Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018 to 2033

Consultation Statement

Presented by the CR3 Neighbourhood Plan Group
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1 INTRODUCTION

1.1. The policies contained in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (the ‘Neighbourhood Plan’ or ‘Plan’) have been developed as a result of extensive interaction and consultation with the community and businesses within the area. This engagement process has been an integral part of the work since the inception of the Neighbourhood Plan in 2012 and has included articles in the parish newsletters, surveys, public exhibitions and presentations to community groups.

1.2. This Consultation Statement (the ‘Statement’) has been prepared in accordance with regulation 15(2) of Neighbourhood Planning Regulations 2012, which requires that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Caterham, Chaldon and Whyteleafe Neighbourhood Plan Group

1.3. The Plan originally began under the umbrella of the Caterham Community Partnership (CCP) and the Parish Councils of Caterham Hill and Valley. Within weeks both Chaldon Village Council and Whyteleafe Village Council had become involved. Initially the group called itself the CR3 Forum, however this was later changed to the CR3 Neighbourhood Plan Group.

1.4. The CCP had come into being as a result of increasing concern among the local community about continual and often inappropriate development in the area. A group of local people from business, the local councils and concerned residents set up a group called “A Better Caterham” (ABC). ABC consulted with the general public and, following a questionnaire, it was decided to form the CCP and, in concert with the local councils, pursue the preparation of a Neighbourhood Plan.

1.5. The Parish and Village Councils applied for front-runner funding through Tandridge District Council in November 2011. This was approved by Department of Communities and Local Government on March 6th 2012 and the area covered by the Neighbourhood Plan was designated by Tandridge District Council on 18th July 2012.

1.6. This provided funding directly to the project to assist the preparation of the Plan and various studies and papers to be prepared to contribute to the technical aspects of the evidence base and assist with planning regulation. Additional funding was also provided by each of the Parish Councils.

1.7. A Steering Group was formed, comprising members of the public and Parish Councillors from each of the four Parish and Village Councils, the Caterham Business Partnership (CBP) and the CCP with its first meeting on 18th June 2012. A Terms of Reference document was drawn up, which can be found in Appendix A.

1.8. The area which is the subject of this Plan is the four parishes and villages of Chaldon, Caterham Valley, Caterham on the Hill and Whyteleafe. All are located within the Tandridge District Council (TDC) area.

1.9. The Neighbourhood Plan is included as an agenda item at all Parish and Village Council meetings and minutes of meetings are publicly available.
1.10. The Steering Group was appointed to approve the Plan at all its various stages of development. It is composed of members of the public and Parish Councillors from each of the four Parish and Village Councils, the CBP (Caterham Business Partnership) and the CCP with its first meeting on 18th June 2012.

1.11. Seven work groups, covering different topics, were formed which then included further volunteers who have a variety of skills and a commitment to the community with the chairman of each working group reporting directly to the Steering Group.

1.12. On 10th September 2018, the Caterham Hill/Caterham Valley/Chaldon/Whyteleafe Neighbourhood Area was again designated by Tandridge District Council in accordance with The Neighbourhood Planning Regulations 2012. This was because the first designation had expired. Caterham Hill Parish Council is the primary parish representing the CR3 Neighbourhood Plan group.
2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. An important part of the Neighbourhood Plan process has been to ensure that all residents and others with an interest in the neighbourhood area have had an opportunity to input into the work. The Steering Group has spent a great deal of time and energy speaking to as many individuals, local groups and businesses as possible throughout the process. There has been ongoing engagement with the community – to share and disseminate information and to seek input - and also some key consultation activities at strategic points in the process. Throughout the whole process the Steering Group has met frequently and these meetings have been open to the public. A list of its meetings is shown in Appendix B.

2.2. This significant programme of engagement and consultation activity is illustrated in Figure 1.

<table>
<thead>
<tr>
<th>Date</th>
<th>Ongoing Engagement Activities</th>
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<tbody>
<tr>
<td>2012</td>
<td><strong>Key messages</strong>&lt;br&gt;• Inform people about the process&lt;br&gt;• Keep people updated on progress&lt;br&gt;• Seek input and ideas into emerging themes and policies&lt;br&gt;• Keep abreast of local and strategic issues &lt;br&gt;<strong>Target Audiences</strong>&lt;br&gt;• Voluntary sector&lt;br&gt;• Local businesses&lt;br&gt;• Local government&lt;br&gt;• Schools and colleges&lt;br&gt;• Sector groups – youth, working age, older people&lt;br&gt;• Landowners and developers&lt;br&gt;<strong>Channels of communication</strong>&lt;br&gt;• Newsletters, press and PR&lt;br&gt;• Questionnaires and surveys&lt;br&gt;• Posters&lt;br&gt;• Website and social media&lt;br&gt;• Face-to-face meetings&lt;br&gt;• Local competitions</td>
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<td>2013</td>
<td><strong>Neighbourhood Plan launch</strong></td>
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<td>2014</td>
<td><strong>Working groups: discussions with the local community</strong></td>
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<td>2015</td>
<td><strong>Informal Draft Plan Consultation</strong></td>
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<td>2016</td>
<td><strong>Regulation 14 Consultation I</strong></td>
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<td>2017</td>
<td><strong>Regulation 14 Consultation II</strong></td>
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<td>2018</td>
<td><strong>Preparation for Regulation 16</strong></td>
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Figure 1: Illustration of ongoing engagement and strategic consultation activities

2.3. The sections below describe, in fuller detail, the engagement and consultation process which took place during the course of the Plan preparation. This is divided into six main stages:

- **Stage I:** Seeking initial input from the community and consolidating findings
- **Stage II:** Consultation on Regulation 14 Draft Neighbourhood Plan v1
- **Stage III:** Preparation for second Regulation 14 Submission
- **Stage IV:** Second consultation on Regulation 14 Draft Neighbourhood Plan
- **Stage V:** Finalising the Plan for Regulation 16
- **Stage VI:** Final Plan submission
Stage I: Seeking input from the community and consolidating findings (June 2012 to April 2016)

2.4. Having agreed to develop a Neighbourhood Plan, the Steering Group established seven working groups to focus on the issues of:

- Urban and Rural Design and Heritage;
- Housing;
- Business;
- Transport;
- Health and Education;
- Leisure and Community; and
- Utilities, who have published the Infrastructure section in the Submission Plan.

2.5. The working groups undertook detailed investigations into their topic areas to understand the issues and determine opportunities and challenges for the Neighbourhood Plan to address. This involved desk research as well as meetings and discussions with the local community and other stakeholders. The working groups brought in many local residents to contribute to their activities and met frequently. A schedule of working group meetings is contained in Appendix B.

2.6. An important initial activity was the distribution of a detailed questionnaire in the summer and autumn of 2012 to a large proportion of the local community. 11,651 questionnaires were delivered and 1,204 responses received. The questionnaire replies, particularly the comments, informed all the working groups of the issues of greatest importance to the local community and guided their initial activities. The main concerns expressed were lack of parking, poor quality of the Caterham town centre shops, lack of affordable housing, especially for young families, lack of local job opportunities and the inability of local infrastructure (particularly roads, drainage and schools) to cope with the large amount of development taking place in the area. All these issues were picked up by their relevant working groups. The questionnaire replies were processed on the surveymonkey platform and the responses were used to inform the emerging Plan.

Engagement with local general public

2.7. An Open Day was held at Soper Hall on 5th October 2013. There was a very good attendance and people were interested to see the work that was being done and to contribute towards it by commenting on some of the evolving ideas and proposals. Feedback from this and other events helped formulate the draft policies. The publicity flyer for the Soper Hall event is shown here.
2.8. Other consultation events which took place are:

- Caterham Valley Annual Meeting – 15th May 2013;
- Whyteleafe Village Public Consultation – 5th March 2014;
- Chaldon Village Public Consultation – 12th April 2014;
- Chaldon Council AGM – 20th April 2015; and

2.9. Additional engagement with the local public to publicise the Neighbourhood Plan and gain their feedback included a photographic competition to select the best local views, window displays in local shops outlining the aims of the Neighbourhood Plan and manned stalls at numerous local events. Most of these events are captured in Appendix C.

2.10. Local young people were also engaged as, even though they will not be able to vote in the referendum on the Neighbourhood Plan, they will be important stakeholders in its outcome. A workshop was held involving De Stafford School, Marden Lodge School and St. John’s School in October 2012 and its output can be seen on the CCWNP website.
Engagement with local business

2.11. Extensive consultation with local business organisations (such as Caterham BID and the Gatwick Diamond Business Partnership) and local developers and their agents took place. A number of briefings and events were held, such as Meet Caterham Business in October 2014 and the Caterham Business Economic Forum in August 2015.

Meeting for businesses at the Surrey National Golf Club.

Engagement with local councils

2.12. Forum Members were keen to obtain input into the Plan from Tandridge District Council. Accordingly, the District Council were consulted throughout the process and have assisted with information and data. The end result should reflect a combination of those matters the Plan can affect locally within the provisions of the Development Plan and the overall set of Regulations that govern the content and scope of the Plan.

2.13. In addition, regular monthly contact on the evolving NP has been between the Steering Group Chairman and Sarah Thompson, Head of Planning Policy. Meetings have also been held with Piers Mason, Head of Planning and Planning Development Control Officers.

2.14. Surrey County Council were also engaged, with an initial meeting on 9th May 2014, and then follow-up meetings by the individual working groups on specific topics of interest arising from that meeting.

General communications

2.15. The following engagement activities were undertaken during this time:

- Newsletters: Regular updates (list of editions contained in Appendix C) on the work were provided in the Caterham Chaldon & Whyteleafe Neighbourhood Plan and Parish Newsletters, which are distributed to all households.
- Website: A dedicated website was established to host the information relating to the emerging Neighbourhood Plan: http://www.ccwnp.org.uk.
- Social media: Regular updates were posted on Facebook, Streetlife (and its successor, Nextdoor) and Twitter.
• Noticeboards.

Example of noticeboard flier

• Surveys: Most working groups undertook a survey to help gather additional information to feed into their emerging policy ideas. For instance, the Health working group surveyed all the local general practices.

Stage II: Publication of Regulation 14 Draft Neighbourhood Plan v1 (Consultation period 15th April 2016 to 10th June 2016)

2.16. Following on from the wealth of information gathering and local engagement, the Steering Group published its Regulation 14 draft of the Neighbourhood Plan 2015-2035 alongside the supportive Group Reports, Site Assessments and Sustainability Appraisal. The consultation was held from 15th April 2016 to 10th June 2016.

2.17. Local stakeholders were consulted via email, the Neighbourhood Plan website, documentation in libraries and parish newsletters, together with advertisements in local newspapers. In addition to responses from the general public, professional responses on behalf of land owners were received from SHW, Croudace and RP Consultancy. At the same time, letters were also written to Statutory Authorities. A copy of the consultees and the letter sent to them is contained in Appendix D. Responses were received from the following organisations:

• Historic England;
• Surrey County Council;
• Transport for London;
• Croydon Education Trust;
• Thames Water Utilities;
• Natural England;
• Highways England;
• Parish Councils for Caterham Valley and Caterham on the Hill; and
• Whyteleafe and Chaldon Village Councils.

2.18. Comments received to Pre-Submission Consultations were recorded in the Neighbourhood Plan email account and access was made available to Group members to read. The Comments were then assessed
by Steering Group members and grouped into different categories. The groups of comments and responses are set out in Appendix E.

Stage III: Towards a second Regulation 14 draft Neighbourhood Plan (June 2016 to April 2017)

2.19. A wide range of comments were received during the Regulation 14 consultation and the nature of the comments led the Steering Group to seek professional advice on their emerging policies. The Steering Group, therefore postponed moving to the next stage (Regulation 16) to allow time for the Pre-Submission document to be modified and improved in response to this advice.

2.20. Discussions took place with Group members and the Steering Group on revisions to the Policies in the Pre-submission Plan Document. During this time there were also changes to the Steering Group which brought different views to the discussions.

2.21. During this period Tandridge District Council (TDC) were also consulting stakeholders on the new Local Plan, which in turn provided considerable additional data relating to land availability and Green Belt assessments, which needed checking and where required being referenced to data in the Neighbourhood Plan. TDC’s emerging Masterplan for Caterham also formed part of this work.

2.22. Also during this period meetings were held with TDC, including with Piers Mason and Sarah Thompson, in respect of policies contained within the Regulation 14 Pre-Submission Document 2016 and subsequent revisions to policies.

2.23. Professional advice was provided by AECOM and others. Draft policies were submitted to TDC for comment and advice. Whilst much of this advice centred on policies, it also included advice and then preparation of other documents required to complete the Neighbourhood Plan process. These included the preparation of documents on Local Green Spaces, Character Areas and updating the Sustainability Report.

2.24. Major issues addressed during this period were housing supply and demand for the area, availability of brownfield sites and the degree of protection to be afforded to the Green Belt, housing density and type (especially affordable homes) and infrastructure provision, looking more closely at public transport.

2.25. This then evolved into a second version of the Pre-Submission draft Neighbourhood Plan. As it had changed quite significantly from the first Pre-Submission draft, the Steering Group again presented this for a formal round of consultation.

Stage IV: Regulation 14 Pre-submission consultation v2 (April 2017 to July 2017)

2.26. The Forum finalised the second full draft Plan in March 2017. The second Pre-submission (Regulation 14) consultation ran for a ten-week period from April to July. Paper copies of the draft Plan were made available on request and the document could also be read on the Neighbourhood Plan website. As with the first Regulation 14 consultation, in accordance with requirements of the Neighbourhood Planning regulations, relevant statutory consultees were notified and a range of individuals and organisations considered to have a particular interest in the Plan were also written to.

2.27. The consultation again reaped many comments, which are summarised in Appendix F. Over 100 individual comments were received during the consultation, which were analysed and considered. The following paragraphs provide a summary, by topic area, of the comments received during this process.
2.28. **General comments**: The Steering Group was praised for their efforts in getting the Plan to this stage and the amount of work that had gone into the process. A number of comments stressed the need to ensure that the Plan did not include policies that focused on ‘excluded development’, such as fracking, which were not appropriate for a neighbourhood plan, as they would not be in conformity with the Basic Conditions. Some policies were not land-use related and were felt to be better suited in an ‘aspirations/community actions’ section. Equally, it was noted that many policies simply restated the policies within the Core Strategy and Detailed Policies, and there would be a need to ensure that these were revisited to understand if there was any additional, local detail that should be added to make them more salient to the neighbourhood area. The policy on flooding, for instance, fell into this category. Some of the policies were noted as conflicting with one another, an issue which would need to be resolved. Comments about improving the layout of the document were received, to help make it more readable and accessible to a range of audiences; for example, shortening the vision and making it more locally specific, referencing the individual policies against the objectives they were addressing and generally reducing the overall length of the document.

2.29. **Evidence base**: Much work went into exploring the background evidence to inform the policies, however there was concern that more could be done to apply this to each individual policy to justify the proposals. For example, whilst many potential Local Green Spaces had been identified, the detail on how they met the criteria of the NPPF needed more attention. In addition, there was a concern that the Plan must focus only on its own geographically designated area, and not extend policies or activities into neighbouring parishes.

2.30. **Housing**: This section of the Plan attracted many comments, with many again relating to the need to separate ‘actions’ from policies, for instance monitoring flooding activity, and also policy clauses that were too onerous or prescriptive. Many comments were received from local people about the need to ensure that adequate infrastructure is in place prior to the development of housing; comments reflected frustrations about traffic and congestion as a result of recent housing developments and an associated lack of off-street car parking spaces. There was concern about the potential number of houses that might be constructed in the Neighbourhood Area, given what had already been delivered in recent years, and more clarification sought on how desired numbers and densities had been calculated. That said, many respondents welcomed the focus on increasing the number of affordable and smaller homes. There was a keen interest, particularly among residents, in targeting development towards brownfield sites as opposed to greenfield sites and, notably, Green Belt sites. The design of development too attracted many comments, with a call for it to be of high quality and sustainable with adequate off-road parking and access to green space. The importance of factoring in the architecture and character of the surrounding area was also raised.

2.31. **Business and Employment**: Key messages stemming on this topic included the need to support existing employers and encourage new businesses, including start-ups, flexible units and ideally an enterprise park. This latter point however attracted concerns that any site should be capable of providing the necessary infrastructure so as not to compound existing issues, such as traffic congestion, in the local area. The provision of office space in particular was felt to be in danger of being eroded, something that was backed up by local evidence. Comments about the need for adequate parking alongside new businesses were logged. The ongoing vitality of the town and local centres in the area was felt to be important to maintain, not just through retail provision, but also a wider set of activities. Overall, creating an environment to enable entrepreneurship, increased local employment and better paid jobs was seen as being of key importance.
2.32. **Transport:** Comments from some of the statutory consultees, including Highways England and TfL, reinforced the need for the Neighbourhood Plan to focus more on local matters as opposed to strategic matters. The local community views centred on providing additional off-street car parking, more public transport, and greater opportunities for walking and cycling, specifically to local facilities such as schools.

2.33. **Leisure and community:** Comments welcomed policies that supported the ongoing provision of community and leisure facilities. The inclusion of a policy on community assets was felt to be unnecessary as this is dealt with in a separate process to the Neighbourhood Plan. There were a number of policies, for instance on footpaths, public toilets and open spaces, that were felt either to duplicate other policies in the Neighbourhood Plan or be adequately covered in strategic policies. The value of the community hubs was commented on as a positive inclusion in the Plan.

**Stage V: Finalising the Plan for final submission (July 2017 to January 2019)**

2.34. The depth and nature of the comments received on the Regulation 14 draft Plan v2 led the group to seek professional support in amending the document to prepare for the Submission Version. The Neighbourhood Plan policies were initially reviewed by Quod, of Broadwick St, London. This led to a number of policies being reworded, removed, streamlined and additional evidence put in place where needed. Quod also raised potential gaps in the Plan, such as the need to identify Local Green Spaces on a map and justify these against the NPPF criteria. Whilst some duplication was removed, the revised structure largely mirrored that of the Pre-Submission version, but with suggested amendments to phrasing. At this stage, a draft Consultation Statement and Basic Conditions Statement was produced by the Steering Group.

2.35. The amended Plan was then submitted to IPE in Bath who undertook a Health Check of it. The report from IPE can be seen at Appendix G. IPE reviewed the Plan to understand to what extent it met the Basic Conditions and legislative and regulatory requirements. It then made a number of general comments. The following main points were raised by IPE:

- Mapping, using an Ordnance Survey base, is required for certain policies to help illustrate their spatial application, for instance for Local Green Spaces and Locally Significant Views. An overarching Policies Map should also be included.
- Formatting of the Plan should be made clearer to assist navigation.
- Policies should be worded positively and not be too onerous or prescriptive.
- Recommendations were given for specific wording changes in the individual policies, to achieve greater clarity and remove references to non-planning matters.
- Additional evidence should be provided to underpin some of the policies.
- The Local Green Spaces list should be refined to include only those spaces that would benefit from the designation. Additional work is required to justify the spaces.
- The inclusion of a delivery and monitoring report would be helpful.

2.36. The vast majority of the observations from IPE were applied to the Plan by the Steering Group. The IPE advice led the Steering Group to be more aware of policies versus ‘aspirations’ and this helped to reduce the number of policies to around 40. It was noted that including ‘aspirations’ would allow non-policy priorities for the Plan to be retained, even though they would not be taken forward through the use of planning policies.
2.37. The updated Neighbourhood Plan was then submitted to TDC for further comment. A copy of these comments can be viewed on request.

2.38. The comments received from TDC were extensive. Concerns remained about the length and complexity of the Plan. The Steering Group therefore returned to Locality to seek additional support in finding a way to amend the document in a way that would reduce it in complexity and meet the Basic Conditions, without diluting its message.

2.39. Discussions with Locality enabled the Group to garner support from a neighbourhood planning consultant and a neighbourhood plan Examiner, to assist in recasting the document.

2.40. Work has included reducing duplication, separating out planning policies from community actions, simplifying overly onerous policies and ensuring that policies conform to the National Planning Policy Framework and the strategic objectives of the emerging district Local Plan. Many policies overlapped and these were brought together. The main changes were:

- A spatial strategy section was introduced to set out the overarching development aspirations of the neighbourhood area.
- Acknowledgement of the TDC strategic housing allocations and a clear preference for brownfield first sites was included.
- Design and local environment topics were separated to enable greater clarity.
- Policies not relating to spatial land-use or neighbourhood plan issues were removed. Where appropriate, community actions were included.
- The Local Green Spaces were refined and clearly justified, as were the locally significant views.
- Greater emphasis has been placed on ensuring the policies are more locally specific, to add greater detail than that contained in the strategic policies.

2.41. It should be noted that whilst the structure, presentation and, in part, the wording of the Neighbourhood Plan has been significantly amended, the overall sense of what the Neighbourhood Plan has been trying to capture – based on the views of the local community - has little changed. Importantly, the Plan was amended to conform to the amended NPPF, introduced in 2018.

2.42. This work has been undertaken in full partnership with the Steering Group, who have input much time and effort into reworking the documents.

**Stage VI: Final Neighbourhood Plan submission (February 2019)**

2.43. Following the changes made to the plan as a result of the consultant’s and TDC’s critiques, the final version was submitted to TDC for their comments in February 2019. Assuming a favourable outcome, it will proceed to Examination and then to referendum.
3 LAND AVAILABILITY AND SITE ASSESSMENTS

3.1. Initially, the neighbourhood plan group had intended to explore including development sites within the Neighbourhood Plan. Therefore an important part of the preparation in the early part of the process was to establish land availability within the neighbourhood plan area. The Steering Group, in conjunction with the Housing Group, arranged to consult with parish councils, developers and estate agents and with the general public to assess land availability through a Site Assessment programme. The Site Assessment Programme and Template was based on Planning Guidance and advice from Locality.

3.2. Details of Developers and Estate Agents written to during this process are given in Appendix H which also shows a template of letters sent to the parties.

3.3. A list of sites proposed by different parties following advertisements, letters and research by interested parties was prepared and each of these sites was assessed using a Site Assessment Template with visits to the different sites and desk top research. The draft Site assessments were then considered by the Steering Group before then being published on the Neighbourhood Plan website for the Neighbourhood Plan.

3.4. In total over 80 sites were assessed and were made available on the Neighbourhood Plan website for the public and land owners to read and comment on.

3.5. Ultimately, the Neighbourhood Plan group decided against including site allocations in the Plan, beyond those which appear in the emerging TDC Plan. This was largely because of the extent of allocations contained in the emerging TDC Local Plan that was felt to be sufficient in terms of addressing both local and wider strategic housing needs. It is felt, however, that the work undertaken will be helpful in any future review of the Neighbourhood Plan, which may seek to allocate sites.

3.6. A similar programme was carried out to identify possible sites for Green Space designation. A Register and maps of 92 possible sites for Green Space designation was published on the Neighbourhood website. This list was later refined to become the list of 33 sites (including groups of sites) enclosed in the final version of the Plan.
4 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITATS REGULATION ASSESSMENT

Strategic Environmental Assessment

4.1 The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Tandridge District Council undertook a Screening Report that was published in 2017. It sought the views of the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Catherham, Chaldon and Whyteleafe Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

4.2 The Screening Report concluded that the Plan could have significant environmental effects arising either individually or cumulatively:

“As a result of the Screening Assessment, it is concluded that there is the potential for significant environmental effects to arise as a result of the CR3 Forum Neighbourhood Plan in its current form. As such, the CR3 Forum Neighbourhood Plan does require a full SEA to be undertaken. However, it is important to remember that this screening opinion is a ‘snapshot in time’ and that if the issues addressed in the Neighbourhood Plan should change then a new screening process will need to be undertaken to determine whether an SEA will be required.”

4.3 Following this Screening Report, the Plan was restructured fairly significantly, although the policies themselves largely retained their original purpose. An SEA, produced by AECOM and dated March 2019, has been submitted at Regulation 16 stage as part of the evidence base for the Plan, which sets out that in addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.
Habitats Regulation Assessment

4.4 Under Directive 92/43/EEC, also known as the Habitats Directive\(^1\), it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (“HRA”). An appropriate assessment (“AA”) is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.

4.5 The emerging Tandridge Local Plan published an HRA in 2018, which concluded that impacts of the Local Plan 2033 upon the international sites will be acceptable/non-significant.

4.6 The Neighbourhood Plan Steering Group sought advice from Natural England, based on the most recent draft of the Neighbourhood Plan. This concluded that the Plan is not likely to have significant impacts on European protected species or sites, either on its own or collectively, and therefore an HRA is not required.

5 CONCLUSION

5.1. The Steering Group has undertaken a very thorough engagement programme in order to develop its Neighbourhood Plan. It has set out a comprehensive vision and objectives. In developing the policies to achieve the vision and objectives, the Steering Group has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.

5.2. Feedback from Tandridge District Council, from the Regulation 14 consultations and from the external consultants has enabled the Plan to be shaped into its final version, to submit to the District Council.

5.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Planning Regulations 2012.

5.4. Gratitude is extended to everybody who has contributed to the Plan’s development, either as a valued member of the Steering Group and Working Groups as well as those who have taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the Neighbourhood Plan.