

Dorking Town Area Action Plan (AAP)

Background Document: Site Assessments (February 2011)

Introduction

During the preparation of the Dorking Town Area Action Plan (AAP) sites have been identified by the Council or suggested by developers, landowners and other interested people that they consider might be suitable for redevelopment.

The following document sets out the technical information collated so far on each of the possible development sites identified. No decisions have yet been made on these sites. The purpose of this background document is to publish the information we have to enable people to comment and if necessary add to it before decisions are made on which should be allocated for development over the next 10 – 15 years. It should be noted that this process does not prevent the owners of these sites applying for planning permission for their redevelopment at any point. If this were to happen the applications would be judged against the policies currently in place, which may or may not be of assistance to the applicant.

These assessments are based upon the Site Appraisal Toolkit that was prepared by Mole Valley District Council and consulted upon in 2010 (www.molevalley.gov.uk/ldf)

The sites included within this document are as follows:

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DK22 – Federated House, Dorking	70
DK23 - Vine Court, Station Road, Dorking	75

These site assessments were last updated on: 6th January 2011

A number of other sites within the Dorking area have been submitted to the Council as potential sites for development/redevelopment (listed below). These are all however, outside of the AAP boundary. The potential of these sites will therefore be considered through the preparation of another document/s being prepared by the Council – the Land Allocations Development Plan Document (DPD). This document will allocate land across the rest of the District for future development. The Land Allocations DPD is in its early stages of preparation. To find more information on these sites please see the Council’s website – www.molevalley.gov.uk/ldf

The sites in the Dorking area but outside of the AAP (and therefore to be considered at a later date) are as follows:

- DK02 - Chalcroft Nurseries, East of Punchbowl Lane, Dorking
- DK03 - Chennels Nursery, Ridgeway Road, Dorking
- DK06 - Eden Lodge, Acacia House & Brasted, Westcott Street, Dorking
- DK07 - Former Allotments Site, Rough Rew, Dorking
- DK08 - Knole Croft, Woodlands & Merrivale, Longfield Road, Dorking
- DK09 - Land at Lincoln Road, Dorking
- DK10 - Land at Redlands Farm, Dorking
- DK14 - Land North of Nutcombe Lane, Dorking
- DK16 - Pixholme Court, Pixham Lane, Dorking
- DK18 - Sondes Place Farm, Westcott Road, Dorking
- DK24 - Land adjoining Marley Mead, Ridgeway Road, Dorking

DK01: Land Rear of the Former Adult Education Centre, Dene Street, Dorking

Contact Details

Site Reference No: DK01 - Adult Education Centre (land at), Dene Street, Dorking

Agent: Surrey County Council

The Site

Total Site Areas (Ha): Approx 0.1ha

Existing Land Use(s) / Policy Designation:

The site has been cleared; formerly it had contained porta-cabins forming additional buildings to the adult education centre.

No site specific policy designations exist on the site however it has been in community use so Policy CS17 of the Core Strategy (Adequate Infrastructure, Services and Community Facilities) has to be considered.

Proposed Land Use:

Housing or community uses could be appropriate on the site. If the site is to be redeveloped for housing it should be demonstrated that the land is no longer required for community purposes and that suitable alternative uses have been considered.

Neighbouring Land Use(s):

The site is in a predominantly residential area consisting mostly of Victorian terrace and semi-detached homes. The Former Adult Education Centre abuts the site to the north east.

Historical Land Use(s):

The site formerly contained porta-cabins forming additional buildings to the Adult Education Centre.

Relevant planning history including current applications:

All planning applications for the site relate to minor changes as a result of its use as an educational establishment.

Location – as defined in Policy CS1 of the Core Strategy:

Within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pedestrians can easily access the shops, Cotmandene and many other town centre facilities via the pavements.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, Cotmandene and the Railway Stations. Recommended routes for cyclists to the town run along many roads including Dene Street, the High Street and St Pauls Road East.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved considering that the site has already been in educational use.

At this stage Surrey County Council has no objection to the principle or numbers of homes proposed. They point out that in order to accommodate 9 properties they would have to be flats.

Is the site adjacent to the motorway or trunk roads? No

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - 300m.
- **Public transport – railway station** - 900m (Dorking Main and Deepdene Stations).
- **Larger employment centre** - The site is located in Dorking Town Centre.
- **Convenience shopping (food & drink)** - The site is located in Dorking Town Centre, the nearest supermarket would be Sainsburys.
- **Education facilities (primary)** - St Paul's CofE Primary School (400m).
- **Education facilities (secondary)** - The Ashcombe (800m).
- **Primary care facilities – doctors** - The Medwin Centre (730m).
- **Public open space / accessible countryside** - Cotmandene (100m).

Is / can the site be connected to the following utilities:

Electricity – Yes

Gas – Yes

Telecommunications Network – Yes

Water Supply – Yes

Foul Sewage Disposal – Yes

Surface Water Drainage – Yes

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - Within 200m of SNCI (Cotmandene)
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time, the site predominantly consists of rubble and hard surfacing.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable

BUILT-UP AREA CHARACTER

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

The site falls between two character areas as set out below. The relevant key characteristics are:

Marlborough Hill:

- Good supply of housing, very close to town centre, at relatively high density, with access to wide range of services.
- Elevated position opens up vistas over north part of town, to countryside beyond.
- Some housing and garage areas looking dated and in need of refurbishment/upgrading.
- Streets congested with on street parking and traffic accessing shoppers' car park at Lyons Court.
- Little local distinctiveness - housing typical of 1950s estate development.

- Sharp contrast with high quality, locally distinctive environments of Rose Hill and Cotmandene, immediately adjacent.

Dene Street:

- Very narrow street width at junction with High Street, giving strong sense of enclosure and intimacy, but also creating conflict between vehicles and pedestrians.
- Tight knit, varied street scene combining clusters of cottages and terraced houses with larger, more imposing buildings.
- Several good examples of historic (16th to 19th century) cottages, of a vernacular style.
- Sections of street dominated by 1970s flats above retaining wall, with car parking below. Rather weak streetscape at ground level and sharp contrast with more traditionally-scaled buildings below.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – The site is adjacent to the Dorking Conservation Area (Dene Street Area, please see the Dorking Town Conservation Area Appraisal for further information. The former Adult Education Centre adjacent to the site is also identified within the appraisal as a building that makes a positive contribution to the area)
- **Listed Building** - No (nearest Listed Building is 25m away)
- **Area of potential archaeological interest** – No

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – No
- **Any established hedgerows** – No
- **Any mature trees** – No

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site appears to contain no green infrastructure; trees or other vegetation, there is therefore significant potential to improve this as part of any development proposals.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No

Slopes/topography – Yes. The site rises from Dene Street towards the centre of the car park and then down towards the rear of the site and the High Street.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated - Unlikely

The site is located on a secondary aquifer. The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration systems should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. They recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - No.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021)

Is there market interest in the site?

There remains a market for residential property in Dorking. The demand for community buildings is uncertain and needs to be tested.

Are there any legal / ownership constraints on the site? Unknown

Would any constraints make part of the site unavailable for development? Unknown

Achievability of the Site

How many dwellings can the site expect to deliver?

Between 5 and 9 dependent on overall scheme

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats – Yes

Small Family Homes – Yes

Large Family Homes – Unlikely

Affordable Housing – Yes

Sheltered Housing – Unlikely

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently unused, but there are a number of possible community uses for the adjoining former Adult Education Centre, their impact on the site needs to be considered and decisions made by Surrey County Council. This will all affect the timing of any development, if considered appropriate, on the site.

Summary of general comments received on site to date:

Dorking Town AAP: Discussion Paper February 2010

There was general support for the use of the site for housing / flats. However some respondents wished to see the site used for community / education purposes and one suggested that the land behind could be used as a mini botanical garden. Another supported

the retention of the existing Adult Education Centre and suggested that it be used as a music and arts centre or as the library.

DK04: Dorking Library Depot, Dorking

Contact Details

Site Reference No: DK04 - Dorking Library Depot, Guildford Road, Dorking

Agent: Surrey County Council

The Site

Total Site Areas (Ha):

Approx 0.16 ha not including the access road.

Existing Land Use(s) / Policy Designation:

The site is within a variety of community and ancillary uses. The site is owned by Surrey County Council who use it as a store and distribution centre for libraries across the County. It is also the site for two cadet assembly halls and a rifle range.

There are no site specific policy designations but the access road is within the Conservation Area and part of it is in active community use so Policy CS17 of the Core Strategy (Adequate Infrastructure, Services and Community Facilities) has to be considered.

In addition, the site is within the Dorking Town Centre boundary and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

Proposed Land Use:

Mixed housing and / or community use scheme.

Neighbouring Land Use(s):

The site is in a predominantly residential location but there is also a bowls club and pavilion to the west as you enter the site. There are some offices to the southeast and a bore hole to the west.

Historical Land Use(s):

The library depot was previously a Drill Hall and before that, it appears to have been in agricultural use.

Relevant planning history including current applications:

Planning applications on the site relate to minor changes to the Drill Hall, and the pollarding of the Lime trees that line the access to the site.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pavements link the site to amongst others, the shops, offices, local industrial areas and Dorking West Railway Station. There are also good links to public footpaths heading west to The Nower and Sondes Place.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, offices, local industrial areas and Dorking West Railway Station. Recommended routes for cyclists to the town run along Wescott Road and into the High Street.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access from Westcott Road can be achieved considering that the site already contains a range of uses. However, this would need to be examined in detail for the site to be progressed.

At this stage Surrey County Council has no objection to the principle or numbers of homes proposed.

Is the site adjacent to the motorway or trunk roads?

Access to the site leads from Westcott Road (A25).

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - 110m
- **Public transport – railway station** - 450m away Dorking West Station
- **Larger employment centre** - The site forms part of Dorking Town, the Curtis Road / Station Road Industrial Area is also nearby
- **Convenience shopping (food & drink)** - it forms part of Dorking Town, Waitrose is the nearest supermarket.
- **Education facilities (primary)** - 320m away – St Joseph’s Catholic Primary School, there are also a range of other primary schools in the vicinity.
- **Education facilities (secondary)** - 480m away – The Priory CofE
- **Primary care facilities – doctors** - 450m Dr Young and Partners, New House Surgery
- **Public open space / accessible countryside** - 800m to Meadowbank, however there are also a range of footpaths to the open countryside to the west.

Is / can the site be connected to the following utilities:

Electricity – Yes

Gas – Yes

Telecommunications Network – Yes

Water Supply – Yes

Foul Sewage Disposal – Yes

Surface Water Drainage – Unknown

Further details

‘Yes’ has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate, as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable

BUILT-UP AREA CHARACTER

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

Church Street Area

The relevant key characteristics are:

- Narrow, residential streets (Church Street and environs), lined with tight knit, generally two storey, traditionally built cottages and small terraced/semi-detached houses.
- Little green space - a high density, building-dominated environment, (emphasising the importance of the churchyard as a public space at the confluence of several town paths).
- Narrow lanes often congested by parked cars.
- Sporadic redevelopments providing offices or flats in the later 20th century; often more than two storeys and on a grander scale than the surrounding cottages.

The site is adjacent to the ***Westcott Road*** character areas, the relevant key characteristics are:

- Good supply of family housing, close to town centre.
- Pleasant, well-built two storey housing, from 1930s onwards, with a high standard of detailing and materials typical of the area.
- Strong landscape setting, with views out to rural surroundings of the town.

- Belt of mature trees along Westcott Road, along with grass verges and rear gardens bringing green space very close to heart of town.
- Westcott Road suffers from traffic queuing, hampering access to properties and undermining “green” character of this approach to town.

Does the site contain, or is it adjacent to:

- **A Conservation Area** - The access to the site is within the conservation area and the Library Depot building abuts the Spring Road area (Please see the Dorking Town Conservation Area Appraisal for more detailed information)
- **Listed Building** - No (nearest Listed Building is 90m away at the Stables at the Vicarage)
- **Area of potential archaeological interest** - No

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - No (but there is a substantial row of trees as you enter the site).
- **Any established hedgerows** - No
- **Any mature trees** - Yes (see above)

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

There is a substantial row of trees as you enter the site; there are also some small areas of grass etc. There would be potential to increase the green infrastructure as part of any development for example through incorporating trees and indigenous shrubs and plans into any development. The surrounding area contains a number of small pieces of open space, referred to in the character appraisal, these contribute to the character and should be reflected in any proposal. Planting may help to link some of these areas.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No

Slopes / topography – the site rises slightly upwards towards the road.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated - No

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. They recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021)

Is there market interest in the site?

There remains a market for residential property in Dorking. The demand for community buildings is uncertain and needs to be tested.

Are there any legal / ownership constraints on the site? Unknown, the site is in the ownership of Surrey County Council.

Would any constraints make part of the site unavailable for development? Unknown

<h2>Achievability of the Site</h2>

How many dwellings can the site expect to deliver?

Between 5 and 9 dependent on overall scheme

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats - Yes

Small Family Homes - Yes

Large Family Homes - Unlikely

Affordable Housing - Yes

Sheltered Housing - Unlikely

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently in use as a library depot (for the storage and distribution of books across Surrey). There are also Army and Air Cadets and a rifle club. To the west of the site is a Bowling Club and a water borehole (East Surrey & Sutton Water). The users on the site would need to be relocated either on the site or to another location. The development of the Library and associated offices in St Martins Walk may provide some alternative accommodation but there are no firm plans for any of the others on site. Until this is resolved, the site can not be developed.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There were only a small number of comments on this site but most felt it was suitable for housing. Another respondent suggested it could be a site for the library. However, The Dorking Bowling Club was concerned that redevelopment of the site would have a detrimental effect on the club for the following reasons:

- It would isolate the club making it increasingly difficult to attract future participants

- The road is more like a lane, there is no possibility of larger vehicles being able to turn without making use of the parade ground / car park.
- The site has been the home of the Territorial Army now used for army cadets and for air force cadets, together with a rifle club. All these and the Dorking Bowling Club are self funded. We need to keep these for future generations.
- There is a need to provide outlets to counter anti-social activities of elements of the younger generation and to encourage an ever increasing population of older people to become more active. Development would conflict with these aims.

DK05: Dorking Police Station, Dorking

Contact Details

Site Reference No: DK05 - Dorking Police Station, Moores Road, Dorking

Agent: Surrey Police Authority

The Site

Total Site Areas (Ha):

Approx 0.2 ha.

Existing Land Use(s) / Policy Designation

The site is currently used as a Police Station. Surrey Police are reviewing their estates and have indicated a wish to vacate the building and share premises with another organisation probably the District Council at their Offices in Pippbrook. This site is located on a hill off a road which is narrow in places leading between the Cotmandene and the High Street.

Current site specific policy designations are Policy E7 of the Mole Valley Local Plan 2000 and Policy CS12 Sustainable Economic Development. Both of these policies seek to support business related development in the town and support development which maintains and enhances Dorking's role as a town with a strong service centre.

In addition, the site is adjacent to the Dorking Town Centre boundary where Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

The site is within the Dorking Town Conservation Area.

Proposed Land Use:

Housing.

Neighbouring Land Use(s):

The Police Station is in an area of mixed development including offices, shops, parking, community buildings, petrol station and residential properties particularly to the east and south. It is also near to the Cotmandene and important area of open space within the town.

Historical Land Use(s):

Unknown, the historic maps show some built development over the past 100 years but the specific uses are not known. The Police Station was originally on the High Street.

Relevant planning history including current applications:

None

Location – as defined in Policy CS1 of the Core Strategy:

Within the built up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pedestrian links for example go from the site to the shops, Meadow Bank Recreation Ground, Dorking Halls, Leisure Centre and the Railway Stations already exist. There are also good links to public footpaths leading into North Downs and along the River Mole.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, Meadow Bank Recreation Ground and the Railway Stations. Recommended routes for cyclists to the town run along many roads including the High Street and Dene Street. Shared cycle and footpaths run alongside the A24 to the north.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access from Moores Road can be achieved considering that the site already contains the Police Station. However, the site is sloping and access is onto a narrow road, so it will need to be examined in more detail.

At this stage Surrey County Council has no objection to the principle or numbers of homes proposed.

Is the site adjacent to the motorway or trunk roads?

No – although it is only a short distance to the A25 and A24.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- Public transport - 120m (Bus Stop).
- Public transport - 700m (Deepline Train Station).
- Larger employment centre - it forms part of Dorking Town.
- Convenience shopping (food & drink) - it forms part of Dorking Town.
- Education facilities (primary) – 0.4 miles (St Paul's CofE (aided) Primary School).
- Education facilities (secondary) – 800m (Ashcombe School).
- Primary care facilities - doctors - 350 m (Dr Monella & Partners, The Medwyn Centre).
- Public open space / accessible countryside - 350m - Meadow Bank Playground, 100m – Cotmandene.

Is / can the site be connected to the following utilities:

Electricity - Yes.

Gas - Yes.

Telecommunications Network - Yes.

Water Supply - Yes.

Foul Sewage Disposal - Yes.

Surface Water Drainage - Unknown.

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- National Nature Reserve - No
- Site of Special Scientific Interest (within 500m) - No
- Local Nature Reserve - No
- Site of Nature Conservation Importance - No
- Area of Outstanding Natural Beauty - No
- Area of Great Landscape Value - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time, the site predominantly consists of buildings and car parking.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable.

THE BUILT ENVIRONMENT AND HERITAGE

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

High Street/South Street/ West Street

The Police Station is located on the edge of this character area. The relevant key characteristics are:

- Dynamic and interesting historic townscape, including a wealth of historic and traditional buildings, many retaining traditional shop fronts.
- A handful of modern commercial buildings of indifferent quality, but overall relatively little 20th century redevelopment through the town centre as a whole.
- Several distinctive local historic features, including raised pavements, historic street furniture, stone setts, water pump at Pump Corner.
- Sequence of alleys and footpaths radiating from main shopping streets, often accessing courtyards of a quiet, intimate character.
- Several small scale industrial and commercial uses remaining at the rear of the main retail frontages often accessed down narrow alleys or private lanes.
- Excellent views east along the High Street to the ridge of Box Hill.

- Generally strong sense of enclosure, with buildings directly fronting the street and meandering road layout opening up varied street views, including glimpses of St Martins spire.

Does the site contain, or is it adjacent to:

- A Conservation Area - The site is within the Dorking Conservation Area – Cotmandene Environs and High Street East Areas (Please see Dorking Town Conservation Area Appraisal for more information)
- Listed Building - No
- Area of potential archaeological interest - No

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – None.
- **Any established hedgerows** – No
- **Any mature trees** – No

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site appears to contain no green infrastructure; trees or other vegetation, there is therefore significant potential to improve this as part of any development proposals.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No

Slopes / topography - Moores Road slopes downwards from Cotmandene towards Reigate Road.

Telephone masts, sub-stations, pylons - Unknown

Contaminated / Potentially contaminated - No

The site is located on a principal aquifer (SPZ2). The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. They recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021)

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown

Would any constraints make part of the site unavailable for development? Unknown

Achievability of the Site

How many dwellings can the site expect to deliver?

This would depend on the final make up of the site, but it is currently estimated as 10.

What density would the development be?

50 dph, if the development would be flats.

What type of dwellings could the site achieve?

Flats - Yes.

Small Family Homes - Yes.

Large Family Homes - No.

Affordable Housing - Yes.

Sheltered Housing - No.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently used for as a Police Station. The Police are currently considering a move to share premises with the District Council at Pippbrook. This move is yet to be completed and therefore the precise availability of the site is uncertain.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There was a good level of support for the use of the site for housing, there was however a feeling that there was a need to retain the Police in the town. It was felt by one respondent that the site was not suitable for conversion and another suggested its use as a hotel.

DK11: Land at Station Road / Curtis Road, Dorking

Contact Details

Site Reference No: DK11 - Land at Station Road / Curtis Road, Dorking

Agent/Owners: The site is within three ownerships. This includes the land within the Council's ownership - the Depot and the land occupied by the car dealership which is operated by Allams. Parsonage Mill, the Country Store and the Old Water Yard are owned by Atlee's. Land west of the Old Water Yard is owned by Blueland LLP.

The Site

Total Site Areas (Ha): Approx 1.7ha

Existing Land Use(s) / Policy Designation:

The site is occupied by a number of industrial and commercial buildings including the Council's Depot. The site also houses the car dealership operated by Allams and Atlee's Country Store.

Current site specific policy designations are Policies E2 and E4 of the Mole Valley Local Plan 2000 and Policy CS12 Sustainable Economic Development of the Core Strategy DPD. These policies seek to protect against the loss of existing suitably located industrial and commercial uses unless their retention has been fully explored without success. Within these policy areas light industrial and general industrial uses, and storage and distribution uses are encouraged providing that they can be accommodated in relation to the surrounding environment and infrastructure provision.

Part of the site is also within the Flood Plain (Policy CS20 of the Core Strategy).

Proposed Land Use:

The site has been suggested for a mixed development, comprising a medium sized supermarket, car parking and some combination of residential units/comparison retail space/community facilities.

Neighbouring Land Use(s):

The site is in a predominantly industrial and commercial area with a number of small and large units and office premises located to the north, west, and south-west of the site. To the south of the site on the opposite side of Curtis Road are a number of residential properties. This includes a row of approximately 12 terraced properties

To the south-east of the site is the sheltered housing development of Canterbury Court. Built in 1989 the development is a mix of 46 one and two-bedroom flats. East of the site is Portland Road. On the corner is the newsagents followed by a semi-detached properties and a small number of flats and commercial workshops.

Historical Land Use(s):

The site has a long history of industrial and commercial uses. The Mill is the oldest standing structure on the site which has at times been accompanied by the Mill Pond; swimming baths and pumping station.

Relevant planning history including current applications:

All planning applications for the site relate to the construction of industrial and commercial buildings and minor changes to premises i.e. extensions, canopies and portacabins.

Location – as defined in Policy CS1 of the Core Strategy:

Within the built-up area of Dorking.

<h2>Suitability for Development</h2>

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is just outside of the town boundary. Pedestrians can easily access the shops, and many other town centre facilities via the pavements along Curtis Road and Station Road.

Is / can the site be service by routes suitable for cyclists?

Cyclists have easy access from the site to for example, the shops, and the Railway Stations. Recommended routes for cyclists to the town run along many roads including Station Road, West Street and the High Street.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved considering that the site has already serves a number of industrial and commercial buildings and the Council's deport.

See Chapter 4 of the Dorking Town AAP Discussion Paper (February 2011) for further details on Highways implications.

Is the site adjacent to the motorway or trunk roads? The site is adjacent to the A2003

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - 250m.
- **Public transport – railway station** - 350m (Dorking West Station).
- **Larger employment centre** - The site is part of an industrial area and surrounded by a number of commercial and industrial premises.
- **Convenience shopping (food & drink)** - The site is being promoted for mixed use including a supermarket. Located just outside the Dorking Town boundary the current nearest existing supermarket would be Waitrose.
- **Education facilities (primary)** - St Martin's CofE Primary School (300m).
- **Education facilities (secondary)** - The Priory CofE (800m).
- **Primary care facilities – doctors** – Doctor Young and Partners (600m).
- **Public open space / accessible countryside** - Meadowbank (500m).

Is / can the site be connected to the following utilities:

Electricity – Yes

Gas – Yes

Telecommunications Network – Yes

Water Supply – Yes

Foul Sewage Disposal – Yes

Surface Water Drainage – Yes

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Part of the site is located within the flood plain of the Pippbrook (Flood Zone 3). Any development would have to take this into account and it may be that the building would have to be designed to be above the area at risk, this could result in it being on 'stilts'.

Is the site in close proximity to any watercourse?

The site lies adjacent to the Pippbrook.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** – No.
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time, the site predominantly consists hard surfacing and structures.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable

BUILT-UP AREA CHARACTER

Which Character Area is the site within or adjacent to (built- up areas): Dorking Built-Up Area Character Appraisal SPD

Curtis Road

- Large amount of commercial floorspace, providing main employment area within the town.

- Small frontage to main through route (Station Road) helps to screen majority of industrial uses from general public view. Largest buildings are set well back and generally out of public view. Therefore relatively little impact on wider townscape, considering the size of the area.
- Rather weak townscape along Station Road frontage north of Curtis Road, due to lack of highway-fronting development and ill-defined property boundaries.
- Congestion due to conflict between parked cars and heavy lorries accessing commercial uses.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – The site is 20m north of the Dorking Conservation Area boundary in the Spring Gardens area.
- **Listed Building** - No (nearest Listed Building is 35m away)
- **Area of potential archaeological interest** – No

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – No
- **Any established hedgerows** – No
- **Any mature trees** – No

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site appears to contain no green infrastructure; trees or other vegetation, there is therefore significant potential to improve this as part of any development proposals.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site – No

Slopes/topography – No.

Telephone masts, sub-stations, pylons – Yes. There is an electricity sub-station adjacent to the site.

Contaminated / Potentially contaminated – Yes.

The site is located on a secondary aquifer. The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration systems should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. They recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - No.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021)

Is there market interest in the site?

The land is within three ownerships. A joint agreement has been signed between the parties and a supermarket operator will be selected in order to allow the continued promotion of the site through the AAP.

Are there any legal / ownership constraints on the site?

In order to deliver this site, the agreement between the three parties needs to remain in place.

Would any constraints make part of the site unavailable for development? Investigation into flood risk issues needs to be undertaken.

<h2>Achievability of the Site</h2>

How many dwellings can the site expect to deliver?

This would depend on the final scheme.

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats – Yes

Small Family Homes – Yes

Large Family Homes – Unlikely

Affordable Housing – Yes

Sheltered Housing – Yes

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

In order to deliver this site, the agreement between the three parties needs to remain in place.

Summary of general comments received on site to date:

Dorking Town AAP Discussion Paper February 2010

The following general comments were made:

There were both comments in support and against potential supermarket development on this site. There was support from the supermarket operators as they consider that there are no deliverable alternatives within the town centre and that the Council should be looking at suitable sites outside the defined town centre in order to meet the need for additional convenience floorspace. It was highlighted that the site is only 180m from the edge of the town centre boundary and would facilitate the Council's desire to relocate the existing depot. It would also provide an opportunity to clear up any contamination of the site that may exist and look at opportunities to reduce flood risk.

There were some objections by local residents, businesses and retailers to the potential location for a supermarket on this site in this location. The comments included:

- The site should be used for industrial use.
- A supermarket in this location would result in customers not visiting the shops in the centre of town.
- Suited to industrial use and comparison shopping not a supermarket.
- Not suitable for convenience shopping – being out of town centre, long way for pedestrians.
- Very poor access to the site for vehicles.
- There are questions marks over the suitability/deliverability of the Curtis Road site.
- It would draw trade from the town centre.

Overall there was a general level of objection to providing a supermarket outside of the town centre.

DK12: Land at White Horse Hotel, Dorking

Contact Details

Site Reference No: DK12 - Land at White Horse Hotel, Dorking

Agent: Moorfield Group

The Site

Total Site Areas (Ha):

0.36ha

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site currently consists of a hotel plus restaurant and meeting / conference facilities.

Current site specific policy designations are Policy E7 of the Mole Valley Local Plan 2000 and Policy CS12 Sustainable Economic Development. Both of these policies seek to support business related development in the town and support development which maintains and enhances Dorking's role as a town with a strong service centre. Policy CS12 specifically refers to making provision for accommodation for visitors to the District, especially in Dorking and Leatherhead, both in terms of business trips and tourism related development.

In addition, the site is within Dorking Town Centre and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

The site is within the Dorking Town Conservation Area.

Proposed Land Use:

It is proposed that the accommodation block to the rear of the hotel be re-developed as houses in order to fund improvements to the Hotel itself.

Neighbouring Land Use(s):

The White Horse Hotel fronts onto the High Street, in Dorking Town Centre. As a result the site is abutted by shops to the west, to the east is Dene Street and further shops, plus some offices. To the rear of the site that area is predominantly housing.

Historical Land Use(s):

The site has historically contained an inn or hotel.

Relevant planning history including current applications:

There have been a series of planning applications in relation to the day-to-day activities of a hotel including advertisements, the construction of a swimming pool, the development of the additional rooms to the rear of the site, works on the trees and various internal alterations to the main building.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pavements link the site to amongst others, the shops, offices, local industrial areas and the Dorking Railway Stations.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, offices, local industrial areas and the Dorking Railway Stations. Recommended routes for cyclists to the town run along the High Street.

Is / can the site be served by a satisfactory vehicular access?

Surrey County Council has made the following comments:

The existing access to Dene Street is signed as deliveries only, although other vehicles may well use it. This access narrows down to just 3 metres which is not considered sufficient to cater for a development of this many dwellings. Furthermore any development cannot be considered in isolation from the existing pub/hotel in terms of parking and servicing, which must be considered and it has to be demonstrated that parking and servicing for the existing uses can be accommodated within the site.

Is the site adjacent to the motorway or trunk roads?

Access to the site leads from the High Street (A25).

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - There is a bus stop outside the hotel.
- **Public transport – railway station** - All 3 stations in Dorking are within a kilometre of the site
- **Larger employment centre** - the site is within Dorking Town Centre.
- **Convenience shopping (food & drink)** - the site is within Dorking Town Centre, Sainsburys would be the nearest supermarket.
- **Education facilities (primary)** - St Pauls CofE Primary School (0.3miles).
- **Education facilities (secondary)** - The Ashcombe School (0.4miles).
- **Primary care facilities – doctors** - Dr Young & Partners, New House Surgery (550m) & Medwyn Surgery (700m).
- **Public open space / accessible countryside** - Meadowbank (250m) and the Leisure Centre is only 400m.

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No.
- **Site of Special Scientific Interest (within 500m)** - No.
- **Local Nature Reserve** - No.
- **Site of Nature Conservation Importance** - No.
- **Area of Outstanding Natural Beauty** - No.
- **Area of Great Landscape Value** - No.

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable.

Which Character Area is the site within or adjacent to (built- up areas): Dorking Built-Up Area Character Appraisal SPD

High Street.

- Dynamic and interesting historic townscape, including a wealth of historic and traditional buildings, many retaining traditional shop fronts.
- Strong linear shopping frontages, with a consistent building line and a clear hierarchy of grand and more modest buildings.
- A handful of modern commercial buildings of indifferent quality, but overall relatively little 20th century redevelopment through the town centre as a whole.
- Mixed retail offering, including many small and/or independent shops.
- Several distinctive local historic features, including raised pavements, historic street furniture, stone setts, water pump at Pump Corner.

- Sequence of alleys and footpaths radiating from main shopping streets, often accessing courtyards of a quiet, intimate character.
- Excellent views east along the High Street to the ridge of Box Hill.
- Generally strong sense of enclosure, with buildings directly fronting the street and meandering road layout opening up varied street views, including glimpses of St Martins spire.

The site is also adjacent to the Dene Street character area. The relevant characteristics are:

- Very narrow street width at junction with High Street, giving strong sense of enclosure and intimacy, but also creating conflict between vehicles and pedestrians.
- Tight knit, varied street scene combining clusters of cottages and terraced houses with larger, more imposing buildings.
- Several good examples of historic (16th to 19th century) cottages, of a vernacular style.
- Sections of street dominated by 1970s flats above retaining wall, with car parking below. Rather weak streetscape at ground level and sharp contrast with more traditionally-scaled buildings below.

Does the site contain, or is it adjacent to:

- **A Conservation Area** - The site is within the Conservation Area – the Conservation Area Appraisal for Dorking makes the following comments about the area (See Appendix A).
- **Listed Building** - Yes, The White Horse Hotel plus a number of surrounding properties on both the High Street and Dene Street are listed including
- **Area of potential archaeological interest** - Yes.

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - No.
- **Any established hedgerows** - No.
- **Any mature trees** - Unknown, there are a number of trees on the site.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

There are a number of trees on site. Any opportunities to enhance the level of green infrastructure should be considered. Details are currently unknown.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No, but Footpath 97 runs to the south of the site.

Slopes / topography – the site rises as you move through the car park towards the main buildings. The residential properties to the south of the site are noticeably higher than some sections of the site.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated - Unlikely.

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that

infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Short term (next 5 years).

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown

Would any constraints make part of the site unavailable for development? Unknown, but there are issues over the access which may reduce the capacity of the site.

Achievability of the Site

How many dwellings can the site expect to deliver?

22 dwellings – mix of flats and town houses (proposed by the Moorfield Group).

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats - Yes.

Small Family Homes - Yes.

Large Family Homes - No.

Affordable Housing - Yes.

Sheltered Housing - Yes.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage

Are there any issues that may influence the achievability of timing of the development of the site?

There have been discussions over this site for some time, and a planning application is expected. However, there are issues surrounding the vehicular access to the site which need to be overcome. In addition, the council needs to be satisfied that the works to the main hotel will take place ensuring that the scheme achieved the objectives set for the town in terms of the need to retain hotel accommodation.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

The owners of the White Horse Hotel supported the allocation of land to the rear of the White Horse Hotel for alternative uses. They state that the release of this land to allow non-hotel uses is necessary to the fund works required to ensure the ongoing viability of the main part of the Hotel. They state that land to the rear can be accessed separately from Dene Street and the site is of sufficient size to ensure a quality, landscaped scheme with off street parking. They support wording which refers to housing as being the preferred alternative use but also suggest that the site may be a suitable location for a residential care / retirement facility for the elderly.

Other respondents felt that a small number of houses at the rear of the Hotel may be acceptable as long as there is sufficient land to ensure that the hotel remains viable, i.e. enough space for sufficient rooms and a big enough car park. Another respondent suggest that the land could be used for car parking and another considered that the site should be retained for the expansion of hotel / should be kept in hotel use as there is shortage of rooms in town.

DK13: Magistrates Court, Dorking

Contact Details

Site Reference No: DK13 - Magistrates Court, London Road, Dorking

Agent: DPP (London Office)

The Site

Total Site Areas (Ha):

Approx 0.2 ha

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site is currently a Magistrate's Court plus associated parking.

Current site specific policy designations are Policy DTC6 of the Mole Valley Local Plan which recognises the Reigate Road Area as one of Civic, Entertainment, Cultural, Recreational and Community Facilities. This area stretches along both sides of Reigate Road and comprises the Council Offices, Library, Surrey County Council Area Officers, Magistrates Court, bowling green and public tennis courts, Dorking Halls, the Swimming Centre and car parks. Proposals which would prejudice the provision of development for these purposes will not normally be permitted.

Proposed Land Use:

Housing and / or civic uses, the final use is yet to be fully determined.

Neighbouring Land Use(s):

The site is in an area of mixed uses. To the east is a petrol station and shop, the remainder of the site is surrounded by civic and community uses which include the Mole Valley District Council Offices and the open space that surrounds it. This includes a bowls green and four tennis courts. The site also includes Pippbrook House, which is currently being used as the Dorking Library. There are a number of homes just to the south east of the Courts.

Historical Land Use(s):

The site previously formed part of the ground of Pippbrook House.

Relevant planning history including current applications:

None.

Location – as defined in Policy CS1 of the Core Strategy:

Within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pedestrian links from the site to the shops, Meadow Bank Recreation Ground, Dorking Halls, Leisure Centre and

the Railway Stations already exist. There are also good links to public footpaths leading into North Downs and along the River Mole.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, Meadow Bank Recreation Ground and the Railway Stations. Recommended routes for cyclists to the town run along many roads including London Road and the High Street. Shared cycle and footpaths run alongside the A24 to the north.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved considering that the site already contains the Magistrates Courts. The Council Offices and a car park are accessed from the main Reigate Road (A25) and there may be a possibility of access through that site if development of the two sites were to be combined.

At this stage Surrey County Council has no objection to the principle or numbers of homes proposed.

Is the site adjacent to the motorway or trunk roads?

The site is only a short distance from the A24.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - 30m on London Road
- **Public transport – railway station** - 200m Dorking Deepdene Station
- **Larger employment centre** - The site is a short walk from Dorking Town centre
- **Convenience shopping (food & drink)** - The site is a short walk from Dorking Town centre
- **Education facilities (primary)** - 0.6 miles – St Martin’s CofE Primary School
- **Education facilities (secondary)** - 0.2 miles – The Ashcombe School
- **Primary care facilities – doctors** - Dr Monella & Partners – 250m
- **Public open space / accessible countryside** - Within Pippbrook Grounds and Meadow Bank - 250m

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Yes

Further details

‘Yes’ has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

Yes the site is just south of the Pipp Brook.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No.

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time, however there are a number of significant trees around the site and the District Council has implemented a scheme whereby some grass is left to grow long providing habitats for a number of insect species and subsequently birds on the Pippbrook site.

Please identify any areas of, and opportunities for ecological enhancements within the site.

The site itself consists of the Magistrates Courts and car parking it is however encompassed within the Pippbrook grounds which contain mostly formal gardens. There are a number of significant trees, and hedgerows which form some of the boundaries. With its proximity to the Pipp Brook and North Downs there are probably possibilities to ensure the site provides habitats for bats, birds and insects.

LANDSCAPE CHARACTER

Not applicable

THE BUILT ENVIRONMENT AND HERITAGE

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

Pippbrook Area

The relevant key characteristics are:

- Mature trees within Pippbrook grounds and at rear of Dorking Halls complex introduce a substantial “green” area into this edge of the town centre.
- Roofscape of Pippbrook opens up views to Box Hill from the High Street, helping to link the town to its landscape context.
- Concentration of leisure and civic uses gives a strong community focus to this part of the town centre, which is, in turn, in the geographical centre of the District.

- Several landmark buildings - Pippbrook House, Dorking Halls, Dorking Sports Centre and Pippbrook council offices - all with their own distinctive character and identity.
- Well-defined public spaces in front of Dorking Halls/Sports Centre and Pippbrook offices, with an attractive mix of hard and soft landscaping and two statues of notable Dorking residents.

Does the site contain, or is it adjacent to:

- **A Conservation Area** - Dorking Conservation Area lies to the west of the site beyond the BT Exchange.
- **Listed Building** - 75m away – Pippbrook House
- **Area of potential archaeological interest** - Unknown

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - None currently exist on the site, there are however a number of notable trees adjacent to the site.
- **Any established hedgerows** - There are no hedgerows within the site.
- **Any mature trees** - There are a number of mature trees adjacent to the site.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site itself consists of a building plus parking and some shrubs. It is encompassed by the Pippbrook site which contains areas of formal and informal public open space along with tennis courts and bowling greens. There are opportunities to provide a range of habitats within the site as part of any development proposal, particularly if linked to the larger redevelopment of the Pippbrook site.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No.

Slopes / topography - No, not significant.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated - Unknown.

The site is located on a superficial secondary aquifer over a principal aquifer. The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021)

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown.

Would any constraints make part of the site unavailable for development? Unknown.

<h2>Achievability of the Site</h2>

How many dwellings can the site expect to deliver?

Depends on the future of the wider Pippbrook site.

What density would the development be?

This would be dependent on whether this was constructed as a scheme in isolation of the wider Pippbrook site or not.

What type of dwellings could the site achieve?

Flats - Yes.

Small Family Homes - Yes.

Large Family Homes - Yes.

Affordable Housing - Yes.

Sheltered Housing - Unknown.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently used as a Magistrates Court. It has been decided by the Ministry of Justice that the Court should close but the timings are yet to be decided. The site is currently within an area designated for Civic, Entertainment, Cultural, Recreational and Community Facilities. The future of the site may also depend on the outcome of discussions over the future of the wider Pippbrook site.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There was generally support for the redevelopment of the Courts for housing including a representation from Her Majesty's Court Service which supports the recognition of the site as a development opportunity. HMCS has confirmed the closure of the Courts and is undertaking an appraisal of future options for the site. The inclusion of the Magistrates site was also supported by Mole Valley District Council Estates Department as this could form part of a comprehensive development in combination with the Pippbrook site.

Other suggested uses of the site were as sheltered housing / nursing homes, community / youth centre, library or other community use. It was also felt that it could be converted for use as private conference facility, training facility, internet / document centre or for use by the Police.

DK15 - Pippbrook Offices, Pippbrook House and Gardens, Dorking

Contact Details

Site Reference No: DK15 - Pippbrook Offices, Pippbrook House and gardens, Reigate Road, Dorking, Surrey, RH4 1SJ

Agent: Tibbalds Planning and Urban Design.

The Site

Total Site Areas (Ha):

Approx 2.9 ha including all buildings and open space. Estimated developable area is currently unknown.

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site is currently in civic and community uses which include the Mole Valley District Council Offices and the open space that surrounds it. This includes a bowls green and four tennis courts. The site also includes Pippbrook House, which is currently being used as the Dorking Library. It is also being used as offices and storage in the basement for the District Council.

Current site specific policy designations are Policy DTC6 of the Mole Valley Local Plan which recognises the Reigate Road Area as one of Civic, Entertainment, Cultural, Recreational and Community Facilities. This area stretches along both sides of Reigate Road and comprises the Council Offices, Library, Surrey County Council Area Officers, Magistrates Court, bowling green and public tennis courts, Dorking Halls, the Swimming Centre and car parks. Proposals which would prejudice the provision of development for these purposes will not normally be permitted.

The site also forms part of Strategic Open Land within the Built-Up Area (Policy ENV20 of the Mole Valley Local Plan).

In addition, some of the site is within the Dorking Town Centre boundary and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

Finally, Pippbrook House is Listed (Grade II)

Proposed Land Use:

Housing (approximately, 100 homes, a mix of houses and flats) and civic uses, incorporating, open space and the existing recreational facilities. The Council has indicated that Pippbrook House will remain in Community Use.

Neighbouring Land Use(s):

The site is in an area of mixed uses. Homes abut many parts of the site but there is also the Magistrates Court to the north (not likely to remain in use), offices at the BT Exchange to the west and a leisure centre and Dorking Halls, parking plus a care home and medical centre to the south across the Reigate Road. The Reigate road is the main road travelling east – west through the town.

Historical Land Use(s):

The land previously formed the grounds of Pippbrook House and later contained tennis courts, cinema and a car garage / petrol filling station.

Relevant planning history including current applications:

None

Location – as defined in Policy CS1 of the Core Strategy:

Within the built-up area of Dorking

<h2>Suitability for Development</h2>

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is in a town centre location, pedestrian links from the site to the shops, Meadow Bank Recreation Ground, Dorking Halls, Leisure Centre and the Railway Stations already exist. There are also good links to public footpaths leading into North Downs and along the River Mole.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, Meadow Bank Recreation Ground and the Railway Stations. Recommended routes for cyclists to the town run along many roads including the High Street and Rothes Road. Shared cycle and footpaths run alongside the A24 to the north.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved considering that the site already contains Council Offices and a car park access from the main Reigate Road (A25). There may also be a possibility of access to the site from the north via the current access into the Magistrates Courts.

At this stage Surrey County Council has no objection to the principle or numbers of homes proposed.

Is the site adjacent to the motorway or trunk roads?

Yes – It is adjacent to the A25 only a short distance to the A24.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** – 50 m on Reigate Road
- **Public transport – railway station** – 370 m – Deepdene railway station
- **Larger employment centre** – it forms part of Dorking Town
- **Convenience shopping (food & drink)** – it forms part of Dorking Town
- **Education facilities (primary)** – 0.5 miles - St Paul's CofE Primary School
- **Education facilities (secondary)** – 0.3 miles - The Ashcombe School
- **Primary care facilities – doctors** – Opposite the site at the Medwin Centre
- **Public open space / accessible countryside** – There is public open space within the site and nearby at Meadow Bank.

Is / can the site be connected to the following utilities:

Electricity - Yes.

Gas - Yes.

Telecommunications Network - Yes.

Water Supply - Yes.

Foul Sewage Disposal - Yes.

Surface Water Drainage - Yes.

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

Yes the site is just south of the Pipp Brook.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No.

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** – No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** – No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time, however there are a number of significant trees on the site and the Council has implemented a scheme whereby some grass is left to grow long providing habitats for a number of insect species and subsequently birds.

Please identify any areas of, and opportunities for ecological enhancements within the site.

The site has contained mostly formal gardens. There are however a number of significant trees, and hedgerows form some of the boundaries. With its proximity to the Pipp Brook and North Downs there are probably possibilities to ensure the site provides habitats for bats, birds and insects.

LANDSCAPE CHARACTER

Not applicable

THE BUILT ENVIRONMENT AND HERITAGE

Which Character Area is the site within or adjacent to (built- up areas):

Dorking Built-Up Area Character Appraisal SPD

Pippbrook Area

- Mature trees within Pippbrook grounds and at rear of Dorking Halls complex introduce a substantial “green” area into this edge of the town centre.
- Roofscape of Pippbrook opens up views to Box Hill from the High Street, helping to link the town to its landscape context.
- Concentration of leisure and civic uses gives a strong community focus to this part of the town centre, which is, in turn, in the geographical centre of the District.
- Several landmark buildings - Pippbrook House, Dorking Halls, Dorking Sports Centre and Pippbrook council offices - all with their own distinctive character and identity.
- Well-defined public spaces in front of Dorking Halls/Sports Centre and Pippbrook offices, with an attractive mix of hard and soft landscaping and two statues of notable Dorking residents.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – Dorking Conservation Area lies to the west of the site beyond the BT Exchange.
- **Listed Building** – Pippbrook House is a Listed Building (Grade II). English Heritage was asked to assess the Pippbrook Council Offices and consider their appropriateness for listing. In a report dated the 3rd April 2009 they concluded that whilst of potential interest in the future as a sensitive civic complex of the 1980s, the date of the building excludes it from consideration for listing under the 30-year rule. The building is not considered to be of more than special or exceptional interest and under threat to qualify it.
- **Area of potential archaeological interest** - unknown

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – None currently exist on the site, there are however a number of notable trees within the site.
- **Any established hedgerows** – Hedgerows abut the site on a number of sides, the probably contain ornamental garden species as well as more native species. There are no hedgerows within the site.
- **Any mature trees** – There are a number of mature trees on the site which should be considered as part of any development proposal.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site already contains areas of formal and informal public open space along with tennis courts and bowling greens. Any future development of the site will consider the future of these uses and may look to incorporate them within a scheme. This needs to be considered and assessed further. There are also opportunities to provide a range of habitats within the site as part of any development proposal and retain many trees and areas of open space.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No.

Slopes / topography - Yes, the site slopes downwards from Reigate Road towards the Pipp Brook.

Telephone masts, sub-stations, pylons - Yes.

Contaminated / Potentially contaminated - Unknown, previous uses include tennis courts, a cinema and car garage plus petrol station.

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated. Although they have made no specific comments in relation to this site, they report that the adjoining Magistrates Court is located on a superficial secondary aquifer over a principal aquifer.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021).

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown.

Would any constraints make part of the site unavailable for development? Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

There are a range of numbers depending on the final make up of the site and the other uses contained within it, but it could accommodate up to 100 homes.

What density would the development be?

41 dph, but would contain many flats so overall the scheme would appear less densely developed.

What type of dwellings could the site achieve?

- Flats** - Yes
- Small Family Homes** - Yes
- Large Family Homes** - Yes
- Affordable Housing** - Yes
- Sheltered Housing** - Unknown

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently used for a number of civic purposes including the District Council Offices and Dorking Library. There are many issues to be overcome in bringing forward any development of this site.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

The majority of respondents felt the Council Offices and Library should be kept for their current use and that the site as a whole should be retained for civic, recreation, entertainment and cultural purposes. It was felt that redevelopment of site would be detrimental to its current open community use. It currently contains attractive / treasured open space, recreation facilities and gardens for the community and there was concern that this cannot be provided elsewhere to the same level. It was suggested that the entire site should be in the conservation area.

It was considered by many that Pippbrook House (The Library) should be retained as a public building. It is attractive and well used. It was also noted that there was currently free parking – one respondent suggested that if the library moves, parking vouchers are provided to users. It was also suggested by people that the building be used as an adult education centre, nursery, school, offices or a hotel. There was concern that Pippbrook House might be demolished.

There was very little support for the loss of the Council buildings and some suggested that they should be listed as it is a fine example of modern design. They were considered to be iconic, attractive buildings which provided a gateway to the town (with Dorking Halls). The building also allows views from the town to the North Downs. The District Council Offices are felt to be in a good location, providing good access for the community by foot and car and it was suggested that Social Services or the Police could take up spare capacity in the building. There was also concern that money has just been spent on the reception. Other suggested uses for the offices were as flats, a hotel, school, adult education centre, business training centre or higher education facility.

Conversely the inclusion of the Pippbrook site as an opportunity site was supported by the Mole Valley District Council Estates Department. They considered that the site represents a significant opportunity to contribution towards housing provision within the District. Realising the potential of brownfield sites such as Pippbrook will reduce the need to build housing on Green Belt land. In considering the site in more detail they highlight the need for a greater understanding of the role and function of the sports facilities on the site, particularly in relation to the wider urban area of Dorking. This would assist in ensuring that the right type and quantity of open space is re-provided on site.

Finally there was concern that an increase in dwellings would lead to an increase in traffic and parking requirements.

DK17 – Land at rear of St Martins Walk, Dorking

Contact Details

Site Reference No: DK17 – Land at rear of St. Martins Walk, Dorking

Agent: White Young & Green (Sainsburys)

The Site

Total Site Areas (Ha):

1.36 hectares. The estimated developable area is currently unknown.

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site is currently in mixed use. This includes the car park owned by Mole Valley District Council, the Malt House pub and Church Garden flats, the majority of which are owned by Mole Valley Housing Association.

Current site specific policy designations include Policy CS20 ‘Flood Risk Management’ of the Core Strategy DPD. Part of the site (on the northern boundary) is within Flood Zone 3.

In addition, the site is adjacent to the Dorking Town Centre boundary and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

Proposed Land Use:

The proposed scheme includes the provision of a supermarket which would be operated by Sainsburys. Over the last year the Council has had discussions with Sainsburys in order to gain a better understanding of what they might wish to see take place on the site. This has culminated in a brief for the site (prepared by Sainsburys). In summary the key features of their proposal are believed to be as follows:

- A new store of 2,800 – 3,250 sqm net floorspace plus car parking over a number of levels.
- Retained and improved site for the Friday market between the new store and St Martins Churchyard.
- Provision of a community type building on the site.
- Re-provided housing.

Neighbouring Land Use(s):

The site is in an area of mixed uses. To the north of the site on the other side of the Pipp Brook is the Football Ground and Meadow Bank Recreation Ground. To the east and west of the site are a number of residential properties. The majority are terraced; flats and semi-detached properties. There are some residential properties to the south of the site however, this area largely consists of retail units (St. Martins Walk) and St. Martins Church.

Historical Land Use(s):

Previous land uses include allotments/gardens roughly where the existing car park is and residential properties.

Relevant planning history including current applications:

Planning permission was granted in 1988 for the development of St. Martins Walk including the M&S store. In 2008 planning permission was granted for the redevelopment of the Malthouse Public House for 37 flats, this has not been built out and subsequently Surrey County Council has sought planning permission to change the former public house to a youth centre.

Location – as defined in Policy CS1 of the Core Strategy:

Within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE**Is / can the site be served by suitable footpaths?**

No public footpaths run through the site. There is a Public Footpath (72) which runs from the rear of St. Martins Church through the graveyard to the car park at the rear St. Martins Walk. The site is in a town centre location, pedestrian links from the site to the shops, Meadow Bank Recreation Ground, and the Railway Stations already exist.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, Meadow Bank Recreation Ground and the Railway Stations. Recommended routes for cyclists to the town run along many roads including the High Street. Shared cycle and footpaths run alongside the A24 to the north.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved, although for what level of traffic is currently uncertain. As part of the scheme, Sainsburys are proposing improvements to Mill Lane plus some traffic management at the junction with the High Street.

Is the site adjacent to the motorway or trunk roads?

Yes – It is adjacent to the A25 and a short distance to the A24.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** – 90 m on the High Street.
- **Public transport – railway station** – 700 m – Dorking West Station.
- **Larger employment centre** – it forms part of Dorking Town
- **Convenience shopping (food & drink)** – it forms part of Dorking Town
- **Education facilities (primary)** – 0.5 miles - St Martins CofE Primary School
- **Education facilities (secondary)** – 0.4 miles - The Ashcombe School
- **Primary care facilities – doctors** – 700m Dr Young and Partners.
- **Public open space / accessible countryside** – The site is adjacent to the Footballs Ground and Meadow Bank.

Is / can the site be connected to the following utilities:

Electricity - Yes.

Gas - Yes.

Telecommunications Network - Yes.

Water Supply - Yes.

Foul Sewage Disposal - Yes.
Surface Water Drainage - Yes.

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

The northern extent of the site is located within the flood plain of the Pippbrook (Flood Zone 3). The Pippbrook is culverted in this location.

Is the site in close proximity to any watercourse?

Yes the site is just south of the Pipp Brook.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No.

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** – No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** – No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable

THE BUILT ENVIRONMENT AND HERITAGE

Which Character Area is the site within or adjacent to (built- up areas): Dorking Built-Up Area Character Appraisal SPD

High Street / South Street / West Street

- Large expanses of private car parking, operated by offices and flats at rear of South Street/off Norfolk Road. Boundaries ill-defined and lack of any green space.

- Weaker streetscape along south side of South Street, near Butter Hill, where otherwise consistent building line is broken up by changes in level.
- High level of through traffic and difficulties servicing shops leads to congestion throughout the town centre.
- Several modern offices and blocks of flats on southern reaches of South Street and on backland south of Norfolk Road. Some rather dominant over neighbouring historic buildings.
- Dynamic and interesting historic townscape, including a wealth of historic and traditional buildings, many retaining traditional shopfronts.
- Strong linear shopping frontages, with a consistent building line and a clear hierarchy of grand and more modest buildings.
- A handful of modern commercial buildings of indifferent quality, but overall relatively little 20th century redevelopment through the town centre as a whole.
- Mixed retail offering, including many small and/or independent shops.
- Several distinctive local historic features, including raised pavements, historic street furniture, stone setts, water pump at Pump Corner.
- Sequence of alleys and footpaths radiating from main shopping streets, often accessing courtyards of a quiet, intimate character.
- Several small scale industrial and commercial uses remaining at the rear of the main retail frontages, often accessed down narrow alleys or private lanes.
- Excellent views east along the High Street to the ridge of Box Hill.
- Cluster of antique shops and related uses along West Street, with good retention of historic shop fronts.
- Generally strong sense of enclosure, with buildings directly fronting the street and meandering road layout opening up varied street views, including glimpses of St Martins spire.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – Dorking Conservation Area lies to the east, south and west of the site.
- **Listed Building** – St. Martins Church (Grade II*) is adjacent to the site on its southern boundary. There is also scattering of Listed Buildings within 100m of the site. This includes the Old Pumphouse, Archway Place (Grade II) and Leslie House, Church Street (Grade II).
- **Area of potential archaeological interest** - unknown

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – None currently exist on the site.
- **Any established hedgerows** – No.
- **Any mature trees** – No.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

Unknown at this stage. The site is mostly developed and there is limited green infrastructure provision other than small amenity spaces surrounding the flats at Church Gardens. In such circumstances it is considered that there are opportunities to improve the level of green infrastructure within the site and link St. Martins Church graveyard and Meadow Bank.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No.

Slopes / topography – The site slopes downwards from St. Martins Walk and the car park to the Malt House PH and the Pipp Brook.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated – Unlikely.

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated. Although they have made no specific comments in relation to this site, they report that the adjoining Magistrates Court is located on a superficial secondary aquifer over a principal aquifer.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Medium Term (by 2021).

Is there market interest in the site?

Sainsburys are promoting the site for a supermarket through the Dorking Town AAP process.

Are there any legal / ownership constraints on the site?

The promoters of this scheme, Sainsburys, do not currently own the site. It is owned by a range of organisations including the District Council and Mole Valley Housing Association. In addition, Surrey County Council has applied for permission to convert the Malt House pub to a youth club/other community facilities.

In order for Sainsburys to develop the site they need to acquire the former pub and would need to find an alternative suitable site for the youth club/other community facility. This could be on the site as part of the development.

Would any constraints make part of the site unavailable for development? Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

The Council would be seeking the re-provision of the flats at Church Gardens on the site.

What density would the development be?

This would depend on the number of flats to be re-provided and the site size/location.

What type of dwellings could the site achieve?

Flats - Yes

Small Family Homes - Yes
Large Family Homes - No
Affordable Housing - Yes
Sheltered Housing - Unknown.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage

Are there any issues that may influence the achievability of timing of the development of the site?

The promoters of this scheme, Sainsburys, do not currently own the site. It is owned by a range of organisations including the District Council and Mole Valley Housing Association. In addition, Surrey County Council has applied for permission to convert the Malt House pub to a youth club/other community facilities.

In order for Sainsburys to develop the site they need to acquire the former pub and would need to find an alternative suitable site for the youth club/other community facility. This could be on the site as part of the development. There is also a need to re-provide the houses on site.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There was a mix of support and objection to any potential redevelopment of the land at the rear of St. Martins Walk.

Some of the responses suggested that St. Martins Walk was a good location for a new supermarket. Reasons for this included its location within the town and the possibility that shoppers would use the other shops in the area. It was felt by some that a sympathetic development could revitalise that area. There was however, concern about the loss of parking and the impact on traffic along Mill Lane.

There was a number of responses put forward relating to the existing St Martins Walk Shopping Centre:

- It is undersubscribed and has many empty units. The Council should consider adapting this site (not the car park at the rear) to provide additional convenience floorspace.
- It should be redeveloped, a supermarket relocated at the front facing the High Street and car parks are already in place. The entrance to the town would be preserved; the site is already developed and would be improved and made to work without too much damage to the rest of the town.
- It should be pulled down, redeveloped and replaced with a good supermarket.
- The supermarket could cover the entire open courtyard of St. Martins Walk, with the shop front on the High Street, which would encourage footfall from passersby, who might also then shop in the other units.

Issues raised by those not supporting a supermarket development at the rear of St. Martins Walk include:

- Concerns over the loss of parking within the town centre.

- Should be left as it is – a decent car park that is much more visually appealing than normal town car parks.
- Sainsburys should have a larger store but it could be built in its existing location and stretching out further at the back.
- The land at St. Martins Walk could be the most suitable location for new shops selling comparison goods such as clothing, footwear and household goods.

DK19 - Vincent Walk, South Street, Dorking

Contact Details

Site Reference No: DK19 - Vincent Walk, South Street, Dorking

Agent: This site was identified from a desk-top exercise by the Council and is not being promoted by an agent/landowner.

The Site

Total Site Areas (Ha):

0.3 ha

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site is used by a variety of businesses including engineering, taxi and courier firms.

Current site specific policy designations are Policy E7 of the Mole Valley Local Plan 2000 and Policy CS12 Sustainable Economic Development. Both of these policies seek to support business related development in the town and support development which maintains and enhances Dorking's role as a town with a strong service centre.

The site is within a Conservation Area.

In addition, the site is partially within the Dorking Town Centre boundary and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

Proposed Land Use:

Mixed housing and employment uses.

Neighbouring Land Use(s):

The site is set back from South Street in a mixed area of businesses and retail to the east and residential uses to the west. The residential area is predominantly formed of Victorian / Edwardian terrace housing, the roads are in a generally grid like pattern.

Historical Land Use(s):

The late 1800's maps show some buildings on the site but it is unclear what they are. The access to the site – Vincent Walk – also existed. The maps dated 1954 – 1976 show the site as containing works.

Relevant planning history including current applications:

There has been a history of planning applications relating to the industrial uses on the site including erection of workshops, new roofs, provision of toilets, car parking etc. In 2006 an application for 7 homes on part of the site was refused although a later application for 5 and then 3 homes was approved.

Location – as defined in Policy CS1 of the Core Strategy:

Within the Built Up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

Footpath 103 runs along the northern edge of the site. Vincent Walk is in a town centre location, pavements link the site to amongst others, the shops, offices and local industrial areas.

Is / can the site be service by routes suitable for cyclists?

The site is in a town centre location, cyclists have easy access from the site to for example, the shops, offices and local industrial areas. Recommended cycle routes exist along Junction Road, South and West Street.

Is / can the site be served by a satisfactory vehicular access?

No detailed analysis has been undertaken but it is assumed that vehicular access from South Street can be achieved considering that the site already contains a range of uses. However, this would need to be examined in detail for the site to be progressed and the access is very narrow.

Is the site adjacent to the motorway or trunk roads?

Yes, the site is accessed directly from the A25.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - 150m on South Street
- **Public transport – railway station** - 750m (Dorking West)
- **Larger employment centre** - it forms part of Dorking Town
- **Convenience shopping (food & drink)** - it forms part of Dorking Town, Waitrose is particularly close.
- **Education facilities (primary)** - St Joseph's Catholic (0.1mile), St Pauls CofE (0.3miles)
- **Education facilities (secondary)** - The Priory CofE (0.3miles)
- **Primary care facilities** - Doctors – Dr Young & Partners, New House Surgery (150m)
- **Public open space / accessible countryside** - Meadowbank and The Cotmandene are about 600m away

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

The site is crossed by two character areas.

High Street / South Street / West Street

- Large expanses of private car parking, operated by offices and flats at rear of South Street/off Norfolk Road. Boundaries ill-defined and lack of any green space.
- Weaker streetscape along south side of South Street, near Butter Hill, where otherwise consistent building line is broken up by changes in level.
- High level of through traffic and difficulties servicing shops leads to congestion throughout the town centre.
- Several modern offices and blocks of flats on southern reaches of South Street and on backland south of Norfolk Road. Some rather dominant over neighbouring historic buildings.
- Dynamic and interesting historic townscape, including a wealth of historic and traditional buildings, many retaining traditional shopfronts.
- Strong linear shopping frontages, with a consistent building line and a clear hierarchy of grand and more modest buildings.
- A handful of modern commercial buildings of indifferent quality, but overall relatively little 20th century redevelopment through the town centre as a whole.

- Mixed retail offering, including many small and/or independent shops.
- Sequence of alleys and footpaths radiating from main shopping streets, often accessing courtyards of a quiet, intimate character.
- Several small scale industrial and commercial uses remaining at the rear of the main retail frontages, often accessed down narrow alleys or private lanes.
- Generally strong sense of enclosure, with buildings directly fronting the street and meandering road layout opening up varied street views, including glimpses of St Martins spire.

South Street / Vincent Lane

- Predominantly Victorian housing, with a variety of building styles including modest cottages and stately villas. Mixture of terraced and semi-detached properties - rarely detached.
- Several groups of similarly-designed properties, together with generally consistent plot widths and building lines, helping to give a sense of cohesion within a varied street scene.
- Varied palette of materials, but consistent within clusters of similar dwellings. Render and slate more prevalent than in some other parts of settlement.
- A relatively quiet, residential enclave sandwiched between busy town centre streets.
- Access difficulties due to need for on-street parking, restricting road widths within the character area, traffic congestion along access roads (especially Vincent Lane) in the southern part of the character area.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – The site is within the Conservation Area – the Conservation Area Appraisal for Dorking makes the following comments about the area – See Appendix A.
- **Listed Building** – There are a number of listed buildings in the vicinity of the site including the property at No. 82 South Street on the entrance to the site.
- **Area of potential archaeological interest** – Yes.

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - Yes a blanket TPO covers a small part of the south of the site (I.D. TPO/113/ 5/H)
- **Any established hedgerows** - No.
- **Any mature trees** - Yes (see above).

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

Unknown at this stage. The site is currently mostly in industrial uses and there is limited habitat, there is however the area of land to the south of the site which is covered by a blanket TPO. In such circumstances there are always opportunities to improve the level of green infrastructure within the site and look to enhance the area of green space currently there.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - No

Slopes / topography – The site is relatively flat however, the land drops to the north of the site and (34-36 Arundel Road) drops significantly.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated – The site has been in industrial use so there is potential for contamination, this would need to be assessed further by any promoter of the site if they are to progress further.

The site is located on a principal aquifer. The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues – No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?
Unknown.

Is there market interest in the site?
There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site?
Unknown.

Would any constraints make part of the site unavailable for development? Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?
Unknown

What density would the development be?
This would depend on the final scheme.

What type of dwellings could the site achieve?

- Flats** - Yes
- Small Family Homes** - Yes
- Large Family Homes** - No
- Affordable Housing** - Yes
- Sheltered Housing** - Unknown

In your opinion what is the strength and nature of the demand for your proposed development in the local area?
Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

The site is currently occupied by a number of industrial firms and other businesses. The site was suggested by the Council for consideration through the initial preparation of the Strategic Housing Land Availability Assessment. This did not mean that the Council necessarily considered it appropriate for development, but that it was an option that could be considered. Since this time, the site has been included within a number of further documents for comment. This has not provoked any responses from the occupiers or agents; it does not appear therefore that there is any appetite to progress with the consideration of this site any further. It cannot be concluded that it is either available or deliverable and it would result in the need to relocate established businesses, this is not easy in a constrained area such as Dorking. In addition, there is a desire to retain the mixed use nature of the town centre and to remove industrial areas does not necessarily contribute to its overall sustainability.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

Although there was support for housing development on this site, most of those who commented felt that it was better suited to a mixed use scheme, live / work development as it is in a 'backstreet' part of the town which had formed part of the traditional trading part of Dorking. This mix of uses needed to be retained within the town. There was however some concern about access to the site and parking within, and it was felt by one respondent that the current use was not appropriate as the site is surrounded by housing. The current users of the site had caused noise disturbance and light pollution to these neighbours.

DK20: Vincent Works, Vincent Lane, Dorking

Contact Details

Site Reference No: DK20 – Vincent Works, Vincent Lane, Dorking.

Agent: Lidl UK

The Site

Total Site Areas (Ha):

1.2 ha. The developable area is currently unknown.

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site currently consists of commercial, industrial and storage buildings. The owner of the site considers that these are no longer fit for purpose, are in a poor state of repair and will require significant funding and investment in the next few years.

Current site specific policy designations are Policies E2, E4 and E5 of the Mole Valley Local Plan 2000 and Policy CS12 Sustainable Economic Development of the Core Strategy DPD. These policies (E2 and E4) seek to protect against the loss of existing suitably located industrial and commercial uses unless their retention has been fully explored without success. Within these policy areas light industrial and general industrial uses, and storage and distribution uses are encouraged providing that they can be accommodated in relation to the surrounding environment and infrastructure provision.

Policy E5 states that the Council will encourage the provision of accommodation suitable for light / general industrial uses and storage and distribution uses and any redevelopment should include, where practicable, the provision of premises suitable for occupation by small firms.

Proposed Land Use:

The owners of the site are working with Lidl and the house builder Persimmon Homes to prepare plans for the site. The key features of the proposal are believed to be a new store of approximately 1,250 sqm net floorspace with 82 parking spaces and 34 homes (to the north of the site).

Neighbouring Land Use(s):

The site is surrounded by a number of commercial, industrial and storage buildings. At present it is located between the Wickes store and Kwik Fit (to the north and south). To the east and west of the site are residential properties (Nower Road; Ebbisham Close; and Vincent Close).

Historical Land Use(s):

The site has a history of commercial/industrial use. Prior to this the land was a sandpit and appears to have been farmland connected to Sondes Place Farm.

Relevant planning history including current applications:

In 1995 an application was withdrawn for a retail food store of 2908 sqm with associated access, car parking, and service area following the demolition of all buildings on the 1.3 ha site.

An application for the demolition of existing buildings and erection of a three storey 70-bed residential care home and six apartment blocks accommodating 88 flats together with associated parking, landscaping and access was refused in 2008.

There have been a number of minor applications relating to the commercial/industrial units on the site, including change of use applications, extensions and other minor modifications.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is just outside of the town centre boundary. Pavements link the site to amongst others, the shops, offices, and local industrial areas. There are a series of footpaths around the Arundel Road Mount Street area which provide access to West Street, South Street and further along the High Street.

Is / can the site be service by routes suitable for cyclists?

The site just outside the town centre boundary. Cyclists have easy access from the site to for example, the shops, offices, and local industrial areas. Recommended routes for cyclists to the town run along West Street and then onto the High Street and west on the A25 which is at the end of Vincent Lane.

Is / can the site be served by a satisfactory vehicular access?

Surrey County Council has made the following comments:

If development took place on the Vincent Works site, the opportunity should be taken to ensure that Vincent Lane is realigned to improve visibility at the junctions of Vincent Road and Arundel Road.

Is the site adjacent to the motorway or trunk roads?

Assess to the site leads from the High Street (A25).

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** -There nearest bus stop is outside Townfield Court, South Street (850m).
- **Public transport – railway station** - All 3 stations in Dorking are within a kilometre of the site
- **Larger employment centre** - the site is just outside the town centre and is surrounded by commercial/industrial premises.
- **Convenience shopping (food & drink)** - the site is just outside the Dorking Town boundary, the nearest existing supermarket would be Waitrose.
- **Education facilities (primary)** - St Joseph's Catholic Primary School (200m).

- **Education facilities (secondary)** - The Priory CofE (350m).
- **Primary care facilities – doctors** - Dr Young & Partners, New House Surgery (200m).
- **Public open space / accessible countryside** – Rose Hill (300m) the site is within 20m of the Green Belt boundary.

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No.
- **Site of Special Scientific Interest (within 500m)** - No.
- **Local Nature Reserve** - No.
- **Site of Nature Conservation Importance** - No.
- **Area of Outstanding Natural Beauty** - No.
- **Area of Great Landscape Value** - No.

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable.

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

South Street / Vincent Lane

- Predominantly Victorian housing, with a variety of building styles including modest cottages and stately villas. Mixture of terraced and semi-detached properties - rarely detached.
- Several groups of similarly-designed properties, together with generally consistent plot widths and building lines, helping to give a sense of cohesion within a varied street scene.
- Varied palette of materials, but consistent within clusters of similar dwellings. Render and slate more prevalent than in some other parts of settlement.
- A relatively quiet, residential enclave, sandwiched between busy town centre streets.
- Access difficulties due to need for on-street parking, restricting road widths within the character area, traffic congestion along access roads (especially Vincent Lane) in the southern part of the character area.
- Landmark buildings around junction of Vincent Lane & West Street, defining the edge of this period of development.

Does the site contain, or is it adjacent to:

- **A Conservation Area** - The site is adjacent to the Dorking Town Conservation Area.
- **Listed Building** – No. There are no Listed Buildings on or adjacent to the site.
- **Area of potential archaeological interest** – No.

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - No.
- **Any established hedgerows** – No.
- **Any mature trees** – No.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site appears to contain no green infrastructure; trees or other vegetation, there is therefore significant potential to improve this as part of any development proposals.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site – No.

Slopes / topography – The site is generally flat however. The residential properties to the west of the site are significantly raised above the site on top of a cliff created by the extraction of sand.

Telephone masts, sub-stations, pylons – An electricity sub-station is located adjacent to the site's southern boundary.

Contaminated / Potentially contaminated – Potentially (due to the industrial activities on the site).

Land around Ebbisham Close has been identified as unstable. The Council's GIS system identifies a 200m boundary around this area for which the units on the site's western boundary fall within (13,14, 23 and 24).

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary. They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Short term (next 5 years). It is understood that both Lidl and Persimmon had intended to submit a planning application before the end of 2010. This has not materialised and no pre-application discussions have take place. The Council will continue to seek clarification over the proposed timetable for the progression of the proposal.

Is there market interest in the site?

There remains a market for residential property in Dorking. Persimmon homes are promoting the site alongside Lidl.

Are there any legal / ownership constraints on the site? Unknown

Would any constraints make part of the site unavailable for development?

Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

34 homes are proposed on the northern section of the site.

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats - Yes.

Small Family Homes - Yes.

Large Family Homes - No.

Affordable Housing - Yes.

Sheltered Housing - Unknown.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

Unknown.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There were a large number of comments made on the potential redevelopment of Vincent Lane. The majority of these comments were adverse to the principle of a large supermarket on this site.

The responses received objecting to any supermarket development at Vincent Lane included:

- An increased amount of car journeys to and out of the site may lead to congestion.
- The site does not meet the sequential tests as set out in PPS4.
- The site would be better suited to meeting the demand for commercial and industrial space.
- The site might be better suited for the growing demand for homes.
- Providing a supermarket on this site would draw people away from the town.
- Vincent Lane should be widened.
- It would fail to address the principal issue raised in the consultation paper on how to regenerate Dorking centre.
- Moving the main supermarket to the edge of town would increase the amount of car journeys contrary to sustainable development objectives.

In addition to the responses above a petition was handed to the Council objecting to any potential supermarket development at this site. It contained just over 100 signatures.

Some comments were received which supported a supermarket development at Vincent Lane. This included:

- The industrial site is a mess and would make a good site for a supermarket and possibly other related outlets. With parking generally at such a premium the use of underground parking should be maximised particularly for a new supermarket. Also consider further residential accommodation over the shops.
- The Vincent Works buildings are no longer fit for purpose and are in a poor state of repair. The owners are currently considering a number of options but none of these include a large supermarket. However, a small supermarket may be appropriate as part of a mixed use residential/care home development on this edge of centre site. It would have a number of benefits, as it would meet some of the identified need, generate jobs, facilitate linked trips with the town centre, without having the potentially significant adverse traffic/townscape impacts of a large supermarket.

DK21: Waitrose Store & Mulberry Centre, South Street and Junction Road, Dorking

Contact Details

Site Reference No: DK21 – Waitrose Store & Mulberry Centre, South Street and Junction Road, Dorking

Agent: CB Richard Ellis (CBRE)

The Site

Total Site Areas (Ha):

0.53 ha. The developable area is currently unknown.

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site currently consists of the existing Waitrose Store, the Mulberry Centre (youth club) and Waterstones book store. Offices are accommodated above Waterstones. Waitrose own the majority of the site however, the Mulberry Centre is owned by Surrey County Council.

Current site specific policy designations are Policies E7 and DTC2 of the Mole Valley Local Plan and Policy CS12 and CS14 of the Core Strategy DPD. Policy E7 supports business development in the town providing proposals meet certain criteria. Policy DTC1 identifies that site as being in the Prime Shopping Zone (Zone 1) where the loss of retail provision will not be permitted.

Policy CS12 of the Core Strategy seeks to support development which maintains and enhances Dorking's role as a town with a strong service sector. Policy CS14 states that all new development must respect and enhance the character of the area whilst making the best possible use of the land available.

In addition, the site is predominantly within the Dorking Town Centre boundary and therefore Core Strategy Policy CS6 applies. This policy sets out the role of the town centre and is accompanied by a vision and delivery strategy for the area.

The site is within Dorking Conservation Area.

Proposed Land Use:

The proposed redevelopment of the site would include a new store of approximately 4500 sqm gross which would be split level to accommodate the sloping nature of the site. There would be around 215 parking spaces.

Neighbouring Land Use(s):

The site is surrounded by a number of retail and office premises and residential properties (principally flats above the ground floor units).

Historical Land Use(s):

The site has a history of retail uses. However, prior to this the site and surrounding area was used for a factory, riding stables and community hall. Prior to 1901 the site was a Timber Yard and orchard.

Relevant planning history including current applications:

There have been a number of minor applications relating to the retail use of the site, including change extensions; advertisements and signage; and car parking arrangements.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

<h2>Suitability for Development</h2>

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

No public footpaths run through the site. The site is within the town centre. Pavements link the site to amongst others, the shops, offices, and local industrial areas. There are a series of footpaths around South Street and Junction Road which provides access to the High Street.

Is / can the site be service by routes suitable for cyclists?

The site is within the town centre boundary. Cyclists have easy access from the site to for example, the shops, offices, and local industrial areas. Recommended routes for cyclists to the town run along South Street and Junction Road and onto the High Street (A25).

Is / can the site be served by a satisfactory vehicular access?

Surrey County Council has made the following comments:

For an application by Waitrose to be successful, the southern part of Junction Road will need to become two-way. It is considered that this is technically feasible and would enable traffic wishing to leave the store and head west to do so without having to use Pump Corner.

Is the site adjacent to the motorway or trunk roads?

The site leads onto the High Street (A25).

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** -There nearest bus stop is on West Street (70m).
- **Public transport – railway station** – Dorking West Station (600m from the site).
- **Larger employment centre** - the site is within the town centre and is surrounded by commercial/industrial premises.
- **Convenience shopping (food & drink)** - the site is within the town centre, the nearest existing supermarket would be Waitrose/Sainsburys.
- **Education facilities (primary)** - St Joseph's Catholic Primary School (350m).
- **Education facilities (secondary)** - The Priory CofE (700m).

- **Primary care facilities – doctors** - Dr Young & Partners, New House Surgery (350m).
- **Public open space / accessible countryside** – Rose Hill (300m).

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

No

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No.
- **Site of Special Scientific Interest (within 500m)** - No.
- **Local Nature Reserve** - No.
- **Site of Nature Conservation Importance** - No.
- **Area of Outstanding Natural Beauty** - No.
- **Area of Great Landscape Value** - No.

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time.

LANDSCAPE CHARACTER

Not applicable.

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

High Street / South Street / West Street

- Large expanses of private car parking, operated by offices and flats at rear of South Street/off Norfolk Road. Boundaries ill-defined and lack of any green space.
- Weaker streetscape along south side of South Street, near Butter Hill, where otherwise consistent building line is broken up by changes in level.
- High level of through traffic and difficulties servicing shops leads to congestion throughout the town centre.
- Several modern offices and blocks of flats on southern reaches of South Street and on backland south of Norfolk Road. Some rather dominant over neighbouring historic buildings.
- Dynamic and interesting historic townscape, including a wealth of historic and traditional buildings, many retaining traditional shopfronts.
- Strong linear shopping frontages, with a consistent building line and a clear hierarchy of grand and more modest buildings.
- A handful of modern commercial buildings of indifferent quality, but overall relatively little 20th century redevelopment through the town centre as a whole.
- Mixed retail offering, including many small and/or independent shops.
- Several distinctive local historic features, including raised pavements, historic street furniture, stone setts, water pump at Pump Corner.
- Sequence of alleys and footpaths radiating from main shopping streets, often accessing courtyards of a quiet, intimate character.
- Several small scale industrial and commercial uses remaining at the rear of the main retail frontages, often accessed down narrow alleys or private lanes.
- Excellent views east along the High Street to the ridge of Box Hill.
- Cluster of antique shops and related uses along West Street, with good retention of historic shop fronts.
- Generally strong sense of enclosure, with buildings directly fronting the street and meandering road layout opening up varied street views, including glimpses of St Martins spire.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – Yes. The site is within Dorking Conservation Area (South Street (North) & Butter Hill and (Junction Road)). See Appendix A for further details.
- **Listed Building** – There are a large number of Listed Buildings in the South Street, West Street and Junction Road Area. Those most nearest the existing buildings access points to the site include – The Spotted Dog Pub House; South Street (Grade II); Dorking Wall Memorial, South Street (Grade II); and West Street House (16 & 16A), West Street (Grade II).
- **Area of potential archaeological interest** – Yes.

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - No.
- **Any established hedgerows** – No.
- **Any mature trees** – No.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

The site appears to contain no green infrastructure; trees or other vegetation, there is therefore significant potential to improve this as part of any development proposals.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site – No.

Slopes / topography – Yes. There is a centre point within the car park where the land rises towards Waitrose and Waterstones on South Street and dips down towards the rear of the site and the pedestrian access from West Street.

Telephone masts, sub-stations, pylons – There could be an electricity sub-station in the area behind Waterstones however, this was not visible from the car parking area.

Contaminated / Potentially contaminated – Unlikely.

The Environment Agency report that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary.

They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Short term to medium term (next 5+ years).

Is there market interest in the site?

Waitrose have spoken to the Council over the last year about the possibility of extending the store.

Are there any legal / ownership constraints on the site?

For a number of years, Waitrose have owned the land required to build a bigger store. They have also recently come to an agreement with the County Council over the Mulberry Centre.

Would any constraints make part of the site unavailable for development?

Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

N/A.

What density would the development be?

N/A.

What type of dwellings could the site achieve?

Flats – N/A.

Small Family Homes – N/A

Large Family Homes – N/A.

Affordable Housing – N/A.

Sheltered Housing – N/A.

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

Unknown.

Summary of general comments received on site to date

Dorking Town AAP Discussion Paper February 2010

There was fairly strong support for an extension of the existing Waitrose Store and it was considered by many that this would not have any adverse effect on the town. It was felt by many to be the most suitable solution to meeting convenience shopping needs in the town.

Waitrose were concerned that there will be pressure to develop an edge of centre or out of centre site and considered that opportunities exist to extend its store and add significant increased sales areas. They consider that redevelopment of the store could form the basis of a wider redevelopment proposal.

There were no respondents that directly objected to the principle of extending Waitrose. However, some of the comments referred to the extension of town centre stores in general, and there was concern about parking from some. Finally one respondent expressed concern that an extension to the Waitrose store will not meet the entire need for the town. If the town is to increase its market share and reduce existing trade leakages then a certain critical mass of floorspace is required.

DK22 – Federated House, Dorking

Contact Details

Site Reference No: DK22 - Federated House, London Road, Dorking

Agents: Owned by the Highways Agency and another private land owner

The Site

Total Site Areas (Ha):

0.5ha

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site currently consists of an office block and car parking.

Policy CS2 'Flood Risk' of the Core Strategy covers the south east part of the site. This area is within Flood Zone 2 and 3 (medium to high risk of flooding). This currently impacts on about one-third of the site. The remainder is in Flood Zone 1 (Lowest risk from flooding).

The site is within the 800m buffer of the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC), where there is a presumption against any increase in residential or employment related development, unless its impact can be mitigated or shown to be negligible.

Proposed Land Use:

There are no specific proposals for this site but the Highways Agency has approached the Council in order to work with us in considering future options for the site, should they leave the offices.

Neighbouring Land Use(s):

The site is in a residential area although the south it is abutted by the railway line that is raised up on an embankment and to the east is a garage.

Historical Land Use(s):

In the 1800's the site was a nursery. Later the homes on Lincoln and London Road were built, the use of the land behind is uncertain. The office block was built in the 1960's / 70's.

Relevant planning history including current applications:

There have been a series of planning applications in relation to the day-to-day activities of the office including car parking, disabled access ramps, and minor alterations to the building. There have also been a number of applications for works to the trees on the site.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

Footpath 61 runs to the south and east of the site from London Road towards Pixham. The site is on the edge of the town centre location; pavements link the site to amongst others, the shops, offices, local industrial areas and the Dorking Railway Stations.

Is / can the site be service by routes suitable for cyclists?

A shared cycle / footway runs along the London Road (A24). The site is on the edge of the town centre; cyclists have easy access from the site to for example, the shops, offices, local industrial areas and the Dorking Railway Stations. Recommended routes for cyclists to the town run along the High Street.

Is / can the site be served by a satisfactory vehicular access?

Access to the site is currently via Lincoln Road. No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved for other development types considering that the site is currently in office use.

Is the site adjacent to the motorway or trunk roads?

The site is adjacent to the A24 (via Lincoln Road).

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - There is a bus stop at Dorking Deepdene Railway Station adjacent to the site and Dorking Main Station 100m away.
- **Public transport – railway station** - Dorking Deepdene and Dorking Main Stations are both within 100m of the site.
- **Larger employment centre** - the site is on the edge of Dorking Town Centre. There are also a number of Headquarters premise nearby.
- **Convenience shopping (food & drink)** - the site is on the edge of Dorking Town Centre; Sainsburys would be the nearest supermarket just over 1km away.
- **Education facilities (primary)** - St Martins CofE Primary School (0.7miles)
- **Education facilities (secondary)** - The Ashcombe School is opposite the site, over the A24.
- **Primary care facilities – doctors** - Medwyn Surgery (400m)
- **Public open space / accessible countryside** - Meadowbank (550m), the Leisure Centre is only 500m, the grounds of Pippbrook (350m) and the Allotments in Pixholme Grove (300m) away.

Is / can the site be connected to the following utilities:

Electricity - Yes

Gas - Yes

Telecommunications Network - Yes

Water Supply - Yes

Foul Sewage Disposal - Yes

Surface Water Drainage - Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate, as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

The south east of the site is within Flood Zone 2 and 3 (medium to high risk of flooding). This currently impacts on about one-third of the site. The remainder is in Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

Yes – the Pipp Brook

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

Yes (as the crow flies) – applicants for development would need to consider their impact on the SAC, in particular any increase in recreational visits to the area.

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value**- No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time – applicants need to be aware of and consider the proximity of the Pipp Brook to the site.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time - applicants need to be aware of and consider the proximity of the Pipp Brook to the site.

LANDSCAPE CHARACTER

Not applicable

Which Character Area is the site within or adjacent to (built- up areas): Dorking Built-Up Area Character Appraisal SPD

High Street

- Mixed-use area with some efficient land use and good access to a range of transport modes.
- Large open green spaces at The Ashcombe School and Friends Provident.

- A24 corridor dominated by hard surfaces, particularly in the vicinity of the railway station and railway overbridge.
- Lack of significant natural landscaping to alleviate hard surfaces.
- Variable architectural quality.

Does the site contain, or is it adjacent to:

- **A Conservation Area** - No
- **Listed Building** - No
- **Area of potential archaeological interest** - Yes

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** - Yes (a blanket TPO covers the eastern boundary of the site).
- **Any established hedgerows** - Unknown
- **Any mature trees** - Unknown, there are a number of trees on the site and the railway embankment is also well wooded.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

There would be opportunities to enhance the Pipp Brook, which currently flows near to the site by ensuring that there is a wildlife corridor in place. In addition, the trees to the east of the site could be retained and supplemented to provide a link between the wooded railway embankments and the Pipp Brook. The site is on the edge of Dorking and there may be a number of species present or the opportunity to enhance the biodiversity of the area.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site - Footpath 61 runs to the south of the site

Slopes / topography - The site is level but there are embankments to the south and the properties to the west are also raised above the ground level of the site.

Telephone masts, sub-stations, pylons - Unknown.

Contaminated / Potentially contaminated - Unlikely.

The Environment Agency reports that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary.

They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills - Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues - No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Unknown - Currently long-term, it may fall outside of the plan time scale.

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown.

Would any constraints make part of the site unavailable for development?

Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

There are no detailed plans for the site. It is not known whether it would be promoted for residential, office, hotel or other uses. A mixed-use scheme in this location may be appropriate considering its proximity to the railway station.

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats - Yes

Small Family Homes - Yes

Large Family Homes - No

Affordable Housing - Yes

Sheltered Housing - Yes

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

At present the Highways Agency has no firm plans for the site or their occupancy of it, they are merely considering their future in this location. This will obviously affect the timing and achievability of any development.

Summary of general comments received on site to date

This is a new site, there are no comments at this stage.

DK23 - Vine Court, Station Road, Dorking

Contact Details

Site Reference No: DK23 - Vine Court, Station Road, Dorking

Agent: Albury Land (owner)

The Site

Total Site Areas (Ha):

0.3ha

Existing Land Use(s) / Policy Designation i.e. safeguarded industrial and commercial land:

The site currently consists of an office block and car parking.

Proposed Land Use:

There are no specific proposals for this site but the owners have approached the Council in order to work with us in considering future options for the site, in particular residential use.

Neighbouring Land Use(s):

The site is in a predominantly residential area although there are a number of business and industrial premises that front the Chalk pit Lane / Station Road as you head south from the town centre. The Curtis Road / Station Road Industrial Area lies to the west of the site on the other side of the road.

Historical Land Use(s):

In the 1800's the site was occupied by a property called Brookmead. The site was later used for offices.

Relevant planning history including current applications:

There have been a series of planning applications in relation to the day-to-day activities of the office including car parking, and external additions / new and temporary buildings. There have also been a small number of applications for works to the trees on the site.

Location – as defined in Policy CS1 of the Core Strategy:

The site is within the built-up area of Dorking.

Suitability for Development

ACCESS, SUSTAINABILITY AND INFRASTRUCTURE

Is / can the site be served by suitable footpaths?

Footpath 71 runs to the south of the site linking Chalkpit Lane with Meadowbank Recreation Ground. The site is also linked by pavements to many of the town's facilities, in particular Dorking West Station and the industrial area opposite.

Is / can the site be service by routes suitable for cyclists?

Recommended routes for cyclists run the length of Station Road into the town centre and up Ranmore Road heading north.

Is / can the site be served by a satisfactory vehicular access?

Access to the site is currently off Chalkpit Lane. No detailed analysis has been undertaken but it is assumed that vehicular access can be achieved for other development types considering that the site is currently in office use.

Is the site adjacent to the motorway or trunk roads?

No - the site is adjacent to the A2003.

What distance is the site to the following key services and facilities (this should be measured as walking distance and from the centre of the site):

- **Public transport – bus stop/station** - There is a bus stop at Dorking West Railway Station 300m away.
- **Public transport – railway station** - Dorking West Railway Station 300m away.
- **Larger employment centre** - the site is on the edge of Dorking Town Centre opposite a sizeable industrial estate.
- **Convenience shopping (food & drink)** - the site is on the edge of Dorking Town Centre, Waitrose would be the nearest supermarket about 600m away.
- **Education facilities (primary)** - St Martins CofE Primary School (0.3miles)
- **Education facilities (secondary)** - The Priory CofE (0.5miles).
- **Primary care facilities – doctors** - Dr Young & Partners, New House Surgery (700m)
- **Public open space / accessible countryside** - Meadowbank (350m)

Is / can the site be connected to the following utilities:

Electricity – Yes

Gas – Yes

Telecommunications Network – Yes

Water Supply – Yes

Foul Sewage Disposal – Yes

Surface Water Drainage – Unknown

Further details

'Yes' has been selected for all of the above on the basis that the existing users of the site have these connections. Any new development proposal for the site would have to consider the capacity of these utilities. Existing methods of surface water drainage may not be appropriate as part of any new development and new methods may need to be explored.

FLOOD RISK

Which flood zone is the site predominately located in?

The site is in Flood Zone 1 (Lowest risk from flooding)

Is the site in close proximity to any watercourse?

Yes – the Pipp Brook flows to the south of the site.

Is the site vulnerable to other sources of flooding?

No other sources of flooding have been identified at this stage.

NATURE CONSERVATION & BIODIVERSITY

Is the site within 800m of the nearest Special Areas of Conservation (SAC)?

No

Is the site within or adjacent to a:

- **National Nature Reserve** - No
- **Site of Special Scientific Interest (within 500m)** - No
- **Local Nature Reserve** - No
- **Site of Nature Conservation Importance** - No
- **Area of Outstanding Natural Beauty** - No
- **Area of Great Landscape Value** - No

Are there any UK, Local Biodiversity Action Plan or other notable habitats / species on the site?

Unknown at this time – applicants need to be aware of and consider the proximity of the Pipp Brook to the site and Meadowbank to the east.

Please identify any areas of, and opportunities for ecological enhancements within the site.

Unknown at this time – applicants need to be aware of and consider the proximity of the Pipp Brook to the site and Meadowbank to the east.

LANDSCAPE CHARACTER

Not applicable

**Which Character Area is the site within or adjacent to (built- up areas):
Dorking Built-Up Area Character Appraisal SPD**

North Dorking

- Generally good quality suburban housing, built at a reasonably efficient density with an interesting mix of styles typical of the 1930s and 1950s.
- Housing primarily of two storeys - occasionally less, rarely more.
- In the west, steep gradients help to create an interesting townscape, with some striking views over the town, including of St Martin's spire.
- Meadowbank recreation ground brings open space into the heart of the town, balancing the relatively high residential densities to east and west.
- Good amount of housing close to town centre, with access to wide range of services.

Does the site contain, or is it adjacent to:

- **A Conservation Area** – No
- **Listed Building** – No
- **Area of potential archaeological interest** – Yes

OTHER SITE CONSIDERATIONS AND FEATURES

- **Tree Preservation Orders** – Yes – There are a number of TPOs on site including trees at the entrance to the west and two bands of trees on the north and south boundary.
- **Any established hedgerows** – There is a small hedgerow that runs alongside the public footpath towards the football ground.
- **Any mature trees** – unknown, there are a number of trees on the site.

GREEN INFRASTRUCTURE

How will the development of the site contribute towards GI provision?

There would be opportunities to enhance the existing areas of trees in the site. There is also a need to ensure that there are linkages retained between Meadowbank and the town using such green areas.

PHYSICAL CONSTRAINTS / CONSIDERATIONS

Rights of Way across the site – Footpath 71 runs to the south of the site

Slopes / topography – The site is level.

Telephone masts, sub-stations, pylons – No.

Contaminated / Potentially contaminated – Unlikely

The Environment Agency reports that Groundwater is present in Folkstone Formation (defined as a Principal Aquifer) that covers most of the Dorking Town APP boundary.

They consider this aquifer vulnerable to pollution from contaminated sites, poorly constructed drainage systems and leaky sewers. Infiltration system should conform to the Groundwater Regulations 2009 and prevent the introduction to groundwater of hazardous substances. We recommend that infiltration systems should be constructed in natural ground where possible and in no circumstances where the ground is odorous or visibly contaminated.

Current or historic landfills – Unlikely.

CROSS BOUNDARY & OTHER CONSTRAINTS

Are there any cross boundary issues – No.

Availability of the Site

Over which timeframe would you anticipate the site could become available for development?

Unknown – possibly medium term.

Is there market interest in the site?

There remains a market for residential property in Dorking.

Are there any legal / ownership constraints on the site? Unknown.

Would any constraints make part of the site unavailable for development?

Unknown.

Achievability of the Site

How many dwellings can the site expect to deliver?

There are no detailed plans for the site. It is not known whether it would be promoted for residential, office, hotel or other uses. A mixed-use scheme may also be appropriate.

What density would the development be?

This would depend on the final scheme.

What type of dwellings could the site achieve?

Flats – Yes

Small Family Homes – Yes

Large Family Homes – No

Affordable Housing – Yes

Sheltered Housing – Yes

In your opinion what is the strength and nature of the demand for your proposed development in the local area?

Not completed at this stage.

Are there any issues that may influence the achievability of timing of the development of the site?

There are businesses occupying the current building, it is not know what the terms of their leases are..

Summary of general comments received on site to date

This is a new site, there are no comments at this stage.

Appendix A: Summary Extract from Conservation Area Appraisal in relation to sites location.

1. High Street (Central)

The High Street is divided into two character areas – central and east. The central area comprises the commercial core of the town and includes the widest section of road between the White Horse Hotel and the modern St Martin's Walk development. The western edge of the character area is at the important Pump Corner where the High Street meets South Street and West Street.

Scale varies within the character area with some buildings of two storeys and a single distinctive building of four storeys (No.70 Scott's Jeweller, with a gable fronting on to the street). Much of the built form is traditional three storeys, of varying grandeur, with the south side accentuated by a perception of increased height due to the raised pavements to this side of the street. Eaves lines are also varied with the refronting of some earlier buildings having particularly pronounced parapets and juxtaposed by adjacent gables. This variation makes for dynamic and interesting historic townscape, which is a very positive part of the character of this section of the conservation area. The building line is consistent throughout, with some projection of bays at ground floor (Nos. 20-28) and upper floors (Nos.1-7 (odd)) and for the most part well-considered signage (The White Horse).

All but a very small number of buildings make a positive contribution towards the character and appearance of the conservation area and all buildings form this continuous historic townscape, which is such a strong feature of the town. There are two subtle groups both defined by topographical variation. There is the eastern section to the widest part of the High Street dominated by the White Horse to the south (despite its comparatively modest scale) and the entrance to St Martin's Walk to the north (a key landmark in the High Street – this area is also slightly rising to the west).

To the western section of the High Street, the gentle curve of the street and the elevation of the south side provide comfortable enclosure and variation from the openness of the eastern section. The curve, together with the height of the buildings, accentuate the perception of enclosure and added to this the dropping away of the High Street towards Pump Corner more clearly defines the plot rhythm and bay division of the street, a key element of its character.

There is a very broad palette of materials in this part of the conservation area but, despite this, there is some consistency. The roofs, where seen, are mostly old clay tiles with only a small number of Welsh slate roofs. Welsh slate, as well as clay tiles, is seen as tile hanging but usually only to the sides and rear of properties. Clay tiles also incorporate club tiles to give a decorative effect.

Elevations are either unpainted red/mottled brown brick mostly in Flemish bond (some with dressings of buff brick or variation on a red/orange colour to the main brick) or rendered/ painted brick, stucco or plaster. These are usually painted a white or a cream which, when viewed in groups, brings some consistency to the finish, even though they are very different materials with subtle variations. There are one-off buildings with some mock timber-framing (No.55) and the former Burtons shop at 81-83 High Street with its Portland Stone façade. It should also be noted that there are a

number of timber-framed buildings in the High Street, which have been re-fronted or re-fenestrated in the Georgian period (for example Nos. 41-47 High Street). This also gives a complexity to the materials as they have been layered to provide the townscape seen today.

Gable roofs are usually finished with plain or decorative barge-boards. Chimneys are often seen above the roof slopes and are substantial in scale, mostly brick with red clay pots. An architectural feature which helps define the consistency to this part of the conservation area is the widespread use of the timber framed vertical sliding sash, usually with glazing bars. There are many good examples to this part of the High Street and its vertical classical proportions helps define the attractive rhythm and plot division of the street.

There are very attractive local views looking east and west along the High Street, accentuated by the gentle curve of the street, which brings groups of buildings into view gradually.

There are glimpsed views of the spire of St Martin's with an important view along St Martin's Walk to the church proper. The view as one progresses west along High Street is pleasantly closed by Nos. 2, 4 and 5 South Street to the western side of Pump Corner.

There are a number of important features of considerable local importance, which add to the distinctiveness of this part of the Dorking Conservation Area. There is the raised pavement and their associated street furniture, such as the Grade II listed cast iron railings and lamp standards and water pump and overthrows. Closely associated with this are the stone sett street sections (Grade II listed). These elements make Dorking a memorable townscape with unique attributes. The raised pavement in particular, distancing the pedestrian from the road, makes for a more pleasant pedestrian experience. In addition to the setts and raised pavements, the survival of historic shop fronts is high and adds a real quality to the shopping environment. Finally, of local interest, but part of Dorking's charm, is the sequence of footpaths and alleys which links the High Street with other sections of the town in a very efficient and discreet way. They often open out to courtyards with a genuine sense of place and intimacy, such as Kings Head Court; a place of tranquillity so close to one of the busiest junctions in the town. St Martin's Walk makes an attempt to replicate this intimacy and is on the whole successful, though some of the spaces are large.

5. South Street (southern section)

As South Street turns south, it narrows, rises slightly and then drops down and round to meet Vincent Lane. The conservation area covers almost the entire length of the remaining section of South Street and is a transitional area in use terms moving from services to the evening economy, specialist shops and offices.

There is a strongly defined grain to this part of South Street with buildings varying between two and three storeys but on a regular plot width with varied materials and frontage treatments – shops, domestic, offices – providing a good rhythm to the historic townscape. There are larger buildings but these tend to be late twentieth century additions. The building line varies but high well built boundary walls, trees and railings (both in the public realm and domestic) provide a good sense of enclosure throughout. This is combined with a relatively narrow section to the street, which enhances the sense of enclosure and structure to the streetscape.

There are some key groups of listed and unlisted buildings along the length of the street. The gentle curve of this part of South Street enables these groups to develop as one moves along the street. Some of the groups are in part defined by key material characteristics such as decorative tile hanging or painted brickwork or render (Nos. 176-180 (even), 182-184 (even) and 190). The latter are also united by their use of colour which in part defines them as a group though they differ in building form.

There is a very broad palette of materials to this part of the conservation area. Wall materials are consistent to small groups of buildings and comprise render, painted render, painted brick, decorative tile hanging (some painted), plain tile hanging and Ironstone and Greensand in the boundary walls. Unpainted red brick is seen but it does not dominate the streetscene. Where seen it is usually Flemish bond. Roofs comprise a mix of clay tile and natural slate, with a far higher number of buildings with natural slate than other sections of the historic core. This is also seen hung on flank walls. There is the important survival of a Horsham Slate roof which adds to the diverse materials character of this part of the conservation area.

The road is defined by the built form which sometimes sits to the back of the pavement of this relatively narrow street and this provides good funnelled views along South Street. The Cedar of Lebanon outside the former Bartholomew Press is both the focal point of views looking south and north along the road and frames views beyond along the street. The Queens Head Public House is an important building on the edge of the conservation area as its narrow depth and traditionally tile clad mansard gable is a notable landmark which partially closes the view looking south out of the conservation area.

Boundary treatments generally are notable in this part of the conservation area. This includes long and tall lengths of Ironstone rubble walls and cappings (that to no.77 is a fine example and is separately listed from the house), cast iron railings and the characteristic Dorking boundary walls comprising an open lattice work of half round clay insets with brick piers and cappings, seen at No. 166. A good example of Art Nouveau stained glass can be seen in the fanlight of the shopfront to No.126.

9. Dene Street

Dene Street is a narrow character area running north-south between the steeply rising ground to Cotmandene to the east and Marlborough Hill area to the west (most of which is excluded from the conservation area). It is an historic route but one which has not (until the twentieth century) had to deal with large volumes of traffic.

There is a wide range of building heights within this character area. The west side is predominantly and consistently two storeys with the exception of the former school building (now Dorking Adult Learning Centre) which stands alone and set back from the road to form a very grand two storey, which is more equivalent to a three storey or more. The east side is on a much grander, and in some cases imposing, scale of three storeys plus additional height as most built form is set back and up from the road. In the case of the modern flats, a retaining wall of a single storey height fronts the roadside. The building line is varied throughout with some houses hard to the back of pavement providing good enclosure and some set back. Much of the enclosure to the east side is provided by brick boundary and retaining walls. The townscape gets progressively tighter on approaching the High Street junction. Here the built form is hard to the back pavement providing intimacy but creating tension between pedestrians and road users.

The listed terrace of Georgian houses with boundary walls to the east side of Dene Street forms a good group and provides some enclosure to the road at this point. The group of unlisted buildings south of the junction with High Street is an important group which strongly defines the road and helps close the view into High Street.

There is a mix of materials to this part of the conservation area with no material dominating. However, as in other sections, red brick is seen to good effect in the boundary walls which make a contribution to the character and appearance of this part of the conservation area. Materials include red brick and tile hanging (both plain and decorative), field flints with brick dressings, timber framing (seen to the flank gable of Pear Tree Cottage), and there is a very attractive pair of weather boarded houses (wide boards, feather edged with staining) to the central section of Dene Street.

The view along road is successfully terminated by the post office building and funnelled by the narrow townscape. The mobile phone mast on the roof of this building somewhat mars the view. To the north the wooded backdrop of Denbies is ever present on the skyline.

There is a good use of local materials such as field flints to buildings and walls and there is a rare example of exposed timber framing displaying the local traditions (seen prominently on the flank of Pear Tree Cottage).

12. Howard Road, Arundel Road and Mount Street

This area comprises part of one of two Victorian suburbs to the Conservation Area and lies to the west of the historic core. This area is more diverse in character and was developed over a longer period of time when compared with Wathen Road and environs and there is a far more eclectic and informal character to parts of the area.

Mount Street and the cottages to the east of Mount Street have a consistent scale of two storeys, frequently with a consistent and continuous eaves line. Within groups there is variation to roof form with some gables to the street but mostly pitched roofs to the street or lane with ridges running parallel. Arundel Road and Howard Road have a more varied scale to Mount Street and include some two and a half and three storey houses, parapets and strongly defined gables. Building lines are consistent within streets throughout and despite some significant differences in architectural style, a consistency of plot width and building line within streets is a unifying characteristic. This slightly breaks down in Arundel Road where the plot widths to a degree are more varied. In addition to the consistent building lines there is a common use of ground floor bays (to Arundel and Howard Roads which create a very pleasing rhythm to the facades of the terraces).

There are a significant number of small groups of buildings within the streetscapes of the character area which have been built as a series of houses sharing common characteristics, often in pairs or groups of four or more. These will often be unified by the use of bays, gables to the street or, in the case of Mount Street, a consistent style of terraced house both sides of the street, making a particularly unified group within the character area. Of note also are the informal groups of cottages set off the roads sometimes on unmade lanes, which are of a different scale but nonetheless form part of the feel of a suburb.

There is a varied palette of materials, but consistency within groups and sometimes roads (for example Mount Street), is seen throughout. There are various colours of brick from red to buff and a light grey/salmon stock brick, all usually seen in Flemish

bond and painted render and stucco. There is some good plaster detailing to windows and doors to some houses. Roofs are predominantly natural slate with some clay tile. Chimneys are almost all brick with some decorated terracotta pots which add interest to the roofscape. There is a very good survival of original brick boundary walls and gate piers (with very few gardens having been lost to paving for the parking of cars) and some original cast iron railings. The cast iron road signs survive in places.

The green ridge of the North Downs is seen on the skyline but is not as dominant as other areas. Howard Road is nicely closed in its view south by the twin gables of Nos. 11 and 12 Arundel Road. It should be noted that due to the network of footpaths which cross through this character area, often at raised levels from the houses, it is often possible to gain clear views to the rear of properties. In some cases features to the rear of these buildings such as the rhythm of outshots, the roofscape and windows and door details and proportions can be as important in townscape terms as to the front elevations.

The network of footpaths and unmade roads through this section of the conservation area is a strong characteristic of the structure and form of the urban grain of the character area. Alleys and passages are often enclosed with brick or stone boundary walls (some of which are in a very poor state of repair) and have good traditional detailing to the surfaces in places. There is a notable use of colour on some of the smaller more informal cottage type terraces. This does not appear to follow any tradition but is not unattractive and has generally been undertaken in a tasteful way. There are some examples of the open lattice work of half round clay inserts to boundary walls, this time with brick piers and cappings.