Examination – Note for Inspector

HSG08 156-180 Whyteleafe Road, Caterham – December 2019
1. Introduction

This Note seeks to respond to the Inspector’s request for clarity in relation to the matters of land ownership and the location of the implemented access. This Note also provides an update on the current planning application situation.

2. Land ownership

This site has been subdivided and is being promoted by two different land promoters/developers. As shown in the attached plan (provided by Chartwell Land and New Homes Ltd), the land to the north is within the control/ownership of Shanly Homes Limited, whilst the land to the south is within the control/ownership of Chartwell Land and New Homes Ltd.

3. Current planning applications

Both parts of the site are currently the subject of planning applications and at the time of writing, neither has been determined.

The attached plan also shows the access implemented under reference 2015/2263, which is located between numbers 168 and 170 Whyteleafe Road, and which serves the Chartwell scheme on the land to the south.

The planning application relating to the land to the north (owned/controlled by Shanly Homes Ltd) is being considered under reference 2019/1742.

The planning application relating to the land to the south (owned/controlled by Chartwell Land and New Homes Ltd) is being considered under reference 2019/1699.

The access proposed under reference 2019/1742 would be via number 172 Whyteleafe Road (as shown on the submitted plan). It would involve the demolition of number 172 and the erection of a replacement dwelling.

The access proposed under reference 2019/1699 would be via the implemented access as detailed on the attached plan.

Both schemes demonstrate/indicate that they have been designed to allow for a vehicular connection between them and the supporting documentation sets out that they have been in discussions regarding the provision of internal interconnection.

It is therefore evident that a scheme could be designed which ensures that these two sites operate in a cohesive manner and can be accessed via a single access point. Furthermore, concerns relating to harm to the character and appearance of the frontage would not arise.