mature protected trees. A transport assessment will need to accompany any proposals for intensification or changes of use, to ensure that access and egress into the site will be safe for vehicles and pedestrians. Residents also note that Harestone Valley Road becomes extremely busy at times and the assessment should consider the capacity of Harestone Valley Road and the impact of any development on it and on its junction with Station Avenue.

- Proximity of surrounding residential development: Development should not contain uses that would be likely to cause undue detrimental factors to residential amenity, or neighbours’ enjoyment of their properties, through noise, increases in traffic levels, blockage of sunlight, daylight or outlook, or other disruption.

- Retention of the existing building: As stated earlier, the retention of the existing building is strongly supported. Proposed development should be able to reuse the building and ensure that its setting is retained. Other areas of the site, such as the office and nursing accommodation, may be suitable for redevelopment.

- Design and Access Statement: Any planning application would need to be accompanied by a design and access statement. Other necessary assessments would relate to tree condition; landform, including sections through the site; an ecological assessment including surveys for protected species and any assessments of the viability of community uses and retention of the main building.

4.7 A design exercise has been undertaken as part of this statement, to examine whether the conversion of the former hospice building is viable for residential use. The findings of this exercise can be viewed at Appendix 1.
4.8 The narrow access to the site winds through protected trees and as such is single-lane and shared by pedestrians in places. Proposals for development will need to show that traffic or pedestrian safety will not be compromised, or significantly impact on the houses on either side of the entrance, especially in regards to noise and pollution.

4.9 Proposals for alternative access into the site including any possible widening of the access road will need to demonstrate that there is no detriment to highway safety or character and amenity of the area, including significant impacts on the houses on either side of the entrance.

4.10 Proposals for development will need to demonstrate adequate parking provision, which does not dominate the appearance or character of the development, and meets sustainability and density requirements. Any scheme should comply with current standards.

4.11 The least sensitive part of the site - when factors such as protected tree locations, the ornamental gardens, the setting of the main building, and the amenity of existing residents is considered - is the raised land to the east of the main building and its immediately surrounding grounds.

4.12 Should the former hospice building not be retained, its location would be suitable for a similarly striking building. This location would not require the removal of trees, although care should be taken to ensure that the surrounding areas, including the ornamental gardens, are protected and continue to contribute to character. Additionally, the location of ancillary uses - such as parking - should be carefully considered with a preference to these ancillary uses being located in similar positions to those currently existing on the site.

4.13 New buildings should minimise impact on adjoining and nearby residents, and preserve the character, including landscape and views, of the site and area.

4.14 The single and partial two-storey existing buildings on the upper part of the site are of a low-rise nature. Should new buildings be constructed here, they should be positioned to minimise the impact on existing residents’ outlook and privacy. Due to the slope of the land, there is likely to be scope for two-storey buildings in this location. As indicated in paragraph 3.4 above, it is expected that the minimum privacy/amenity distances quoted in Local Plan policy BE1 will be exceeded, especially in terms of the new development in relation to existing surrounding dwellings.

4.15 Should the former hospice building be replaced, a new building should have consideration to the scale and mass of the existing building, with regard to its impact on adjoining properties and effect on local character. It is considered that a sympathetically designed building of similar height and scale, restricted to the existing footprint, could be appropriate. Car parking and other ancillary matters such as refuse and recycling will need to be provided in a way which reduces their impact.

4.16 Selection of materials and styles should use local architectural cues where possible. Materials and ornamentation should be used to reduce the impact of massing where appropriate. The existing building comprises a palette of materials appropriate to the area.
Residential density

4.17 Should residential development be the preferred use, the proposal will need to ensure that it is at a density that does not detrimentally affect the character of the site or surrounding area. Given the low density nature of the immediate surroundings, density would need to be driven by scheme design, which would be sympathetic to the surrounding character (and the amenities of existing residents), and take account of good design principles and statutory obligations (such as the requirement to make the best use of the land).

4.18 As noted above the density requirements in Local Plan policy BE5 have been exceeded on occasions and as a result the Council is applying the policy flexibly. Core Strategy policy CSP19 Density indicates that within the built up areas development should be within the range 30 - 55 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. It is therefore imperative that development retains the local character, and that the proposed density demonstrates a positive contribution to character and environment. Notwithstanding the flexibility with which the Harestone Valley policy has been applied, this is one of the few major sites to come forward for redevelopment in Harestone Valley. The objectives of the policy must therefore be paramount. Taking into account all the constraints on the site a lower density may be required here. This in turn, may be another factor affecting the viability of retaining the existing building.

4.19 For the purposes of this concept statement and in accordance with policy guidance, the site area used for density calculations includes only the developable area - that is, it excludes the areas with protected tree groups and access area.

Landscape and sustainability

4.20 Development should be located away from existing tree groups and high quality individual trees to allow sufficient clearance for crown and root systems. New planting should be considered, particularly along those boundaries where currently there is little planting or to reinforce gaps in existing planting. The existing brick boundary walls are an attractive feature of the site and should be retained.

4.21 Any new development should incorporate, where possible, locally sourced materials and materials which take advantage of solar gain while minimising heat loss. Sustainable drainage should be incorporated, and parking areas should use permeable surfaces to minimise runoff. The Council will require a saving in CO2 emissions and some of the saving must be achieved through the inclusion of renewable energy (see policy CSP14 of the Core Strategy).
Options for development

4.22 Using the preceding information, it is evident that the site can be developed in a number of ways. These are identified below:

a) Retaining the existing building, with the existing or similar use, and developing homes on the upper/eastern part of the site. This option would offer a mixed use but would be dependent on the viability of buildings and the suitability of access into the site, among other factors. Only limited additional development could be accommodated because of the need to retain an appropriate setting for the existing large scale building;

b) Redeveloping by conversion the building for residential use, with homes on the upper/eastern part of the site, and retaining the ornamental gardens. This will require care in terms of parking provision and detailed arrangements for refuse, recycling etc;

c) Developing flats on the footprint of the existing building, and houses on the upper part of the site, using similar scale and massing, with regard to local amenity and character;

d) Redeveloping the entire site to provide housing. Higher density housing is the least preferred option as this would not retain the local character. Single housing, while potentially having a lower amenity impact may not fall within the range of 30 - 55 dpha; however a lower density may be justified if a design solution within the range would result in conflict with local character and distinctiveness.

4.23 While these options could be combined, it is noted that the most appropriate option in terms of protecting local character is option b, or option c if retention of the building is not viable.

Preferred Option: Option b)

4.24 This preferred option assumes there is no alternative community use and the retention of the existing building with conversion into residential units, (a model scheme is shown at appendix 1), and development of housing on the upper level of the site. The preferred option opposite shows the development of up to seven predominantly detached houses, similar to the more recent surrounding development, on the upper level of the site. A slightly alternative version of this proposal, indicating building envelopes on the upper level of the site, is shown in the diagram below.

4.25 Using the area for density calculation as described previously (calculated as a net developable area of approximately 0.75ha), the residential density for this proposal is 30.5 dwellings per hectare (u/ha). This assumes that there would be a yield of at least 23 new dwellings - in this example, 16 dwellings within the former hospice building, and 4-7 new dwellings elsewhere on the site. This is within the range referred to in policy CSP19. Alternative forms of new residential development with the retained main house may be possible but a higher density would only be acceptable if the policy objectives are still met.

4.26 This option indicates that redevelopment of the site using the existing building could be within the density range for the area with minimal detrimental impact on local character. The retention of this character is assisted to a large degree by the retention of the historic building and its ornamental grounds. It is considered that
a more intensive development would be highly unlikely to preserve the local character and that detached housing could only retain the character and privacy if built to a density below the range for the area.

4.27 It should be stressed that this is only an indicative diagrammatic scheme which shows no detail. It does not represent the only option for the future and should not dictate either a rigid scheme for the site; and neither should it be regarded as a maximum for the site.

Preferred option

<table>
<thead>
<tr>
<th>Maximum retention of protected trees</th>
<th>Views retained to and from building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrow entrance retained for tree protection, character and local amenity</td>
<td>Density calculations incorporate only the developable area of site</td>
</tr>
<tr>
<td>Back gardens to allow for retention of trees on boundary and enable 22+m separation to existing homes</td>
<td>Existing building retained, or new building created with a similar footprint and scale/mass</td>
</tr>
<tr>
<td>Open space retained as community resource and for contribution to local character</td>
<td>Parking areas do not overwhelm development and are visible from dwellings</td>
</tr>
<tr>
<td>Maximum two storey height of new build, to preserve views across site</td>
<td>Large areas of open space around new development, in style of existing development</td>
</tr>
</tbody>
</table>
5.0 Summary

Site context

Access and setting
- Limited, narrow access
- Sloping site with levelled areas
- 1.12ha gross site area, net developable area 0.75ha approximately
- Pockets of mature trees protected by TPO
- No detriment to residents on either side of any existing or new access
- No detriment to houses on either side of Harestone Drive through increased noise, traffic congestion and pollution

Site buildings
- Historic building in relatively good condition, recently vacated, 2.5 storeys
- One of the few remaining large houses with grounds, once common in the area
- Open, ornamental grounds to rear
- Newer buildings to east of main building
- Most recent use as a nursing home

Surrounding development
- Low-density housing building in past 100 years
- Large gardens and generally sylvan character
- Key views to and from site towards surrounding ridges, and surrounding homes

Character
- Building and grounds provide a link to the historic pattern of development of the area
- Retention of grounds gives the area an open character
- Retention of trees and shrubs maintains privacy and biodiversity
- Open views into the site form both sides of the valley, and down the valley from Loxford Road and above

Design options

Use
- Access constraints prevent intensive development
- Nearby residents’ amenity must be maintained
- Community, care-based or residential uses are appropriate
- Potential for conversion of existing building to flats
- Removal of existing building requires viability study

Access
- No detriment to adjacent residents and trees at access
- Adequate parking to be provided, not overpowering character of development

Siting
- Least sensitive part of the site is the ‘upper’ half
- Care should be taken to retain open character, especially of ‘lower’ half around existing building

Scale, massing and appearance
- New buildings must minimise impact on adjoining residents
- Character (including landscape and views) must not be compromised
- Should hospice building be replaced, a building of similar scale and massing may be appropriate
- Local architectural styles to be drawn on where possible

Density
- In accordance with national and local policies, it would be possible for the site to be developed at or below the lower end of the range set out in Core Strategy policy CSP19. Densities at the higher end of the range would be unlikely to meet the policy objectives and therefore would not be supported. The density of any proposal would need to demonstrate a positive influence to the character of the area and continue to maintain the present open and sylvan nature of the site.

Landscape and sustainability
- Development to be away from protected trees
- Sustainable construction methods and materials to be used
Proposals

• Residential use assumed

• Retention of existing building is preferred, with potential for reuse for community purposes or conversion to residential

• Ornamental garden to be retained for contribution to character

• New housing on eastern portion of land

• Upper level density as presented in CSP19 is unlikely to be supported (for reasons of character).
Appendix 1: Model scheme

A1.1 A model scheme showing a hypothetical conversion of the former hospice building into residential flats has been produced. The exercise demonstrates the potential for conversion of the existing building.

A1.2 The model has been drawn for the purposes of obtaining a density figure for the site and showing that the footprint of the existing building is sustainable. It does not take into account the existing state of the building, nor the Council's requirement for dwellings or preference for dwelling size or tenure. Further information on such matters should be discussed with Council officers.
Appendix 2: Site history

A2.1 The current building was designed by Sir John Sulman (1849-1934) in the early part of his career. He subsequently moved to Australia, where he made a significant contribution to the development of the Australian 'style' of architecture and town planning, being instrumental in the growth of Sydney around the beginning of the 20th century. A suburb of Canberra is named after him1.

A2.2 The photographs and their descriptions on this page are from ‘Bygone Caterham’ (Tooke, 1988, plates 23-25)2. Used with permission.


Harestone, photographed from Church Hill above Brabourne, was designed by architect Sir John Sulman for William Garland Soper (First Chairman of Caterham Urban District Council) in 1879. The house replaced a previous house slightly to the south, built in 1860. No expense was spared on its exterior or luxurious interior. On the left are the stables leading to the cowman’s cottage in Colburn Avenue, then a carriage drive, while the gardener’s cottage seen here is in Harestone Valley Road.

The popular Edwardian game of croquet is being played on the immaculate Harestone lawns in summer 1906. A tennis court is marked out to the right, in front of the conservatory (now demolished).
1875 historic map. The original Harestone House is shown on this map, and is one of the few houses in the area, although there are more closer to the town centre to the north (which had been growing since the opening of the railway some 19 years earlier). The large grounds of the house are apparent.

1896 historic map. The current building has been constructed slightly to the north of the previous Harestone House, which has been demolished. The current stables and layout of the grounds are recognisable, with a new sweeping drive from Harestone Valley Road, and grand houses appearing opposite the site.

1935 historic map. The house and site has taken the configuration that it mostly retains today, although the main site entrance is from Colbourn Avenue to the north. Development of homes around the site, including on Harestone Valley Road, is beginning to occur.

1967 historic map. The site entrance is now on Harestone Valley Road and housing development on Loxford Way. Later development within the site itself has not yet occurred, although the stables have been subdivided for residential use.
Appendix 3: Policy

A3.1 The following paragraphs summarise the background design policies that have informed and influenced the proposals.

National Policy

Planning Policy Statement 1 – Delivering Sustainable Development

A3.2 PPS 1 recognises that high quality and inclusive design is a key element in achieving sustainable development (paragraphs 33, 34). It also states that “Planning Authorities should have regard to good practice set out in ‘By Design’.

Planning Policy Statement 3 – Housing

A3.3 Should the site be utilised for residential development, PPS3 will apply. This sets out the framework for the delivery of the Government’s housing objectives. It also encourages the creation of sustainable residential environments, highlighting the role of public transport provision, and making the best use of land to deliver:

- Housing developments in suitable locations that offer a good range of community facilities with access to jobs, key services and infrastructure;
- Efficient and effective use of land, including reuse of previously developed land, where appropriate;
- A density of development not dictated by existing development but by an imaginative design and layout, with more efficient use of land without compromising the quality of the local environment (the guidance sets a suggested minimum level of 30 dwellings per hectare);
- A choice of housing, both market and affordable, to support a variety of households in all areas, and to address community requirements; and
- To create sustainable, inclusive, mixed communities in all areas.

A3.4 Relevant additional national urban design guidance is provided by the following documents:

- By Design;
- By Design, Better Places to Live;
- The Urban Design Compendium;
- Safer Places; The Planning System and Crime Prevention;
- Better Neighbourhoods, Making Higher Densities Work; and
- CABE / English Heritage guidance on Tall Buildings.

By Design, Urban Design in the Planning System: Towards Better Practice

A3.5 This promotes the need for good urban design and seeks to raise the standards of urban design. ‘By Design’ promotes an approach, which emphasises the creation of design objectives and principles. The factors established in creating successful urban design include:

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private areas are clearly distinguished;
- Ease of movement: a place that is easy to get to and move through;
- Legibility: A place that has a clear image and is easy to understand; and
- Diversity: A place with variety and choice.

Regional Policy

A3.6 The South East Plan, published in May 2009, sets the strategic direction of development within the region around London, reflecting the aims of national policies.

A3.7 The Surrey Design Guide sets out the general urban design principles that new development should seek to achieve, with an emphasis on good design quality and the protection of local character.
Local Policy

A3.8 The Tandridge Core Strategy, adopted on 15 October 2008, forms part of the Local Development Framework (LDF) and updates the previous adopted Local Plan. The following policies are relevant to the site.

- CSP 1 Location of Development: Development to occur in existing built-up areas.
- CSP 2 Housing Provision: A net increase of at least 2,500 dwellings is expected within the period 2006 to 2026.
- CSP 4 Affordable Housing.
- CSP 7 Housing Balance: In developments of 5 or more dwellings, the Council requires an appropriate mix of dwelling sizes in accordance with current identified needs.
- CSP 8 Extra Care Housing: The Council expects to provide for the development of at least 162 units of Extra Care Housing in the period up to 2016, with further units thereafter.
- CSP 11 Infrastructure and Services: Planning permission will only be granted where sufficient infrastructure exists or can be provided.
- CSP 12 Managing Travel Demand: New development should have regard to adopted highway design and parking standards.
- CSP 13 Community, Sport & Recreation and Services: Appropriate open space to be provided.
- CSP 14 Sustainable Construction: Development should seek to achieve CO2 emission reductions, incorporate renewable energy and be a minimum of Code for Sustainable Homes Level 3.
- CSP 15 Environmental Quality: Measures are set out to minimise the impact on natural resources, including Secured by Design, Lifetime Homes, and for existing buildings to be reused.
- CSP 17 Biodiversity: Development proposals should protect biodiversity, and aim to restore or create suitable habitats to sustain wildlife.
- CSP 18 Character and Design: New development must reflect and respect the character, setting and local context of areas, including residential amenity, open spaces and biodiversity.
- CSP 19 Density: New development should have a density of between 30 and 55 dwellings per hectare, unless it conflicts with the local character and distinctiveness of an area. Such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.

A3.9 Paragraph 15.5 of the Core Strategy is particularly relevant to this proposal, stating that while the Council will seek to make the best use of urban land by requiring densities that provide more dwellings, there will be locations where the character of the surrounding area is such that it will be necessary to limit densities to avoid a development that is out of character with its surroundings. Developers should seek to exhibit design flair and consider the impacts on the amenities of surrounding properties, the topography of the site and existing trees and planting. The Council recognises that whilst residential gardens are defined as brown field land, this does not necessarily mean that they are suitable for development. Other paragraphs within this section, specifically 15.2, 15.8 and 15.9, are relevant.

A3.10 Certain policies of the Local Plan were saved when the Core Strategy was adopted. These remain in force at the time of writing. Among these are BE1 General Policy for New Development and BE5 Harestone Valley Policy, although the densities are now being applied flexibly. Planning Officers are also able to offer guidance on the provision of refuse and recycling facilities. There is also saved policy HE2 which requires the application of criteria to identify buildings of character.