Our Local Plan
Issues and Approaches

Tandridge District Council
1 Foreword

1.0.1 Our Local Plan for Tandridge will set out the vision for the district for the next 20 years and provide a framework for the future improvement, development and local protection of our area and the Green Belt.

1.0.2 Developing a final Local Plan takes time and a great deal of careful consideration. The legally prescribed process we follow ensures that the different ways of meeting future employment, business, housing and leisure needs are considered. The first stage is for us to consult on a range of approaches to meet development needs and carefully consider the responses from residents, businesses, developers and infrastructure providers. We can then further develop the Local Plan to be more detailed about how development needs will be met and the time scales involved. The final version of the Local Plan will include policies that will direct what future development would be permitted and where.

1.0.3 Our Local Plan allows local people to have a say on setting local planning policies. This gives us some control over how our area grows and develops in the future and how we protect it.

1.0.4 Without a Local Plan, future development would be decided solely against the policies of the National Planning Policy Framework (NPPF). By consulting on and creating our Local Plan, our future planning policies can reflect the things that are important to those living, working and visiting in our district. Please take this opportunity to have your say. Details on how you can have your say are provided at the back of this document.

Cllr David Weightman

Chairman Of Planning Policy Committee
# What is this document?

<table>
<thead>
<tr>
<th>What does this document do?</th>
<th>What does this document not do?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establishes the issues facing the district.</td>
<td>It does not make a decision on what option is right.</td>
</tr>
<tr>
<td>Sets the objectives to overcome the issues.</td>
<td>It does not change Green Belt boundaries.</td>
</tr>
<tr>
<td>Sets the vision for the district for the next 20 years.</td>
<td>It does not allocate sites.</td>
</tr>
<tr>
<td>Sets out different strategies for how development can be delivered.</td>
<td>It does not consider the Green Belt Assessment, Transport Modelling, Infrastructure Baseline Study, Sustainability Appraisal, Habitats Regulation Assessment and consultation comments in the options, so that we can listen to what you say before we refine the options and prepare the next version of the Local Plan.</td>
</tr>
<tr>
<td>Sets broad locations where development could take place.</td>
<td>It does not write policies that deliver the strategy; for example the types of homes, types of jobs, community facilities and infrastructure. This can only be determined once the delivery strategy has been decided.</td>
</tr>
<tr>
<td>Sets out how you can have your say on the Local Plan.</td>
<td>It does not consider monitoring progress.</td>
</tr>
</tbody>
</table>
Next steps

15 Next steps .................................................................................................................. 74

How can I have my say?

16 How can I have my say? ............................................................................................... 76
3 How do I use this document?

3.1 The beginning of this document sets out the timetable for preparing the Local Plan and the associated legal stages with which we must comply. The document continues by providing some key demographic facts and a map of where Tandridge is located in the strategic context is also provided. For example, in close proximity to London and Gatwick.

3.2 This document continues by providing information on the main modules of the Local Plan; the issues for the district, how these issues can be responded to (known as the Objectives) and includes a vision for what the district will look like in 20 years time. The document is structured around key themes which relate to the achievement of the vision including, housing, employment and retail and explanatory text to show how the matters under this theme could be dealt with through the Local Plan.

3.3 To further assist with using the document, coloured boxes have been included throughout to help guide readers.

**Approaches** - each blue box sets out the potential approaches to delivery. For example, under employment, you could find a number of different approaches to deliver jobs. Please note that at this stage, it may be too early to determine approaches for how sub-themes are delivered and in this case the reason why there are no approaches is explained in the blue box.

**Relationship with Objectives** - green boxes set out which objective the information relates to. For example, employment would relate to Objective 1-4 in this plan which offers choice for jobs and support businesses.

**Where can I find more information?** - orange boxes set out where you can find more information, referencing a document/evidence base.

**Questions** - this document is a consultation document and set out in the yellow boxes are a number of questions posted throughout the document to assist people to respond. These questions are not exhaustive, however, comments on all aspects of the document can be submitted.
why we are preparing this document and what does it need to do?
four timetable for plan preparation and legal stages

4 Timetable for plan preparation and legal stages

- Evidence Gathering
- Consultation (Reg 18)
- Consultation (Reg 19)
- Examination (Reg 22)
- Adoption (Reg 24)

- Winter 2014
- Winter 2017
- Summer 2017

Where can I find more information?
- Town and Country Planning (Local Planning) (England) Regulations 2012
- Tandridge District Council Local Development Scheme (March 2015)
5 Strategic context

- Tandridge is a predominantly rural district with a population of over 85,000 residents.
- Since 2001, there has been a fall in the number of 20-35 year olds that own a home in the district, and over 73% of 65+ year olds own their home outright.
- Most residents in paid employment (71.6%) commute outside the district to work. Approximately 12,500 residents commute to the Greater London area.
- The three largest areas of employment in the district are wholesale and retail trade (15.7%), education (13%) and construction (12.9%). The workforce of the district are generally highly skilled, with 30.8% of residents employed in managerial, senior or professional occupations.
- Caterham and Oxted serve as the main retail centres with Redhill, Crawley and Croydon offering a wider choice of shops and services for Tandridge residents.
- Other key settlements of note which serve the day to day needs of the community include Lingfield and Smallfield in the south, and Godstone which is located at Junction 6 of the M25.
- The M25 runs east to west through the District and the M23 runs from north to south along the western edge. The A25 runs parallel, but slightly south of the M25 and the A22 runs north to south through the centre of the district.
- There are 11 railway stations located in Tandridge, services into London traverse the north to south line, with the Reading to Tonbridge line, via Redhill, flowing east to west.
- A number of aviation operations surround Tandridge, with Biggin Hill and Kenley north of the district and Redhill Aerodrome and Gatwick Airport on the western border.
- There are two Areas of Outstanding Natural Beauty (AONB) in the district; Surrey Hills in the north and High Weald in the south-east.
six What does the document need to do?

6 What does the document need to do?

6.1 Key Modules of a Local Plan

- **Strategies**
  - Review existing national, sub-national, county, sub-region and local strategies

- **Issues**
  - Determine the issues raised in the strategies

- **Objectives**
  - Determine the objectives that will try and overcome the issues

- **Vision**
  - Set a vision for the district in the next 20 years that will provide an opportunity for the objectives to be met

- **Delivery Strategy**
  - Develop a strategy that will deliver the vision and the objectives

- **Policies**
  - Write policies that will deliver the strategy

- **Monitoring**
  - Monitor that the policies are working as desired. If not, take the opportunity to review them
7 What are the issues facing the district?

**Economy and Tourism**

1. Least competitive economy in Surrey, with the second lowest Gross Value Added (GVA) in the wider area within M3 and Coast to Capital Local Enterprise Partnerships.

2. High skilled employees commuting to London and low skilled employees are commuting from outside the district, resulting in very low self-containment.

3. A variety of rural business, however due to isolation and poor connecting networks, there is a risk that these businesses could be lost.

4. Have good quality but a limited offering of tourist destinations. The most common attractions are the large number of golf courses within the district; although there are other outdoor recreation facilities including the North Downs Way; the Tandridge Border Path and a number of listed buildings and conservation areas.

5. Opportunity to relocate to better premises within the district is extremely limited due to poor quality employment space and loss of employment space. This is exacerbated by competitive surrounding areas, resulting in low rateable values.

6. There are high economic inactivity rates, particularly for women.

7. There is no key growth sector in the district.

8. Younger population (16-34) employee market is undermined by limited employment opportunities and limited housing which is affordable on lower salaries, resulting in this age group having to move outside the district.
seven what are the issues facing the district?

1. High house prices, which result in pricing people out of the market (particularly the younger age group 16-34).
2. A wealthy ageing population that dominate the housing market.
3. Over 30% of the district is 4/5 bedroom detached homes on large plots, which is much higher than the average 19% across England.
4. Limited tenure, type and stock to offer housing choice and enable mixed communities.
5. Concentration of elderly accommodation, particularly in Caterham.
6. Unauthorised and temporary traveller pitches within the district.
Town Centres / Retail and Leisure

1. Competition from other town centres, resulting in less consumer choice within the district and/or demand for units within town centres in the district.

2. On-line shopping and future behaviour changes are likely to have an impact on town centres’ vitality and viability.

3. Limited choice of retail and leisure in the town centres for younger generations, who are more likely to go to Croydon and Crawley.

4. Limited leisure activities; for facilities such as a multiplex cinema, nightclub and bowling alley, residents are required to go outside the district.

5. Overcrowded car parks and roads, which limit access into town centres.
seven what are the issues facing the district?

1. Growing population, particularly the elderly will have added pressures on health facilities within the district.

2. Some low quality sport and recreational areas that are in need of improving.

3. Growing population increases demand on current open space provision.

4. Over 65% of adults living in Tandridge district are overweight or obese (have a body mass index greater than 25kg/m²) and almost 1 in 5, 4-5 year olds and over 25% aged 10-11 are overweight or obese.

5. The prevalence of depression across the East Surrey Clinical Commissioning Group is 5.6% this is third worst compared to the other Surrey CCGs.

6. A disconnect between design, planning and wellbeing, for example; visiting a place or using a well-designed space can help improve mental health issues, obesity and quality of life.
Design and Safety

1. There are a few areas of antisocial behaviour, mainly associated with some of the large built up areas.

2. There have been instances where criminal damage, arson and violent sexual offences have been recorded.

3. There are areas within the district that have benefited from high quality design and architectural character, which has resulted in low density developments and additional land mass.

4. There is a national drive to safeguard vulnerable people and children, provide support for mental health issues and obesity.
seven what are the issues facing the district?

1. Large older properties and low quality industrial units have resulted in high fuel bills and energy usage, some of which will fail European standards.

2. Due to additional people and properties in the district there is an increase in household waste, which is set to continue.

3. Due to the rural nature of the district, there is a large reliance on the car.

4. Most of the air quality issues in Tandridge arise from traffic using the main roads, particularly the M23 and M25 motorways.

5. There are number of activities such as mineral extraction and processing (particularly sand extraction between Godstone and Nutfield) that have the potential to cause dust or add to HGV traffic using the A25.

6. Climate change may increase the amount of flood risk to an area.
Natural Environment

1. Due to the rural nature of the district, there are some unsympathetic leisure uses, such as paintballing and quad biking.

2. There are a high number of areas which may be rich in biodiversity.

3. Tandridge District has a rich and varied landscape consisting of:
   - Areas of Outstanding Natural Beauty (Surrey Hills and High Weald)
   - Sites of Specific Scientific Interest (SSSIs)
   - Over 250 Sites of Nature Conservation (SNCI) and potential SNCIs
   - Within two buffer zones of European Protected Habitats (Ashdown Forest and the Mole Gap to Reigate Escarpment)

4. The district is 94% Green Belt, the highest Green Belt Authority in the country.
seven what are the issues facing the district?

1. Over 600 buildings of special character or historic interest, including:
2. Over 20 Grade I listed buildings
3. Over 50 Grade II* listed buildings
4. 19 conservation areas
5. Regionally Important Geological/geomorphological Sites (RIGS)
6. Over 250 ancient woodlands
7. Over 600 Tree Preservation Orders
8. 2 Parks and gardens of historic interest
9. Over 20 ancient monuments
Flooding

1. Environment Agency flood zone extends up Caterham Valley from Wapses Lodge roundabout to the railway station in the north part of Caterham Valley.

2. Areas at risk of flooding in the Caterham Bourne.

3. The Bourne flooding can extend in the north part of Caterham Valley and as it is classed as a sensitive area in terms of groundwater.

4. Whyteleafe, Warlingham and Woldingham are underlain by chalk deposits, which is an issue when the groundwater level rises. Severe flooding was experienced in these areas in 2014.

5. River Eden passes through Oxted and can cause localised flooding.

6. Smallfield is also an area prone to flooding. The Burstow Stream has also been seriously affected by flooding.

7. The Eden Brook flows from Blindley Heath into the River Eden at Lingfield and Felbridge and has been known to flood.
seven what are the issues facing the district?

1. The main east-west connections in the district are the M25 and the A25, both of which can suffer from congestion, and the railway between Redhill and Tonbridge.

2. Strategic road network (M25) dissects the middle of the district and another strategic road network (M23) runs along the western edge of the district.

3. Potential capacity issues on some of the road network, e.g. the A22, the A264 and A25.

4. The location of Gatwick and the potential expansion for another runway.

5. Railway stations serving small settlements that may not be viable to sustain for the long term, without measures to encourage greater usage.

6. HGVs sometimes divert onto less appropriate minor lanes when taking short cuts to local destinations or to avoid road works and/or congestion on the strategic road network.
Infrastructure

7. Rural areas have limited connection to broadband and communications links.


9. Oversubscribed classrooms result in pupils being distributed between existing schools to avoid providing additional forms of entry.

10. High number of private schools within the district.

11. Capacity issues in service availability for General Practices (GPs).

12. More pressure on health services within the district, exacerbated by an ageing population.
seven what are the issues facing the district?

13 Considerable distance from emergency services, especially Accident and Emergency departments.

14 In some parts of the district, there are issues with connection to the main sewerage works.

15 Oversubscription in car parking at railway stations in the district, leading to roadside parking on narrow country lanes and residential roads.

18 Due to the nature of the district and the beautiful scenery, particularly in the AONBs there is an appeal to visit and travel through these areas. Consequently, this can have a negative urbanising impact on the rural landscape.

16 In some locations, mainly to the south west of the district there are high numbers of maintenance issues that need addressing on the Public Rights of Way.

17 Development in neighbouring authorities close to the district border can create additional pressures on the infrastructure within Tandridge.
Where can I find more information?  

[Topic Paper 1: Issues and Objectives]

**Question 1**

**What do you think about the issues?**

You may want to consider the following:

- Are these the main issues facing the district?
- Are there any issues missing?
- Should any issues be removed?
- What is the most important issue(s)?
eight how can we respond to the issues?

8 How can we respond to the issues?

### Economy and Tourism

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Offer choice to provide employment and economic opportunities.</td>
</tr>
<tr>
<td>2</td>
<td>Support and retain businesses, whilst encouraging diversification.</td>
</tr>
<tr>
<td>3</td>
<td>Provide an opportunity for people to have the skills necessary to stay within the district and reduce the amount of out-commuting.</td>
</tr>
<tr>
<td>4</td>
<td>Support the development of tourism without damaging the quality of life for local residents.</td>
</tr>
</tbody>
</table>

### Housing

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Balance the supply of homes for mixed communities, which would provide both affordable units and opportunities to downsize.</td>
</tr>
<tr>
<td>6</td>
<td>Recognise and respond to the accommodation needs of the traveller community.</td>
</tr>
</tbody>
</table>

### Town Centres / Retail and Leisure

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Support our town centres to be vital and viable through encouraging wider diverse retail and leisure opportunities as well as regeneration.</td>
</tr>
</tbody>
</table>
### Health and Wellbeing

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>Assist in improving health and wellbeing through designing places and spaces that give positive experiences with access to appropriate facilities and services</td>
</tr>
</tbody>
</table>

### Design and Safety / Climate Change

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Promote development that is accessible and safe, limiting the opportunity for crime.</td>
</tr>
<tr>
<td>10</td>
<td>Continue to support high quality design and consider higher densities where appropriate.</td>
</tr>
<tr>
<td>11</td>
<td>Mitigating and adapting to the impacts of climate change where possible.</td>
</tr>
</tbody>
</table>

### Natural Environment / Heritage

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Maintain and enhance our mixed and diverse natural and historic environment, mitigating and discouraging negative use.</td>
</tr>
</tbody>
</table>

### Flooding

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Ensure that any areas prone to flooding are suitably responded to and minimised where possible, and that development minimises and mitigates flood risk in the district, incorporating Sustainable Urban Drainage Systems (SUDS) where possible.</td>
</tr>
</tbody>
</table>
eight how can we respond to the issues?

Infrastructure

<table>
<thead>
<tr>
<th>No</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Support and encourage the use of sustainable modes of transport; considering the economic impact this may have on the district.</td>
</tr>
<tr>
<td>15</td>
<td>Work with partners and service providers to maximise funding that will assist in the delivery and improve accessibility of infrastructure, services and facilities necessary for the district.</td>
</tr>
</tbody>
</table>

Where can I find more information?

Topic Paper 1: Issues and Objectives

Question 2

What do you think about the Objectives?

You may want to consider the following:

- Are these the objectives appropriate for the district?
- Are there any objectives missing?
- Should any objectives be removed?
- What is the most important objective(s)?
what is our vision for how the district will look in 20 years?
ISSUES AND APPROACHES (REGULATION 18)

nine what is our vision for how the district will look in 20 years?

9 What is our vision for how the district will look in 20 years?

Vision

The people of Tandridge will enjoy a high quality of life in a friendly and caring community. Homes, jobs and leisure facilities will be available, accessible, and offer security and comfort to a mixture of people in terms of age, household and culture.

Our District will be a place with green and open spaces to support the health and wellbeing of the community.

Our successful towns and local centres will be accessible and provide for the needs of residents, businesses and visitors. Places of work and the economy will be prosperous and vibrant.

Working with partners, the road network will be improved and the use of sustainable public transport encouraged lessening congestion. Design will have played a key role in ensuring the District remains pleasant, safe and secure, making the most of historic assets and regenerating areas for the benefit of all.

Question 3

What do you think about the Council’s vision for how the district will be in 20 years time?
how could we achieve our vision?
ten things to note

10 Things to note

Before reading the next section, please note...

- WE HAVE TO CONSIDER **ALL** REASONABLE APPROACHES TO SET OUR OWN FUTURE AND WE HAVE MADE NO DECISIONS AT THIS STAGE.
- WE ARE CONSIDERING THE CONCEPT OF THE DELIVERY STRATEGIES AT THIS STAGE AND ARE NOT CONSIDERING SITES. AS SUCH:
  - THIS DOCUMENT DOES NOT ALLOCATE SITES.
  - THIS DOCUMENT DOES NOT CHANGE GREEN BELT BOUNDARIES.
- YOU MAY WANT TO CHOOSE MORE THAN ONE APPROACH, CREATE A NEW APPROACH OR CREATE A MIXTURE OF THE APPROACHES.
- A LARGER MAP FOR EACH APPROACH IS AVAILABLE IN THE SPATIAL APPROACHES TOPIC PAPER, ONLINE AND IN LIBRARIES AND AT THE COUNCIL OFFICES RECEPTION.
- THE CLUSTER NUMBERS ASSOCIATED WITH EACH DELIVERY STRATEGY ARE FOR REFERENCE ONLY AND ASSOCIATED DWELLING NUMBERS AND EMPLOYMENT SPACE WILL DIFFER ACROSS APPROACHES.
- NO ALLOWANCE FOR POTENTIAL WINDFALL DEVELOPMENT HAS BEEN FACTORED INTO ANY OF THE DELIVERY STRATEGIES AND IS NOT CONSIDERED NECESSARY AT THIS STAGE IN THE PROCESS WHERE HIGH-LEVEL STRATEGIES ARE BEING CONSULTED UPON.
- PLEASE SEE THE 'NEXT STEPS' SECTION TO FIND OUT WHAT HAPPENS NEXT.
11 The people

11.0.1 Chapter 6 of the National Planning Policy Framework (NPPF) requires local planning authorities to meet their full objectively assessed needs and to identify and cater for those housing and economic needs. Chapter 1 of the NPPF also stipulates the need for local planning authorities to build a strong and competitive economy. In order to do this, there is a legal requirement for local planning authorities to consider all reasonable alternatives on how to deliver this need. Consequently, the Council has identified 7 (1) approaches to the delivery strategy, all of which provide a different number of homes and jobs, but not all approaches meet the objectively assessed housing need of 9,400 dwellings across the 20 year plan period (2013-2033) as set out in the Objectively Assessed Need Paper and the employment net demand of up to 14,522 sqm of B1 (office space) and -7.9ha of B2/B8 (industrial/warehousing) determined in the Economic Needs Assessment (2).

11.0.2 In order to determine the 7 approaches and identify where development should be distributed, the following settlement hierarchy has been used.

**Settlement Hierarchy**

<table>
<thead>
<tr>
<th>Tier</th>
<th>Name</th>
<th>Settlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Urban Settlements</td>
<td>Caterham on the Hill, Caterham Valley, Hurst Green, Limpsfield, Oxted, Warlingham and Whyteleafe.</td>
</tr>
<tr>
<td>2</td>
<td>Semi-Rural Service Settlements</td>
<td>Godstone, Lingfield and Smallfield.</td>
</tr>
<tr>
<td>3</td>
<td>Rural Settlements</td>
<td>Bletchingley, Blindley Heath, Dormansland, Felbridge, Old Oxted, South Godstone, South Nutfield, Tatsfield and Woldingham.</td>
</tr>
<tr>
<td>4</td>
<td>Limited and Unserviced Settlements</td>
<td>All other settlements.</td>
</tr>
</tbody>
</table>

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1. Approach 1 is the current, baseline situation and therefore not a realistic approach to future delivery.
2. It should be noted that in respect of commercial land, whilst there is a decrease of B2/B8 and increase of B1, the Economic Needs Assessment makes it clear this can be met through the intensification of use on existing employment sites throughout the whole district and not through new allocations.
## Delivery Strategies

<table>
<thead>
<tr>
<th>Approach Number</th>
<th>Description of Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>1(^{(3)})</td>
<td>Includes all development that has been built out or been granted planning permission since 2013.</td>
</tr>
<tr>
<td>2a</td>
<td>Residential: Approach 1 + sites within the inset areas in the district (Oxted, Limpsfield, Hurst Green, Caterham on the Hill, Caterham Valley, Warlingham, Whyteleafe, Smallfield, Lingfield and Woldingham). Commercial: Intensification of existing employment sites within the inset areas.</td>
</tr>
<tr>
<td>2b</td>
<td>Residential: Approach 1 + sites within the existing inset areas in the district built at a higher density (70dph). Commercial: Intensification of existing employment sites within the inset areas.</td>
</tr>
<tr>
<td>3</td>
<td>Residential: Approach 1 + Approach 2a + sites that are currently in the Green Belt around the main urban settlements and semi rural service settlements (Oxted, Limpsfield, Hurst Green, Caterham on the Hill, Caterham Valley, Warlingham, Whyteleafe, Smallfield, Lingfield and Godstone). Commercial: Intensification of all employment sites within the district.</td>
</tr>
<tr>
<td>4</td>
<td>Residential: Approach 1 + Approach 2a + sites that are currently in the Green Belt around the rural settlements (Bletchingley, Woldingham, South Nutfield, Dormansland, South Godstone, Tatsfield, Blindley Heath, Felbridge and Old Oxted). Commercial: Intensification of all employment sites within the district.</td>
</tr>
</tbody>
</table>

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3 This is a do nothing approach to development and therefore is not a realistic option. It is provided to record the baseline situation as it is now.
<table>
<thead>
<tr>
<th>Approach Number</th>
<th>Description of Approach</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Residential: Approach 1 + Approach 2a + Approach 3 + Approach 4 (this scenario is based on maximum capacity). Commercial: Intensification of all employment sites within the district.</td>
</tr>
<tr>
<td>6</td>
<td>A large urban extension or new settlement(^{(4)})</td>
</tr>
</tbody>
</table>

### Relationship with Objectives

All Objectives

### Where can I find more information?

- [Chapter 1 - National Planning Policy Framework and supporting guidance](#)
- [Chapter 6 - National Planning Policy Framework and supporting guidance](#)
- [Plan Making - National Planning Policy Framework and supporting guidance](#)
- [Strategic Housing Market Assessment 2015](#)
- [Economic Needs Assessment 2015](#)
- [Housing and Economic Land Availability Assessment 2015](#)
- [Spatial Approaches Topic Paper 2015](#)
- [Settlement Hierarchy Topic Paper 2015](#)

\(^{(4)}\) The amount of homes and employment space to be provided in this approach are to be determined as the plan progresses. This approach is known as a 'broad location' in the NPPF.
11.1 Delivery Strategy - Approach 1

Description of Approach: Includes all development that has been granted planning permission since 2013 and is considered deliverable at the time of the publication of the most recent Housing Monitoring Report from April 2015 (5).

Built out since 2013:

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings built</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-14</td>
<td>257</td>
</tr>
<tr>
<td>14-15</td>
<td>142</td>
</tr>
<tr>
<td>TOTAL</td>
<td>399</td>
</tr>
</tbody>
</table>

Commitments:

<table>
<thead>
<tr>
<th>Components of supply</th>
<th>Number of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocated Sites</td>
<td>0</td>
</tr>
<tr>
<td>Identified large sites of 10 or more dwellings net on sites of 0.4ha and above: Planning Permissions</td>
<td>760</td>
</tr>
<tr>
<td>Identified medium sites of 10 or more dwellings net on sites below 0.4ha: Planning Permissions</td>
<td>128</td>
</tr>
<tr>
<td>Identified smaller sites of 5-9 dwellings net: Planning Permissions</td>
<td>93</td>
</tr>
<tr>
<td>Planning permissions on sites of 1-4 dwellings net total capacity on all sites</td>
<td>151</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,132</td>
</tr>
</tbody>
</table>

TOTAL FOR APPROACH 1 1,531 dwellings

5 Please note that sites that have been built and commitments, such as sites with planning permissions, are not mapped.
11.2 Delivery Strategy - Approach 2A

**Description of Approach:** Residential: Approach 1 + sites within the existing inset areas in the district. Commercial: Intensification of existing employment sites within the inset areas.

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<td><strong>TOTAL:</strong></td>
<td><strong>805 dwellings</strong></td>
<td><strong>3.2 ha</strong></td>
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</table>

**TOTAL FOR APPROACH 2a (6):** 2,336 dwellings and 3.2 ha employment

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6 Approach 2 (805 dwellings and 3.2 ha employment) plus Approach 1 (1,531 dwellings and 0 ha employment)
eleven the people

11.3 Delivery Strategy - Approach 2B

**Description of Approach:** Residential: Approach 1 + sites within the existing inset areas in the district built at a higher density (at least 70dph).
Commercial: Intensification of existing employment sites within the inset areas.

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</table>

3,403 dwellings and 3.2 ha employment

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7 Approach 2B (1,872 dwellings and 3.2 ha employment) plus Approach 1 (1,531 dwellings and 0 ha employment)
11.4 Delivery Strategy - Approach 3

Description of Approach: Residential: Approach 1 + Approach 2 + sites that are currently in the Green Belt around the urban settlements and semi-rural service settlements. Commercial: Intensification of all employment sites within the district.

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<td>46</td>
<td>TOTAL:</td>
<td>7,038 dwellings and 87.4 ha employment land</td>
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</table>

TOTAL FOR APPROACH 3 (8): 8,569 dwellings and 87.4 ha employment land

8 Approach 3 (7,038 dwellings and 87.4 ha employment) plus Approach 1 (1,531 dwellings and 0 ha employment)
eleven the people

11.5 Delivery Strategy - Approach 4

**Description of Approach:** Residential: Approach 1 + Approach 2a + sites that are currently in the Green Belt around the rural settlements. Commercial: Intensification of all employment sites within the district.

<table>
<thead>
<tr>
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<th>Amount of Housing</th>
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</table>

**TOTAL:** 2,364 dwellings and 87.4ha employment land

**TOTAL FOR APPROACH 4:** 3,895 dwellings and 87.4 ha employment

---

9 Approach 4 (2,364 dwellings and 87.4 ha employment) plus Approach 1 (1,531 dwellings and 0 ha employment)
11.6 Delivery Strategy - Approach 5

Commercial: Intensification of all employment sites within the district.

<table>
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<th>Cluster No</th>
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</table>

TOTAL: 8,597 dwellings and 87.4ha employment land

TOTAL FOR APPROACH 5 (10): 10,128 dwellings and 87.4ha employment

Approach 5 (8,597 dwellings and 87.4 ha employment) plus Approach 1 (1,531 dwellings and 0 ha employment)
11.7 Delivery Strategy - Approach 6

11.7.1 Description of Approach: A large urban extension or new settlement

11.7.2 There is no map or housing numbers associated with this approach. A new settlement or large urban extension could be located anywhere within the district and we want to gain your views on the concept of providing a new settlement or a large urban extension.

Where can I find more information?

For all the approaches more information can be found in the:

- Housing Monitoring Report - April 2015
- Topic Paper 2: Spatial Approaches
- Sustainability Appraisal and Habitats Regulations Assessment

Question 4

What do you think about the delivery strategy approaches?

You may want to consider the following:

- Is there a delivery strategy that you prefer?
- Is there a delivery strategy missing?
- Should there be a mixture of the delivery strategies; for example, approach 2A, part of approach 3 and approach 6?

N.B. Please remember that we are asking for views on the delivery strategy approach and not on particular 'clusters', as these could be subject to change following the consultation and once all technical assessments, such as the Green Belt Assessment and the Infrastructure Baseline Study have been incorporated into the Plan. However, if you feel that there is an issue with a cluster then we welcome comments on this.

11 The amount of homes and employment space to be provided in this approach are to be determined as the plan progresses. This approach is known as a 'broad location' in the NPPF.
11.8 How can we support businesses and provide jobs?

**ECONOMY AND TOURISM**

11.8.1 Chapter 1 of the NPPF, and its supporting PPG, require local planning authorities to build a strong, competitive economy in order to create jobs and prosperity. The Government steer is clear that planning should encourage and not act as an impediment to sustainable growth.

11.8.2 Chapter 3 of the NPPF, and its supporting PPG, require local planning authorities to support a prosperous rural economy through the conversion of existing buildings and well designed new buildings, diversification of agricultural and other land-based rural businesses, support rural tourism and leisure development, where appropriate.

11.8.3 Tandridge District Council’s Core Strategy (2008) approach to employment and business is set out in Policy CSP22 - The Economy and seeks to make the best use of existing employment sites and designates Lambs Business Park and Hobbs Industrial Estate as ‘Strategic Employment Sites’. Policy CSP22 allows redundant and underutilised commercial and industrial premises to be used for housing or other alternative uses.

11.8.4 The Core Strategy 2008 does not include a policy approach to tourism.

11.8.5 The Functional Economic Area (FEA) sets out that Tandridge District Council sits in a wider economic area which includes Croydon, Reigate and Banstead, Crawley, Mid Sussex and Sevenoaks. The Council also recognises less pronounced links with Bromley and Wealden and these will be explored through the commitments of the Duty to Cooperate.

11.8.6 The Economic Needs Assessment (ENA) considers the role of Tandridge in the FEA and recommends that all existing employment sites should be retained. Further, the ENA identifies that a variety of existing employment sites in the district should be recognised through new policies to ensure the most important and strategic sites are given necessary protection. The district has lost approximately 11% of its employment premises to housing through permitted development rights, but there is a need to re-provide this stock to cater for future needs. The Council could explore Article 4 Direction which remove permitted development rights and / or include conditions on planning permissions which remove the permitted development rights, where this can be justified.

11.8.7 The Devolution Prospectus Three Southern Counties September 2015, sets out that international business and trade and tourism should be promoted. The Issues and Objectives Topic Paper 1 also draws together a range of existing strategies that encourage the development of tourism.

---

12 Permitted development rights allow development to be built without full planning permission.
eleven  the people

When reading the Policy Approaches section (Paragraphs 11.8 - 12.6), please note...

- The policy approaches set out in the blue boxes in this section, ranging from A-E, represent alternative approaches to how the Council could prepare policies on specific issues. In responding, you may want to choose one approach, a hybrid or create/suggest a new approach.

**Approach 1**

**Economic and Tourism Planning Policies**

A. Rely on the National Planning Policy Framework and its supporting Planning Practice Guidance

B. Retain Core Strategy Policy 22 - The Economy

C. Identify and protect key employment sites and intensify existing sites within the district. This would consider implementing Article 4 Directions to remove permitted development rights and adding conditions to planning permissions to restrict the use of permitted development rights, where this can be justified.

D. Include a policy to support the development of tourism in the district.

**Relationship with Objectives**

Objectives 1-4

**Where can I find more information?**

- Chapter 1 - National Planning Policy Framework and supporting guidance
- Chapter 3 - National Planning Policy Framework and supporting guidance
- Tandridge District Council Core Strategy 2008 - CSP22
11.9 How can we provide homes for our communities?

MARKET AND AFFORDABLE HOMES

11.9.1 Chapter 6 of the National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance (PPG) requires local planning authorities to deliver a wide choice of high quality homes.

11.9.2 There are a number of recent changes that have been proposed by the Government that may affect the type, tenure and stock of homes that are built in Tandridge district over the next 20 years. The main proposal is set out in the Housing and Planning Bill 2015, which is currently making its way through Parliament and the Self-Build and Custom Housebuilding Act 2015. The changes it sets out are:

- Delivery of 200,000 starter homes across the UK - to be available for first time buyers under 40 at 20% under market value;
- Promotion of self build sites;
- Incentivised re-use of empty homes - by requiring a payment from the local housing authority that own the vacant property; and
- Encouragement of right to buy properties.

11.9.3 Further, the type, tenure and size of housing stock is dependent on the delivery strategy. As set out in Section 10, there are 7\(^{(13)}\) delivery strategies that the Council is consulting on. Until the Council determines the delivery strategy, planning policies on housing cannot be prepared.

Approach 2

Housing Planning Policies

With the Government’s proposed changes to the delivery of housing no decision has been made on what delivery strategy the Council will choose and as such housing planning policies cannot be prepared.

---

13 Delivery Strategy - Approach 1 is not an option as it is the baseline situation and it is highly likely that planning permissions will continue to be granted
Therefore, there are no approaches at this stage. Approaches are likely to be determined, where appropriate, in the next version of the Local Plan document.

**Relationship with Objectives**

Objective 5

**Where can I find more information?**

- Chapter 6 - National Planning Policy Framework and supporting guidance
- Housing and Planning Bill 2015
- Self-build and Custom Housebuilding Act 2015
- Strategic Housing Market Assessment 2015

**TRAVELLERS**

11.9.4 The Planning Policy for Traveller Sites (PPTS) published in August 2015 should be read in conjunction with the NPPF and requires local planning authorities to meet the development needs of the travelling community, where possible. Policy H in the PPTS sets out how planning applications should be assessed and requires decision takers to consider: the existing need for sites, the availability (or lack) of alternative accommodation, other personal circumstances, and that a local criteria be used to guide the allocation of sites. However, it makes it clear that subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances.

11.9.5 The Council carried out a Traveller Accommodation Assessment (TAA) in 2013 to determine the needs for gypsy and travellers and travelling showpeople up to 2028. The TAA identified that there was a need for 63 gypsy and traveller pitches and 26 travelling showpeople plots. The Council also carried out a 'call for traveller sites' in early 2014, in late 2014, and again in early 2015 to which there were 9 sites submitted. These sites have been assessed for their suitability in the Housing and Economic Land Availability Assessment (HELAA), but more work is required on potential sites and their availability. The Council are also looking at updating the TAA to take account of the latest PPTS.
Approach 3

Traveller Planning Policies

With an update of the Traveller Accommodation Assessment to take place and more work required on potential traveller sites, traveller planning policies cannot be prepared.

Therefore, there are no approaches at this stage. Approaches are likely to be determined, where appropriate, in the next version of the Local Plan document.

Relationship with Objectives

Objective 6

Where can I find more information?

- Planning Policy for Traveller Sites
- Tandridge Traveller Accommodation Assessment 2013
- Tandridge District Council Housing and Economic Land Availability Assessment 2015
12 The Place

12.1 Town Centres / Retail and Leisure

12.1.1 Chapter 2 of the NPPF, and its supporting PPG, require local planning authorities to ensure the vitality of town centres through determining a hierarchy of centres and setting the extent of these centres that will support future growth, as necessary.

12.1.2 The NPPF requires a sequential test to be applied to planning applications that support town centre uses to be permitted first in town centres, then in edge of centre locations and then, only if there are no suitable sites, out of centre development should be considered. It also suggests that applications for retail and leisure uses for over 2500m$^2$ of floorspace located outside of town centres should be accompanied by an impact assessment. The NPPF makes it clear where a planning application fails the sequential test or would have an adverse impact on town centres, the application should be refused.

12.1.3 The Tandridge District Council Core Strategy 2008 CSP 23 - Town and Other Centres, seeks to protect all retail centres in the district including Caterham Valley, Oxted and all other Local Centres. It also sets out the Council should actively pursue the redevelopment of the Oxted Gasholder and the Rose and Young site, Caterham. Additionally, CSP 23 sets out a hierarchy of centres:

1. Caterham Valley and Oxted
2. Warlingham and Lingfield
3. Caterham Hill
4. Whyteleafe
5. Other local centres and villages

12.1.4 The Council commissioned a Retail and Leisure Study to examine the existing approach to retail and leisure provision and identify future needs and policies. Overall, the study suggested that our current approach is broadly appropriate for planning for retail and leisure until 2033, but recommended some changes and additions to our current policy, including:

- Extend the Warlingham Local Centre boundary;
- Identify Godstone as a Local Centre and define the Local Centre boundary;
- Introduce a policy to require retail development proposals for over 500m$^2$ of floorspace and located outside of town and local centres to prepare a retail impact assessment; and
- Introduce a policy to require leisure development proposals for over 1000m$^2$ of floorspace and located outside of town and local centres to prepare an impact assessment.
12.1.5 The Council is looking to enhance the commercial core of Caterham Valley town centre and make complementary changes to Caterham on the Hill through the preparation of the Caterham Town Centre Masterplan. The Masterplan is an emerging document and the Local Plan will have to take account of the Masterplan as it develops. This could be made explicit within this policy.

**Approach 4**

**Town Centres / Retail and Leisure Planning Policies**

A. Rely on the National Planning Policy Framework and its supporting Planning Practice Guidance

B. Retain Core Strategy Policy 23 - Town and other Centres

C. Amend Core Strategy Policy 23 - Town and other Centres, reflecting the recommendations of the Tandridge Retail and Leisure Study and incorporating the emerging Caterham Town Centre Masterplan into the policy.

**Relationship with Objectives**

Objective 7

**Where can I find more information?**

- Chapter 2 - National Planning Policy Framework and supporting guidance
- Tandridge District Council Core Strategy 2008 - CSP23
- Retail and Leisure Study 2015
- Caterham Town Centre Masterplan Brief (2015)
12.2 Health and Wellbeing

12.2.1 Paragraph 73 of the NPPF and related guidance sets out that planning policies should support access to open spaces and opportunities for sport and recreation. It explains that policies for health and wellbeing should be based on robust and up-to-date assessments of the needs for such provision.

12.2.2 The Council values its open space and recreation provision and recognises how such provision benefits the health and wellbeing of its residents. The existing policy CSP 13 - Community, Sport and Recreation Facilities and Services reflects the Council’s view and seeks to:

- Safeguard all existing community, open space and recreational spaces and facilities;
- Encourage the provision of new and improved facilities;
- Apply a standard of 1.27ha per 1000 population to the provision of open space; and
- Protect the Rights of Way network.

12.2.3 In accordance with the NPPF, the Council commissioned an Open Space Assessment that assessed the existing recreation provision and surveyed residents to identify use and future needs. It set out a series of recommendations for planning policies and open space standards. Such recommendations included:

- Applying a standard of 1.35ha per 1000 population to the provision of outdoor space facilities;
- Applying a standard of 0.1ha per 1000 population to the provision of children’s play space;
- Applying a standard of 11.4ha per 1000 population to the provision of natural and semi-natural green space;
- Applying a standard of 0.6ha per 1000 population to the provision of amenity green space;
- Applying a standard of 0.125ha per 1000 population to the provision of allotments; and
- Protecting all designated open spaces from development, unless the spaces are not required to meet the needs of the population.

12.2.4 The Open Space Assessment has also been used to inform the Council’s Wellbeing Space Strategy. This strategy will look at how open spaces should be provided in local communities to address health and wellbeing needs and enable more joined up, informed commissioning of and investment in open space. The strategy has endorsed the recommended standards set out in the Open Space Assessment and identifies that planning policies, in combination with teams across the Council can help deliver improvements to our open space and recreation provision.
Approach 5

Health and Wellbeing Planning Policies

A. Rely on the National Planning Policy Framework and its supporting Planning Practice Guidance

B. Retain Core Strategy Policy 13 - Community, Sport and Recreation Facilities and Services

C. To prepare a policy based on the recommendations contained within the Open Space Assessment.

Relationship with Objectives

Objective 8

Where can I find more information?

- [NPPF Chapter 8 - Promoting Health Communities](#)
- [Wellbeing Space Strategy 2015](#)
- [Tandridge District Open Space Assessment 2015](#)
12.3 Design and Safety / Climate Change

DESIGN AND SAFETY

12.3.1 Chapter 7 of the NPPF and its supporting PPG requires good design and attaches great weight to the design of the built environment. The NPPF sets out that planning applications should aim to ensure that development adds to the overall quality of the area, establishes a strong sense of place, responds to local character and reflects local surroundings, creates safe and accessible environments with good architecture and landscaping, whilst ensuring innovation is not prevented. The NPPF makes it clear that development of poor quality that does not improve the area should be refused. It also sets out that development which promotes high levels of sustainability, but are incompatible with the townscape, should not be refused if the concerns can be mitigated by good design.

12.3.2 Chapter 6 of the NPPF and its supporting PPG requires local planning authorities to set their own approach to set housing densities to reflect local circumstances.

12.3.3 The Tandridge District Council Core Strategy 2008 policy CSP18 - Character and Design, requires new development to be of high standard of design that reflects and respects the character, setting and local context whilst not impacting neighbouring authorities. CSP18 also sets out that the Council will have regard to the Surrey Design and Village Design Statements in determining planning applications, protect the wooded hillside and aims to enhance biodiversity.

12.3.4 The Tandridge District Council Core Strategy 2008 policy CSP19 - Density sets out that the Council considers 30 to 40 dwellings per hectare in larger rural settlements/Woldingham/Green Belt Settlement/countryside; that 30 to 55 dwellings per hectare in built up areas; and 40 to 75 dwellings per hectare in Oxted and Caterham Valley town centres to be appropriate, unless a density would conflict with local distinctiveness.

12.3.5 Since the Core Strategy was adopted, the NPPF and the PPG have been published, which sets out the planning processes and tools that can be used to help achieve good design. Paragraph 006 Reference ID: 26-006-20140306 in the PPG identifies that design impacts on how people interact with places and that planning should consider; local character; safe, connected and efficient streets; a network of green spaces and public places; crime prevention; security measures; access and inclusion; efficient use of natural resources and cohesive and vibrant neighbourhoods. The PPG also sets out that a review panel could be sought to assist the design of local developments and that local authorities may want to consider using design codes, masterplans and development briefs to guide specific design requirements on sites.

12.3.6 Following the introduction of Neighbourhood Plans through the Localism Act 2011, there are a few parish councils working with steering groups preparing Neighbourhood Plans. The most advanced Neighbourhood Plan is the Woldingham Neighbourhood Plan and sets out local detailed design policies that are applicable to Woldingham.
12.3.7 The density of development is dependent on the delivery strategy. As set out in Section 10, there are 7\(^{(14)}\) delivery strategies that the Council is consulting on. Until the Council determines the delivery strategy, planning policies on density cannot be prepared.

### Approach 6

**Design and Safety Planning Policies**


C. Prepare a prescriptive policy that considers local character; safe, connected and efficient streets; a network of green spaces and public places; crime prevention; security measures; access and inclusion; efficient use of natural resources and cohesive and vibrant neighbourhoods.

D. Recognise and defer local design policies to Neighbourhood Plans.

All of the approaches could include reference to a review panel or preparation of a design code, masterplan/development brief to guide design on particular sites.

With no decision made on what delivery strategy the Council will choose, density planning policies cannot be prepared. Therefore, there are no options at this stage. Options are likely to be determined, where appropriate, in the next version of the Local Plan document.

### Relationship with Objectives

Objectives 9 and 10

### Where can I find more information?

- [Chapter 7 - National Planning Policy Framework and supporting guidance](#)

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14 Delivery Strategy - Approach 1 is not an option as it is the baseline situation and it is highly likely that planning permission will continue to be granted
12.3.8 Chapter 6 of the NPPF and its supporting PPG requires local planning authorities to deliver a wide choice of high quality homes. Paragraph 50 focuses on the need to plan for a mix of housing for different groups in the community.

12.3.9 Chapter 8 of the NPPF and its supporting PPG explains how the planning system plans an important role in facilitating social interaction and creating healthy, inclusive communities. As part of this, there is a need to promote safe and accessible environments.

12.3.10 Both of these elements of the NPPF are particularly important when considering the need to promote sustainable development through good environmental design. The Government has created a new approach for the setting of technical standards for new housing, considering accessibility and wheelchair standards, water efficiency standards and internal space standards. This new approach replaces the Code for Sustainable Homes.

12.3.11 Local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard, as long as they have the evidence to support the additional requirements.

12.3.12 The Tandridge District Council's Core Strategy 2008 Policy CSP14 - Sustainable Construction sets out that the Council will encourage all residential development to meet Code level 3 as set out in the Code for Sustainable Homes (which has now been deleted). Policy CSP14 requires dwellings of 1-9 units to reach a 10% saving in Carbon Dioxide emission through the provision of renewable energy technologies, dwellings of 10 + units to reach a 20% saving and commercial units of 500m²+ to reach a 10% saving. Policy CSP14 also requires development over 5000m² to incorporate combined heat and power or similar technology. Further, small scale renewable energy projects will be permitted except where there are overriding constraints.

12.3.13 The Tandridge District Council's Core Strategy 2008 Policy CSP15 - Environmental Quality promotes high quality, flexible, safe living environments to minimise the impact on natural resources through meeting "Secured by Design" Standards; being accessible to meet the needs of those with disabilities, requiring Sustainable Drainage Systems, meeting "Lifetime Homes" principles, encouraging the reuse of buildings, encourage innovation construction methods and all development to make provision for grey water recycling and separate disposal of surface and foul water to adoptable standards, and encourage installation of communication technology.
Approach 7

**Environmental Design**


B. Rely solely on Building Regulations in respect of access and water, and an optional nationally prescribed space standard.

C. Seek to require optional standards above Building Regulations.


E. Allocate specific sites for large scale energy generation.

**Relationship with Objectives**

Objective 11

**Where can I find more information?**

- [Chapter 8 - National Planning Policy Framework and supporting guidance](#)
- [Chapter 6 - National Planning Policy Framework and supporting guidance](#)
- [Planning Practice Guidance on Housing - Optional Technical Standards](#)
- [Tandridge District Council Core Strategy 2008 - CSP14 and CSP15](#)
12.4.1 Chapter 11 of the NPPF and its PPG require the planning system to conserve and enhance the natural environment. The NPPF makes it clear that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs), and that planning permission should be refused for major development in these designated areas except in exceptional circumstances and where it can be of public interest. Consideration of any applications in these areas should include an assessment on the need for the development and its impact on the local economy, the cost and scope for developing elsewhere and how any detrimental effect will be moderated.

12.4.2 To support Surrey Hills AONB, there is a Management Plan 2015-2019 which sets out specific land use policies and encourages the conservation and enhancement of the AONB.

12.4.3 The Tandridge District Council Core Strategy Policy CSP 20 - Areas of Outstanding Natural Beauty and CSP 21 - Landscape and Countryside recognise that the natural environment should be conserved and enhanced. CSP 20 requires important viewpoints out of and into the AONB to be enhanced and conserved, prominent locations on skylines and slopes to be protected, suitably located sustainable development to be supported, access other than the car to be promoted and the highest environment design standards to be applied. CSP 20 retains the buffer around the Surrey Hills AONB, known as the Area of Great Landscape Value (AGLV), until the review of the AONB boundary which will be undertaken by Natural England.

12.4.4 The AGLV is a local land designation which was identified through the Surrey Structure Plan which has now been revoked. In order to ensure that relevant landscape designations continue to be properly considered, a review of the Surrey AGLV was carried by Chris Burnett Associates in 2007. The study identified some areas, referred to as 'candidate areas', of the AGLV that shared the characteristics of the Surrey Hills AONB and identified those which should be further considered by Natural England in a review of the AONB with a view to expanding the AONB.

12.4.5 To further support a review, and on the recommendation of Natural England, a Landscape Character Assessment (2015) has also been carried out by Surrey County Council, to further the understanding of the land types, geology, and field patterns etc across the County and to ensure that the review of the AONB is comprehensive and informed by context. The undertaking of a review of the Surrey Hills AONB continues to be supported by Natural England, but no firm date for when it will take place has been given.

12.4.6 To the south east corner of the district sits the High Weald AONB. The High Weald AONB Management Plan 2014-2019 sets out specific land use policies and encourages the conservation and enhancement of the AONB.
The landscape character assessment identifies 11 areas across the district that have different local distinct features and characteristics and it will be for the Local Plan to recognise these where appropriate.

**Approach 8**

**Landscape Planning Policies**


C. Amend Core Strategy Policy 20 - Areas of Outstanding Natural Beauty (AONB) to remove reference to the Area of Great Landscape Value and replace with Surrey AONB candidate areas.

D. Prepare more prescriptive policies, which designate local landscape character area and includes reference to AONB Management Plans.

**Relationship with Objectives**

Objective 12

**Where can I find more information?**

- Chapter 11 - National Planning Policy Framework and supporting guidance
- Tandridge District Council Core Strategy 2008 - CSP20 and CSP21
- Surrey Hills Area of Great Landscape Value Review 2007 by Chris Burnett Associates
- Landscape Character Assessment 2015
- Surrey Hills AONB Management Plan
- High Weald AONB Management Plan
Biodiversity and Geodiversity

12.4.8 Paragraphs 117 - 119 of the NPPF and related guidance in the PPG states that Local Plans and planning decisions should have regard to biodiversity and geodiversity assets within and beyond local authority boundaries. These paragraphs explain that planning policies ought to minimise the impact of development on biodiversity, while stating that Local Authorities should encourage and support measures that conserve and enhance biodiversity.

12.4.9 National designations like Sites of Special Scientific Interest (SSSIs) and locally designated sites, such as Local Nature Reserves (LNRs) and Sites of Nature Conservation Importance (SNCIs), require protection through the planning system. The district benefits from such sites and thus requires appropriate policies to be in accordance with the requirements of the NPPF. Furthermore, a review has commenced on 167 potential SNCIs and therefore it is possible that there will be additional sites designated for such protection.

12.4.10 Priority habitats and species are those that the UK Biodiversity Action Plan identifies as being most threatened and in need of conservation. The NPPF refers to the need of Local Authorities to preserve, restore and recreate priority habitats and protect and help recover the populations of priority species. Similarly the NPPF explains that irreplaceable habitats such as ancient woodland, a resource that covers 7.1% of the district, should be protected from deterioration and loss of coverage.

12.4.11 Policy CSP17 - Biodiversity of the Tandridge District Core Strategy, recognises the importance of biodiversity in the district and requires development proposals to protect, enhance and, if possible, extend biodiversity assets. The policy makes it clear that the Council will support measures to improve the district’s biodiversity and specifically mentions Local Nature Reserves and Community Wildlife Areas.

Approach 9

Biodiversity and Geodiversity Planning Policies

A. Rely on the National Planning Policy Framework and its supporting Planning Practice Guidance

B. Retain Core Strategy Policy 17 - Biodiversity

C. Prepare prescriptive policies, identifying in detail the Council’s approach to different types of biodiversity and geodiversity assets
European Sites

12.4.12 The Habitats Regulations require local authorities to preserve and enhance sites designated under the European Union's Habitats Directive and Birds Directive through the planning system. The sites protected under these directives are known as:

- Special Protection Areas (SPAs) - Areas protected under the Birds Directive for being home to protected birds; and/or
- Special Areas of Conservation (SACs) - Areas protected under the Habitats Directive for being home to protected habitats and species.

12.4.13 The Habitat Regulations and Chapter 11 of the NPPF explain that Local Authorities must consider the effect of Local Plans and planning decisions on any European site. The district does not have any European sites within its boundaries, but development may impact on the Ashdown Forest SPA/SAC and the Mole Gap to Reigate Escarpment SAC located in neighbouring authorities.

12.4.14 To this end, Local Authorities are required to produce a Habitat Regulations Assessment as part of preparing the Local Plan, to assess and manage the impacts of planning policies on such sites, taking into consideration the combined effects of plans and decisions made by other Local Authorities. The Council has undertaken the first stage of the HRA process, the HRA Screening Report, and will do more detailed work as the Local Plan progress.

15 Formally known as the Conservation of Habitats and Species Regulations 2010
12.4.15 The Core Strategy did not have a specific policy relating to the European Sites near to Tandridge District as they assessed that the Core Strategy would not have an adverse effect on such sites.

12.4.16 As the Local Plan is at the early stages of preparation it is not possible to gauge the effect that it will have on the European sites. The Council will continue to work proactively with Natural England, the statutory nature conservation body, neighbouring authorities and any other relevant bodies to understand the impact of the Local Plan on such sites and, if necessary, develop policies for their protection.

Approach 10

European Sites Planning Policies

The Council will work with relevant authorities and bodies to develop appropriate policies that plan for the protection of European sites. We invite any comments on what such policies ought to contain.

Relationship with Objectives

Objective 12

Where can I find more information?

- Chapter 11 - National Planning Policy Framework and supporting guidance
- Habitat Regulations Assessment Screening Report 2015

HERITAGE

12.4.17 Chapter 12 of the NPPF and the supporting guidance contained in the PPG highlights the importance and benefits of conserving and enhancing the historic environment. The NPPF makes clear that Local Authorities should have a positive strategy for managing heritage assets, whilst also explaining that heritage assets should be protected and that new development ought to consider how it can make a positive contribution to the historic environment.
12.4.18 The district benefits from having numerous listed buildings and has 19 adopted Conservation Areas. These designations, along with 20 Ancient Monuments and two Historic Parks and Gardens are protected under national planning policy and legislation. Additionally, the Council has identified Buildings of Character, which although do not qualify for statutory protection, are buildings that should be retained because of their local interest or character.

12.4.19 Some of the Conservation Areas have been designated for a considerable time and have not been reviewed since. Given that the NPPF requires a positive strategy for managing the historic environment, the Council will consider whether to commit to a review of the Conservation Areas.

12.4.20 While the Core Strategy did have a section on heritage it did not have a specific policy on heritage, although Core Strategy Policy 18 - Character and Design required new development to reflect and respect the character and setting of the existing environment. Instead, the Council relied on national planning policy that has since been replaced by the NPPF and related guidance. The Council will consider whether to introduce a specific heritage policy.

### Approach 11

**Heritage Planning Policies**


B. Rely on the National Planning Policy Framework and its supporting Planning Practice Guidance and commit to a review of Conservation Areas.

C. Develop a specific heritage policy but not commit to a review of Conservation Areas.

D. Develop a specific heritage policy and commit to a review of Conservation Areas.

### Relationship with Objectives

Objective 12
GREEN BELT

12.4.21 As is explained in Chapter 9 of the NPPF and related guidance, the Government attaches great importance to the protection of the Green Belt. Given that the Green Belt covers the majority of Tandridge District, amounting to approximately 94% of the total land mass (the largest proportion of any local authority in the country), it is a designation that will have a large influence on how the district develops.

12.4.22 Although commonly misunderstood as a landscape designation, the NPPF explains that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Accordingly, national policy stipulates that most types of development in the Green Belt should not be approved except in very special circumstances. It is not considered that the Council is able to deviate from national policy in this area and thus can only reiterate national policy should it wish to introduce a specific Green Belt policy.

12.4.23 Paragraph 83 of the NPPF sets out that established Green Belt boundaries should only be altered in exceptional circumstances, through the preparation of a Local Plan. In response to this, the Council has undertaken a Green Belt Assessment, investigating how parts of the district's Green Belt serve the five stated Green Belt purposes, which are:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

12.4.24 The Green Belt Assessment has identified parts of the district which require further investigation into how well, or indeed if, they serve any of the required purposes. This further investigation will be undertaken to inform subsequent stages of the Local Plan process.
12.4.25 While the Tandridge District Core Strategy did not have a policy specifically for the Green Belt, Core Strategy Policy 1 - Location of Development made clear that the Council did not wish to see Green Belt boundaries change unless it was not possible to find sufficient land to deliver current and future housing allocations. The policy also explained that development would be directed to urban areas and larger rural settlements outside of the Green Belt, whilst only infill development within Defined Villages in the Green Belt would be supported.

12.4.26 Ultimately, it will be the preferred delivery strategy, as set out in the Council's final Local Plan, that will determine the quantity and location of new development. A policy could also be included to state explicitly that infill development would be supported within specific settlements which reside within the Green Belt.

**Approach 12**

**Green Belt Planning Policies**


B. Reiterate national policy and set out that infill development within Green Belt Settlements would be supported.

**Relationship with Objectives**

Objective 12

**Where can I find more information?**

- Tandridge District Core Strategy Core Strategy Policy 1 - Location of Development
- Chapter 9 - National Planning Policy Framework
- Green Belt Assessment 2015
12.5 Flooding

12.5.1 Chapter 10 of the NPPF and its supporting PPG require local planning authorities to meet the challenge of climate change, flooding and coastal change. The NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary, it should be made safe without increasing flood risk elsewhere. The NPPF requires planning applications to be submitted with site specific assessments to demonstrate that the site has been suitably designed on the lowest areas of flood risk, that other alternative and more suitable sites do not exist and the appropriate mitigation has been put in place.

12.5.2 Core Strategy Policy 15 - Environmental Quality requires new development to provide Sustainable Drainage Systems (SUDS) to mitigate against flood risk. The supporting text to Policy CSP15 identifies that the delivery strategy to encourage development to the existing urban areas only affects some small built up areas which are at high risk of flooding.

12.5.3 The Strategic Flood Risk Assessment identifies the areas that are at high risk of flooding. However, at this stage, the appropriate flood mitigation measures are dependent on the delivery strategy. As set out in Section 10, there are 7\(^{18}\) delivery strategies that the Council is consulting on. Until the Council determines the delivery strategy, planning policies on flooding cannot be prepared.

**Approach 13**

**Flooding Planning Policies**

With no decision made on what delivery strategy the Council will choose, flooding planning policies cannot be prepared.

Therefore, there are no options at this stage. Options are likely to be determined, where appropriate, in the next version of the Local Plan document.

**Relationship with Objectives**

Objective 13

\(^{18}\) Delivery Strategy - Approach 1 is not an option as it is the baseline situation and it is highly likely that planning permission will continue to be granted
12.6 Infrastructure

INFRASTRUCTURE

12.6.1 The Chapter on Plan Making within the NPPF and its supporting PPG is clear at paragraph 162 that local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

12.6.2 Surrey County Council has commissioned a Surrey Infrastructure Study (SIS) that considers all infrastructure required based on forecasted housing and employment sites across the County up to 2030. The SIS is based on sites that could come forward through the Council's adopted Core Strategy and does not take account of the delivery strategies in this Plan. The information within the SIS has been pulled together with the information in a similar study commissioned for West Sussex County Council into the Gatwick Diamond Infrastructure Study (GDIS). The GDIS considers infrastructure requirements based on the information in the SIS to 2030 and then rolls this data forward to look at infrastructure required to provide for housing and employment to support Gatwick with one runway and Gatwick with two runways to 2050.

12.6.3 The Council has prepared an Infrastructure Baseline Study (IBS) which sets out the existing infrastructure issues and plans for improvement, where possible. The IBS also sets out the potential infrastructure that would be required to support the different approach to the delivery strategy, and where the funding for this infrastructure may come from. The different approaches to the delivery strategy were transport modelled so that the impact of the development on the road network could be understood. The IBS and the transport modelling support the Local Plan, but have not been taken into account when drawing up the approaches to the delivery strategy for this first stage of the Local Plan. Following consultation on this first stage, the IDS and transport modelling will be taken into account to refine the delivery strategy and determine the preferred approach.

12.6.4 As set out above, the infrastructure requirements are dependent on the delivery strategy, the delivery strategies are set out in Section 10. Until the Council determines the delivery strategy, planning policies on infrastructure cannot be prepared.
Approach 14

Infrastructure Planning Policies

With no decision made on what delivery strategy the Council will choose, infrastructure planning policies cannot be prepared. Therefore, there are no approaches at this stage. Approaches are likely to be determined, where appropriate, in the next version of the Local Plan document.

Relationship with Objectives

Objective 15 and 16

Where can I find more information?

- Plan Making - National Planning Policy Framework and supporting guidance
- Chapter 6 - National Planning Policy Framework and supporting guidance
- Surrey Infrastructure Study
- Gatwick Diamond Infrastructure Study
- Infrastructure Baseline Study 2015
- Strategic Highways Assessment Report 2015

AVIATION

12.6.5 Chapter 4 of the NPPF and its supporting PPG at paragraph 33 sets out when planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.
12.6.6 The Tandridge District Council's Core Strategy 2008 Policy CSP16 - Aviation Development sets out that the Council will seek to minimise the impact of Gatwick Airport up to the agreed limits. New off-airport parking and extension to existing sites will be considered in light of the Green Belt policy and the need to minimise the use of the private car to travel to the airport. The Council would oppose expansion at Gatwick and Biggin Hill Airport that would adversely affect communities by way of noise, air quality and additional traffic, and the Council will also not permit development at Redhill Aerodrome that would intensify flying or related activities.

12.6.7 An expansion to Biggin Hill is set out in Bromley's Local Plan - Draft Allocations, Further Policies and Designations Document. The Council recognises there could be an impact on the local communities with this proposal. However, this cannot be dealt with through a planning policy, but through commenting on Bromley's Local Plan. Planning Policies can deal with the land use element related to airport expansions, for example, car parking located in the district used for Gatwick.

12.6.8 Further, the decision on the second runway at either Heathrow or Gatwick is still to be determined by Government. This proposal is likely to be taken through a national policy statement. However, as the decision is unknown the Council could suggest that the Local Plan is reviewed in 5 years following adoption to take account of Gatwick and Biggin Hill. The Council could also safeguard land for whether Gatwick came forward, however, an appropriate location for this is unknown at this moment in time. If before that time more information is known, then the Council will take this into account as it develops the Local Plan.

### Approach 15

**Aviation Planning Policies**


B. Retain Core Strategy Policy 16 - Aviation.

C. Amend the wording in Core Strategy Policy 16 - Aviation to recognise individual activities at airports associated with land use in Tandridge.

D. Keep liaising with Gatwick and Biggin Hill as well as with adjoining local authorities on the approach to Gatwick and a potential second runway, and the expansion at Biggin Hill. The Council could safeguard land for whether Gatwick came forward, however, an appropriate location for this is unknown at this moment in time. The Council could suggest that the Local Plan is reviewed in 5 years following adoption to take account of Gatwick and Biggin Hill.
Relationship with Objectives

Objective 15 and 16

Where can I find more information?

- Chapter 4 - National Planning Policy Framework and supporting guidance
- Chapter 6 - National Planning Policy Framework and supporting guidance
- Tandridge District Council Core Strategy 2008 - CSP 16
- Gatwick Second Runway
- Bromley's Local Plan - Draft Allocations, Further Policies and Designations Document

Question 5

What do you think about each of the policy approaches? For clarity, these are Approach 1 - Approach 16 in the blue boxes, that start with Economic and Tourism Policy Approaches.

You may want to consider the following for each policy (1-16):

- Is there a policy approach (A-D) that you prefer?
- Is there a policy approach missing?
- Should there be a mixture of the policy approaches? For example, under policy 16 - Aviation, approach C and D should be the policy approach the Council takes forward.
ISSUES AND APPROACHES (REGULATION 18)

how can we monitor progress?
thirteen how can we monitor progress?

13 How can we monitor progress?

13.0.1 The Local Plan will need to set targets against the policies to ensure that the objectives are being met. These targets are then monitored annually. If the Council is over achieving or under achieving the set target by a significant amount then the Council may have to consider a review of the Local Plan.

13.0.2 The Council will publish all monitoring data in a report known as the Authorities Monitoring Report, which is normally published at the end of each year on the Council's website.

13.0.3 As this first version of the Local Plan has made no policy decisions, then it is impossible for the Council to set any targets at this stage or identify the indicators which will be of benefit to monitor.
## 14 Glossary

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Word</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adoption</td>
<td>The final stage of implementation of the Local Plan; this requires the local planning authority to agree the Local Plan and make it publicly available.</td>
<td></td>
</tr>
<tr>
<td>Affordable Homes</td>
<td>The Department for Communities and Local Government defines Affordable Homes as “social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.”</td>
<td></td>
</tr>
<tr>
<td>AGLV</td>
<td>Areas of land considered to have scenic landscape value, which are subject to certain protection rights to development.</td>
<td></td>
</tr>
<tr>
<td>AONB</td>
<td>Areas considered to have such natural beauty worthy of conservation and enhancement, which are situated outside of National Parks.</td>
<td></td>
</tr>
<tr>
<td>Article 4 Direction</td>
<td>A Direction which withdraws automatic planning permission granted by the General Permitted Development Order.</td>
<td></td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The variety of animal and plant life, on all scales, found within a specified geographical location.</td>
<td></td>
</tr>
<tr>
<td>Consultation</td>
<td>An opportunity for the public and stakeholders to make comments on any policies and content within the Local Plan, or what should be included in the Plan. All comments will then be taken into account when preparing each iteration of the Plan.</td>
<td></td>
</tr>
<tr>
<td>Core Strategy</td>
<td>An old style planning policy document which sets out key planning policies for the District. The latest Core Strategy for Tandridge will be superseded by the Local Plan.</td>
<td></td>
</tr>
<tr>
<td>Devolution Prospectus - Three Southern Counties</td>
<td>A Devolution proposal put forward by West Sussex, East Sussex and Surrey in response to new Government proposals of devolving power to local authorities.</td>
<td></td>
</tr>
<tr>
<td>Edge of Centre</td>
<td>A term set out in the National Planning Policy Framework. For retail purposes, a location that is well connected and up to 300m of the primary shopping area. For all other main town centre uses,</td>
<td></td>
</tr>
</tbody>
</table>

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**Note:** The glossary entries are compiled from the provided text and are intended to provide a comprehensive list of terms and their definitions as relevant to the document's context.
<table>
<thead>
<tr>
<th>Acronym</th>
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<th>Definition</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Employment Sites</td>
<td>Specific locations that have been identified as potential sites for business and employment. A strategic employment site is an area that provides a large amount of employment.</td>
</tr>
<tr>
<td></td>
<td>Examination</td>
<td>Once consultation has been undertaken on the submission version of the plan, the local planning authority should submit the Local Plan and any proposed changes it considers along with supporting documents to the Planning Inspectorate for examination on behalf of the Secretary of State. The Inspector (on behalf of the Secretary of State) will investigate issues that have been raised through the consultation so that a solution / recommendation can be provided, where possible.</td>
</tr>
<tr>
<td></td>
<td>Geodiversity</td>
<td>The range of rocks, minerals, fossils, soils and landforms.</td>
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<td></td>
<td>Green Belt</td>
<td>The Green Belt is a policy which fundamental aim “is to prevent urban sprawl by keeping land permanently open”. Settlements, roads, and industrial units can all be in the Green Belt.</td>
</tr>
<tr>
<td>GBA</td>
<td>Green Belt Assessment</td>
<td>An assessment of the Green Belt to determine the strategic role of the Green Belt in the district, whether the Green Belt fulfils its purpose as set out in the National Planning Policy Framework and the role the settlements in the Green Belt play.</td>
</tr>
<tr>
<td></td>
<td>Green Infrastructure</td>
<td>A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.</td>
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<tr>
<td></td>
<td>Groundwater</td>
<td>Water that is present beneath the Earth’s surface found in permeable soils and rock formations.</td>
</tr>
<tr>
<td>GTAA</td>
<td>Gypsy and Traveller Accommodation Assessment</td>
<td>An assessment of the needs of Gypsy, Traveller and Travelling Showpeople communities in the District.</td>
</tr>
<tr>
<td>HRA</td>
<td>Habitats Regulation Assessment</td>
<td>A step by step process which helps to identify any likely significant effects and (where appropriate) assess the adverse impacts on a site that is protected by European legalisation.</td>
</tr>
<tr>
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<tr>
<td>HELAA</td>
<td>Housing and Economic Land Availability Assessment</td>
<td>An assessment of sites for their suitability / availability and viability to provide housing and employment development. The HELAA is a separate document to the Local Plan and does not allocate land. It is seen a shopping list of sites that the Council can choose from when preparing the Local Plan.</td>
</tr>
<tr>
<td></td>
<td>Infrastructure</td>
<td>The basic services, this includes utility services such as energy provision and sewage treatment, as well as transport networks.</td>
</tr>
<tr>
<td>IBS</td>
<td>Infrastructure Baseline Study</td>
<td>An audit of existing social, physical and community infrastructure, including its quality and capacity, and an assessment of future infrastructure required depending on the amount and location of development.</td>
</tr>
<tr>
<td>LCA</td>
<td>Landscape Character Assessment</td>
<td>An assessment of the distinct patterns or consistent combination of elements which make up the landscape of an area.</td>
</tr>
<tr>
<td>LNRs</td>
<td>Local Nature Reserves</td>
<td>Places with wildlife or geological features that are of special local interest. These are often managed by local community volunteers.</td>
</tr>
<tr>
<td>LDP</td>
<td>Local Development Plan</td>
<td>The Local Development Plan contains all planning policy documents which guide development. The Local Plan is part of the Local Development Plan. Neighbourhood Plans are also part of the Local Development Plan.</td>
</tr>
<tr>
<td></td>
<td>Local Plan</td>
<td>One document within the Local Development Plan. The Local Plan is a planning policy document prepared by the Local Planning Authority that guides development for 20 years. The Local Plan is subject to consultation and independent examination before the Local Planning Authority can adopt the document.</td>
</tr>
<tr>
<td>LPA</td>
<td>Local Planning Authority</td>
<td>The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.</td>
</tr>
<tr>
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<tr>
<td>NPPF</td>
<td>National Planning Policy Framework</td>
<td>A document that sets out the Government's planning policies for England and how these are expected to be applied. The Framework was published in March 2012.</td>
</tr>
<tr>
<td>Neighbourhood Plans</td>
<td>A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. Any Neighbourhood Plan must comply with the Neighbourhood Planning Regulations 2012 and once adopted by the Council will be part of the Local Development Plan (see Local Development Plan).</td>
<td></td>
</tr>
<tr>
<td>OAN</td>
<td>Objectively Assessed Need</td>
<td>The National Planning Policy Framework requires Local Planning Authorities to identify the development need in the area based on future projections.</td>
</tr>
<tr>
<td>Open Space</td>
<td>All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.</td>
<td></td>
</tr>
<tr>
<td>Out of Centre</td>
<td>A location which is not in or on the edge of a centre but not necessarily outside the urban area.</td>
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</tr>
<tr>
<td>PD</td>
<td>Permitted Development Rights</td>
<td>A national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.</td>
</tr>
<tr>
<td>PPTS</td>
<td>Planning Policy for Traveller Sites</td>
<td>This document, to be read alongside the National Planning Policy Framework, provides the framework of planning policy for traveller sites.</td>
</tr>
<tr>
<td>PRoW</td>
<td>Public Rights of Way</td>
<td>A route over which the public have access to use as pedestrians. Some routes also allow for cyclists, horse riding and mobility vehicles.</td>
</tr>
<tr>
<td>Right to Buy</td>
<td>This scheme allows secure tenants of some Housing Association and Council properties to buy their homes at a discounted value.</td>
<td></td>
</tr>
<tr>
<td>Self-Build and Custom Housebuilding Act 2015</td>
<td>A Bill to place a duty on local authorities to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build homes.</td>
<td></td>
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<tr>
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<tr>
<td>SHMA</td>
<td>Strategic Housing Market Assessment</td>
<td>An assessment to define housing need, in terms of types of tenure, size and need, for the requirements in the future.</td>
</tr>
<tr>
<td>SPA</td>
<td>Special Protection Areas</td>
<td>Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</td>
</tr>
<tr>
<td></td>
<td>Starter Homes</td>
<td>An exceptions site policy which promotes homes suitable for first time buyers under the age of 40, which are offered at a minimum of 20% below their market value.</td>
</tr>
<tr>
<td></td>
<td>Strategic Employment Sites</td>
<td>See ‘Employment Sites’.</td>
</tr>
<tr>
<td>SFRA</td>
<td>Strategic Flood Risk Assessment</td>
<td>An assessment of flood defence measures, and the potential risk of flooding within the District.</td>
</tr>
<tr>
<td></td>
<td>Surrey Design and Village Design Statements</td>
<td>These documents, often prepared by village or parish associations or councils, offer guidance for the design of new development proposals. Some of these documents are likely to be superseded by Neighbourhood Plans.</td>
</tr>
<tr>
<td>SuDS</td>
<td>Sustainable urban Drainage Systems</td>
<td>SuDS offer an alternative form of drainage in urban areas by mimicking natural drainage and filtration systems in order to prevent surface water flooding and pollutants reaching the water course.</td>
</tr>
<tr>
<td>SA</td>
<td>Sustainability Appraisal</td>
<td>The process of assessing the impacts of policies and proposals against social, environmental and economic objectives.</td>
</tr>
<tr>
<td></td>
<td>Townscape</td>
<td>The general overall appearance of a town, city or urban area.</td>
</tr>
<tr>
<td></td>
<td>Transport Modelling</td>
<td>A method of assessment which identifies the impact on transport infrastructure and traffic of development.</td>
</tr>
</tbody>
</table>
15 Next steps

Review Consultation Responses

15.1 Following the consultation on this document, which is due to finish on the 26th February 2016, the Council will analyse all comments received. These comments will then be taken to Planning Policy Committee in a Statement of Consultation, alongside a Council response, which will consider how the comments will be taken into account as the Plan progresses to its next stage.

Incorporate existing technical assessments into the Plan and prepare more technical assessments

15.2 As mentioned earlier in the plan, technical assessments, such as the Green Belt Assessment and infrastructure baseline study have not been included in this version of the Plan. As such, the Council will consider any comments that have been made on these documents, determine if and what needs to be revised and then take these documents into account. As the plan progresses, there is a requirement for additional evidence to be prepared. For example, an annual review of the HELAA is required, a balancing housing and employment paper will be needed, the transport modelling and infrastructure study will also need to be updated.

Prepare and consult on Regulation 19 version of the Local Plan

15.3 Once all the above has been carried out, the Council can start work on the Regulation 19 Local Plan document. The Regulation 19 Local Plan document will be taken to Planning Policy Committee to agree the document for consultation. This is scheduled for later next year (2016).

Question 6

Do you have any other comments?

You may want to consider commenting on the technical assessments that are available at [www.tandridge.gov.uk/technicalassessments](http://www.tandridge.gov.uk/technicalassessments):

- Sustainability Appraisal - a legal document that assesses each approach against environmental, economic and social objectives;
- Habitat Regulations Assessment - a legal document that assesses the impact of the plan on European protected sites;
- Equality Impact Assessment - a legal document that assesses the impact of the plan on the protected characteristics in the Equality Act 2010; and
- Other technical assessments - such as the Green Belt Assessment, the Strategic Housing Market Assessment, the Economic Needs Assessment.
how can i have my say?
sixteen how can i have my say?

16 How can I have my say?

We want as many people to get involved as possible and how you get involved is up to you.

How much time do you have available?

- 1 hour - Read this document
- 1 day - Read this document and the Issues and Objectives Topic Paper and Spatial Approaches Topic Paper
- More than 1 day - Read this document and the technical documents that support it, available as hyperlinks through this document and on the website at www.tandridge.gov.uk/technicalassessments.

How can I make my comments?

16.0.1 You can make comments in the following way:
- Online - visit our consultation portal at http://consult.tandridge.gov.uk/portal/, log in or register, click on the yellow boxes throughout the document (see reference pages below), and click 'add comment'. You can write your comments.

16.0.2 If you were on our mailing list, then you will need to register on our consultation portal to be kept informed about the Local Plan.

Where can I find more information?

16.0.3 The orange boxes throughout this document provide you with links to where more information can be viewed. There is also further information on the council's website at both www.tandridge.gov.uk/localplan and www.tandridge.gov.uk/technicalassessments.

Where are the questions in the document?

16.0.4 Throughout the document is a range of questions, that have been used to provide you with some areas you may want to consider responding to. However, the Council recognises that you may want to respond to a specific part of the document, and this can also be done. The Council would just ask that you reference the section and paragraph number you are commenting on, where appropriate. Below sets out where the questions can be found in this document:
- Question 1 - Asks what you think about the issues - Section 7, page 23
- Question 2 - Asks what you think about the objectives - Section 8, page 26
- Question 3 - Asks what you think about the vision - Section 9, page 28
- Question 4 - Asks what you think about the delivery strategies - Section 11, page 40
- Question 5 - Ask what you think about the policies - Section 12, page 66
- Question 6 - Asks if you have any other comments - Section 15, page 74.