

Tandridge District Council

Annual Monitoring Report 2024/2025

December 2025



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1 Introduction

1.1 What is the Authority Monitoring Report?

- 1.1 This Authority Monitoring Report (AMR)¹ produced by Tandridge District Council covers the period from 1st April 2024 to 31st March 2025 (the monitoring period).
- 1.2 The AMR serves a number of purposes:
 1. Setting out the Council's progress against its Local Development Scheme
 2. Assessing the performance of the Council's current planning policies and to monitor the delivery of the Council's adopted Development Plan
 3. Monitoring the level of housebuilding that has taken place in the District
 4. Monitoring the levels of development funding received for infrastructure provision; and
 5. Setting out progress on compliance with the duty to co-operate and the preparation of neighbourhood plans across the District.

1.2 What are the Key Components of the Authority Monitoring Report?

- 1.3 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012² sets out what information the report must contain, although there is other useful information that can be set out. In particular, the report can highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.
- 1.4 The Government's Planning Practice Guidance (PPG)³ also details various pieces of information which Local Planning Authorities (LPAs) should report.
- 1.5 The PPG states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation; report any activity relating to the duty to cooperate; and show how the implementation of policies in the Local Plan is progressing. Furthermore, LPAs are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress.

¹ [Monitoring - Tandridge District Council](#)

² [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#)

³ [Planning practice guidance - GOV.UK \(www.gov.uk\)](#)

- 1.6 The Council has a set of its own monitoring indicators set out in Annex 1 of the adopted Tandridge Core Strategy⁴.
- 1.7 LPA's can also use the AMR to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.
- 1.8 The AMR should be made publicly available.

1.3 Development Plan Documents

- 1.9 Decisions on planning applications are taken in accordance with adopted planning policies unless material considerations indicate otherwise. The Development Plan for the District comprises the following documents⁵:
 - Tandridge Core Strategy (2008)
 - Tandridge Local Plan Part 2 - Detailed Policies Local Plan (2014)
 - Tandridge Proposals Map
 - Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021)
 - Woldingham Neighbourhood Plan (2016)
 - Limpsfield Neighbourhood Plan (2019)
 - Tatsfield Neighbourhood Plan (2024)
 - Surrey Minerals and Waste Plans
- 1.10 The Core Strategy covers the plan-period from 2006 to 2026 and the Tandridge Local Plan Part 2 – Detailed Policies covers the period 2014 to 2029.
- 1.11 The Council has also produced a number of Supplementary Planning Documents (SPDs) and guidance, which expand on policies in the Development Plan or cover specific areas of the district. Further information on these documents can be found at [Supplementary planning guidance - Tandridge District Council](#)

1.4 Interim Policy Statement for Housing Delivery

- 1.12 The 2022 iteration of the HDTAP introduced the Interim Policy Statement for Housing Delivery – this policy was adopted at Planning Policy Committee and provides criteria for Development Management to assess planning applications against and determine accordingly. It is an important material

⁴ [Adopted development plan - Tandridge District Council](#)

⁵ [Adopted development plan - Tandridge District Council](#)

consideration in the determination of planning applications. The document expressed support for the proposed allocations included in the 'Our Local Plan 2033' where the Examiner did not raise concerns. Potential sites must also be deliverable and viable: having regard to the provision of any necessary on-site and off-site infrastructure, affordable housing requirements, payment of the Community Infrastructure Levy; and accord with the policies in the adopted development plan.

1.13 Table 1 provides information regarding two sites that were granted planning permission following application of the IPSHD for a cumulative total of 190 dwellings. Note that the 156-180 Whyteleafe site is split across three permissions and since the previous HDTAP, has been completed in its entirety. Planning permission 2021/2178 has been split into two phases with phase one comprising 60 dwellings that has commenced and seen 11 completions. The remaining units across both phases will contribute to the 5-year housing land supply.

1.14 On the basis of the completions identified, the IPSHD has enabled 101 dwellings to be completed, with 89 dwellings remaining under construction and contributing to the District's ongoing housing supply.

Site	Capacity	Planning Status	Current Status
156-180 Whyteleafe Road, Caterham	90	2019/1699 - 156 - 170 Whyteleafe Road – 34 dwellings	Complete
		2019/325 - 170 Whyteleafe Road – 14 dwellings	
		2019/1742 - 172 Whyteleafe Road – 42 dwellings	
Land West of Limpsfield Road, Warlingham	100	2021/2178 - Planning permission granted at appeal (APP/M3645/W/22/3309334) for part of the site. Remainder of the site still available.	Commenced – 11 completions

TABLE 1: SITES IDENTIFIED IN THE IPSHD WITH PLANNING PERMISSION

1.15 Table 2 presents sites that have been identified as having potential for increasing housing delivery through application of the IPSHD. Six of the sites have planning permission, one has an agreed S106 terms with awaiting signature, with two further live applications that awaiting determination. In total

the nine sites that either have permission or awaiting determination have the potential to deliver 702 dwellings and 224 units of C2 accommodation with the remaining sites anticipated to deliver 395 dwellings. In total, sites that are being or expected to be delivered through application of the IPSHD has the potential to deliver 1,097 dwellings of which would contribute to 1.10 years of housing delivery when considered in the context of the 5YHLS. The IPSHD is a flexible document that seeks to boost the supply of housing meaning it can also enable additional suitable sites not listed below to come forward in future years before a new Local Plan is adopted.

Site	Capacity	Planning Status	Current Status
Land North of Plough Road, Small Field	120	Planning application 2022/1658 approved at committee on 7/12/23, referred to Secretary of State as a departure; not called in.	Permission granted by the Council
Former Shelton Sports Ground, Warlingham	150	Planning application number 2022/267 approved at committee on 7/12/23, referred to Secretary of State as a departure; not called in.	Permission granted by the Council
Land at Plough Road and Redehall Road, Smallfield	160	Application at Redehall Road for 85 dwellings 2024/1389; the site does not include the northern parcel of land, hence the reduction in dwellings.	Permission granted by the Council pending completion of a s106 Agreement
Land to the West of Godstone	150	None	Awaiting an application to be submitted
Land West of Limpsfield Road, Warlingham	90	Southern part of site with the northern area granted permission and commenced	Under construction

		construction under 2021/2178	
Land west of Red Lane	60	None	Awaiting an application to be submitted
Warren Lane Depot	50	Live application for 22 dwellings at Warren Lane – 2024/155; this site does not include the southwestern parcel of land hence the reduction in dwellings.	Application submitted and awaiting decision
Land at Green Hill Lane and Alexandra Avenue	50	Planning application under consideration for 50 homes and 72 bed care home reference 2024/1325 (land north of Chelsham Road)	Application submitted and awaiting decision
North Tandridge One Public Estate	82	None	Awaiting an application to be submitted
1 Park Lane Warlingham, Surrey, CR6 9BY	45	Planning application reference 2024/1393. 49% affordable housing	Permission granted by the Council (July 2025)
Land at Former Godstone Quarry, Godstone, RH9 8ND	140 This was not a draft Local Plan allocation but enabling development	Planning application 2022/1523 approved September 2024 with 50% affordable housing and GP surgery	Permission granted by the Council
Young Epilepsy, St Piers Lane, Lingfield, Surrey RH7 6PW	This was not a draft Local Plan allocation but enabling development	2022/1161 application for residential community comprising 152 units of accommodation	Permission granted by the Council

TABLE 2: IPSHD SITES

1.5 Local Development Scheme

- 1.16 Local Planning Authority (LPA) has a statutory duty to maintain an up-to-date Local Development Scheme (LDS), as set out in Section 15 of The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). This LDS published in February 2025 supersedes the previous LDS published in June 2024. Local Plan progress is in accordance with the milestones set out in the mostly recently published LDS.
- 1.17 This LDS is Tandridge District Council's programme for preparing planning policy documents for the District and covers the period 2025-2029. These documents will underpin planning and growth decisions the Council will make in the years to come. The document also sets out at which point residents and other stakeholders can become involved in helping the Council shape these policies.
- 1.18 The LDS does not cover detailed timescales for Neighbourhood Plans as these are led by individual Parish Councils or neighbourhood forums. However, once made Neighbourhood Plans become part of the Development Plan and will be used in the determination of relevant planning proposals.
- 1.19 The LDS is published so that the community and others will know what documents comprise the current adopted development plan and which planning documents the Council is intending to produce and when, and at what stage they can get involved in the process. There is no requirement for the LDS to show what other documents, for example Supplementary Planning Documents, the Council intends to produce.

1.6 Neighbourhood Plans

- 1.20 The Localism Act 2011 granted powers for communities to produce their own neighbourhood plans. Once voted for through a local referendum and subsequently "made" (adopted) by the local authority, the documents become part of the statutory Development Plan used to determine planning applications.
- 1.21 Since this introduction, the Council have received a number of applications for Neighbourhood Plans with their progress recorded on the Council website⁶.

⁶ [Neighbourhood planning - Tandridge District Council](#)

1.22 Ten areas across the District have been designated as a neighbourhood planning area and are at varying stages of their plan making process:

- Burstow
- Caterham, Chaldon, & Whyteleafe
- Crowhurst
- Dormansland
- Godstone
- Limpsfield
- Lingfield
- Tandridge
- Tatsfield
- Woldingham

1.23 There are currently four made Neighbourhood Plans that form part of the Development Plan for the Tandridge District:

- CCW Caterham, Chaldon and Whyteleafe (formerly known as CR3) including Caterham Hill, Caterham Valley, Chaldon and Whyteleafe) (24 June 2021)
- Limpsfield (25 June 2019)
- Woldingham (April 2016)
- Tatsfield (June 2024)

1.24 The Council must therefore consider the progress indicators set out in the Woldingham, Limpsfield, CCW and Tatsfield Neighbourhood Plans when monitoring the progress and policies of the District. The Council has contacted Woldingham, Limpsfield and Caterham, Chaldon and Whyteleafe Parish Council's/Neighbourhood Plan Groups to establish what steps they have taken to monitor the effectiveness of the policies featured in their Neighbourhood Plans. An update of these Neighbourhood Plans is set out in Appendix 4, 5 and 6 to the AMR where information is available. Due to the recent adoption of the Tatsfield Neighbourhood Plan, no monitoring data exists in regard to the effectiveness of the policies – this will be documented as part of the next AMR iteration.

1.7 Duty to Cooperate

1.25 The “Duty to Cooperate” was introduced by Section 33A of the Planning and Compulsory Purchase Act (2004) from Section 110 of the Localism Act (2011) as a strategic planning mechanism to replace regional spatial strategies. It places a legal duty on Local Planning Authorities, County Councils and prescribed public bodies to engage constructively, actively, and on an ongoing

basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.

- 1.26 Strategic matters regarding plan-making refers to: “sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.” (Section 33A, (4)(a)).
- 1.27 In line with paragraph 20 of the NPPF a number of core cross-boundary strategic matters have been identified and are outlined below. It should be noted that this document does not list each cross-boundary matter that affects the Tandridge administrative area and a neighbouring authority’s ’ that requires an agreed position – matters that have been identified that are particular to a neighbouring authority may not be applicable to another; therefore, in such a case where this occurs, the specific issue is referenced and a position agreed in the respective SoCG.
- 1.28 The strategic matters identified include the provision of housing, including affordable housing, and the necessary infrastructure to support it, such as transport, telecommunications, water, energy, health and education. There is also a pressing need in meeting the needs of Gypsies and Travellers and Travelling Showpeople. Additionally, the Council has identified the need for employment opportunities, retail, leisure, and other commercial development to advance economic growth. Furthermore, the conservation and enhancement of the natural, built, and historic environment are integral in strategic planning. Addressing climate change through mitigation and adaptation measures is another critical focus. Note that these strategic matters are not necessarily cross-boundary matters – nevertheless, they are matters that have been identified and will be agreed where necessary in the SoCG.
- 1.29 The Council has constructively engaged with all neighbouring authorities to this point, throughout the plan-making process in relation to cross-boundary strategic matters that require a resolution. All identified strategic matters and associated agreements / disagreements will be detailed in respective Statements of Common Ground.
- 1.30 While outside of the monitoring period for the 2024/2025 AMR, the Council sent a letter to all neighbouring authorities in June 2025 informing them of the start of production for the new Local Plan. The letter also detailed the requirements of the Duty to Cooperate and requested a meeting with the authority in accordance with the Duty to Cooperate obligations to discuss

potential strategic matters and provide an update on the plan-making process. The updates from these meetings will be reported in the relevant future AMRs.

- 1.31 During October 2025, the Council then sent a letter to several Prescribed Bodies notifying of commencement of the Tandridge Local Plan Preparation and requesting a meeting. Meetings with the prescribed bodies will take place during 2025/2026.

1.8 Levelling Up and Regeneration Act 2023 (LURA)

- 1.32 The Government consulted upon reforms to national planning policy during December 2022 as part of the Levelling Up and Regeneration Bill (LURB), stating that the LURA will remove the Duty to Co-operate, but that the duty will remain in place until those provisions come into effect. To secure appropriate engagement between authorities where strategic planning considerations concern cross-boundary matters, the Government intends to introduce an alignment policy as part of a future revised Framework. Further consultation on what should constitute the alignment policy is anticipated to be undertaken.
- 1.33 The LURA was enacted during November 2023, however the Duty to Cooperate has remained in place with no new policies introduced – Local Planning Authorities will continue with the existing duty until such a time that new legislation is published.
- 1.34 The incumbent Labour government's 2024 planning reforms consultation maintained the Duty to Cooperate and introduced stronger mechanisms for cross-boundary strategic planning. However, following the December 2024 update to the National Planning Policy Framework and evolving legislative reforms the new alignment policy is still expected. Notwithstanding this, the updated NPPF reasserts and strengthens expectations around effective strategic planning across authority boundaries, emphasising alignment of policies and cooperation on unmet housing need, infrastructure and spatial priorities.
- 1.35 The intention of the LURA 2023 maintains the abolition of the statutory Duty to Cooperate for the reformed plan-making system, replacing it with a more flexible “alignment policy” framework that will be built into forthcoming regulations. However, such regulations have yet to be put in place with no further advice, guidance, or consultation provided by the national government on the transition to the new plan-making system.
- 1.36 Therefore, during the transition period, the existing duty continues to apply to plans under the current system, with the NPPF amendments already requiring

amplified engagement and sharing of strategic issues. Until such a time that new legislation is introduced regarding cross-boundary cooperation as part of the new plan-making system, the existing duty will be used.

2 Monitoring the current policies

2.1 This section provides an update on the Council's position in relation to targets set out in relevant policies from the adopted Core Strategy (2008) and the Local Plan Part 2 - Detailed Policies (2014). Additionally, this chapter reviews the use of adopted policies, including where decisions are appealed.

2.2 **Policy CSP1 – Location of Development**

2.2 Policy CSP1 within the Core Strategy promotes the best use of Previously Developed Land (PDL) by focusing development into the existing built-up areas.

2.3 **Target:** 70% of housing development to be built on PDL from 2016 – 2021 and 80% of employment development by type per annum.

2.4 **Indicator:** Percentage of housing development on PDL and percentage of employment development by type on PDL.

2.5 **Performance:** Percentage of housing developments completed on PDL in the year 24-25

- 83% using the original PDL definition
- 81% revised definition⁷ excluding garden land
- 100% of employment developments completed on PDL

2.6 Although the definition of PDL has changed since the publication of the Core Strategy (2008), it is evident that the target for 70% of housing developments and 80% of employment developments on PDL is being met.

2.3 **Policy CSP2 – Housing Provision**

2.7 Policy CSP2 of the Core Strategy ensures that provision will be made for a net increase of at least 2,500 dwellings in the period 2006 to 2026.

2.8 **Target:** Provision will be made for a net increase of at least 2,500 dwellings (average 125 per year) in the period 2006 to 2026.

2.9 **Indicator:** Net number of dwellings completed.

2.10 **Performance:** 4,692 dwellings completed.

⁷ As stated in the glossary of the 2012 NPPF and subsequent NPPF revisions.

2.11 Since the start of the Core Strategy housing requirement period, 1st April 2006, there have been 4,692 net additional completions.

2.12 Thus, the target of 2,500 net completed dwellings has been met and exceeded by more than 2,000 net dwellings. Table 3 shows the target was met within the 2015/2016 monitoring year, ten years prior to the end of the Plan period.

Year	Total Per Year	Cumulative Total
April 2006 – March 2007	459	459
April 2007 – March 2008	285	744
April 2008 – March 2009	297	1,041
April 2009 – March 2010	172	1,213
April 2010 – March 2011	132	1,345
April 2011 – March 2012	261	1,606
April 2012 – March 2013	221	1,827
April 2013 – March 2014	256	2,083
April 2014 – March 2015	142	2,225
April 2015 – March 2016	322	2,547
April 2016 – March 2017	228	2,775
April 2017 – March 2018	332	3,107
April 2018 – March 2019	244	3,351
April 2019 – March 2020	262	3,613
April 2020 – March 2021	117	3,730
April 2021 – March 2022	238	3,968
April 2022 – March 2023	303	4,271
April 2023 – March 2024	238	4,509
April 2024 – March 2025	183	4,692
Average:	247	

TABLE 4: HOUSING COMPLETIONS

2.13 Table 4 identifies continued recovery of completions in the last three years following the significant drop during the initial wave of Covid-19. Completions are averaging since Covid-19 at 241 against an annualised overall average of delivery per year at 247 dwellings. This is an encouraging sign that housing delivery is realigning with that of pre-pandemic levels.

2.14 When compared against the housing provision in the adopted Core Strategy (2008) of 125 dwellings per year (2006 – 2026 plan period), it is clear that the Council has consistently met and exceeded this requirement (with the exception of 2020/21 the first year of the Covid-19 pandemic).

2.4 Policy CSP4 – Affordable Housing

2.15 Policy CSP4 within the Core Strategy requires all eligible housing sites to provide 34% of the units as affordable.

2.16 **Target:** 50 affordable housing units per year will be delivered. (800 units to be delivered between 2006 – 2022)

2.17 **Indicator:** Number of affordable housing units completed per year

2.18 **Performance:** 33 affordable housing completions in 2024/2025:

- 33 Social Rent
- 0 Shared Ownership

Year	Completion Totals			
	Gross dwelling ⁸	Gross affordable	% of gross affordable	Cumulative affordable
April 2006 – March 2007	502	256 ⁹	51	256
April 2007 – March 2008	335	64	19	320
April 2008 – March 2009	345	49	14	369
April 2009 – March 2010	209	8	4	377
April 2010 – March 2011	161	61	38	438
April 2011 – March 2012	217	62	29	500
April 2012 – March 2013	247	47	19	547
April 2013 – March 2014	292	57	20	604
April 2014 – March 2015	163	56	34	660
April 2015 - March 2016	361	12	3	672
April 2016 – March 2017	240	85	35	757

⁸ This column represents gross rather than net completions due to a Government requirement that this remains consistent across England

⁹ The high number of affordable completions in 2006-2007 is largely due to 208 key worker affordable completions at 'Well Farm Heights' in Whyteleafe.

April 2017 – March 2018	356	91	26	848
April 2018 – March 2019	253	55	22	903
April 2019 – March 2020	290	127	44	1,030
April 2020 – March 2021	177 ¹⁰	9	5	1,039
April 2021 – March 2022	256	51	20	1,090
April 2022- March 2023	363	60	17	1,150
April 2023- March 2024	298	77	26	1,227
April 2024- March 2025	189	33	7	1260
Total	5,549	1,260	Avg. 23%	1,260

TABLE 5: AFFORDABLE HOUSING DATA

2.19 It is important to note that the number of affordable units completed each year is not solely dependent on those provided through Registered Providers e.g., Housing Associations. The Council, as a housing enabling authority, has a responsibility to maximise the level of affordable housing within the district. This can involve bringing forward sites in the Council's ownership and by seeking and obtaining funding from the Government.

2.20 There are circa. 99 affordable housing units either under construction or that have gained planning permission that are expected to be completed over the coming years.

2.21 Policy CSP5 – Rural Exceptions and Policy CSP6 – Rural Allocations

2.22 Policy CSP5 within the Core Strategy allows, exceptionally, land adjoining or closely related to rural settlements which would otherwise be considered inappropriate for development, to be released to provide affordable housing in

¹⁰ This figure has been amended to reflect a discrepancy in calculating the figures for 2020/21

perpetuity to meet local needs. Through the use of policy CSP6 the Council may, subject to there being an identified need and suitable sites being identified, allocate land within the defined rural settlements to provide affordable housing in perpetuity to meet local needs.

2.23 **Target:** It should be noted that policies CSP5 and CSP6 which encourage the provision of rural affordable housing sites have no monitoring targets.

2.24 **Performance:** No rural exceptions sites have been developed during 2024/25.

2.5 Policy CSP7 – Housing Balance

2.25 Policy CSP7 'Housing Balance' within the Core Strategy requires all housing developments of five units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District.

2.26 **Target:** 70% of completed homes to contain 3 or fewer bedrooms.

2.27 **Indicator:** Percentage of dwellings completed per annum with one, two and three bedrooms.

2.28 **Performance:** During the monitoring period, 95 out of the 102 net dwelling completions on sites of 5 dwellings or more in the District were for 3 bedrooms or fewer, which is equivalent to 95%. This indicator has been met every year over the past 15 years.

2.29 A mix of housing sizes have been delivered in the District during the monitoring year, reflecting the need for different types of units in the District. 38% of units delivered were 3+ bed to help meet the need for family housing in the District.

2.6 Policy CSP8 – Extra Care Housing

2.30 Policy CSP8 within the Core Strategy ensures that through the allocation of sites and/or granting of planning consents, the Council will provide for the development of at least 162 units of Extra Care Housing in the period up to 2016.

2.31 **Target:** The Council will provide for the development of at least 162 units of Extra Care Housing in the period up to 2016 and 50 Extra Care Housing units per annum in the period since 2016.

2.32 **Indicator:** Number of Extra Care Housing units provided.

2.33 **Performance:** There have been no Extra Care Housing unit completions throughout the 2024/25 monitoring period.

2.34 There are two planning permissions for Extra Care / C2 Housing comprising 161 units that will contribute to the supply of the accommodation type, that have yet to be implemented as shown on Table 6.

Site Address	Planning Application Reference	Description	Net Extra Care Units proposed	Net Extra Care Units completed	Net loss of dwellings proposed	Net loss of dwellings completed
Burntwood Lodge, 84 Burntwood Lane, Caterham, Surrey, CR3 6TA	2022/917	Erection of single storey side and rear extensions in order to increase the number of Bedrooms, Shower/Bathroom facilities and to slightly enlarge the existing residents' Day Space and outbuilding to rear of building. (Amended description).	9	0	0	
0Young Epilepsy, St Piers Lane, Lingfield, Surrey, RH7 6PW	2022/1161	Demolition of buildings and redevelopment to provide a residential care community (Use Class C2) comprising 152 units of accommodation, with associated communal facilities, parking, landscaping, and associated infrastructure; and extension and refurbishment	152	0	0	0

Table 6: Care Provision Planning Permissions

2.7 Policy CSP9 Gypsy and Traveller Caravan Sites and Policy CSP10 Travelling Showmen's Sites

2.35 Policies CSP9, and CSP10 adopted in 2008, state that the Council would make provision for sites for Gypsies and Travellers and Travelling Showmen through a Site Allocations Development Plan Document (DPD) in accordance

with any identified need and taking into account the existing authorised provision within the District.

- 2.36 Policy CSP9 set two requirements, to assess the level of need and to identify the level of provision in the District. Since 2013, a total of 18 pitches have been approved to date, although five of these pitches are subject to temporary planning permissions. Details of approved and refused planning permissions are available in Appendix 3.
- 2.37 To assist the emerging plan, the evidence of Gypsy, Travellers, and Travelling Showpeople has been updated. A Gypsy and Traveller Accommodation Assessment (GTAA) has been published with the primary objective of the GTAA to provide a robust assessment of current and future need for GTTS accommodation in the planning area.
- 2.38 The GTAA provides a robust evidence base which can be used to aid the implementation of Local Plan Policies and, where appropriate, the provision of new GTTS sites. The GTAA identified a five year need of 81 pitches for Gypsy and Travellers within the planning area, with Travelling Showpeople addressed separately with a need of 38 plots.
- 2.39 As a result of the identified need presented in the GTAA, a Pitch Delivery Assessment (PDA) was carried out to demonstrate the Council's ability to meet the need. The PDA identifies and assesses potential sites for Gypsy and Traveller pitches and focuses on determining the suitability, availability and achievability of existing sites for potential intensification.
- 2.40 The PDA demonstrated 64 pitches can be met by intensification on existing sites. These sites are considered acceptable locations for Gypsy and Traveller development in principle.
- 2.41 The remaining 17 pitches are to be met mainly through a number of existing sites that are currently inhabited by non-Gypsy and Travellers.
- 2.42 The Council will take appropriate action to ensure these sites are brought back into Gypsy and Traveller use and the pitches will be made available to those with a demonstrable need.

2.8 Policy CSP11 Infrastructure and Services

- 2.43 Policy CSP11 seeks to ensure appropriate levels of infrastructure and services are sought through both public and private funds. The policy introduces a Community Infrastructure Levy (CIL) to be applied to all residential and

commercial development to ensure a more equitable contribution is made to infrastructure and service provision. The position on CIL receipts is recorded separately (see Section 5). Where appropriate, CIL is to be used to supplement any negotiated Section 106 Agreement.

2.44 **Target:** All development (excluding minor and householder) to include a contribution towards infrastructure and services to be monitored on a yearly basis.

2.45 **Indicator:** Proportion of schemes per annum including infrastructure/service provision or a financial contribution.

2.46 **Performance:** During the monitoring year of 2024/2025, payments were received from a negotiated S106 agreement providing a financial contribution towards local infrastructure with a total value of £624,311.02. Details are provided in Table 7.

Planning permission with negotiated financial obligation	Financial obligations	Amount
2022/1658- Development Site at Plough Road, Smallfield, Surrey	Monitoring Fee	£5,268.50
2022/1523 - Land At Former Godstone Quarry, Godstone, RH9 8ND	Transport, Health, Housing and monitoring fee	£598,685.52
2021/636 - Garage Court, Auckland Road, Caterham, Surrey, CR3 5TU	Highways	£13,245.00
2019/1310 - Rochester Gardens, town End, Caterham, Surrey, CR3 5UJ	Highways	£7,112.00
Total Financial Obligations Negotiated:		£624,311.02

TABLE 7: S106 CONTRIBUTION RECEIVED DURING MONITORING PERIOD

2.9 Policy CSP12 – Managing Travel Demand

2.47 Policy CSP12 requires new development to make infrastructure improvements particularly for the provision of adequate transport infrastructure and services.

This supports the aim of reducing the need to travel by car by providing housing and commercial development within reasonable distance of key services, employment, and retail.

2.48 **Target:** 80% of new residential and commercial development per annum to be located within the built-up areas which have good access by public transport. 90% of new retail, office and leisure development to be in town centres.

2.49 **Indicator:**

- Amount of new residential development per annum within 30 minutes of public transport time of key services/employment/retail.
- Amount of completed retail, office and leisure development and percentage in town centres per year.
- Percentage of commercial development located within the built-up area which has good access by public transport per year.

2.50 **Performance:** 61% of completed developments resulting in a net gain of residential premises located within urban areas and within access to key services and facilities in 2024/25. 100% of commercial gains were completed within urban areas with 100% being within town or local centres in the monitoring year.

2.51 61% is below the target for residential units and further analysis will be undertaken to review how this can be improved in future years.

2.10 Policy CSP19 – Spatial Objectives

2.52 Policy CSP19 of the Core Strategy sets out a range of densities to be applied across the District, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.

2.53 **Target:** Average density per annum should reach 30 dwellings per hectare (dph).

2.54 **Indicator:** Percentage of new dwellings completed at:

- Less than or equal to 30 dph.
- Between 31 and 50 dph.
- Above 51 dph.

2.55 **Performance:** Percentage of new dwellings (gross) completed at:

- I. Less or equal to 30 dph: 82%

- II. Between 31 and 50 dph: 8%
- III. Greater than 51 dph: 10%

2.56 The figures above demonstrate that modal density of development in Tandridge during 2024/25 was below 50dph, whilst a sites' average density was 27dph. Overall, the average number of dwellings per hectare is just below the target set within Policy CSP19.

2.57 It should be noted that flatted development, which delivers higher densities, makes up some 57% of the overall housing delivery for the monitoring year. The majority of housing development (51%) is delivered on sites of up to 30dph, with 49% of housing delivered on sites of greater than 30dph.

2.11 Policy CSP22 – The Economy and DP4 – Alternative Use of Commercial & Industrial Sites

2.58 Policy CSP22 of the Core Strategy seeks to develop a sustainable economy by making the best use of existing commercial and industrial sites, especially those suitable for occupation by small businesses. The policy also allows for buildings in the Green Belt to be used for commercial purposes.

2.59 Policy CSP22 also allows for redundant or unsuitably located commercial and industrial sites to be redeveloped for housing or other appropriate alternative uses, with further details set out in the Local Plan Part 2 - Detailed Policies (2014). Policy DP4 explains that if it can be demonstrated through a robust marketing exercise that the site is genuinely not required then redundant industrial or commercial land and buildings will be released for housing or other appropriate alternative uses.

2.60 **Target:** Policy CSP22 identifies no specific target in relation to employment land/floorspace however, the amount of employment floorspace and land will continue to be monitored to identify how well the local economy is performing.

2.61 **Indicator:** Policy CSP22:

- Amount of floorspace developed for employment by type per year.
- Employment land available by type per year.
- Loss of employment land to residential and to other uses per year.
- Amount of completed retail, office, and leisure development.

2.62 **Indicator:** Policy DP4:

- Commercial/industrial sites redeveloped for alternative uses.

2.63 **Performance:**

2.64 Table 8 shows the overall business floorspace stock for Tandridge from 2010/11 to 2024/25 (latest available data). Data is sourced from the Valuation Office website: <http://www.voa.gov.uk/> The data is also displayed as a graph in Figure 1 which shows fluctuations in business floorspace since 2010.

2.65 The business floorspace stock statistics in Figure 1 indicate a gradual decline in office premises and an overall slight increase in industrial premises available throughout the district.

Year	Floorspace in Thousands m ²	
	Industrial ¹¹	Office
2010/11	341	65
2011/12	341	65
2012/13	342	64
2013/14	318	64
2014/15	321	62
2015/16	353	58
2016/17	353	56
2017/18	363	53
2018/19	369	52
2019/20	367	51
2020/21	370	51
2021/22	366	51
2022/23	365	47
2023/24	364	46
2024/25	360	47

¹¹ This column is taken directly from the Government's Valuation Office website, and it is noted that these figures differ from previous AMRs.

TABLE 8: BUSINESS FLOORSPACE STOCK

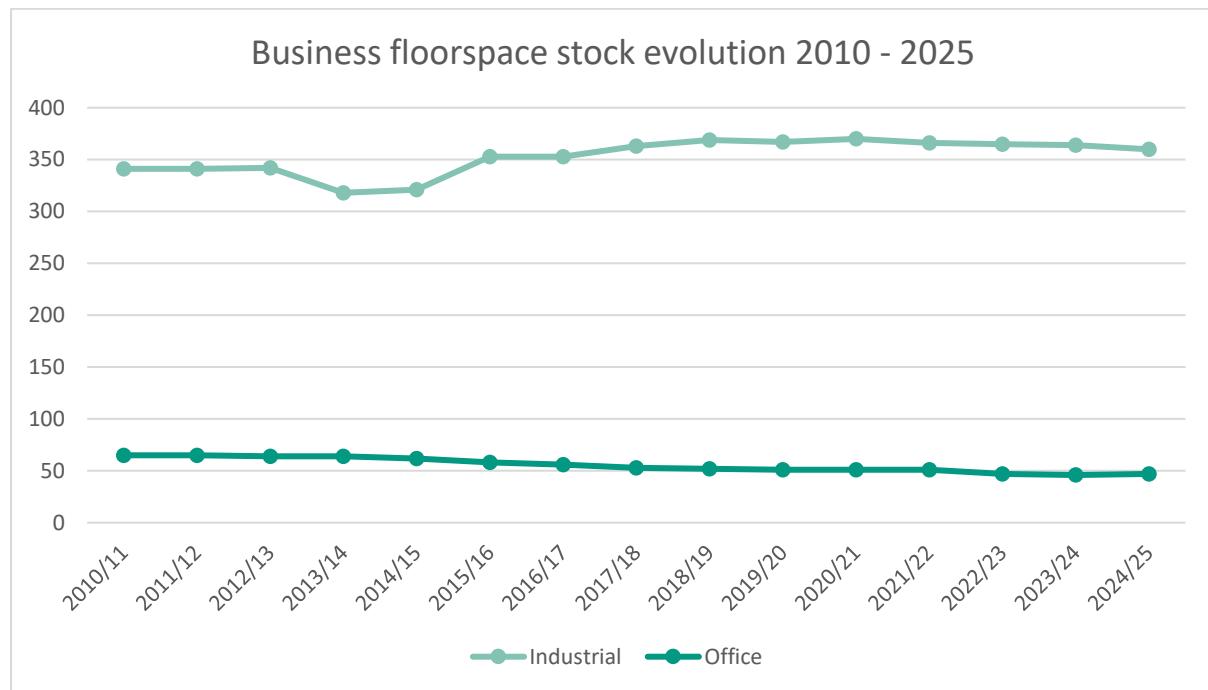


FIGURE 1: BUSINESS FLOORSPACE STOCK EVOLUTION SINCE 2010, INCLUDING OFFICE AND INDUSTRIAL STOCK



FIGURE 2: EMPLOYMENT LAND LOST IN HECTARES (2006 – 2022)

2.66 Table 9 shows completions from permitted development rights resulting in the loss of employment space over the 2024/25 monitoring year.

2.67 Note: change of use from either Class E (commercial, business and service) to Class C3 (dwellinghouses) (Prior Approval Class MA Part 3 Schedule 2) or Class B1(a) (offices) to Class C3 (Prior Approval Class O Part 3 Schedule 2) - as at March 2025.

Prior approval granted			
Application ref.	Site Address	Site Area (ha)	Net number of dwellings gained
2024/218/NC	1-3 CROYDON ROAD, CATERHAM, CR3 6PA	0.03	2
Total		0.03	2

TABLE 9: CHANGE OF USE COMPLETIONS

2.12 Policy CSP23 – Town and other centres

2.68 Policy CSP23 in the Core Strategy seeks to protect and enhance the role of town and other centres. It also states that the Council would actively pursue the re-development of the former Rose & Young site in Croydon Road, Caterham and the gasholder site and adjoining land in Oxted.

2.69 Policy CSP23 sets out a hierarchy of retail centres. However, the Local Plan Part 2 - Detailed Policies (2014) sets targets for retail, office and leisure provision in the town and local centres.

2.70 Target:

2.71 Policy CSP23: The former Rose & Young site, Caterham and the gasholder site and adjoining land, Oxted be redeveloped by 2014.

2.72 Policy DP2 sets a target for a minimum of 70% retailing (A1 use) in each town centre primary frontage and a minimum of 45% retailing (A1 use) in each town centre secondary frontage.

2.73 Policy DP3 specifies a target for a minimum total frontage of 50% retailing (A1 use) in each local centre.

2.74 Indicator:

2.75 Policy CSP23: The re-development of key sites in the town centres.

2.76 Policy DP2: Total proportion of retailing (A1 use) in each of the primary and secondary frontages of Caterham Valley and Oxted town centres.

2.77 Policy DP3: Total proportion of retailing (A1 use) in each of the four designated local centres (Caterham Hill, Lingfield, Warlingham and Whyteleafe); and Change of Use of shops located outside of the designated centres from retailing (A1) to other uses.

2.78 Performance:

2.79 The Gasholder site in Oxted has been re-developed into 111 residential apartments and the former Rose and Young site in Caterham has completed on site for 48 residential units situated above a ground floor supermarket.

2.80 As part of the Local Plan process, the Council are required to produce a number of evidence-base documents. To assist the emerging plan, a Retail, Leisure, and Town Centre study is currently being worked on. This study evaluates the performance of existing town and local centres in their provision of retail, office and leisure premises. The study measured the performance of each indicator or against the policy criteria stipulated in the Core Strategy (2008) and the Local Plan Part 2 - Detailed Policies (2014). The findings of this study are shown on Table 10.

2.81 Table 10 shows that except in Smallfield, Use Class E¹² is the predominant use class of the Town Centres and Local Centres in Tandridge. It should be noted that this data is being updated as part of the new Retail, Leisure, and Town Centre study.

Town centres / Local centres	% of Frontage width in new Class Order (for 2021)				
	C3	E	F.1	F.2	Sui Generis
Oxted	3	87	0	1	10
Caterham Valley Town Centre	9	71	5	4	11
Caterham Hill	3	74	0	1	21
Lingfield	2	79	0	0	19
Warlingham	1	61	2	7	29
Whyteleafe	0	73	0	0	27
Godstone	37	45	0	1	17
Smallfield	2	26	57	8	8
Caterham Westway	8	61	12	0	18
Hurst Green	0	56	0	44	0
Betchingley	31	40	12	2	15

TABLE 10: TOWN AND LOCAL CENTRE FRONTAGE USE

¹² Use Class E was introduced on 1 September 2020 and includes the old A2, A3, S1a, B1b and B1C uses, as well as some A1 uses. For more information on use class changes, please see statutory instrument 2020 No. 757 at <https://www.legislation.gov.uk/uksi/2020/757/made>

Housing Land Supply

2.82 This section provides an updated assessment of the Council's Five-Year Housing Land Supply position, in accordance with the requirements of the National Planning Policy Framework (NPPF¹³) and Planning Practice Guidance (PPG¹⁴). The assessment sets out whether the Council can demonstrate a deliverable supply of housing sites sufficient to meet its identified housing requirement over the next five years.

2.83 The purpose of this update is to provide a current and realistic demonstration of deliverable housing supply, taking into account new planning permissions and updated site information granted since the start of the 2025/26 monitoring year.

2.13 Housing Requirement and Housing Delivery Test

2.84 The housing requirement has been calculated using the Standard Method, identifying an annual housing need of 827 dwellings per annum. As a result of the Council's Housing Delivery Test result¹⁵, a 20% buffer has been applied, resulting in an annual requirement of 993 dwellings and a five-year requirement of 4,964 dwellings.

2.85 On 12 December 2024 the results of the 2023 HDT were published. Tandridge District Council was identified as having delivered 42%¹⁶ of the required level. In accordance with para 79 of the NPPF, consequently must produce a Housing Delivery Test Action Plan with subsequent 20% buffer added to the Five-year Housing Land Supply (5YHLS) calculation. The application of the presumption in favour of sustainable development¹⁷ is also engaged.

2.86 The delivery and requirement are set out in Table 11:

¹³ [NPPF Dec 2024](#)

¹⁴ [Planning practice guidance - GOV.UK](#)

¹⁵ [Housing Delivery Test Action Plan 2025](#)

¹⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

¹⁷ Paragraph 79 (c) of the National Planning Policy Framework (NPPF, December 2024)

Financial year	2020-2021	2021-2022	2022-2023	Total
Number of homes required	430	644	642	1,716
Number of homes delivered	162	246	308	716
+ / -	-268	-398	-334	-1,000
% of homes required delivered				42%

Table 11: Housing Delivery Test measurement

* Note that the figures in the published HDT result differ from the completions set out in Table 4 - this is due to the availability of updated information; there is also a discrepancy between the previous published HDT result and this years' HDT result.

2.14 Base Date and Justification

2.87 This interim Five-Year Housing Land Supply position is assessed as of 1 October 2025.

2.88 While the formal annual Five-Year Housing Land Supply position is normally reported from a 1 April base date, this interim assessment has been produced to ensure that the Council's evidence reflects the most recent and accurate data available.

2.89 The amended base date of 1 October 2025 has been selected to incorporate recent planning permissions, site delivery trajectories, and changes in site status since the start of the monitoring year, ensuring that the position presents the most up-to-date and robust evidence of deliverable supply. A full schedule of sites will be included in the 2025 Authority Monitoring Report.

2.90 This approach is consistent with practice elsewhere, where authorities have issued interim or in-year updates to their housing land supply to maintain an up-to-date and transparent evidence base.

2.15 Housing Supply

2.91 The assessment of deliverable supply includes sites with full planning permissions for minor and major development and outline planning permission for sites of major development, sites under construction, prior approvals / change of use, communal / C2 developments, and a windfall allowance.

2.92 The total identified supply amounts to 2,158 dwellings over the five-year period 2025/26–2029/30:

COMPONENT						OUTPUT
Standard Method annual requirement						827
Annual requirement +20%						993
Five-year requirement (inc. buffer)						4964
Total Supply						2158
Year	2025/26	2026/27	2027/28	2028/29	2029/30	TOTAL
FUL <=9	123	66	22	0	0	211
FUL >=10	43	123	133	95	80	474
UC <=9	38	13	5	0	0	56
UC >=10	20	20	20	20	9	89
OUT > 10	0	0	264	276	210	750
PA / CoU / CLU	27	3	4	0	0	34
C2 / Communal	0	20	20	20	24	84
Windfall	0	0	0	230	230	460
Over / Under Provision						-2806
Total Years Supply						2.17

TABLE 12: IDENTIFIED SUPPLY FIGURES

2.16 Five-Year Supply Position

2.93 When measured against the five-year requirement of 4,964 dwellings, the identified supply of 2,158 dwellings represents a 2.17-year supply. This equates to an under-provision of 2,806 dwellings.

2.17 Conclusion

2.94 As of 1 October 2025, the Council is unable to demonstrate a five-year supply of deliverable housing land, with a position of 2.17 years. In accordance with paragraph 11(d) of the NPPF, relevant policies for the supply of housing are therefore considered out-of-date, and the presumption in favour of sustainable development applies.

2.95 The Council will continue to monitor housing delivery and update the Five-Year Housing Land Supply position on an annual basis, taking account of new permissions, completions, and delivery rate to ensure an accurate and up-to-date evidence base.

2.18 Windfall Analysis and Site Schedule

2.96 Table 2 presents the Windfall development position from the monitoring years 2013/14 to 2024/25. The start date of 2013/14 is used due to evidence from the 2013 AMR demonstrating that this was the point that all but one previously

allocated site had been completed. The Council therefore deem this as an appropriate point to determine their windfall contribution. As the final allocated site was completed during the period 2020 – 2023, the total number of completions on this site has been deducted from the total completions to avoid double counting.

Year	9 or fewer units	10 or higher units	TOTAL
2013 - 2014	112	144	256
2014 - 2015	54	88	142
2015 - 2016	88	234	322
2016 - 2017	36	192	228
2017 - 2018	116	216	332
2018 - 2019	110	134	244
2019 - 2020	74	188	262
2020 - 2021	82	35	117
2021 - 2022	48	190	238
2022 - 2023	37	266	303
2023 - 2024	92	146	238
2024 - 2025	91	92	183
TOTAL	940	1,925	2,865
Minus 111 from app 2018/729		1,814	2,754
Average	78	151	230

TABLE 13: WINDFALL SUPPLY

2.97 The windfall analysis shows a total of 2,865 dwellings were completed over the 12-year period (2013 – 2025) or an average of 230 dwellings per year (when accounting for the removal of ref. 2018/729). The data was further split into two groups: completions on small sites i.e., 9 units or fewer; and completions on Major Development Sites i.e., sites of 10 units or higher. The assessment demonstrates that there were 940 completions on small sites and 1,925 on large sites.

2.98 On the basis of this windfall analysis, for the purpose of 5-YHLS calculations the Council can include 230 dwellings per year in years 4 and 5 of the 5YHLS period. Note years 1 – 3 of the 5-YHLS comprise planned for or established development (in the context of the Tandridge District Council position, 'planned for' relates to development already permitted).

2.99 Appendix 1 present the schedule of sites that comprises the 5YHLS including anticipated delivery rates.

3 Self-build and Custom Housebuilding

- 3.1 [The Self-build and Custom Housebuilding Act 2015](#) require Councils to keep local registers of people looking to buy plots of land to commission or build their own home. As required by the legislation and detailed in current Planning Practice Guidance (PPG), since 1 April 2016 the Council has kept a Custom and Self-Build Register.
- 3.2 As of 31 October 2016, new Regulations dealing with custom and self-build homes registers came into force (Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016). In accordance with new legislation, on 5 April 2018 the Council set a local connection and financial solvency tests. As a result, there are two parts to the register:
 - Part 1: for those who meet the national and local eligibility conditions and have paid the fee.
 - Part 2: for those who only meet the national eligibility conditions and have paid the fee.
- 3.3 Further information on the eligibility criteria and how to register for either Part 1 or Part 2 of the register can be found on the [Council's website](#).
- 3.4 The level of demand for self-build and custom housebuilding in the area is established by reference to the number of entries added to the Council's register during a base period. The first base period ended on 30 October 2016. Each subsequent base period starts 31 October and ends 30 October the following year (12 months) - The base period for self-build and custom housebuilding is not concurrent with the monitoring period for the AMR.
- 3.5 At the end of each base period, local authorities have 3 years in which to permit an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 3.6 During the 8th base period (30 October 2022 – 30 October 2023), a total of 7 individuals were entered on the register, with 6 individuals on Part 1 of the register and 1 individual on Part 2. This has brought the total entries on to the Tandridge District Council Self and Custom Housebuilding Register to 32 with 23 entries on Part 1 and 13 entries on Part 2. This is summarised in table 14.
- 3.7 All 7 individuals on the register wish to commission or build a detached house for owner-occupation. The individuals' desired locations vary throughout the District.

3.8 Since the introduction of the Council's new criteria and fees, to remain on the register applicants are required to pay an annual fee. As such, the Council submits letters to those applicants who wish to remain on the register and pay the annual renewal fee on an annual basis. Where applicants do not wish to renew their place and remain on the register this will result in removal from the register. Table 14 takes into account those applicants that did not wish to remain on the register or failed to pay the renewal fee.

3.9 Table 14 details the number of entries on the Council's self-build register as well as the number of self-build CIL exemptions that have been granted on planning permissions for new dwellings. The number of CIL exemptions permitted for self-build dwellings exceeds the demand on the register, which indicates that the Council is meeting its duty to the custom and self-builder to grant sufficient suitable development permissions.

Base Period	Date	Number of entries (individuals)	Part 1	Part 2	Group	CIL exemptions granted for new dwellings
1	01 April 2016 – 30 October 2016	61	N/A	N/A	0	0
2	31 October 2016 – 30 October 2017	64	N/A	N/A	0	0
3	31 October 2017 – 30 October 2018	4 ¹⁸	3	1	0	6
4	31 October 2018 – 30 October 2019	8	3	5	0	21
5	31 October 2019 – 30 October 2020	4	3	1	0	14
6	31 October 2020 – 30 October 2021	10	7	3	0	12
7	31 October 2021 – 30 October 2022	3	1	2	0	12
8	31 October 2022 – 30 October 2023	7	6	1	0	18
9	31 October 2023 – 30 October 2024	1	0	1	0	26
Total from 2018 - 2024		33	23	14	0	109

TABLE 14: NUMBER OF ENTRIES ON SELF-BUILD REGISTER AND GRANTED CIL SELF-BUILD EXEMPTIONS

¹⁸ Number of entries on self-build register decreases significantly due to the introduction of the Council's local connection test on 5th April 2018.

4 Tandridge District Council Community Infrastructure Levy

4.1 CIL data and production of the Infrastructure Funding Statement does not correspond with the current AMR year, therefore this document presents the position from the 2022/23 period that was featured in the previous AMR – the next iteration of the AMR will report on the 2023/24 data.

4.2 The Tandridge District Council Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on the 24th July 2014 and came into effect on the 1st December 2014. Planning applications decided on or after the 1st December 2014 may therefore be subject to CIL.

4.3 The District Council uses CIL to secure Strategic Infrastructure which will have a district wide impact. Local Infrastructure is secured through Planning Obligations in line with the Policies of the Development Plan and utilising the Planning Obligations and Community Infrastructure Levy Guidance published on the Council's website.¹⁹

4.4 The Council received a total of in £1,462,682.86 the 2024/25 financial year. This brings the combined total of CIL funds collected since the Charging Schedule came into force in December 2014, to £12,642,133.32

Parish year	Tandridge CIL after Admin Deductions (5%)	Parishes CIL	Total TDC + Parish CIL
14/15 In Arrears	£0.00	£0.00	£0.00
15/16 In Arrears	£29,142.78	£5,142.87	£34,285.65
16/17 in arrears	£311,025.82	£54,887.20	£365,913.02
17/18 in Arrears	£965,901.64	£171,062.20	£1,136,963.84
18/19 in Arrears	£652,826.23	£115,205.22	£768,031.45
April 19 adjustment in reporting period	£644,819.77	£113,791.78	£758,611.55
19/20	£2,621,381.81	£498,454.74	£3,119,836.55
20/21	£754,240.27	£141,907.09	£896,147.36
21/22	£1,227,472.69	£230,322.63	£1,534,543.83

¹⁹ Community Infrastructure Levy - <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Current-and-adopted-planning-policies/Community- Infrastructure-Levy>

Parish year	Tandridge CIL after Admin Deductions (5%)	Parishes CIL	Total TDC + Parish CIL
22/23	£1,194,277.61	£258,073.90	£1,528,791.07
23/24	£984,509.84	£169,232.61	£1,036,326.14
24/25	£1,389,548.72	£518,779.62	£1,462,682.86
Total 2014-25	£10,775,147.18	£2,276,859.86	£12,642,133.32

TABLE 15: TOTAL CIL FUNDS COLLECTED

4.5 It should be noted that CIL reporting periods for a Parish are January to December each year. The Council originally aligned with that period. When Central Government introduced the Infrastructure Funding Statement (IFS), reporting periods moved to the financial year April to March for Districts only, and not Parishes. This adjustment in reporting periods in April 2019 is reported in the table in question, with the periods prior to that reporting 'in arrears'. The term 'arrears' therefore refers to reporting in arrears, rather than CIL being owed to the Council or Parishes.

4.6 The CIL Regulations require the Council to pass over to Parish Councils a percentage of the CIL as a 'meaningful proportion' (also known as 'neighbourhood fund'). The Council is required to pass 15% of the CIL receipts to relevant Parish Councils, in line with developments in their areas, with a cap of £100 per dwelling assessed for Council Tax in the parish per annum. This rises to 25% in areas with an adopted Neighbourhood Plan, and no cap. Parish Councils reports (receipts and total expenditure) as well as detailed financial reports are available via the Council's website²⁰.

4.7 The CIL receipts (minus the parish element and administration fee) are pooled into a centralised pot for the purpose of delivering strategic infrastructure/improvement on a district-wide basis. Infrastructure Providers are invited to bid for the release of funds from this centralised pot to appropriate projects in line with the key spending themes identified by the Council.

4.8 During the monitoring year the annually updated Infrastructure Funding Statement (IFS) was published for Tandridge on the Council website²¹. This sets out in the income and expenditure section 106 (S106) agreements and

²⁰ [Spending the Community Infrastructure Levy and reports - Tandridge District Council](#)²¹ [Spending the Community Infrastructure Levy and reports - Tandridge District Council](#)

section 278 (s278 – relating to highways), and all CIL, that have been awarded or spent.

- 4.9 The statement sets out where the CIL receipts have been spent and committed on the following projects:
- 4.10 Table 16 sets out the future projects agreed, and ongoing schemes agreed previously.
- 4.11 During the 2024/25 monitoring year, the Council awarded the sum of £2,345,793.63 to various schemes and projects. Since the start of the CIL schedule charge in December 2014, the Council has awarded a total of £8,858,778.09 and has paid out the sum of £3,346,250.03 as shown in Table 16.

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00222	Infrastructure Feasibility Match Funding		£1,000,000.00	£0.00			13/06/2019	Committee Pass	Strategy and Resources
IA-00223	Smallfield Flood Alleviation		£300,000.00	£150,000.00			15/09/2016	Committee Pass	Planning Policy Committee
IA-00224	Master Park Pavilion	20/11/2020	£530,000.00	£381,930.65			22/09/2020	Committee Pass	Strategy and Resources
IA-00225	Burstow Road Safety Scheme	04/12/2020	£360,000.00	£0.00			09/07/2020	Committee Pass	Strategy and Resources
IA-00226	Whyteleafe Surgery	29/01/2021	£502,000.00	£502,000.00			22/09/2020	Committee Pass	Strategy and Resources
IA-00231	Expansion of St Peter and St Paul CE Infant School, Chaldon		£1,000,000.00	£0.00	Spring	22	22/11/2022	Application	Planning Policy Committee

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00232	Warlingham Green Improvements Scheme: Phase One		£491,355.00	£20,472.50	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources
IA-00235	The Friends of Limpsfield Common Access and Infrastructure Project – Responding to Community Needs	28/09/2021	£71,022.00	£61,574.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00236	A25 Westerham Road, Limpsfield Signalise existing informal pedestrian crossing and speed reduction measures	30/09/2021	£0.00	£0.00	Autumn	21	02/12/2021	Withdrawn	Strategy and Resources
IA-00237	Croydon Road Regeneration Improvements		£950,000.00	£0.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources
IA-00239	Wolf's Hill, Hurst Green - Road Widening & Pavement		£0.00	£0.00	Autumn	21	07/10/2021	EOI Pass; On Hold	CIL Working Group
IA-00240	Barn 100, Oxted (theatre)	30/09/2021	£50,000.00	£50,000.00	Autumn	21	02/12/2021	Committee Pass	Strategy and Resources

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00259	Blanchmans Farm All Weather Disabled Trackway Warlingham		£104,000.09	£104,000.01	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee
IA-00260	De-Stafford School 3G pitch Option 1		£80,000.00	£0.00	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee
IA-00264	Lingfield Sports Association Grounds and Clubhouse		£211,562.00	£30,236.67	Spring	22	25/01/2022 16/11/2023	EOI Pass; Deferred Committee Pass	Planning Policy Committee
IA-00267	Warlingham Sports Club Renovation Project		£556,500.00	£440,757.58	Spring	22	23/06/2022	Committee Pass	Planning Policy Committee

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Biddin g round	Yr	Committee date	Decision status	Committee name
IA-00295	Hurst Green Community Centre (HGCC) – Design for Renovation and Extension	19/08/2024	£120,000.00	£60,000.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee
IA-00296	Godstone Road and Station Avenue, Caterham Public Realm Improvement Works		£927,375.00	£0.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee
IA-00297	Queens Park, Caterham Open Space Improvements and Flood Alleviation		£1,394,000.00	£0.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee

IFS Agreement number	IAG title	Agreement date	Total obligation amount	Amount received	Bidding round	Yr	Committee date	Decision status	Committee name
IA-00298	St Mary's Community Pool	15/07/2024	£100,000.00	£30,000.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee
IA-00299	Oxted Wayfinding Strategy		£39,364.00	£0.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee
IA--00300	Felbridge Playground Upgrade	26/04/2024	£71,600.00	£71,600.00	Spring	23	16/11/2023	Committee Pass	Planning Policy Committee
Total CIL amount awarded and paid out since December 2014			£8,858,778.09	£3,346,250.03					

TABLE 16: FUTURE PROJECTS AND ONGOING SCHEMES

5 Appendices

- Appendix 1 – Housing Supply: Schedule of Deliverable Sites
- Appendix 2 – Existing policies within the Local Plan that are not being Implemented (in Part or Fully)
- Appendix 3 – Woldingham Neighbourhood Plan Monitoring
- Appendix 4 – Limpsfield Neighbourhood Plan Monitoring
- Appendix 5 – Caterham, Chaldon and Whyteleafe (CCW) Neighbourhood Plan Monitoring

Appendix 1 – Schedule of Sites

Table 3: Sites with full planning permission that are for 9 units or fewer (FUL <9)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2024/522	Harestone	Caterham Valley	35 Crescent Road, Caterham, Surrey, CR3 6LE	03/04/2025	03/04/2028	Demolition of detached 4 bed dwelling and 2 bed annexe and erection of 4 no. 3 bed terrace dwellings, with associated parking and hard and soft landscaping etc.	pp	3	3	0	3	0	0	0
2025/116	Dormansland and Felbridge	Dormansland	41 High Street, Dormansland, Lingfield, Surrey, RH7 6PU	09/04/2025	09/04/2028	Construction of detached dwelling and creation of new vehicle access to lane. (Permission in principle)	pp	1	1	0	1	0	0	0
2025/143	Warlingham East and Chelsham and Farleigh	Chelsham and Farleigh	Newlands Barn, Little Farleigh Green, Farleigh Court Road, Warlingham, Surrey, CR6 9PX	09/04/2025	09/04/2028	Demolition of existing storage building and ancillary workshop. Erection of detached dwelling (self-build/custom build) with associated works.	pp	1	1	0	1	0	0	0
2025/174	Portley and Queens Park	Caterham-on-the-Hill	22 Salmons Lane West, Caterham, Surrey, CR3 5LT	20/05/2025	20/05/2028	Proposed first floor extension and division of property into 2no. Three bedrooned semi-detached dwellings.	pp	1	1	0	1	0	0	0
2025/192/NC	Tatsfield and Titsey	Tatsfield	Gorsey Down Farm, Ricketts Hill Road, Tatsfield, Westerham, Surrey, TN16 2NB	11/04/2025	11/04/2028	Conversion of an agricultural building to single 'larger' dwellinghouse (Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q)	pp	1	1	0	1	0	0	0
2025/215	Lingfield, Crowhurst & Tandridge	Crowhurst	The Oast House, Pikes Lane, Crowhurst, Lingfield, Surrey, RH7 6LX	15/05/2025	15/05/2028	Demolition of various outbuildings including stables. Subdivision of residential curtilage and the erection of a detached single storey dwelling (with habitable accommodation within the roofspace) and associated works. (Amended description)	pp	1	1	0	1	0	0	0
2025/253	Burstow, Horne and Outwood	Burstow	Marhaba, Antlands Lane, Shipley Bridge, Horley, Surrey, RH6 9TE	08/04/2025	08/04/2028	Residential development comprising 2x proposed dwellings. (Permission in Principle)	pp	2	2	0	2	0	0	0
2025/277	Tatsfield and Titsey	Tatsfield	Land At, Shaw Road, Tatsfield.,,	20/08/2025	20/08/2028	Erection of 1x detached dwelling.	pp	1	1	0	1	0	0	0
2025/332	Godstone	Godstone	Land To Rear Of 1 Woodlands Drive, South Godstone, Surrey, RH9 8HU	22/08/2025	22/08/2028	Subdivision of site and erection of a three bedroom detached bungalow at rear of no.1 Woodlands Drive, Godstone.	pp	1	1	0	1	0	0	0
2025/356	Burstow, Horne and Outwood	Horne	Bysshe Court Farm, Chithurst Lane, Horne, Horley, Surrey, RH6 9JU	01/09/2025	01/09/2028	Retention of rural worker's dwelling (amended proposal).	pp	1	1	0	1	0	0	0
2025/358	Tatsfield and Titsey	Tatsfield	Meadow Bank, Goatsfield Road, Tatsfield, Westerham, Surrey, TN16 2BU	07/08/2025	07/08/2028	Erection of self-build dwelling with demolition of existing outbuildings, and hard and soft landscaping.	pp	1	1	0	1	0	0	0
2025/412	Dormansland and Felbridge	Dormansland	Lady Cross Paddocks, Mutton Hill, Dormansland, Lingfield, Surrey, RH7 6NP	19/06/2025	19/06/2028	Erection of 1 self-build dwelling, parking & landscaping.	pp	1	1	0	1	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2025/414	Valley	Caterham Valley	22a Croydon Road, Caterham, Surrey, CR3 6QB	22/05/2025	22/05/2028	Amalgamation of two existing flats to form a 3-bed 5-person flat.	pp	-1	-1	0	-1	0	0	0
2025/422	Portley and Queens Park	Caterham-on-the-Hill	Flintfield Lodge, Rca Kenley Aerodrome, Whyteleafe Hill, Whyteleafe, Surrey, CR3 0AJ	11/07/2025	11/07/2028	Restoration of former Lodge Building to provide 1no. dwelling, including single storey side extension with roof lantern and solar panels, new parking area to south, and associated landscaping (part retrospective).	pp	1	1	0	1	0	0	0
2025/475	Woldingham	Woldingham	Orchard Farm Stables, Southfields Road, Woldingham, Caterham, Surrey, CR3 7BG	30/06/2025	30/06/2028	Change of use of a section of the stables and conversion to a 2 bed house (Permission in Principle).	pp	1	1	0	1	0	0	0
2025/499	Burstow, Horne and Outwood	Burstow	Nyahlands Farm, Copthorne Bank, Copthorne, Crawley, Surrey, RH10 3JD	13/06/2025	13/06/2028	Erection of 9 dwellings and widening of existing access following demolition of stables ad removal of sand school. (Permission in principle)	pp	9	9	0	4	5	0	0
2025/683	Dormansland and Felbridge	Dormansland	Cromlech, Felcourt Road, East Grinstead, Surrey, RH19 2JR	22/07/2025	22/07/2028	Demolition of existing dwelling and construction of up to 7 dwellings	pp	6	6	0	3	3	0	0
2025/755	Burstow, Horne and Outwood	Burstow	Marhaba, Antlands Lane, Shipley Bridge, Horley, Surrey, RH6 9TE	29/07/2025	29/07/2028	Permission in Principle for 1 dwelling (revised siting further to permission 2025/253)	pp	1	1	0	1	0	0	0
2024/1154	Burstow, Horne and Outwood	Burstow	Woodlands Garage, Chapel Road, Smallfield, Horley, Surrey, RH6 9NN	15/05/2025	15/05/2028	Demolition of existing buildings and the erection of 9 no. 3 bed dwellings with associated parking and landscaping.(Amended Scheme)	pp	9	9	0	4	5	0	0
2024/1162	Caterham Valley	Caterham Valley	51 Stafford Road, Caterham, Surrey, CR3 6JG	29/04/2025	29/04/2025	Demolition of existing garage and erection of a 2 storey detached house with accommodation within the roof space, a detached garage and associated parking and vehicle access.	pp	1	1	0	1	0	0	0
2024/1219	Burstow, Horne and Outwood	Burstow	Silver Birches, Effingham Road, Burstow, Horley, Surrey, RH6 9RP	02/04/2025	02/04/2025	Demolition of existing barn, stables and shed and erection of 5 bedroom dwelling and associated works	pp	1	1	0	1	0	0	0
2024/1293	Dormansland and Felbridge	Felbridge	Land At 81 Copthorne Road, Felbridge, West Sussex, RH19 2PB	30/09/2025	30/09/2028	Demolition of existing glasshouses and outbuildings and erection of 3 dwellings with associated access, parking and landscaping.	pp	3	3	0	1	2	0	0
2024/1313	Burstow, Horne and Outwood	Burstow	Aranui, 31 Wheelers Lane, Smallfield, Horley, Surrey, RH6 9PT	04/07/2025	04/07/2028	Partial demolition of the existing buildings and the erection of a new detached dwellinghouse. (self - build/custom build)	pp	1	1	0	1	0	0	0
2023/1149	Godstone	Godstone	Westwood Stores, Eastbourne Road, South Godstone, Godstone, Surrey, RH9 8EZ	21/03/2024	21/03/2027	Proposed erection of 9 flats	pp	9	9	5	4	0	0	0
2022/916	Warlingham East and Chelsham and Farleigh	Chelsham and Farleigh	Beech Farm, Beech Farm Road, Warlingham, Surrey, CR6 9QJ	05/09/2024	05/09/2027	Proposed conversion of buildings to provide 2 x 4 bed, 2 x 3 bed and 1 x 2 bed houses with associated parking, landscaping, package treatment plant	pp	5	5	2	3	0	0	0
2024/296/NC	Dormansland and Felbridge	Dormansland	Barrow Green Farm, Haxted Road, Lingfield, Surrey, RH7 6DE	15/05/2024	15/05/2027	Conversion of Agricultural buildings to 3 x small dwellings and 2 x large dwellings.	pp	5	5	2	3	0	0	0
2022/1490	Burstow, Horne & Outwood	Outwood	Woolborough Hatch, Woolborough Lane, Outwood, Redhill, Surrey, RH1 5QR	03/04/2023	03/04/2026	Demolition of four existing buildings and erection of three dwellings with associated landscaping and parking.	pp	3	3	3	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2024/152	Whyteleafe	Whyteleafe	16 Westview Avenue, Whyteleafe, Surrey, CR3 0EQ	24/06/2024	24/06/2027	Erection of 2 no 2 bedroom semi-detached dwellings. (Amendment to boundary line)	pp	2	2	2	0	0	0	0
2024/258		Burstow	Triddles Farm, Plough Road, Smallfield, Horley, Surrey, RH6 9JN	19/08/2024	19/08/2027	Demolition of existing buildings and erection of two detached dwellings and associated landscaping and parking.	pp	2	2	2	0	0	0	0
2023/1140	Burstow, Horne & Outwood	Horne	The Jolly Farmers, Whitewood Lane, South Godstone, Godstone, Surrey, RH9 8JR	09/02/2024	09/02/2027	Demolition of existing building and erection of replacement 5 bedroom 2 story dwelling. (Amended Plans)	pp	1	1	1	0	0	0	0
2023/1094	Felbridge	Felbridge	Land East Of Woodcock Hill, Felbridge, RH19 2RD	20/02/2025	20/02/2028	Demolition of existing three agricultural buildings together with the animal shelter and pig sty; erection of two dwellings together with access, parking and landscaping	pp	2	2	2	0	0	0	0
2024/500	Burstow, Horne and Outwood	Outwood	Flat, Former Orchard Farm Kennels, Woolborough Lane, Outwood, Redhill, Surrey, RH1 5QR	24/07/2024	24/07/2027	Variation of Condition 2 (Plans) of planning permission ref:2022/1120 (Demolition of adjacent building. Conversion of existing building to form 3 bedroom dwelling and change of use of land to form residential curtilage) to reduce the application site area.	pp	1	1	1	0	0	0	0
2024/820	Oxted South	Oxted	Hollaway Meadow, Tanhouse Road, Oxted, Surrey, RH8 9PE	11/12/2024	11/12/2027	Demolition of existing buildings and removal of existing hardstanding. Erection of single storey dwelling and permeable gravel driveway.	pp	1	1	1	0	0	0	0
2024/827	Tatsfield and Titsey	Tatsfield	Charmwood (plot C), Greenway, Tatsfield, Surrey, TN16 2BS	21/10/2024	21/10/2027	Erection of a chalet bungalow (Amended Drawings)	pp	1	1	1	0	0	0	0
2024/1184	Harestone	Caterham Valley	21 Station Avenue, Caterham, Surrey, CR3 6YT	25/02/2025	25/02/2028	Erection of three storey rear extension, insertion of roof lights in front and rear roof planes, conversion of existing building to 5no. flats, and retention of ground floor commercial space.	pp	5	5	5	0	0	0	0
2024/1251	Betchingley and Nutfield	Betchingley	New Hextalls East, Hextalls Lane, Betchingley, Redhill, Surrey, RH1 4QT	27/03/2025	27/03/2028	Conversion of existing semi-detached dwellings into a single dwelling, removal of rear single storey extension and porches, erect single storey rear extension, part first floor rear extension, 2no. Juliet balconies to rear and alterations to existing openings.	pp	-1	-1	-1	0	0	0	0
2025/78	Betchingley and Nutfield	Nutfield	Land to North of 1 and 2 Coombe Cottages, Dean Lane, Nutfield RH1 4HR	24/03/2025	24/03/2028	Erection of single storey detached dwelling (Self build/custom build)	pp	1	1	1	0	0	0	0
2024/384	Burstow, Horne & Outwood	Burstow	Hollesley Farm, Normans Road, Smallfield, Horley, Surrey, RH6 9JJ	14/08/2024	14/08/2027	Application for approval of reserved matters : Details of appearance and landscaping following planning permission granted on 28.06.2021 under ref: 2021/99 (Demolition of existing building and erection of new dwelling with associated parking).	RM	1	1	1	0	0	0	0
2023/1350	Whyteleafe	Whyteleafe	Former Garage, Land To The South West Of Stuart Road, Warlingham, CR3 0BG	14/03/2024	14/03/2027	Demolition of the existing garage. Erection of a detached dwelling. Adjustment to existing crossover and provision of drive and parking forecast	pp	1	1	1	0	0	0	0
2023/1429	Godstone	Godstone	Old Willow Farm, Byers Lane, South Godstone, Godstone, Surrey, RH9 8JL	10/05/2024	10/05/2027	Redevelopment of site to provide 1x single dwelling and dog-kennels with associated landscaping and other works.	pp	1	1	1	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2023/1470	Dormansland and Felbridge	Felbridge	St Marys, Woodcock Hill, Felbridge, East Grinstead, Surrey, RH19 2RD	20/03/2024	20/03/2027	Demolition of existing workshop and erection of a detached dwelling with new private vehicular access.	pp	1	1	1	0	0	0	0
2024/272	Betchingley and Nutfield	Betchingley	Land Associated With Pendell Court Farmhouse, Pendell Road, Betchingley, Surrey, RH1 4QH	23/05/2024	23/05/2027	Demolition of various existing outbuildings. Erection of new dwelling & relocation of existing garage.	pp	1	1	1	0	0	0	0
2024/332	Burstow, Horne and Outwood	Burstow	Marhaba, Antlands Lane, Shipley Bridge, Horley, Surrey, RH6 9TE	17/05/2024	17/05/2027	Subdivision of curtilage and conversion of and extension of building into 2 bed dwelling with provision of vehicular access to Shipley Bridge Lane, and erection of outbuilding.	pp	1	1	1	0	0	0	0
2024/351	Limpsfield	Limpsfield	6 Detillens Lane, Limpsfield, Oxted, Surrey, RH8 0DJ	27/06/2024	27/06/2027	Erection of a detached 5-bed dwelling with vehicular access from Detillens Lane, together with associated car and cycle parking, bin store, amenity space and landscaping.	pp	1	1	1	0	0	0	0
2024/65	Betchingley and Nutfield	Betchingley	Arthurs Seat, War Coppice Road, Caterham, Surrey, CR3 6AS	18/04/2024	18/04/2027	Separation of existing residential planning unit to create two independent dwellings	pp	1	1	1	0	0	0	0
2021/1738	Warlingham West	Warlingham	Courtlands, Badgers Lane, Warlingham, Surrey, CR6 9JX	17/10/2022	17/10/2025	Demolition of garage/outbuilding. Erection of detached dwellinghouse and replacement garage to host dwelling (amended plans).	pp	1	1	1	0	0	0	0
2023/122	Limpsfield	Limpsfield	Former Dorothy's Cottage, High Street, Limpsfield RH8 0dg,,	05/10/2023	05/10/2026	Reinstatement of Dorothy Cottage to form 2 bedroom dwelling and erection of replacement barn structure to form 3 bedroom attached dwelling to the north with associated landscaping works.	pp	1	1	1	0	0	0	0
2024/137	Oxted North	Oxted	3 Amy Road, Oxted, Surrey, RH8 0PX	08/05/2024	08/05/2027	Subdivision of existing third floor flat to create 2no 1 bedroom flats.	pp	1	1	1	0	0	0	0
2024/390	Limpsfield	Limpsfield	Greenheyes, Uvedale Road, Limpsfield, Oxted, Surrey, RH8 0EN	24/07/2024	24/07/2027	Phased development comprising: Phase 1: Demolition of existing dwelling, Phase 2: Erection of 1x self-build dwelling, and Phase 3: Erection of 1x self-build dwelling. (Amended Plans)	pp	1	1	1	0	0	0	0
2024/507	Lingfield and Crowhurst	Tandridge	Surrey Hill House, Tandridge Hill Lane, Godstone, Surrey, RH9 8DD	17/09/2024	17/09/2027	Separation of existing residential planning unit to create two independent dwellings	pp	1	1	1	0	0	0	0
2024/509	Valley	Caterham Valley	377 Croydon Road, Caterham, CR3 6PN, Caterham, Surrey, CR3 6PN	05/07/2024	05/07/2027	Erection of a small single-storey rear infill extension, and conversion of the existing ground floor vacant retail space into a new one-bedroom flat, with minor changes to the front and rear ground floor facades to suit	pp	1	1	1	0	0	0	0
2022/1038	Woldingham	Woldingham	Tudor Cottage, Park View Road, Woldingham, Caterham, Surrey, CR3 7DH	28/02/2023	28/02/2026	Erection of detached 3 bed dwelling.	pp	1	1	1	0	0	0	0
2022/1110	Whyteleafe	Whyteleafe	9 Johns Walk, Whyteleafe, Surrey, CR3 0BT	26/06/2023	26/06/2026	Erection of two storey detached two bedroom dwelling. Erection of hip to gable extension and dormer window to existing dwelling at No9 Johns Walk. (Amended description)	pp	1	1	1	0	0	0	0
2022/1260	Oxted South	Oxted	Former, 75 Hurst Green Road, Hurst Green, Oxted, Surrey, RH8 9AJ	15/02/2023	15/02/2026	Demolition of existing church, erection of a replacement Church & Pastor's flat (Amended Plans)	pp	1	1	1	0	0	0	0
2022/1281	Burstow, Horne & Outwood	Outwood	Woolborough House Farm, Woolborough Lane, Outwood, Redhill, Surrey, RH1 5QR	21/08/2023	21/08/2026	Erection of 1 no. dwelling following demolition of existing non-agricultural buildings	pp	1	1	1	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2022/1326	Limpsfield	Limpsfield	Little Coppice, 5 Sylvan Close, Limpsfield, Oxted, Surrey, RH8 0DX	13/02/2023	13/02/2026	Erection of new detached two-storey dwelling with basement, attached garage, associated driveway and highway crossover.	pp	1	1	1	0	0	0	0
2022/1336	Tatsfield and Titsey	Tatsfield	Land West Of Thistle Cottage, Shaw Road, Tatsfield, Surrey, TN16 2BX	30/01/2024	30/01/2027	Erection of 1x single storey detached dwelling	pp	1	1	1	0	0	0	0
2022/1475	Godstone	Godstone	52 Featherstone, Blindley Heath, Lingfield, RH7 6JY, Blindley Heath, Lingfield, Surrey, RH7 6JY	07/10/2024	07/10/2027	Demolition of existing garage structure and division of site to create two plots. Erection of detached 4 bed dwelling.	pp	1	1	1	0	0	0	0
2022/1546	Oxted South	Oxted	Demolition of the existing stable building, removal of the hard-standing to the associated yard and erection of a detached dwelling with parking and rear garden. (Amended Plans including alterations to roof, and amenity area including biodiversity improve	12/09/2023	12/09/2026	Demolition of the existing stable building, removal of the hard-standing to the associated yard and erection of a detached dwelling with parking and rear garden. (Amended Plans including alterations to roof, and amenity area including biodiversity improve	pp	1	1	1	0	0	0	0
2022/1652	Dormansland and Felcourt	Dormansland	Shepley, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JN	28/07/2023	28/07/2026	Erection of a detached dwelling to plot adjacent to Shepley.	pp	1	1	1	0	0	0	0
2022/576	Burstow, Horne & Outwood	Horne	Pondlake Cottage, Brickhouse Lane, Newchapel, Lingfield, Surrey, RH7 6HY	19/10/2023	19/10/2026	Demolition of the existing barn and erection of a new residential annexe together with associated parking and landscaping.	pp	1	1	1	0	0	0	0
2022/991	Oxted North and Tandridge	Oxted	Squirrels Corner, Rockfield Road, Oxted, Surrey, RH8 0EL	09/02/2023	09/02/2026	Erection of a detached 1 1/2 Storey dwelling with attached garage and alteration to existing drive and turning area	pp	1	1	1	0	0	0	0
2023/1009	Warlingham East and Chelsham and Farleigh	Warlingham	Land To The Rear Of 25-27 Harrow Road, Warlingham, Surrey, CR6 9EY	19/12/2023	19/12/2026	Demolition of existing garage and felling of trees to the rear of 25 and 27 Harrow Road. Construction of new three bedroom detached dwelling. (amended site location plan)	pp	1	1	1	0	0	0	0
2023/1180	Warlingham West	Warlingham	Grosvenor, The Mount, Warlingham, Surrey, CR6 9JF	26/01/2024	26/01/2027	Erection of a single family dwelling home with associated garden, cycle and car parking	pp	1	1	1	0	0	0	0
2023/1253	Godstone	Godstone	The Old Barn, Lagham Manor Farm, Eastbourne Road, South Godstone, Godstone, Surrey, RH9 8JB	10/01/2024	10/01/2027	Conversion of barn to form a 4-bedroom dwelling and use of the existing track and access to service the development.	pp	1	1	1	0	0	0	0
2023/1282	Oxted North and Tandridge	Tandridge	The Stables, Land North Of Gays Cottages, Tandridge Lane, Lingfield, RH7 6LW	15/02/2024	15/02/2027	Erection of a single-storey, 3 bedroom dwellinghouse and associated works, including landscaping and car parking. Removal of existing equestrian buildings and horse walker.	pp	1	1	1	0	0	0	0
2023/538	Portley	Caterham on the Hill	102 Ninehams Road, Caterham, Surrey, CR3 5LJ	31/08/2023	31/08/2026	Demolition of existing detached garage and erection of a 4 bedroom 2 storey detached dwelling. Widening of Existing Crossover and increase in hardstanding within the site	pp	1	1	1	0	0	0	0
2023/64	Burstow, Horne and Outwood	Burstow	Burstow Lodge Farm, Rookery Lane, Smallfield, Horley, Surrey, RH6 9BD	26/07/2024	26/07/2027	Demolition of agricultural/equestrian building and erection of new dwelling with associated access and parking.	pp	1	1	1	0	0	0	0
2023/742	Betchingley and Nutfield	Betchingley	1 Outwood Lane, Betchingley, Redhill, Surrey, RH1 4LR	02/08/2024	02/08/2027	Change of use of public house (Class A4) to single residential dwellinghouse (Class C3), single storey rear extension, erection of pitched roof over rear projection	pp	1	1	1	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2024/173	Oxted North	Oxted	42 Wheeler Avenue, Oxted, Surrey, RH8 9LE	25/10/2024	25/10/2027	Demolition of existing house and erection of replacement dwelling.	pp	1	1	1	0	0	0	0
2024/225	Warlingham East and Chelsham and Farleigh	Chelsham and Farleigh	Newlands Barn, Little Farleigh Green, Farleigh Court Road, Warlingham, Surrey, CR6 9PX	19/04/2024	19/04/2027	Conversion and change of use from storage building to dwelling including re-cladding works.	pp	1	1	1	0	0	0	0
2024/393		Tatsfield	Lochiel, Ricketts Hill Road, Tatsfield, Westerham, Surrey, TN16 2NB	06/09/2024	06/09/2027	Demolition of existing dwelling and erection of new dwelling	pp	1	1	1	0	0	0	0
2024/514	Oxted South	Oxted	7a Paddock Close, Hurst Green, Oxted, Surrey, RH8 0LQ	10/10/2024	10/10/2027	Demolition of the existing bungalow and erection of a replacement dwelling, landscaping and associated works.	pp	1	1	1	0	0	0	0
2024/552	Betchingley and Nutfield	Nutfield	The Shed Swallows End, Crab Hill Lane, South Nutfield, Surrey, RH1 5PG	15/10/2024	15/10/2027	Conversion of existing building to a one bed, one person dwelling falling within class C3 of the Town & Country Use Classes Order (as amended) together with the erection of an acoustic boundary fence.	pp	1	1	1	0	0	0	0
2024/639	Burstow, Horne and Outwood	Outwood	Orchard Farm, Woolborough Lane, Outwood, Redhill, Surrey, RH1 5QR	27/09/2024	27/09/2027	Demolition of existing residential garage and commercial office and part of cattery building. Change of use of land to residential. Construction of a 1 bedroom dwelling with parking and gardens including boundary fencing.	pp	1	1	1	0	0	0	0
2024/639	Tatsfield and Titsey	Tatsfield	Hill Cottage, Barnfield Road, Tatsfield, Westerham, Surrey, TN16 2LG	09/09/2024	09/09/2027	Demolition of the existing 2 bedroom dwelling and erection of a 4 bedroom dwelling (Amended site location plan)	pp	1	1	1	0	0	0	0
2024/850	Betchingley and Nutfield	Nutfield	117 Mid Street, South Nutfield, Redhill, Surrey, RH1 5RP	24/09/2024	24/09/2027	Erection of a replacement dwelling & demolition of existing carport and 4 outbuildings.	pp	1	1	1	0	0	0	0
2024/919	Oxted North	Oxted	1 & 2 Temple House, Quarry Road, Oxted, Surrey, RH8 9HF	29/10/2024	29/10/2027	Amalgamation of ground and first floor apartments to create a single dwelling together with associated elevational alterations.	pp	1	1	1	0	0	0	0
2024/1261			Land Adjacent To 4 Landscape Road, Warlingham, Surrey, CR6 9JB	17/02/2025	17/02/2028	Erection of a single family dwelling house (Self - build /Custom build)	pp	1	1	1	0	0	0	0
2024/913			63 Gresham Avenue, Warlingham, Surrey, CR6 9DG	20/01/2025	20/01/2028	Erection of a new detached dwelling with alterations to create a dropped kerb and front parking area and erection of a single storey rear extension to existing dwelling .	pp	1	1	1	0	0	0	0
2024/1241/NC			Meadow Bank, Goatsfield Road, Tatsfield, Westerham, Surrey, TN16 2BU	15/01/2025	15/01/2028	Conversion of an agricultural building into a residential dwelling. (Prior approval Schedule 2, Part3, Class Q)	pp	1	1	1	0	0	0	0
2021/578 2022/1618/NC	Burstow, Horne and Outwood	Burstow	Rough Beech Barn And Bungalows 1 & 2, Dowlands Lane, Smallfield, Surrey, RH6 9SD	26/01/2023	26/01/2026	Conversion of 1 & 2 Dowlands Bungalows from Use Class C3 (dwellinghouses) to Use Class E (offices). Conversion of Rough Beech Barn from Use Class E (offices) into Use Class C3 (dwellinghouses) 2 x 3-bedroom dwellinghouse	pp	1	1	1	0	0	0	0
2023/1490			Pelham House, 54 Harestone Valley Road, Caterham, Surrey, CR3 6HE	08/11/2024	08/11/2027	The demolition of existing flats to construct 2no. one bedroom flats, 2no. two bedroom flats, and 6no. three bedroom houses with associated parking and amenity space	pp	2	2	2	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2023/1150	Warlingham East and Chelsham and Farleigh	Warlingham	436 Limpsfield Road, Warlingham, Surrey, CR6 9LG	21/03/2024	21/03/2027	Conversion of shop and 2no flats to form 4no self contained flats and partial retention of shop. Erection of two storey rear extension and side dormer. Extension of existing side dormer, installation of front balustrade to front elevation and internal alt	pp	2	2	2	0	0	0	0
2021/1900	Betchingley and Nutfield	Betchingley	Brooklands Farm, Lower South Park Road, South Godstone, Surrey, RH9 8LF	05/05/2023	05/05/2026	Demolition of the existing building. Erection of two dwellings with parking and landscaping.	pp	2	2	2	0	0	0	0
2022/1000	Dormansland and Felcourt	Dormansland	Starline Farm, Starborough Road, Marsh Green, Edenbridge, Surrey, TN8 5RB	07/11/2022	07/11/2025	Demolition of the existing buildings and the erection of two detached houses with associated access, parking and landscaping.	pp	2	2	2	0	0	0	0
2022/1428	Valley	Caterham Valley	180 Croydon Road, Caterham, Surrey, CR3 6QF	09/03/2023	09/03/2026	Erection of a pair of semi detached houses (comprising 2 x 3 bed), with associated access and parking.	pp	2	2	2	0	0	0	0
2022/1489	Harestone	Caterham Valley	The Gardens, Church Hill, Caterham, Surrey, CR3 6FR	03/04/2023	03/04/2026	Erection of a single building containing 2 x 2-bedroom apartments.	pp	2	2	2	0	0	0	0
2022/1492	Godstone	Godstone	Garages To The Rear Of, 20-24 Salisbury Road, Godstone, RH9 8ab,,	09/06/2023	09/06/2026	Demolition of a block of 19 domestic garages (retaining the rear wall) and the construction of 2 no. detached, 2 bedroom bungalows with associated access improvements and parking/turning areas.	pp	2	2	2	0	0	0	0
2022/1534	Oxted North and Tandridge	Tandridge	Blackgrove Farm, Tandridge Lane, Lingfield, Surrey, RH7 6LW	07/12/2023	07/12/2026	Proposed mixed use development involving the re-use and adaptation of Workshop 1 and The Old Combine Shed from Class E purposes to provide a 1 x 1-bed and a 1 x 2-bed residential unit, each with their own external amenity area, car parking, cycle provisi	pp	2	2	2	0	0	0	0
2023/1169	Godstone	Godstone	19 Tylers Close, Godstone, Surrey, RH9 8AN	27/11/2023	27/11/2026	Erection of a two storey dwelling.	pp	1	1	1	0	0	0	0
2023/228	Betchingley and Nutfield	Nutfield	Little Cormongers Farm, Mid Street, South Nutfield, Surrey,	09/08/2023	09/08/2026	Demolition of the existing stable buildings and adjacent 2 barns and erection of 2 single storey dwellings	pp	2	2	2	0	0	0	0
2023/49	Godstone	Godstone	The Squash House, 128 Redehall Road, Smallfield, Horley, Surrey, RH6 9RH	13/10/2023	13/10/2026	Conversion of one barn to a two-bed dwellinghouse and one stable to a one-bed dwellinghouse (Amended plans to include wall and hedge to the front of the stables building).	pp	2	2	2	0	0	0	0
2023/828	Lingfield and Crowhurst	Crowhurst	Land At Mansion House Farm, Crowhurst, RH7 6LR	13/10/2023	13/10/2026	Demolition of three agricultural buildings. Conversion of Shed 2 and re-building of Dairy Barn to form 2no. dwellings. Erection of detached single storey garage building with associated landscaping and parking areas [Alternative to planning permission 202	pp	2	2	2	0	0	0	0
2024/794	Dormansland and Felbridge	Felbridge	Agricultural Land East Of Woodcock Hill, Felbridge, RH19 2RD	27/09/2024	27/09/2027	Demolition of all existing buildings and erection of two dwellings, together with access, parking and landscaping.	pp	2	2	2	0	0	0	0
2023/1427	Warlingham East and Chelsham and Farleigh	Warlingham	Wayside, 542 Limpsfield Road, Warlingham, Surrey, CR6 9DS	14/02/2024	14/02/2027	Demolition of existing dwelling and erection of 4 terrace houses, including hard and soft landscaping	pp	3	3	2	1	0	0	0
2023/508	Oxted South	Oxted	75 / 77 Hurst Green Road, Oxted, Surrey, RH8 9AJ	16/08/2023	16/08/2026	Demolition of existing church and pastors house and erection of a replacement church and pastor's flat and 3x terraced dwellings.	pp	3	3	2	1	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2023/710	Warlingham East and Chelsham and Farleigh	Warlingham	550 Limpsfield Road, Warlingham, Surrey, CR6 9DS	15/12/2023	15/12/2026	Demolition of existing house and replacement with two pairs of semi detached properties providing four family houses with associated secure cycle parking off street disabled facilities, car parking, and landscaping. (amended description) Bat Emergence Sur	pp	3	3	2	1	0	0	0
2022/1309	Oxted North and Tandridge	Oxted	2a Amy Road, Oxted, Surrey, RH8 0PX	11/04/2023	11/04/2026	Demolition of existing buildings and erection of 3 dwellings, parking & landscaping.	pp	3	3	2	1	0	0	0
2022/1222	Oxted North and Tandridge	Oxted	Former, 6 Beadles Lane, Oxted, Surrey, RH8 9JJ	31/07/2023	31/07/2026	Demolition of existing buildings and erection of 4 no. dwellings with access road, associated parking & landscaping	pp	4	4	2	2	0	0	0
2022/1665/N	Burstow, Horne and Outwood	Outwood	Cogmans Farm Buildings, Cogmans Lane, Outwood, Surrey, RH1 5PS	28/02/2023	28/02/2026	Conversion of an agricultural building to 4 dwellings and associated buildings works.	pp	4	4	2	2	0	0	0
2023/490	Godstone	Godstone	Links Farm, Tilburstow Hill Road, South Godstone, Godstone, Surrey, RH9 8LB	18/09/2023	18/09/2026	Demolition of existing barns, structures and removal of concrete hardstanding. Erection of four detached dwellinghouses, garaging facilities and associated works.	pp	4	4	2	2	0	0	0
2024/782/NC	Woldingham	Woldingham	Feather Farm, Southfields Road, Woldingham, Surrey, CR3 7BG	27/09/2024	27/09/2027	Conversion of an existing steel framed agricultural building into 4 no. residential dwellings.	pp	4	4	2	2	0	0	0
2024/1297/NC			Chelsham Heights, Beech Farm Road, Warlingham, Surrey, CR6 9QG	27/01/2025	27/01/2028	Conversion of existing barn into 4 residential units.	pp	4	4	2	2	0	0	0
2022/1638	Dormansland and Felcourt	Dormansland	Hollow Lane Garages, Hollow Lane, Dormansland, Surrey, RH7 6NT	06/11/2023	06/11/2026	Demolition of existing garages and construction of one bungalow and one building containing four apartments. New parking court at New Farthingdale.	pp	5	5	2	3	0	0	0
2023/13	Betchingley and Nutfield	Betchingley	Pendell Farm, Pendell Road, Betchingley, Surrey, RH1 4QH	03/05/2023	03/05/2026	The demolition of the existing building and the erection of 6 dwellings together with associated landscaping, access and parking.	pp	6	6	2	2	0	0	0
2023/268	Burstow, Horne & Outwood	Burstow	26 Weatherhill Road, Smallfield, Horley, Surrey, RH6 9NQ	16/01/2024	16/01/2027	Demolition of the existing buildings. Erection of 6 detached dwellings with associated parking, new access and landscaping. (Amended plans, description and technical documents).	pp	6	6	2	2	0	0	0
2022/1152	Warlingham East and Chelsham and Farleigh	Warlingham	14 Bond Road, Warlingham, Surrey, CR6 9SD	09/05/2023	09/05/2026	Demolition of existing dwelling. Erection of new building to accommodate 3 x 1-bed flats, 3 x 2-bed flats and 2 x 2-bed flats along with car parking, secure cycle storage, refuse provision, landscaping works and biodiversity improvements.	pp	8	8	2	3	3	0	0
								TOTAL	211	123	66	22	0	0

Table 4: Sites with full planning permission that are for 10 units or more (FUL 10>)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2021/1011	Whyteleafe	Whyteleafe	Former, 70 To 74 Godstone Road, Whyteleafe, Surrey, CR3 0EA	25/05/2023	25/05/2026	Proposed four storey building with E(g) (i) or (ii) uses on the ground floor and C3 use on the upper floors to provide 12 flats and associated car parking and amenity space.	pp	12	12	4	4	4	0	0
2023/1154/PA	Woldingham	Woldingham	Hurst Place, Woldingham Road, Woldingham, Surrey, CR3 7LT	16/07/2024	16/07/2027	Demolition of existing building and construction of 12 apartments. (Application for prior approval under schedule 2, Part 20, Class ZA.) (Amended plans)	pp	12	12	4	4	4	0	0
2022/225	Whyteleafe	Whyteleafe	Edgehill, Succombs Hill, Warlingham, Surrey, CR6 9JG	19/12/2022	19/12/2025	Demolition of the existing dwelling and the erection of two blocks containing a total of 21 apartments.	pp	20	20	5	5	10	0	0
2023/226	Portley	Caterham-on-the-Hill	RCA Kenley Aerodrome, Whyteleafe Hill, Whyteleafe, CR3 0AJ	09/08/2023	09/08/2026	Demolition of part of the former Officer's Mess building and erection of extension to west wing and conversion of extended building to 32 flats. Erection of two storey building to provide 12 flats. Restoration of former Lodge Building to provide 1 dwellin	pp	45	45	10	15	20	0	0
2022/1523	Betchingley and Nutfield	Betchingley	Land At Former Godstone Quarry, Godstone, RH9 8ND	06/09/2024	06/09/2027	Full planning permission for the phased development of the Site for 140 new homes (Use Class C3), new doctor's surgery (Use Class E(e)), publicly accessible open space, land reprofiling and associated infrastructure including the Godstone Parish Council car park and access, Site access, internal roads and off-Site highways works, parking areas, landscaping and associated car and cycle infrastructure and associated works to facilitate the development.	pp	140	140	20	30	30	30	30
2024/1378	Westway	Caterham-on-the-Hill	Sea Cadet Hut, The Grove, Caterham, Surrey, CR3 5QD	06/06/2025		Demolition of existing buildings and erection of 16 affordable dwellings, with associated works including access, parking, and landscaping.	pp	16	16	0	5	5	6	0
2023/482	Felbridge	Felbridge	Land South Of Crawley Down Road, Felbridge,	13/06/2025	13/06/2028	Demolition of existing structures and erection of 200no. 1, 2, 3 and 4 bedroom homes (30% affordable) with new vehicular accesses via Crawley Down Road together with associated car parking, open space and landscaping.(Update - Highways technical report and plans)	pp	200	200	0	50	50	50	50
2023/1249	Oxted South	Oxted	Perrysfield Farm, Gibbs Brook Lane, Oxted, Surrey, RH8 9PG	09/05/2025		Erection of 29 dwellings (including 10 affordable and 10 homes for active older persons) through conversions, demolition and erection of dwellings, plus associated parking, drainage infrastructure, access improvements, new footpath, landscaping and associated works (Revised Plans)	pp	29	29	0	10	10	9	0
							TOTAL		474	43	123	133	95	80

Table 5: Sites that are under construction that are for 9 units or fewer (UC <9)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2022/311	Betchingley and Nutfield	Betchingley	The Hawthorns School, Pendell Court, Betchingley, Redhill, Surrey, RH1 4QJ	10/06/2022	10/06/2025	Erection of a nursery school and demolition of existing buildings	uc	-1	-1	-1	0	0	0	0
2021/1332	Woldingham	Woldingham	Langlands, Butlers Dene Road, Woldingham, Caterham, Surrey, CR3 7HD	03/11/2021	03/11/2024	Demolition of existing buildings and erection of 1 single storey dwelling and 1 two storey dwelling.	uc	1	1	1	0	0	0	0
2019/1122	Godstone	Godstone	Marle House, Eastbourne Road, South Godstone RH9 8JQ	30/09/2019	30/09/2022	Extension and conversion of stable/coach house to a 2-bed dwelling with associated parking and amenity space	uc	1	1	1	0	0	0	0
2021/1022	Oxted South	Oxted	Aysgarth, Rockfield Road, Oxted, Surrey, RH8 0HB	14/10/2021	14/10/2024	Demolition of existing garage. Erection of a detached dwelling within the garden of Aysgarth with associated detached garage, garden and driveway.	uc	1	1	1	0	0	0	0
2020/708	Dormansland and Felcourt	Dormansland	Haxted House, Haxted Road, Edenbridge TN8 6PT	25/09/2020	25/09/2023	Conversion of a tithe barn to form a 5-bedroom dwelling with conversion of a detached barn to triple garage and a garden store. (Certificate of Lawfulness for proposed use)	uc	1	1	1	0	0	0	0
2022/1259	Oxted South	Oxted	75 Hurst Green Road, Hurst Green, Oxted, Surrey, RH8 9AJ	15/02/2023	15/02/2026	Demolition of Pastor's house and erection of 3x terraced dwellings (Amended Plans)	uc	2	1	1	0	0	0	0
2021/980	Oxted North and Tandridge	Oxted	Little Paddock, Rockfield Road, Oxted, Surrey, RH8 0EL	19/08/2022	19/08/2025	Erection of a two-storey detached dwelling with roof accommodation and integral garage; and formation of new vehicular access in association with the subdivision of the plot to provide a separate residential curtilage.	uc	1	1	1	0	0	0	0
2022/312	Burstow, Horne & Outwood	Horne	Red Roof, Smallfield Road, Horne, Horley, Surrey, RH6 9JP	14/07/2022	14/07/2025	Erection of 2 detached dwellings and demolition of existing buildings.	uc	2	1	1	0	0	0	0
2022/677	Queens Park	Caterham-on-the-Hill	8 Money Avenue, Caterham, Surrey, CR3 5TH	30/08/2022	30/08/2025	Conversion and extension of detached dwelling to form semi detached dwellings	uc	1	1	1	0	0	0	0
2023/781	Harestone	Caterham Valley	5 Church Walk, Caterham, Surrey, CR3 6RT	08/09/2023	08/09/2026	The change of use from offices (Class E) to residential two bedroom house (Class C3) plus internal changes	uc	1	1	1	0	0	0	0
2018/796	Betchingley and Nutfield	Nutfield	Commerce House, 4 High Street, Nutfield RH1 4HQ	19/09/2019	19/09/2022	Erection of 2 x 1 bedroom dwellings with associated parking and access	uc	2	2	2	0	0	0	0
2021/1778	Burstow, Horne & Outwood	Burstow	The Depot, Redehall Road, Smallfield RH6 9QL,	20/12/2021	20/12/2024	Erection of eight dwellings together with associated access and landscaping. Total of 9 dwellings including previous 2017/2021 which is marked as ss	uc	9	2	2	0	0	0	0
2021/2055	Warlingham East and Chelsham and Farleigh	Warlingham	Land And Garages Adjacent To Chapel Road, Warlingham, CR6 9LH	29/04/2022	29/04/2025	Demolition of existing garages, erection of 2x semi detached dwellings, parking, landscaping & access.	uc	2	2	2	0	0	0	0
2019/1331	Warlingham East and Chelsham and Farleigh	Warlingham	Land to the rear 29-41, Harrow Road, Warlingham CR6 9EY	09/12/2019	09/12/2022	Redevelopment of site to comprise three dwellings, with access, parking and landscaping. (Amended Address)	uc	3	3	3	0	0	0	0
2021/636	Queens Park	Caterham-on-the-Hill	Garage Court, Auckland Road, Caterham, Surrey, CR3 5TU	01/11/2021	01/11/2024	Demolition of existing garages, Erection of 3 x 2-storey terraced dwellings and associated landscaping, parking and external works.	uc	3	3	3	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30	
2020/2170	Limpsfield	Limpsfield	Green Hedges, Westerham Road, Limpsfield, Oxted, Surrey, RH8 0EE	17/03/2021	17/03/2024	Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works.	uc	12	3	3	0	0	0	0	
2023/344	Godstone	Godstone	Hookstile House, Byers Lane, South Godstone, Godstone, Surrey, RH9 8JH Hookstile House, Byers Lane, South Godstone, Godstone, Surrey, RH9 8JH	15/05/2023	15/05/2026	Variation of Condition 2 (Plans) of planning permission ref: 2021/1972 (Demolition of the existing buildings and earth mound and the erection of three dwellings, a to allow for additional parking	uc	3	3	3	0	0	0	0	
2023/853	Oxted North	Oxted	110-118 Station Road East, Oxted, Surrey, RH8 0AX	08/05/2024	08/05/2027	Demolition of existing properties at 110-118 Station Road, Oxted. Construction of 12no Class C3 residential flats and 6no Class E units, with parking to the rear. (Amended Plans)	uc	12	7	3	4	0	0	0	
2022/296	Harestone	Caterham Valley	Hut, 1 Harestone Drive, Caterham, Surrey, CR3 6YQ	04/04/2023	04/04/2026	Variation of Condition 2 (Plans) of planning permission ref: 2020/511 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive	uc	7	7	3	3	1	0	0	
2022/486	Bletchingley and Nutfield	Nutfield	North, Kings Mill, Kings Mill Lane, South Nutfield, Redhill, Surrey, RH1 5NB	14/07/2022	14/07/2025	Demolition of existing building and erection of 7 houses with associated parking and landscaping	uc	7	7	3	3	1	0	0	
2017/212	Dormansland and Felcourt	Dormansland	Land to the rear of Dormans Station, Station Road, Dormansland RH7 6NL	15/07/2019	15/07/2022	Formation of 70 car parking spaces serving Dormans Station and erection of 9 dwellings and associated car parking.	uc	9	9	3	3	3	0	0	
										TOTAL	56	38	13	5	0

Table 6: Sites that are under construction that are for 10 units or more (UC 10>)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2021/2178	Warlingham West	Warlingham	Land West Of Limpsfield Road, Warlingham, Surrey, CR6 9RD	11/04/2023	11/04/2026	Construction of 100 dwellings (40% affordable) with associated infrastructure, landscaping and re-provision of sports facilities	uc	100	89	20	20	20	20	9
							TOTAL		89	20	20	20	20	9

Table 7: Outline permissions for sites of 10 units or more (OUT 10>)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2023/1385	Warlingham East and Chelsham and Farleigh	Warlingham	79 Farleigh Road, Warlingham, Surrey, CR6 9EJ	04/03/2024	04/03/2027	Demolition of the existing buildings at 79-81 Farleigh Road and redevelopment of the site for 14 residential units (12 apartments and 2 houses) with associated access, parking and landscaping. (Outline application for Access, appearance, layout and scale)	OUT	14	14	0	0	6	8	0
2022/1658	Burstow, Horne and Outwood	Burstow	Development Site At 532253 143328, Plough Road, Smallfield, Surrey, RH6 9JN (The Plough and Furrow Inn)	17/07/2024	17/07/2027	Development of up to 120 residential dwellings with associated infrastructure, open space and vehicular and pedestrian access, with additional engineering works to provide for flood relief. (Outline application with all matters reserved saved for access)	OUT	120	120	0	0	40	40	40
2024/47 / SCC2023-0217	Lingfield and Crowhurst	Lingfield	Orchard Court, 33 East Grinstead Road, Lingfield, Surrey, RH7 6ET	07/06/2024	06/06/2027	Outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved (Consultation from Surrey County Council)	OUT - Extra Care	54	54	0	0	27	27	0
2025/58	Limpsfield	Limpsfield	Stables, Red Lane Farm, Red Lane, Limpsfield, Oxted, Surrey, RH8 0RT	22/09/2025		Demolition of existing stables and the erection of 12 dwelling with parking, access and associated works (Outline application with all matters reserved except access, layout and scale).	OUT	12	12	0	0	6	6	0
2022/267	Warlingham West	Warlingham	Former Shelton Sports Club, Shelton Avenue And Land Adjacent To 267 Hillbury Road, Warlingham, Surrey, CR6 9TL	20/06/2025	20/06/2028	Outline planning application with all matters reserved except access, for a residential development of 150 dwellings including 45% affordable housing with vehicular access from Hillbury Road, provision of public open space and associated ancillary works.	OUT	150	150	0	0	50	50	50
2024/1393	Warlingham East and Chelsham and Farleigh	Warlingham	1 Park Lane, Warlingham, Surrey, CR6 9BY	24/07/2025		Outline planning permission for up to 45 new homes with all matters reserved except scale, layout and access.	OUT	45	45	0	0	20	25	0
2024/1389	Burstow, Horne and Outwood	Burstow	Rede Cottage, 57 Redehall Road, Smallfield, Horley, Surrey, RH6 9QA	02/07/2025		Demolition of existing buildings and erection of 85 dwellings with associated works (outline application with all matters reserved except access, layout and scale).	OUT	85	85	0	0	25	30	30
2023/1464	Burstow, Horne & Outwood	Burstow	Land West Of Chapel Road, Smallfield, Surrey, RH6 9JH	17/06/2025		Outline planning application for residential development (Use Class C3) comprising up to 270 dwellings; private parking; landscaping and public open space; SUDs; and flood alleviation measures and land reserved for education use. (Outline application with all matters reserved saved for access)	OUT	270	270	0	0	90	90	90
								TOTAL	750	0	0	264	276	210

Table 8: Permissions for Prior Approval, Change of Use, or Certificate of Lawful Use (PA / CoU / CLU)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2023/84	Warlingham East and Chelsham and Farleigh	Warlingham	Church Of St Ambrose, Warren Park, Warlingham, Surrey, CR6 9LD	07/07/2023	07/07/2026	Change of use of existing house in multiple occupation to two self-contained flats and church parish office with internal alterations and changes to fenestration, the erection of a new dwelling with associated parking and landscaping and renovations to pa	pp - CU	1	1	1	0	0	0	0
2024/218/NC	Valley	Caterham Valley	1 Croydon Road, Caterham, Surrey, CR3 6PA	19/04/2024	19/04/2027	Change of use from Class E (Commercial Business and Service) to Class C3 (Dwellinghouses) to form two self-contained flats. (Prior Approval Schedule 2, Part 3, Class MA)	pp - Prior approval	2	2	2	0	0	0	0
2024/445	Queens Park	Caterham-on-the-Hill	96 Chaldon Road, Caterham, Surrey, CR3 5PH	21/06/2024	21/06/2027	Change of use of rear store to one bed dwelling with minor external alterations, provision of private amenity space and off-road parking	pp - CU	1	1	1	0	0	0	0
2024/1340	Harestone	Caterham Valley	Heather Cottage, 121 Tupwood Lane, Caterham, Surrey, CR3 6DF	05/03/2025	05/03/2028	Extension and change of use of existing building to form 1no. dwelling (self-build), and associated works including parking provision and landscaping.	pp - CU	1	1	1	0	0	0	0
2023/1461	Harestone	Caterham Valley	1 Godstone Road, Caterham, Surrey, CR3 6RE	16/05/2024	16/05/2027	Change of use of first and second floors to form one flat, insertion of rooflights to front and formation of dormer to rear, insertion of door at side and formation/re-instatement of windows to front and rear.	pp - CU	1	1	1	0	0	0	0
2023/1162	Chaldon	Chaldon	The Coach House, Pilgrims Lane, Chaldon, Caterham, Surrey, CR3 5DX	27/02/2024	27/02/2027	Change of use from residential annex to independent dwelling. (Amended plans)	pp - CU	1	1	1	0	0	0	0
2022/1223/NC	Oxted South	Oxted	158 Pollards Oak Road, Hurst Green, Oxted, Surrey, RH8 0JP	28/10/2022	28/10/2025	Change of use of existing office for warden/community alarm service (Class E3) to a one bedroom residential dwelling (C3).	pp - CU	1	1	1	0	0	0	0
2023/1508	Lingfield and Crowhurst	Lingfield	18 East Grinstead Road, Lingfield, Surrey, RH7 6EP	06/02/2024	06/02/2027	Change of Use of commercial unit (Class E) to residential (Class C3) in association with Drivers, 18 East Grinstead Road	pp - CU	1	1	1	0	0	0	0
2023/870	Oxted North and Tandridge	Oxted	32a Station Road West, Oxted, Surrey, RH8 9EU	16/01/2024	16/01/2027	Change of use of first floor office space into residential accommodation amalgamated with existing first / second floor apartment	PP - CU	1	1	1	0	0	0	0
2023/893	Betchingley and Nutfield	Nutfield	2 Morris Road, South Nutfield, Redhill, Surrey, RH1 5SA	26/10/2023	26/10/2026	Use of the land and building as a single dwelling (Certificate of Lawfulness for a Proposed Use or Development).	pp - CLU	1	1	1	0	0	0	0
2024/329	Betchingley and Nutfield	Nutfield	Land At Corner Of Betchingley Road & Deans Lane, Nutfield, RH1 4HW	12/07/2024	12/07/2027	Change of use of land from Class B8 (open storage and parking) to Class C3 (residential). Erection of detached dwelling with associated parking, entrance gates and amenity space.(Amended plan)	pp - CU	1	1	1	0	0	0	0

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2024/944/NC	Tatsfield and Titsey	Tatsfield	Conversion of agricultural building into a residential dwelling (Prior approval Schedule 2, Part3, Class Q))	24/10/2024	24/10/2027	Conversion of agricultural building into a residential dwelling (Prior approval Schedule 2, Part3, Class Q))	pp - Prior approval	1	1	1	0	0	0	0
2022/1639/NC	Harestone	Caterham Valley	19 Station Avenue, Caterham, Surrey, CR3 6LB	22/05/2023	22/05/2026	Change of Use from Class E (Offices) to Class C3 (dwellinghouses) to form 2 apartments. (Application to determine whether prior approval is required under Schedule 2, Part 3, Class G).	pp - CU	2	2	2	0	0	0	0
2023/1510/NC	Harestone	Caterham Valley	2 To 4 Croydon Road, Caterham, Surrey, CR3 6QB	19/02/2024	19/02/2027	Change of use from Class E (Commercial, Business and Service) to 2x Class C3 (Dwellinghouses).	pp - CU	2	2	2	0	0	0	0
2023/166/NC	Oxted North and Tandridge	Oxted	28 Station Road West, Oxted, Surrey, RH8 9EU	18/04/2023	18/04/2026	Change of use from Offices (Use Class E) to Residential (Use Class C3). Internal conversion of first and second floor into two self contained flats, installation of kitchen and toilet / bathrooms.	pp - CU	2	2	2	0	0	0	0
2024/994			117 To 119 Station Road East, Oxted, Surrey, RH8 0AX	22/01/2025	22/01/2028	Change of use of first floor office into 2 residential flats with an additional door and windows to the external side and rear elevations	pp - CU	2	2	2	0	0	0	0
2023/95/NC	Harestone	Caterham Valley	2 Timber Hill Road, Caterham, Surrey, CR3 6LD	16/03/2023	16/03/2026	Change of Use from Commercial (Use Class E) to convert the building into 3 units comprising 2 x 2 bed flat and 1 x 1 bed flats Residential (Use Class C3 (Notification of Prior Approval under Part 3, Class MA).	pp - CU	3	3	3	0	0	0	0
2022/1618/NC	Godstone	Godstone	Dippen Hall, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JX	26/01/2023	26/01/2026	Change of Use from Class E (Offices) to Class C3 (Dwellinghouses) to form 10 apartments. (Application to determine as to whether prior approval is required under Schedule 2, Part 3, Class MA)	pp - Prior approval	10	10	3	3	4	0	0
								TOTAL		34	27	3	4	0

Table 9: Permissions for C2 (Extra Care) / Communal development (C2 / COM)

PP App	Ward	Parish	Address	PP date	Exp Date	Description	Status	Net	Outstanding Capacity	2025/26	2026/27	2027/28	2028/29	2029/30
2022/1161	Dormansland and Felcourt		Young Epilepsy, St Piers Lane, Lingfield, Surrey, RH7 6PW	14/02/2024	13/02/2027	Demolition of buildings and redevelopment to provide a residential care community (Use Class C2) comprising 152 units of accommodation, with associated communal facilities, parking, landscaping, and associated infrastructure; and, extension and refurbishment	pp - Extra Care	152/1.8	84	0	20	20	20	24
							TOTAL		84	0	20	20	20	24

Appendix 2 – Existing policies within the Local Plan that are not being Implemented (in Part or Fully)**2008 Tandridge District Core Strategy - Policy CSP 3 – Managing the Delivery of Housing**

Policy CSP 3 states that in order to manage the delivery of housing and should the District's rolling five-year housing supply figure be exceeded by more than 20%, the Council will not permit the development of unidentified residential garden land sites of 5 units and above.

Given the identified supply of housing, as detailed in section 4 of this report, CSP 3 would be triggered when assessing relevant planning applications relating to residential development on garden land. However, an appeal decision made in 2014 (TA/2013/414 and TA/2013/417) concluded that the application and interpretation of CSP 3 could be contrary to paragraph 53 of the NPPF which states that *“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”* and the presumption in favour of sustainable development. The reasoning set out by the inspector was *“In my assessment, for redevelopment of garden land which would not be inappropriate, and would not cause harm to the area, paragraph 53 of the NPPF is a material consideration which would outweigh any conflict with LP1 policy CSP 3”*. It is therefore considered that the use of a policy restricting the supply of housing in circumstances where development would otherwise be acceptable does not comply with the NPPF.

This appeal represents a material planning consideration in terms of decision taking. The policy would, in the context of conformity with the NPPF, only lend weight to the decision-making process where the development of residential garden was already considered contrary to policies seeking to protect the character of an area, such as DP7, DP8 and CSP18. It is not a policy that can be used to refuse otherwise acceptable development on the basis of housing supply alone.

Appendix 3 – Woldingham Neighbourhood Plan Monitoring

TABLE 1: WOLDINGHAM NEIGHBOURHOOD PLAN MONITORING FOR THE MONITORING YEAR 2024/5

Objective	Policy Number	Description	Comments on Progress
1 – preservation of the unique Heritage and Character of the village	Policy L1	Building Design	Ongoing review of planning applications. WNP policy regularly deployed.
	Policy L2	Village Character Areas	Ongoing review of planning applications. WNP policy regularly deployed.
	Policy L3	Landscape Impact	Ongoing review of planning applications. WNP policy regularly deployed.
	Policy L8	Local Green Spaces	Fed into the final round of AONB review to help protect Woldingham beauty spots; support of local organisations and Downlands Partnership to protect the SNCI lands and walking paths; continuously help upgrade footpaths and signs as needed.
2 - Dwellings	Policy L1	Dwellings suitable for downsizing	Ongoing review of planning applications. Note that since NP many flats on the Crescent were built.
3 – Community Facilities	Policy L4	Additions/Improvements to Community Facilities	Substantial work on land owned by The Glebe and The Scouts undertaken in 2018/2019 providing enhanced footpath and a new enclosed relaxation garden where open scrub land was previously. Parish Council donated toddler tower to The Glebe for the revamped playground. Village community group started pop-up coffee shop; repaired many footpaths; funded Scout project and signage for new Jubilee paths in 2022; upgraded electrics and lighting for Christmas display on the Crescent and are upgrading some pavements and posts in the Crescent in 2025. The Parish Council received a grant from YFS to create a History Walk around the village. Nine heritage information boards were placed at key locations and QR codes linked to a webpage on Woldingham.com. In addition some footpaths now have waymarkers with the historic name of the path.
	Policy C4	Improvements to Village Website and Noticeboards	The village website has a dedicated webmaster to co-ordinate communication across the village. woldinghamparishcouncil.gov.uk is a one stop shop for all village community groups and clubs plus council and community information. It is maintained up to date and visited by many residents. Launched a revamped website for the WPC and the community. And launched a more secure website and email on gov.uk URL. The Woldingham facebook page has also taken off in the past couple of years and is another place to find community information. The administrators for both FB and Woldingham.com work closely together. We also launched a Parish Council facebook page and put parish announcements and meeting information on this page. We bought a new and enlarged Parish Council noticeboard and will be providing the community another notice board shortly.
	Policy L5	Parking and Retail Facilities in The Crescent	Substantial work on land owned by The Glebe and The Scouts undertaken in 2018/2019 providing enhanced footpath and a new enclosed relaxation garden where open scrub land was previously. In 2018/2019 the Parish Council undertook a review of the parking challenges on The Crescent. A plan to make The Crescent one way was drawn up in conjunction with Surrey County Council, however without the support of the police it was not implementable. The Crescent has been resurfaced. Electricity for lighting facilities has been installed. Quotes will now be sought to have the pavement redone. Benches and the little library have been installed and trees and flowers planted. Christmas lights and tree have been installed. The programme of works continues with more improvements to the Crescent to come. The Parish Council worked with SCC to install a disabled bay outside Budgens.
5 – Business and Commercial Activity	Policy L5	Commercial Facilities in The Crescent	Footfall up ever since the pandemic, encouraging local residents to visit their local shops. One-Stop shop became Budgens and massively upgraded the space and offering to the village. The shop has added tables and chairs out front and a barista coffee machine.
	Policy L7	Improvements/Changes to Broadband and Mobile Communications	Vodafone have installed a phone mast at St Pauls Church – this has significantly improved mobile reception. Fibre broadband was installed in Lunghurst Road and Butlers Dean Road – initiated and funded by road resident groups. A Councillor lead the charge for Southfields Road and identified other roads in the village needing fibre broadband. However, the contract terms were so onerous for a small Parish Council that no contract could be signed. Broadband continues to slowly improve and the Parish Council continue to press for fibre solutions.
6 – Safer and Easier Access to Key Facilities	Policy L5	Parking and Pedestrian Safety in The Crescent	In 2018/2019 the Parish Council undertook a review of the parking challenges on The Crescent. A plan to make The Crescent one way was drawn up in conjunction with Surrey County Council, however without the support of the police it was not implementable. Woldingham Parish Council continue to consider the options available. The project undertaken behind the Crescent was an upgrade to the central path network in and around the Crescent. A path network now exists from Slines Oak Road to The Crescent and The Glebe field providing buggy/wheelchair access to key facilities in the village. The Council engaged with SCC to request a disabled parking bay in the Crescent which was finally delivered this year.

Objective	Policy Number	Description	Comments on Progress
	Policy L6	Accessibility of Woldingham Station	No improvement has been made to Station Parking; out of the purview of the Parish Council.
	Policy C1	Improvements to Resident Safety	Installed Vehicle Activated Signs (VAS) on Northdowns Road and Lunhurst Road to help slow traffic and observe speeding issues. CCTV added on Church Road. Trying to purchase additional VAS at lower cost (used); speed test done on Station Road, funded by WPC, carried out by SCC. Additional tests contacted for and pending on North Downs Road and The Ridge. Replaced CCTV on Church Road, started up a local Speed Watch team again and working with the police and neighbourhood groups on crime and security. In process of procuring new and upgraded VAS signs and village signs to address speeding. Support speedwatch, Neighbourhood Watch and Keeping Woldingham Safe.
	Policy C2	Improvements to operation of local transport services	The WPC and other resident groups have written to rail transport and to our MP and continue to press for full reinstatement of services. Since the pandemic, many train services have increased frequency again.
	Policy C3	Improvements to Footpaths and Cycleways	The project undertaken behind the Crescent was an upgrade to the central path network in and around the Crescent. A path network now exists from Slings Oak Road to The Crescent and The Glebe field providing buggy/wheelchair access to key facilities in the village. The WPC regularly reviews footpaths, cycleways and bridleways in the village continuously to determine path condition and needed upgrades and signage upgrades needed. WPC have paid for some path upgrades in the past year and continue to pursue more. Additional dog refuse bins were paid for and installed around the village, in conjunction with TDC in previous years, in addition to funding a new signed path around the village perimeter. Continue to feed into SCC Highways current work on footpaths, bridleways and cycleways.

Appendix 4 – Limpsfield Neighbourhood Plan Monitoring

Information not available

Appendix 5 – Caterham, Chaldon and Whyteleafe (CCW) Neighbourhood Plan Monitoring

Objective	Description	Indicator	Source	Comments on Progress
Objective 1	To define and protect neighbourhood character areas and promote development within them that respects their integrity.	Average density per annum of housing within the Neighbourhood Plan area.	TDC Monitoring	
		Net number of permissions granted for new housing on designated Character Areas (where designated).	TDC Monitoring	
		Use of Policies within the Neighbourhood Plan.	Neighbourhood Plan Steering Group	<p>The NP Implementation Group is monitoring the application of NP Policies regarding consultation responses on Planning Applications to TDC.</p> <p>The following is the result for 2024/5:</p> <p>Caterham Valley Parish 1 Apr 2024 and 31 Mar 2025. - 107 matching records.</p> <p>Caterham-on-the-Hill Parish between 1 Apr 2024 and 31 Mar 2025. - 106 matching records.</p> <p>Chaldon Parish between 1 Apr 2024 and 31 Mar 2025. - 36 matching records.</p> <p>Whyteleafe parish between 1 Apr 2024 and 31 Mar 2025. - 31 matching records.</p> <p>Neighbourhood Plan Policies were therefore used 280 times.</p> <p>The following policies were used in recommending refusal:</p> <p><u>Caterham Valley. - Refusals</u></p> <p>2024/285: CCW4/ CCW5</p>

				2025/189: CCW4/CCW5 2025/49: CCW 1/2/5/8 and CCW 10 2024/1184: CCW5 2024/1215: CCW4/ CCW5 2024/1046: CCW4 / CCW5 2024/1012: CCW4 and CCW5 2024/545: CCW4 / CCW5 <u>Caterham Hill - Refusals</u> 2025/377: CCW4 2025/194: CCW4/ 5 2025/1326:CCW 1 / 4/ 5 2024/113: CCW4 / 5 2024/114:CCW4/5 <u>Chaldon – Refusals</u> 2025/1252: CCW4 CCW5 2024/733:CCW4 CCW5 2024/652:CCW4 2024/512:CCW1 CCW2 <u>Whyteleafe. Refusals</u> 2024/688: CCW1 /CCW4 /CCW5 TOTALS : 15 x CCW4 Character of Development 15 x CCW5 Design of Development
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				<p>4 x CCW1 Housing Requirement</p> <p>2 x CCW2 Maximising Opportunities for Housing Provision</p> <p>1 x CCW8 Retaining and Enhancing Convenience Shops outside Caterham Valley and Caterham Hill Town Centres</p> <p>1 x CCW10 Locally Significant Views</p>																		
		Review of Heritage Neighbourhood Buildings List.	Neighbourhood Plan Steering Group	<p>The Heritage Building List i.e., Non-Designated Heritage Assets (NDHA) has been amended as part of the 2026 CCWNP Review.</p> <p>These assets fall into the following categories:</p> <table border="1"> <thead> <tr> <th>Type of Asset</th><th>Nos</th></tr> </thead> <tbody> <tr> <td>Parks/Open Spaces</td><td>6</td></tr> <tr> <td>Structures in public places</td><td>8</td></tr> <tr> <td>Residences</td><td>49</td></tr> <tr> <td>Offices</td><td>6</td></tr> <tr> <td>Public Houses</td><td>4</td></tr> <tr> <td>Shops/Part Residential</td><td>6</td></tr> <tr> <td>Public Institutions including Museum, Hospitals etc</td><td>11</td></tr> <tr> <td>Railway Stations</td><td>3</td></tr> </tbody> </table> <p>NOTE 1 - This list is now under examination and the numbers may change.</p> <p>NOTE 2 - Some of the Heritage Assets include multiple dwellings.</p>	Type of Asset	Nos	Parks/Open Spaces	6	Structures in public places	8	Residences	49	Offices	6	Public Houses	4	Shops/Part Residential	6	Public Institutions including Museum, Hospitals etc	11	Railway Stations	3
Type of Asset	Nos																					
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Railway Stations	3																					
Objective 2	To support sustainable housing development with a range of design and size that will	Number, type and size of houses built each year in the Neighbourhood Plan	TDC Monitoring																			

	provide for the whole community, primarily located on brownfield sites.	area, including affordable housing		
		Percentage of housing build each year in the Neighbourhood Plan area on brownfield land.	TDC Monitoring	
Objective 3	To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.	Net gains of new build development on designated Local Green Spaces in the Neighbourhood Plan area.	TDC Monitoring	
		Net number of permissions granted for new housing on Green Belt land	TDC Monitoring	
Objective 4	To encourage the development of infrastructure and services which will support existing and new development: including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.	Annual review of changes in infrastructure provision within the Neighbourhood Plan area.	Neighbourhood Plan Steering Group using information provided in the TDC Infrastructure Statement and from SCC Highways.	<p>Highway Improvements in planning, design or implementation stages.</p> <p>Caterham Hill: Whyteleafe Road Caterham at its Junction with Church Road and High Street.</p> <p>Caterham Valley: Clareville Road/Godstone Road Caterham Valley Provision of pedestrian phase on arm of Godstone Road at traffic signals.</p> <p>Whyteleafe: A22 Godstone Road/Well Farm Road Whyteleafe Junction Improvements speed limit reduction cycle improvements.</p> <p>Caterham Hill: Clifton Hill (SEND) Chaldon Road Pedestrian Crossing on raised table.</p> <p>Chaldon: St Peter and St Paul School, 20 mph zone/footway improvements/traffic bays all on Rook Lane.</p> <p>Community Infrastructure Levy (CIL) Receipts have also been used in a scheme to refurbish the footways and improve the environment in Croydon Road Caterham Valley ("Croydon Road Regeneration").</p>

				<p>The Infrastructure Funding Statement Published on the Councils Website gives the following breakdown of projects which have or will use CIL Funding for the Neighbourhood Plan Area.</p> <p>They are listed because they are either in progress or remain to be implemented. (This excludes CIL distributed to Parish and Village Councils):</p> <p>Croydon Road Regeneration</p> <p>£950,000-Approved 02/12/21.</p> <p>De Stafford School 3G Play Area</p> <p>£80,000-Approved 23/06/22.</p> <p>Godstone Road/Station Avenue Improvement £927,375-Approved 16/11/23.</p> <p>Queen's Park Open Space Improvement</p> <p>£1,374,000-Approved 16/11/23.</p>
		Gains/losses in community services floorspace in the Neighbourhood Plan area.	TDC Monitoring	
Objective 5	To help promote reliable and regular public transport that serves all areas of the community.	Metrics of bus and rail service provision and use.	Neighbourhood Plan Steering Group using information from bus and rail service providers and the East Surrey Transport Committee.	<p>The Neighbourhood Plan Area is served by Rail as follows:</p> <p>London Bridge to Whyteleafe, Whyteleafe South and Caterham.</p> <p>London Victoria to Upper Warlingham (East Grinstead and Uckfield Lines).</p> <p>Usage of local Services remains at 70-80% of pre pandemic levels. The busiest days to travel are now Tuesdays/Wednesdays and Thursdays, while Mondays and Fridays are lower. Weekend Travel has however now risen above that of pre pandemic levels.</p> <p>Victoria Services are only available at Upper Warlingham, requiring passengers to change at East Croydon. In addition, London Bridge Services do not stop at intermediate stations after Norwood Junction, requiring passengers to change to the Overground.</p> <p>Buses serving the area are as follows:</p> <p><u>TFL</u></p>

				<p>466-Caterham Hill (New Addington to Caterham via Croydon)</p> <p>407-Caterham Valley (Sutton to Caterham via Croydon)</p> <p>434-Caterham Valley (Ridgemount Avenue to Caterham via Chipstead, Purley)</p> <p>439- Whyteleafe (Waddon to Whyteleafe South via Purley Way, Purley and Kenley)</p> <p>The 434 now runs into Caterham Valley via the upper part of Kenley.</p> <p>The 439 now runs from Waddon Marsh Tram Stop to Whyteleafe South.</p> <p>The 407 does not always run into Caterham Valley, turning short at Whyteleafe South</p> <p>METROBUS</p> <p>400-Stone Quarry East Grinstead to Caterham Hill via Gatwick, East Surrey Hospital and Redhill. From September a new timetable has improved the service to every half hour and later buses on weekdays to Caterham, along with an hourly bus on Sundays. This means later buses in the evenings and improved connectivity to Redhill, East Surrey and Gatwick.</p> <p>411 Reigate Seldon via Caterham</p> <p>409 East Grinstead-Selsdon via Caterham and Warlingham</p> <p>The East Surrey Transport Committee recommends that Saturday Services could be improved with better coordination between the 400, 409, as the 411 does run on Saturdays and Sundays.</p> <p>Real Time information is now available at Caterham Station Bus Stops.</p>
Objective 6	To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.	Annual review of business health, vacancies in offices and shops	BID Survey	
		Changes in retail and employment floorspace in the Neighbourhood Plan area	TDC Monitoring	

General		Crime within the Neighbourhood Plan area.	Neighbourhood Plan Steering Group using Police statistics.	Surrey Police reported 2102 crimes in the Neighbourhood Plan Area between April 2024 and March 2025. The Police reported the following distribution of offences: Violent/Sexual-743 Anti-Social Behaviour-361 Criminal Damage /Arson-243 Other-755 NOTE 1 Police report divides the NP Area into the following : Caterham Valley/Harestone (787) Caterham Hill/Chaldon/Whyteleafe/Portley (1315) NOTE 2 Police Crime reporting reflects local and national priorities.
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6 Glossary

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Annual position statement: A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

Area of Great Landscape Value (AGLV): Land designated under the Town and Country Planning Act 1947 and considered to be of high landscape quality with strong distinctive characteristics which make them particularly sensitive to development.

Areas of Outstanding Natural Beauty (AONBs): Land protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. It is areas of countryside that have been designated for conservation due to their significant landscape value.

Article 4 direction: A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

Authority Monitoring Report : The Authority Monitoring Report (AMR) is a mechanism used to assess the performance and effects of planning policies set out in the local development plan. It reviews the effectiveness of these policies and ensures progress towards achieving the objectives outlined in the plan.

Brownfield land: See Previously developed land.

Brownfield Land Register (BLR): Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers)

Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Built-up Area: Area that is urban in character having the presence of buildings and road network, characteristics of cities, towns and villages.

Call for Sites: An information gathering consultation exercise which gives landowners, developers, agents, site promoters and other interested parties an opportunity to suggest potential sites for development within the Council area.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy (CIL): The Community Infrastructure Levy (the 'levy') is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site- specific development proposal or classes of development.

Community-led developments: A development instigated and taken forward by a not- for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits

of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Designated rural areas: National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Development Plan Documents: A statutory document or documents that contain the policy framework for planning decisions. This typically includes the Local Plan, Neighbourhood Plans, Waste Local Plan and Minerals Local Plan.

Duty to Cooperate: The duty to cooperate is a legal requirement that mandates collaboration between local planning authorities and other public bodies. Its purpose is to enhance the effectiveness of policies related to strategic matters in Local Plans.

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental impact assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

Five-Year Housing Land Supply (5-YHLS): A mechanism for development and forward-looking measure that assesses whether a Local Planning Authority has sufficient sites to meet its housing requirement over the proceeding five years.

Flood Risk: A combination of the probability and the potential consequences of flooding. Areas at risk of flooding are those at risk of flooding from any source, now or in the future. Sources include rivers and the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources.

Flood zones: Guidance tools created by the Environment Agency which differentiate areas based on the likelihood of an area flooding from rivers or seas. The zones are

Flood Zones 2 and 3 or where a Strategic Flood Risk Assessment shows it will be at risk of flooding in the future. It can also include an area within Flood Zone 1 which the Environment Agency has notified the local planning authority as having critical drainage problems.

Geographic Information System (GIS): A computer system that connects geographical data to a map. It captures, stores, manipulates, analyses, manages, and presents all types of data that is in some way referenced to locations on the earth.

Green Belt: National Policy that was introduced with the aim to control urban growth, preventing urban sprawl and to protect natural landscapes. Development in the Green Belt is heavily restricted and protected by National Policy with certain exceptions allowing for development to occur.

Green Infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Gypsy and Traveller and Travelling Showpeople: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of

past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Delivery Test: Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

Housing Delivery Test Action Plan: A Housing Delivery Test Action Plan is produced by a local planning authority when the results of the housing delivery test falls below 95% of the housing requirement. The plan assesses the causes of under-delivery and outlines measures to improve future delivery.

Housing Requirement: The assessment of how much new housing is needed to accommodate growth in a specific area. The standard method for calculating local housing need provides a minimum number of homes to be planned for, and authorities use this as a starting point when preparing their housing requirement in the plan.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme: As required under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended), the LDS specifies the development plan documents, including their content and timing and sets out the council's work program for updating these documents.

Local Enterprise Partnership: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Housing Need (LHN): The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Mansard roof: A type of roof that is characterised by two slopes, the lower steep and the upper shallow. It is generally regarded as a suitable type of roof extension for buildings which are part of a terrace of at least three buildings and at least two stories tall, with a parapet running the entire length of the front façade (reference: Create Streets, 2021, Living Tradition).

Minerals resources of local and national importance: Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), coal derived fly ash in single use deposits, cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including conventional and unconventional hydrocarbons), tungsten, kaolin, ball clay, potash, polyhalite and local minerals of importance to heritage assets and local distinctiveness.

Mineral Consultation Area: A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Landscape: A National Landscape is a designated exceptional landscape whose distinctive character and natural beauty are protected and enhanced for nature, people, business, and culture and comprise National Parks and Areas of Outstanding Natural Beauty.

National Planning Policy Framework (NPPF): Published by Government in March 2012 and last updated in December 2023. It contains national policy guiding the preparation of Local Plans and is a material consideration in planning decisions.

National Planning Policy Guidance (PPG): Published by Government in March 2012 and regularly updated since. It contains national guidance to aid interpretation and application of national policy contained in the NPPF. It sets out the process for preparing Local Plans and is a material consideration in planning decisions.

National trails: Long distance routes for walking, cycling and horse riding.

Natural Flood Management: Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle: A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Plan Period: A plan period refers to the duration during which a local plan is in effect and generally covers a 15-20 year period. Note that Local plans are reviewed every five years to assess whether they need updating based on changing circumstances and national policy changes.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area: Defined area where retail development is concentrated.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural Exception Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Recycled aggregates: Aggregates resulting from the processing of inorganic materials previously used in construction, e.g. construction and demolition waste.

S106 agreement: A legal agreement between a planning authority and a developer that ensures certain extra works related to a development are undertaken in order to mitigate the impact of development.

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to which specific safeguarding provisions apply.

Self-build and custom-build Housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Spatial development strategy: A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.