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1 INTRODUCTION

1.1. This document presents the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (‘the CCWNP’ or ‘the Neighbourhood Plan’) for the four parishes of Caterham Hill, Caterham Valley, Chaldon and Whyteleafe. It represents one part of the development plan for the parish over the period 2018 to 2033, the other parts being the Tandridge Core Strategy 2008 and the Tandridge Local Plan – Part 2: Detailed Policies, 2014. Tandridge is in the process of developing an emerging Local Plan, which sets out a development strategy for the district up to 2033.

1.2. Caterham Hill Parish Council is the primary parish representing the ‘CR3 Neighbourhood Plan Group’, bringing together all those serving or having an interest in the area, defined by the boundaries of the four Parish Councils of Caterham Hill, Caterham Valley, Chaldon and Whyteleafe, to produce a Neighbourhood Plan. ‘CR3’ was initially chosen as it was a common postcode root, although it should be noted that the CR3 postcode covers a wider area than the Neighbourhood Plan area.

1.3. Tandridge District Council (TDC), as the local planning authority, designated a Neighbourhood Area encompassing the four parishes (as shown on Figure 1.1) on 10 September 2018 to enable the Neighbourhood Plan group to initiate the Plan.

1.4. The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012. The Neighbourhood Plan group has prepared the Plan to establish a vision and framework for the future of the four parishes and to set out how that vision will be realised through planning land use and development change over the plan period 2018 to 2033.

1.5. The purpose of the CCWNP is to structure development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the CCWNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to the four parishes, their residents, businesses and community groups.

1.6. Each section of the CCWNP covers a different topic. Under each heading there is the justification for the policies presented, which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan.

1.7. In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by other organisations. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

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1 The term parishes is used for simplicity to refer to both Parish and Village council areas.
1.8. Figure 1.1 below shows the boundary of the CCWNP designated area, which shares its boundary with the four parishes.

![Figure 1.1: CCWNP designated area](image-url)
National policy

1.9. The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

1.10. The NPPF states:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. (para 29)

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”. (para 30)

1.11. This Regulation 16 Neighbourhood Plan is being prepared and submitted to Tandridge District Council in accordance with the revised NPPF published in February 2019.

Local Policy

1.12. The Tandridge District Core Strategy\(^2\) was adopted by the Council in October 2008 and sets out key planning policies for the District. It should be read in conjunction with the Local Plan Part 2 – Detailed Policies\(^3\), which was adopted in 2014.

1.13. An updated Local Plan for Tandridge to 2033 is currently being developed which will supersede these documents. The pre-submission consultation (Regulation 19) for the new Local Plan took place between July and September 2018 and the Plan has been submitted for Examination. The Local Development Scheme\(^4\) sets out that Adoption of the Plan is provisionally set for December 2019.

1.14. The emerging Local Plan is seeking to deliver a minimum of 6,056 new homes, and at least 15.3ha of B-class employment space and associated sui-generis uses, across the district over the period to 2033. In the short to medium term, housing delivery will be focussed to the sustainable Tier 1 and Tier 2 settlements, while in the longer term, a new settlement, the South Godstone Garden Community, is to be delivered.


\(^3\) [https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Local-Plan-part-2-Detailed-policies.pdf](https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Local-Plan-part-2-Detailed-policies.pdf)

\(^4\) [https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Garden%20Villages%20Consultation%20documents/Local-Development-Scheme-web.pdf](https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Garden%20Villages%20Consultation%20documents/Local-Development-Scheme-web.pdf)
1.15. The CCWNP must be in general conformity with the strategic policies of the adopted Local Plan. Therefore it must conform to the strategic policies in the Core Strategy 2008 and the Local Plan - Detailed Policies of 2014. Whilst the emerging Local Plan is not yet adopted, it has reached Regulation 19 and submitted for Examination, and the NPPF states that “Local planning authorities may give weight to relevant policies in emerging plans” according to a set of criteria including what stage it has reached. The ‘emerging Local Plan’ is therefore a material consideration and has provided much of the strategic context for the CCWNP.

Consultation

1.16. The Neighbourhood Plan group comprised of members from the four Parish and Village Councils (Caterham Hill, Caterham Valley, Chaldon and Whyteleafe), the Caterham Business Partnership (now the Caterham BID) and the Caterham Community Partnership Ltd. The Neighbourhood Plan group has developed the Plan through extensive engagement with the community, summarised in Table 1.1 below.
<table>
<thead>
<tr>
<th>Date</th>
<th>Milestone</th>
<th>Key activities</th>
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| 2012       | Parishes decide to undertake a neighbourhood plan | • Neighbourhood Area designated  
• Neighbourhood Plan group started  
• Seven working groups established  
• Website set up |
| 2012 to 2015 | Community engagement to gather evidence on each topic | • Regular newsletters to all households  
• Posts on social media: Facebook, Streetlife, Twitter  
• Information on noticeboards  
• Household survey – 10% response  
• Targeted engagement – businesses, young people, families, community groups  
• Local exhibitions, stalls, window displays, photographic competition  
• Presence at local regular events  
• Site assessment workshops |
| 2016       | Developing and testing the options       | • Consultation on the options with statutory consultees, general public, TDC  
• Advice from planning professionals to amend the draft Plan. |
| 2017       | Regulation 14 Consultation               | • Statutory period of consultation  
• Analysing the responses and amending the Plan |
| 2018 to 2019 | Finalising the Plan                      | • Submission of Plan to TDC  
• Regulation 16 Consultation  
• Examination  
• Referendum |

Table 1.1: Engagement activity timeline

1.17. Regular meetings and close liaison with Tandridge District Council (TDC) have taken place on each of the topics areas covered by the Plan. In addition, regular updates have been provided to the parishes bordering the neighbourhood area.

1.18. A Consultation Statement is part of the CCWNP submitted documentation.

**Sustainability of the Neighbourhood Plan**

1.19. The CCWNP has been informed by an independent Strategic Environmental Assessment Report, published by AECOM in March 2019. This tested the potential impacts of the policies against a set of sustainability objectives developed in consultation with interested parties on the environment.
1.20. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

1.21. A key element of the SEA process is the appraisal of ‘reasonable alternatives’ for the CCWNP. In particular, this explored how the CCWNP’s development strategy has been shaped through considering alternative approaches for the location and quantum of housing in the Neighbourhood Plan area.

1.22. The assessment has concluded that the current version of the Neighbourhood Plan is likely to lead to significant **positive** effects in relation to a series of the SEA themes, including ‘Population, Housing and Deprivation’, ‘Accessibility and Transportation’, ‘Land Use and Soil’, ‘Biodiversity’, ‘Heritage’ and ‘Landscape’.
2 LOCAL CONTEXT

2.1. **THE AREA** - The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (the CCWNP) covers four parishes (or village council areas), of which Caterham Hill and Chaldon are on high ground, while Caterham Valley and Whyteleafe are along the Bourne river valley forming a natural route from London through the North Downs escarpment to rural Surrey and the south. The CCWNP Area is surrounded by high value countryside, much of it designated as Green Belt.

2.2. **STRATEGIC LOCATION** - The area combines the beautiful natural environment with extensive road and rail links, while easy access to Croydon and London is provided by the N–S links of the A22 road and two rail lines. The junction to the M25 at Godstone gives access also to the M23 motorway and so access to Gatwick and Heathrow airports and leading to the Eurotunnel and Dover ferry routes to Europe.

2.3. **THE PARISHES** - **CATERHAM ON-THE-HILL** – Caterham-on-the-Hill has developed from the original village of Caterham, giving character to its roads and buildings. Its former role as home to Caterham Guards barracks and to St Lawrence’s Hospital has also shaped it; both have now been redeveloped as residential areas. It has the largest population of the four parishes, has several open spaces (aiding its hosting of Circus visits and an annual month of Carnival events), churches both ancient and modern, a highly valued ‘Minor Injury’ local hospital and a number of schools.

2.4. **CHALDON** - Chaldon, also ‘on-the-hill’, is an ancient, rural settlement within the Green Belt bounded on the south side by the Pilgrims’ Way, and abutting the Surrey Hills **Area of Outstanding Natural Beauty**. Public footpaths link a valued landscape and ecologically important areas with tracts of ancient woodland. The village straddles Rook Lane, an important local East-West route (between Caterham and the A23 radial road); other roads are narrow country lanes. In scattered locations are one public house, a large golf course, a village hall, an infant school, and the church with a 13th C mural (depicting souls being sent to heaven or hell). There are no shops, few services and limited public transport.

2.5. **CATERHAM VALLEY** - Caterham Valley developed with the arrival of the railway in the 1850s to 1870s. Originally, the Caterham line was to have gone on to Brighton but funding issues left Caterham as the terminus and direct link to London. Development has followed along the railway and road system constrained by the steep slopes out of the valley on both east and west. The A22 road now thankfully bypasses the town. Croydon Road and the Church Walk Centre provide the greatest concentration of shops and services in the CCW Plan area, while the Soper Hall (former Council offices), provide community facilities albeit constrained by the age of the building; and a thriving amateur theatre is the sole public entertainment. A private hospital does some NHS treatment too. Residential flats often squeeze between road and railway or replace shop or business space. The distinct Harestone Valley area, contains mainly residential properties and a major private school, which maintains woodlands to the south.

2.6. **WHYTELEAFE** - Whyteleafe too, developed with the arrival of the railway. It is now the gateway from London into Caterham, Tandridge, Surrey and the South-East. It has grown along the trafficked route, the A22 corridor, constrained by the steep valley sides, though a long hill does
dive to Caterham-on-the-Hill. It is served by both the Caterham rail route and, via the Upper Warlingham station, by the East Grinstead line which diverges into tunnels to leave the main Valley. There are two petrol stations, one with a shopping unit; and a moderate number of shops, businesses and restaurants. The piecemeal development of these latter means that urban design standards have often been neglected and proximity to traffic and pollution is a concern.

2.7. **Public Space as a Focus** - The CCWNPArea is notable in that, in the town centres, there is nowhere as large public space to act as a focus for the community - where people can gather. Parks and recreation grounds are not well placed to fulfil this role. An opportunity may arise in this present forward planning to create this missing feature.

2.8. **Derelict Sites** - The area has suffered for many years with long-term derelict sites. Some have been empty for 15 years or more and many became eyesores. These buildings mainly occupy prominent sites within the area and have a detrimental impact on the appearance and indirectly on the economic well-being of the town.

2.9. **Legacy of Residential Building** - The area of the CCWNPArea is at the northwest corner of the Tandridge District (with 94% of The District area in the Green Belt). Pressure for development in the non-Green Belt areas of Caterham and Whyteleafe has resulted in an excess of residential development in this already more urbanised part of Tandridge without sufficient new facilities in support.

2.10. **Balance of Development** - There is an issue over the mix and location of development. As an example, in Whyteleafe the predominant flat development is unsupported by improvements in infrastructure. This is seen as leading to a transient dormitory population uninvolved with the local community.

### Profile of the Community Today

2.11. Detailed information on the profile is provided in the supporting evidence. In summary, the key aspects of the profile of the neighbourhood area, as they relate to the Plan, are as follows:

2.12. Considering age groups, we look at the combined area of Caterham, Hill and Valley, together with Whyteleafe, but excluding Chaldon, which is then commented on separately. There are some 54% of residents of working age (25 to 64 years) higher than that for the District of Tandridge as a whole. The number in this age bracket grew considerably between 2001 and 2011; while Chaldon has seen numbers fall.

2.13. Unemployment is low with high numbers of people working from home (16%). This figure rises to 24% in Chaldon.

2.14. The number in the older group of adults aged 65 plus is lower than in the District but is rising and, given the numbers in lower age brackets, will rise further over the period of the Plan. Chaldon’s number is higher now but could also rise.

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5 Source: 2011 Census
2.15. The percentage of children and teenagers matches the District as a whole. This probably reflects the attractiveness of the area to working age people with families. But Chaldon has fewer younger people.

2.16. The level of car ownership in the CCWNPArea averages 1.4 cars per household, compared to 1.2 at the UK national level. However, the level is lower in Caterham Valley (where 17% have no car) and Whyteleafe (where 15% have no car).

2.17. There are four railway stations serving the CCWNPArea - those of Whyteleafe, Whyteleafe South and Caterham link to London, while Upper Warlingham (in Whyteleafe) also links to London, but southwards that line continues to East Grinstead. Across the CCWNPArea, 15% of workers travel by train to work, with the percentage rising to 24% in Whyteleafe.

2.18. The area is served by bus links to and from major employment centres, e.g. Croydon. However at certain times of the day, particularly evening, these services are more variable and can affect travel to residential areas or to important hubs such as East Surrey Hospital.

2.19. The area has high levels of housing. Whyteleafe and Caterham Valley have significant numbers of smaller flats. The vast majority of homes are owned, and, the percentage of social and private rental properties is higher than average for the District. Chaldon has predominantly larger detached homes and has fewer rentals.

2.20. Just under a quarter of workers travel less than 5km to reach their place of work, but high levels of commuting mean the majority travel up to 30km, many to London. Many of the resident population are very well-qualified and could perhaps transfer from commuting to additional higher paid jobs locally.
3 VISION AND OBJECTIVES

Challenges for the Neighbourhood Plan Area

3.1. The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the communities of the four parishes. In summary these challenges are:

- The area has seen significant housing growth in recent years. Additional house-building will need to be done in a way that protects the rural setting and historic character of the area.
- There are many larger homes. Smaller, family homes – including affordable homes – will be needed to continue to meet the needs of families attracted to the area.
- A need to revitalise the retail areas to make sure they are vibrant and continue to attract both residents and visitors.
- Traffic congestion is fairly high, exacerbated by public transport services – notably buses – being infrequent, particularly at off peak times.
- A key priority for residents is access to healthcare, and there is a need to extend the existing surgeries or expand provision to meet the increase in population.
- More educational facilities such as primary schools and expanded secondary schools will be needed as the population grows.
- There is a need for more public car parking, particularly near to the railway stations that is primarily off-street to improve accessibility and to ease congestion and commuter parking along residential streets.
- Employers have stated there is a lack of starter units and low cost, flexible workspaces. The amount of office space in the area is dwindling. This is discouraging of local employment, while population increases.
- Protecting the sensitive natural environment is of high importance. The designated Conservation Areas as well as other heritage areas need to be maintained.

Vision for the Neighbourhood Plan

3.2. In consultation with the community, the following vision for the Neighbourhood Plan has been agreed:

a. To realise the potential of our North Downs location, surrounded as it is by Areas of Outstanding Natural Beauty, and to create a robust infrastructure that delivers a high quality of life for current and future generations, while ensuring that all our development is sustainable
b. We look for a prosperous local economy; successful businesses with high quality jobs and a skilled workforce, for thriving local centres with an eclectic mix of local and national shops.
c. We hope to create an attractive place for families to live and a well-supported strategic location for businesses.
d. At the heart of this Plan is the principle of sustainable development, which is about change for the better. In order to achieve this, our Plan has at its core three interconnected priorities. These topics are fundamental to planning as you can see in the National Planning Policy Framework.
**ENVIRONMENTAL** - by contributing to protecting and enhancing our natural, built and historic environment. Improve biodiversity, use natural resources prudently, minimize waste and pollution, adapt to climate change including moving to a low carbon economy. The landscape is of great importance as it frames our streets; provides a connection with the natural world. Our open and green spaces are very special to the community.

**ECONOMIC** - it is a requirement to ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. In addition, this will need suitable infrastructure.

**SOCIAL** - by providing the housing required to meet the needs of present and future generations. This will increasingly need to be a high quality built environment that includes accessible local services that reflect the community’s needs. Support of health, social, cultural and physical well-being of individuals is paramount. We have a strong community and that needs to be developed in the future and the built environment contributes so much to this.

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**Neighbourhood Plan Objectives**

3.3. The Plan has the following objectives to achieve the Vision, which will be done in cooperation with relevant statutory and other agencies, including organisations in the commercial and not for profit sectors:

- **Objective 1:** To define and protect neighbourhood character areas and promote development within them that respects their integrity.
- **Objective 2:** To support sustainable housing development with a range of design and size that will provide for the whole community, primarily located on brownfield sites.
- **Objective 3:** To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.
- **Objective 4:** To encourage the development of infrastructure and services which will support existing and new development: including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.
- **Objective 5:** To help promote reliable and regular public transport that serves all areas of the community.
- **Objective 6:** To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.
## 4 SPATIAL STRATEGY

4.1. Good quality new homes are certainly needed; it is vital that the neighbourhood area is able to house its growing population in a way that balances the needs of young people, families and the retired.

4.2. The Area has been the recipient of a significant proportion of new housing developments within Tandridge in recent decades. It has consistently delivered over 40% of new housing in the District over the last 12 years (averaging 120 homes per year), and this has created additional pressure on local services, amenities and infrastructure. It has also reduced the remaining brownfield land suitable for development and its availability substantially.

4.3. When considering future development, the consultation process revealed a strong desire to develop within the settlement boundaries, to protect the green corridors and to prioritise brownfield sites wherever possible.

4.4. The emerging Local Plan sets an overall target of 6,056 dwellings to 2033 to be delivered across the district predominantly through a combination of site allocations in Tier 1 settlements, contributions from Tier 2 settlements, and the development of a new garden village. The Neighbourhood Plan supports this strategy and seeks to contribute towards it by addressing the housing needs of the area whilst ensuring that development does not have an unacceptable impact on the local infrastructure. This will be achieved by:

- Prioritising the use of brownfield sites and only permitting greenfield development on the edge of the settlements in exceptional circumstances, with clear and strict guidance on what is appropriate;
- providing for at least 1,300 new dwellings in the period 2015 to 2033 on strategic sites in accordance with Tandridge District Council’s emerging Local Plan;
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity;
- encouraging small-scale residential developments that are sympathetic to their surroundings;
- ensuring that new developments include a mix of housing to meet the needs of local people, taking into account the current and projected demographic of the parish; and
- providing well-designed dwellings that are sympathetic to the character of the settlement.

### Location of development

**Purpose**

4.5. This policy seeks to define the settlement boundaries within the neighbourhood area to which development will be directed. This will help to ensure that new development takes place in the most sustainable locations, near to local services and amenities, while protecting the valued green corridors within the parish, avoiding sprawl and coalescence of the individual settlements. The policy priorities the redevelopment of brownfield sites.
**Justification**

4.6. Within the Neighbourhood area, Caterham on the Hill, Caterham Valley and Whyteleafe are classified as ‘Urban Tier 1 Settlements’ in both the current and the emerging Tandridge Local Plan. These settlements provide access to the highest concentration of services and employment within Tandridge and are therefore considered to be the most sustainable locations for development. The majority of new development in the past within Tandridge has been focussed towards the Tier 1 settlements, particularly in the neighbourhood plan area. This has resulted in pressure on green spaces. Chaldon is classified as ‘Limited or Unserviced Settlements’, which means that it has very little or no service provision. Under the current Local Plan, much of the area is bounded by Green Belt, including the settlement of Chaldon.

4.7. Under the new emerging Local Plan, policy has changed and settlements previously covered by the Green Belt designation have now been classified as Tier 2 settlements and the emerging Local Plan recognises that these settlements can play an active part in the supply and spread of residential development in early years and later supplemented by contribution from the new Garden village. The status of Chaldon has not changed. Whilst site assessments for the Neighbourhood Plan area have proven the likely reduction in available Brownfield sites for future development, the analysis of existing planning approvals and likely sites for future development shows a proportionate contribution to District requirements and meeting local need is available through to 2025 when it is anticipated the new Garden village will commence its contribution.

4.8. The emerging Local Plan identifies and allocates sites suitable for residential development to meet its Spatial Strategy requirements and support its implementation. Six of these sites are situated within the Neighbourhood area; for one of the sites, alterations to the Green Belt boundaries have taken place in order to release land for housing development.

4.9. Local engagement has indicated that protecting the Green Belt and green space is a top priority for residents. The emerging Local Plan does not propose to make changes to the Green Belt boundaries and this approach is supported by the Neighbourhood Plan.

4.10. The majority of people wish to see all new development within the existing urban area and well-designed to reflect the size and character of the settlements in terms of density and form. It is also important that development is directed to appropriate locations - principally the larger settlements where it can be conveniently located to access local services and facilities – and to ensure that sprawl is avoided. In particular, brownfield sites should be developed as a priority, but the current site allocations set out in the emerging Local Plan are supported.

4.11. The purpose of a settlement boundary is to help to provide direction for new development. The revised settlement envelopes incorporate the strategic allocations allocated in the emerging Local Plan. Policy CCW1 seeks to focus the majority of new development to be sited inside these settlement envelopes, while also setting out the criteria that proposals for new development outside the settlement envelopes must satisfy. The extent of the new settlement boundaries and the location of these sites are shown in Figure 4.1.
Figure 4.1: Settlement boundaries within the Neighbourhood Plan area
POLICY CCW1: LOCATION OF DEVELOPMENT

A. Development in the neighbourhood area will be focused within the settlement boundaries as defined on the Policies Map.

B. Development proposals outside the settlement boundaries will not be supported unless:

   i. it is in accordance with Tandridge District Council Local Plan policies in respect of appropriate uses in the countryside; or the development preserves or enhances the character or appearance of the area; or

   ii. where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use; or

   iii. it relates to necessary utilities infrastructure and where no reasonable alternative location is available.

C. Inappropriate development which is, by definition, harmful to the Green Belt will not be approved unless the applicant is able to demonstrate the existence of very special circumstances.

D. Proposals should make the best use of suitable brownfield land, where available, before greenfield land is released.

Conformity reference: NP Objectives: 1, 3; Core Strategy (2008): CSP1, CSP2, CSP5; Detailed policies (2014): DP10, DP11, DP12, DP13; Emerging Local Plan: TLP01, TLP03, TLP06, TLP07, TLP19; NPPF: 20, 72, 117, 118
5 HOUSING

Housing requirement

Purpose
5.1. A key objective of the emerging Local Plan is to provide a range of housing developments across the district that delivers the target number of new homes; respects the scale of existing places; and so far as is possible caters for the needs of all residents, including the delivery of a range of housing sizes and types including affordable housing.

5.2. Policy CCW2 sets out how much residential development is considered to be appropriate during the Neighbourhood Plan period for the Area, that will meet both local need and contribute to the wider strategic need, and which can be met within its boundaries, and supports local character, landscape, infrastructure and amenity.

Justification
5.3. Neither the existing Local Plan nor the emerging Local Plan provide numbers of housing need below district level. Therefore significant work has been undertaken to understand the housing need for its area, based on a range of data sources and trends including past delivery, local housing need and future population projections, in line with National Planning Policy Guidance. The full detail of this analysis is set out in the Housing Reports 2015 and 2018 supporting evidence document.

5.4. The Neighbourhood Plan has taken 2015 as a starting point for its analysis to coincide with the emerging Local Plan’s development and timescales. Taking a starting population of 27,718 in 2015 and projecting this to rise to 33,820 in 2033, the analysis reveals that the likely demand for new houses in the area over the period 2015-25 is 1,216 (122 new dwellings per annum) and for the period 2025-33 a further 1,344 (134 dwellings per annum); a total over the 20 year period of 2,560 net new dwellings. It should be noted that these figures are unconstrained, in that they do not take into account constraints specific to the area, such as Green Belt. Also recent evidence suggests that the 1% pa growth used may over estimate population growth and is before constraints are considered.

5.5. Historically, the Neighbourhood Plan area has provided a major proportion of net new housing for the district; over the 10 year 2003/13 and the 12 year period 2003/15, the delivery of net new homes from the Neighbourhood area was at an average level of 119 net new units per annum, which has contributed at least 46% of the total figure for the District during that period. Bearing in mind outstanding planning permissions, this level of delivery is likely to continue at least over the first 10 years of the neighbourhood plan period.

5.6. The emerging Local Plan has determined that the housing need for the District is approximately 6,056 new homes to be delivered district-wide to 2033.

5.7. A Housing and Economic Land Availability Assessment (HELAA) was published, which details all those sites within the district of any significant size, identified by Tandridge as potentially
available for future development. It followed several ‘call for sites’ organised by Tandridge for landowners to come forward and identify land for prospective future development.

5.8. This has led to a strategy whereby, notwithstanding the existing supply (permission and completions) housing will be delivered predominantly at Tier 1 settlements, Tier 2 settlements and through the development of a new garden village. Policy TLP06 of the emerging Local Plan sets out that at least 768 of the new housing units should be allocated to the Tier 1 settlements, in accordance with the settlement hierarchy. Of this, 170 new units are allocated to the Neighbourhood Plan area, as set out in Figure 5.1 and on the Policies Map, and are supported by the Neighbourhood Plan.

<table>
<thead>
<tr>
<th>Site</th>
<th>Reference</th>
<th>Number of units</th>
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<tbody>
<tr>
<td>Sandiford House, 40 Stanstead Road</td>
<td>HSG05</td>
<td>14</td>
</tr>
<tr>
<td>Land off Salmons Lane West, Caterham</td>
<td>HSG06</td>
<td>75</td>
</tr>
<tr>
<td>Coulsdon Lodge, Coulsdon Road</td>
<td>HSG07</td>
<td>15</td>
</tr>
<tr>
<td>156 -180 Whyteleafe Road, Caterham</td>
<td>HSG08</td>
<td>60</td>
</tr>
<tr>
<td>Land at Fern Towers, Harestone Hill</td>
<td>HSG09</td>
<td>6</td>
</tr>
<tr>
<td>Edgeworth Close, Whyteleafe</td>
<td>HSG19</td>
<td>6</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>176</strong></td>
</tr>
</tbody>
</table>

*Figure 5.1: Emerging Local Plan site allocations in the Neighbourhood Plan area*

5.9. A further 82 dwellings are allocated in the emerging Local Plan as part of the One Public Estate policy. This policy seeks to maximise the use of existing buildings owned by the public sector, in order to deliver both housing and community services. The full detail of where the allocations will take place is unclear, however it is anticipated that many of the locations fall within the neighbourhood area.

5.10. A further 250 new dwellings are allocated to town centre initiatives across the Tandridge District, of which 190 are assigned to Caterham Town and Local Centre to be delivered as part of the Caterham Town Centre Masterplan.

5.11. In addition to the allocated sites, the Neighbourhood Plan prioritises the redevelopment of brownfield sites. Extensive work on site availability and assessments has been undertaken by the Neighbourhood Plan group, which has revealed a sustainable and appropriate supply of brownfield housing sites in the Neighbourhood Plan area that could provide at least 1,348 additional net new units in the period 2015 to 2033, which is considered to be an appropriate and proportional delivery for this period, subject to monitoring the additional stress such development will place on existing infrastructure. Additional brownfield sites to those already
identified will be supported for housing unless these leads to loss of employment sites. This is illustrated in Figure 5.2.
<table>
<thead>
<tr>
<th>Available Brownfield sites for housing 2015-2033</th>
<th>Units</th>
<th>Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>223-227 Croydon Road Caterham</td>
<td>11</td>
<td>2015</td>
</tr>
<tr>
<td>Oaklands Coulsdon Road Caterham</td>
<td>53</td>
<td>2015</td>
</tr>
<tr>
<td>Adult Education Centre Caterham</td>
<td>38</td>
<td>2016</td>
</tr>
<tr>
<td>Whyteleafe House Godstone Rd Whyteleafe</td>
<td>167</td>
<td>2017/18</td>
</tr>
<tr>
<td>Caterham Cars Station Ave Caterham</td>
<td>35</td>
<td>2015/16</td>
</tr>
<tr>
<td>Pinewood Garage Chaldon Rd Caterham</td>
<td>14</td>
<td>2016</td>
</tr>
<tr>
<td>126-128 Harestone Hill Caterham</td>
<td>12</td>
<td>2016/17</td>
</tr>
<tr>
<td>110 Chaldon Rd Caterham</td>
<td>14</td>
<td>2016</td>
</tr>
<tr>
<td>Applewood House Fins Rd Caterham</td>
<td>11</td>
<td>2016</td>
</tr>
<tr>
<td>9-11 Stanstead Rd Caterham</td>
<td>12</td>
<td>2016</td>
</tr>
<tr>
<td>125 Godstone Rd Whyteleafe</td>
<td>9</td>
<td>2015</td>
</tr>
<tr>
<td>Marie Curie Harestone Drive Caterham</td>
<td>26</td>
<td>2017</td>
</tr>
<tr>
<td>Orbital House BS-87 Croydon Rd Caterham</td>
<td>19</td>
<td>2016</td>
</tr>
<tr>
<td>1-8 Whyteleafe Business Centre CR3 DAT</td>
<td>47</td>
<td>2016/17</td>
</tr>
<tr>
<td>St Thomas Station Rd Whyteleafe</td>
<td>10</td>
<td>2017</td>
</tr>
<tr>
<td>Chaldon Mead Rock Lane Chaldon</td>
<td>5</td>
<td>2016</td>
</tr>
<tr>
<td>76 Croydon Road Caterham</td>
<td>9</td>
<td>2016</td>
</tr>
<tr>
<td>200 Coulson Rd Caterham</td>
<td>14</td>
<td>2015/16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>508</td>
<td>2016</td>
</tr>
</tbody>
</table>

Not Started

- Gadoline House Godstone Rd Whyteleafe
- Marie Curie Rear Site
- Tiltingdown Farm
- **Total**

<table>
<thead>
<tr>
<th>118</th>
<th>2017/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>2017</td>
</tr>
<tr>
<td>16</td>
<td></td>
</tr>
<tr>
<td><strong>138</strong></td>
<td><strong>138</strong></td>
</tr>
</tbody>
</table>

Revisions since Housing Group Report

- Bronze Oak
- Land at 186 and rear 174-178 Whyteleafe Rd
- Land at 170/171 of 162-168 Whyteleafe Rd
- Ninehams Gardens Caterham
- Rear of Whyteleafe Business Centre
- The Gardens Church Hill Caterham
- Quadrant House 47 Croydon Rd Caterham
- 143 Godstone Road Whyteleafe
- Caterham Youth Centre 89a, 91 Godstone Rd
- Spire Court Stanstead road
- Rose and Young, Caterham
- **Total**

<table>
<thead>
<tr>
<th>972</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>281</td>
<td>2015/16</td>
</tr>
<tr>
<td>324</td>
<td>2019/20</td>
</tr>
</tbody>
</table>

Permitted development:

- Clear Way Court 139-141 Croydon Road
- Maybrook House Godstone road Caterham
- Heronmead Croydon Road
- **Total**

<table>
<thead>
<tr>
<th>972</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>281</td>
<td>2015/16</td>
</tr>
<tr>
<td>324</td>
<td>2019/20</td>
</tr>
</tbody>
</table>

Housing Topic Brief

<table>
<thead>
<tr>
<th>Allocations</th>
<th>Site</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>HGSO5 Sandford House 40 Stanstead Rd Caterham</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>CAT005/HGSO5/1156-180 Whyteleafe Rd</td>
<td>59</td>
<td></td>
</tr>
<tr>
<td>CAT040/HGSO5 Land off Salmone Rd West</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>CAT049/HGSO9 Fern Towers</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>HGS19 Edgeworth Close Whyteleafe</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>CAT081/HGSO7 Coulsdon Lodge</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Hallmark House Timber Rd Caterham</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>CMP 1 Public Estate Chaldon Rd ORC &amp; RC</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>CMP 2 Church Wall Caterham</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>CMP 4 Furniture Store WH</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Golden Lion Caterham</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Windfalls 5%</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1288</td>
<td></td>
</tr>
</tbody>
</table>

Figure 5.2: Brownfield sites suitable for development in the Neighbourhood Plan area
5.12. Given the significant number of sites that have previously been and continue to be developed in the Neighbourhood Plan area, and bearing in mind the strategic allocations and the available brownfield sites, it is considered that the Neighbourhood Plan has addressed not only its own housing need figure but also has proportionally contributed towards the wider housing needs of the district required by the emerging Local Plan.

5.13. Therefore, the Neighbourhood Plan does not seek to allocate additional sites for development. Instead, an early review of the Neighbourhood Plan will be undertaken to take into account the policies of the emerging Local Plan and its implications on future housing need in the area. In the context of the emerging Tandridge Local Plan’s position on housing delivery (303 new dwellings per annum as opposed to an OAN of 470 and a new methodology figure of 645), this early review should be aligned with the adoption of the new Local Plan. This will provide greater clarity about the amount of growth that the Neighbourhood Plan area will be expected to accommodate over the new Tandridge Local Plan period.

5.14. Emerging Local Plan policy TLP06: Urban Settlements makes provision for infilling within Tier 1 settlements, where development is in character with the surrounding context and where it comprises six criteria, including Flood risk management schemes, such as those at Caterham on the Hill and Caterham Bourne.

**POLICY CCW2: HOUSING REQUIREMENT**

A. During the period to 2033, the housing requirement in the Plan area will be met as follows:

i. Previously developed brownfield sites within the existing defined settlement boundaries of the neighbourhood area are the preferred locations for development.

ii. The following site allocations, as set out in the emerging Local Plan, and which provide for approximately 170 units, in accordance with other policies in the Neighbourhood Plan:

<table>
<thead>
<tr>
<th>Site</th>
<th>Reference</th>
<th>Number of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandiford House, 40 Stanstead Road</td>
<td>HSG05</td>
<td>14</td>
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<td>HSG08</td>
<td>60</td>
</tr>
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<td>HSG09</td>
<td>6</td>
</tr>
<tr>
<td>Edgeworth Close, Whyteleafe</td>
<td>HSG19</td>
<td>6</td>
</tr>
</tbody>
</table>
i. Infilling in Tier 1 settlements, in accordance with Policy TLP06 of the emerging Local Plan.

B. Approximately 190 units as part of mixed use town centre initiatives in Caterham Town and Local Centre.

C. Up to 82 units as part of the One Public Estate, Policy HSG20 of the emerging Local Plan.

D. Additional brownfield sites to those already identified will be supported unless this leads to loss of employment sites.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP2; Detailed policies (2014): DP1; Emerging Local Plan: TLP01, TLP28; NPPF: 59, 68, 117, 118

Housing mix

Purpose

5.15. It is important that any new residential development within the Neighbourhood Plan area addresses local housing need. Policy TLP10 of the emerging Local Plan states that ‘In order to address the need for different types, sizes and tenures, including specialist types of housing, proposals which accord with the requirements of the Council’s most up-to-date Housing Strategy, will be viewed positively’.

5.16. Policy CCW3 seeks to ensure that new housing units provided within the Neighbourhood area primarily meet the needs of the local population and that a balanced mix of housing is achieved.

Justification

5.17. The result of increasing numbers of 4 to 5 bed houses built in the area over past decades has led to a smaller number of low to median cost homes being available and an increase in median to cost compared to the wider District area.

5.18. Local consultation and evidence has identified a need for the provision particularly of one, two and three-bedroom dwellings at lower to median local cost, suitable for occupation by single people, young couples, small families and the elderly in suitable locations, particularly in or close to public transport and other amenities. In particular, there is a desire to see new houses, as opposed to flats/apartments, unless suitable and adequate amenity space is provided.

5.19. Policy CCW3 sets the expected housing mix for the neighbourhood area, based on this premise of securing a greater number of low to median cost homes.
POLICY CCW3: HOUSING MIX

A. Proposals that include a high proportion of smaller one, two and three bedroom dwellings at lower to median local cost will be supported within the neighbourhood area, and in accordance with Policy CCW9 Design Of Development of this Neighbourhood Plan.

B. Housing development must contribute to meeting the existing and future housing needs of the neighbourhood area. Developers are required to submit a neighbourhood area-Specific Affordable Housing and Dwellings Mix Strategy with any planning application. The Strategy must clearly set out identified housing needs within the neighbourhood area and demonstrate how the proposed development addresses those needs.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP7; Emerging Local Plan: TLP01, TLP10, TLP12; NPPF: 61

Retention of existing housing stock

Purpose

5.20. Given the many constraining factors to new development in the Neighbourhood area, including the need to protect the Green Belt and green spaces surrounding the main settlements, it is important that the loss of existing residential properties is resisted, including through the amalgamation of more than one dwelling to create a larger home, unless there is a legitimate benefit such as to support regeneration.

Justification

5.21. Any loss of existing residential land will place additional pressure on other areas to make up the shortfall and this could be detrimental to the overall character and amenities of the Neighbourhood area.

POLICY CCW4: RETENTION OF EXISTING HOUSING STOCK

The loss of residential land and existing residential units to alternative uses will be resisted, as will schemes which include the amalgamation of dwellings resulting in a net loss i.e. where two properties are merged to become one larger property, to ensure that existing housing supply is protected.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP3; Emerging Local Plan: TLP11; NPPF: 117, 118, 199

Sub-division of buildings and redundant community use buildings to provide smaller dwellings

Purpose

5.22. In order to encourage the development of smaller, more affordable residential units, this policy seeks to enable the sub-division of existing properties, where it can be achieved without negatively impacting on the character and amenity of buildings.
Justification

5.23. The Housing Survey and Community Questionnaire evidence indicates a shortage of smaller residential units and a requirement for lower cost houses for starter homes and next generation families. Many of the existing dwellings within the area are of Victorian and Edwardian heritage and tend to be larger family homes.

5.24. Certain situations might arise in the Neighbourhood area where the opportunity could be taken to restore buildings back to their original size and configuration and to increase the number of residential units in the process. In particular this opportunity would include lateral conversions and the reversion of double-fronted properties into two adjacent houses. Such conversions would meet housing need while retaining the character of the area; whilst many of these buildings individually do not warrant listed status, they are important components of the street scene and should be safeguarded.

POLICY CCWS5: MAXIMISING OPPORTUNITIES FOR HOUSING PROVISION

A. There will be a presumption in favour of the sub-division of large residential properties to create a mix of small one, two and three bedroom dwellings and efficient use of land, subject to conforming to the other policies in the Neighbourhood Plan. In carrying out the conversion, the character of the existing building, where appropriate, is to be protected and enhanced.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP3; Emerging Local Plan: TLP11; NPPF (2018): 68

Affordable homes

Purpose

5.25. Affordable housing is currently defined as that which includes social rented, affordable rented and intermediate housing and which is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and house prices. This policy seeks to increase the net number of affordable housing units available in the neighbourhood area.

Justification

5.26. The Neighbourhood Plan must be in line with the Tandridge’s strategic policy, which sets out the following:

- Tier 1 settlements: in developments of 15 or more dwellings, or larger than 0.5 hectares, 20% of housing must be affordable.
- Tier 2 settlements: in developments of 10 or more dwellings, or larger than 0.25 hectares, 40% of housing must be affordable.
- Allocated sites which have been released from Green Belt: in developments of 10 or more dwellings, or larger than 0.25 hectares, 40% of housing must be affordable.
- All other sites (excluding rural exception): in developments of 5 or more dwellings, 40% of housing must be affordable.
5.27. However, it is not just about numbers; affordable housing must also be of a type, size and tenure that meets local needs. As previously noted, the Housing Survey and CR3 Questionnaire indicate a shortage of small affordable homes, particularly of houses as compared with apartments, and a requirement for affordable units for starter homes and next generation families. Further detail on this is provided in the Housing Report.

5.28. While Tandridge District Council addresses District-wide needs, this Plan aims to ensure that developers provide housing that meets specific local needs. Affordable housing should generally be provided on-site and must be fully integrated with the market housing throughout the development. Affordable housing must be visually indistinguishable from the market housing.

**POLICY CCW6: AFFORDABLE HOMES**

All residential development proposals in the Plan area shall provide affordable housing as required by Policy TLP12 of the emerging Tandridge Local Plan. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for the neighbourhood area. Should it be demonstrated that the required level of affordable housing cannot be met on-site for legitimate reasons, a commuted sum will be required to ensure that the provision of affordable units is not lost.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP4; Emerging Local Plan: TLP12; NPPF (2018): 62, 64

**Housing density**

**Purpose**

5.29. It is important that the design of any new housing, including the density of build, responds and integrates well to its surroundings. Building for Life’s 2012 report⁶ states, for instance, that varying the density of development can help to create areas with different character within larger developments, and a range of features can help create elements that can give a place a sense of identity. This is particularly relevant to the neighbourhood area which has been and continues to be subject to some large-scale developments in the coming years on sites in the planning pipeline.

5.30. This policy seeks to ensure that density levels will be in-keeping with the surrounding area.

**Justification**

5.31. The consultation for the Neighbourhood Plan indicated support for new residential development that is in-keeping with its surroundings in terms of density levels. The neighbourhood plan therefore encourages efficient land use with density levels generally in keeping with the surrounding area unless Supplementary Planning Documents where applicable indicate otherwise.

5.32. Tandridge District Council commissioned an Urban Capacity Study, which was published in 2017. It identified six baseline character areas, which were applied to across the district, including specific areas within the settlements that the neighbourhood plan area comprises, as shown in Figure 5.3.

<table>
<thead>
<tr>
<th>Area</th>
<th>Density rating</th>
<th>Baseline dwellings per hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caterham on the Hill</td>
<td>Medium–High</td>
<td>50 to 120</td>
</tr>
<tr>
<td>Caterham Valley</td>
<td>Medium-Low</td>
<td>10 to 20</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>Medium to High</td>
<td>20 to 150</td>
</tr>
</tbody>
</table>

Figure 5.3: Density ratings for the neighbourhood area

5.33. Support is given to the densities, where they are in keeping with the local context. Where net density for an area is not set out, it is expected that new development will normally be in the range of 30 to 55 units per hectare, in line with medium density rating set out in the Urban Capacity Report.

5.34. Higher optimised net density of up to 75 units per hectare may be considered, however, for developments on suitable sites that provide lower to median local cost housing in house units of 1, 2 and 3 bedrooms or which meets a specific local need, as set out in Policy CCW3. Subject to high quality design and compatibility with its immediate environment and local character, in Town Centre areas a net density of up to 100 units per hectare may be supported.

Policy CCW7: HOUSING DENSITY

A. New development must be of a density appropriate for, and in keeping with, the setting of the immediate surrounding area, using the Urban Capacity Study (2017) and any subsequent update as a baseline guide, and in accordance with Policies CCW8 and CCW9 of this neighbourhood plan. Where an area is not covered by the Urban Capacity Report, density levels will normally be in the range of 30 to 55 dwellings per hectare, and in accordance with Emerging Local Plan Policy TLP19 and the policies in this neighbourhood plan.

B. Higher optimised net density, up to 75 units per hectare, may be considered for developments on suitable sites that provide lower to median local cost housing in house units of 1, 2 and 3 bedrooms or which meets a specific local need, as set out in Policy CCW3. Subject to high quality design and compatibility with its immediate environment and local character, in Town Centre areas a net density of up to 100 units per hectare may be supported.

6 DESIGN AND HERITAGE

6.1. Past generations of people and development have created the features that give the neighbourhood area its distinctive identity today. Because this process has been gradual, the landscapes, townscapes and streetscapes have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, above and below ground. Each has a setting, the surroundings that should allow its historic significance to be understood and appreciated.

6.2. This collective resource has multiple benefits for sustainable communities and defines their character and distinctiveness. It supports social cohesion, creating a sense of place and belonging. It is attractive to residents and visitors alike. It has an economic value in supporting regeneration. These assets are an irreplaceable resource and should be conserved.

Character of development

Purpose

6.3. To conserve and enhance our distinctive local character and heritage so that its significance may be better understood and appreciated. It makes our area special and still has much to contribute to future success.

Justification

6.4. Each of the settlements within the neighbourhood area has been able to maintain its distinctive identity, which is valued by residents. A number of ‘character areas’, and more local ‘neighbourhood character areas’ within them, are shown in Figure 6.1 and fuller descriptions are provided in the Neighbourhood Plan Design Guidelines report, published in 2018⁷. In addition, there is a Supplementary Planning Document, published in 2011, that sets out Design Guidance for Harestone Valley⁸, which is also relevant here.

⁷ Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, AECOM, 2018
⁸ http://www.cartogold.co.uk/tandridgelocalplan/text/Harestone_DG.pdf
Figure 6.1: Character areas within the Neighbourhood Plan area
6.5. The built character across each area ranges in style, age, size and housing densities. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density and height of the built form and that of open green spaces and, where relevant, the countryside.

6.6. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site’s context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

6.7. Development should have regard to both the character of the area in which it is set and to the character of the area overall.

**POLICY CCW8: CHARACTER OF DEVELOPMENT**

**A.** Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 6.1). The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area. Density of development should be in accordance with Policy CCW7 of the Neighbourhood Plan.

**B.** Where relevant, development proposals are expected to address the following:

a. Make a positive contribution to the visual impact of the main highway approaches into the settlements.

b. They do not have a significantly detrimental impact on the local views as set out in Policy CCW17.

c. Development proposals affecting heritage assets – including non-designated heritage assets - either directly or indirectly, should respect the significance of and context of the asset and demonstrate how they will contribute to the conservation and enhancement of the heritage asset.

Conformity reference: NP Objectives: 1,2; Core Strategy (2008): CSP18; Detailed policies (2014): DP7, DP20; Emerging Local Plan: TLP06, TLP07, TLP18, TLP32, TLP43; NPPF: 125, 127

6.8. However, many locally significant heritage assets are vulnerable because they are not officially recognised or designated. Historic features may be buried or otherwise concealed. Evidence should therefore be used to assess the potential (NPPF: 187-190). Piecemeal losses can have an increasingly negative impact on characterful neighbourhoods, streetscapes and frontages. Demolition is often easier than considering the opportunities to restore and re-purpose character buildings so that they are given a new lease of life.
Design of development

Purpose

6.9. It is important that new development reflects the character of the neighbourhood area and the design of residential properties demonstrates that they look and feel like local properties.

6.10. The Neighbourhood Plan requires high-quality design standards that integrate with the Area and reflect and reinforce, without overwhelming, the rural character of the area situated at the foot of the Surrey Hills.

6.11. This policy seeks to encourage high quality, locally responsive design that is in keeping with its landscape and townscape character and context. It should improve the amenity and functionality of the built environment.

Justification

6.12. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.

6.13. The guide Building for Life 12 (BfL12) January 2015 third edition is the Government-endorsed industry standard for the design of new housing developments. Building for Life is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards, Secured by Design and Lifetime Homes. The BfL12 provides a framework that stakeholders should use for development along with other policies contained within this plan for the neighbourhood area to achieve the industry standard’s ‘Built for Life’ quality mark.

6.14. There have been flooding events – notably surface water flooding - across all four parishes in the neighbourhood Plan area, predominantly where water has run off the hillsides into the valleys, overloading the drains. Fundamentally these are issues for the Environment Agency and the Local Lead Flood Authority to address, however new development should be designed to ensure that surface water drainage does not add to the existing site run off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat. It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

6.15. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, produced by AECOM, includes general design guidelines for the whole area as well as guidelines that are specific to the character areas and local character areas. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

6.16. When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

---

Policy CCW9: DESIGN OF DEVELOPMENT

Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the local environment. Development proposals will be expected to demonstrate how they have sought to address the following matters:

a. Being guided by the principles of Building for Life unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the ‘Built for Life’ quality mark.

b. The guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines\(^\text{10}\), the Harestone Valley Design Guidance\(^\text{11}\) and the Surrey Hills Management Plan.

c. Avoiding development over two storeys unless it can be demonstrated that it will not have a detrimental impact on views, streetscape or character of an area. Development of three-storeys and above on or close to the boundary of sites adjacent to the settlement boundary abutting open countryside will not be supported.

d. The creation of variety through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area.

e. Dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted in use.

f. To design layouts of safe and secure dwellings that meet the requirements of ‘Secure by Design’ and minimise the likelihood and fear of crime.

g. Provide off-road parking for residents, visitors and service vehicles, in accordance with the adopted Tandridge Parking Standards (2012).

h. Traffic generation and parking does not adversely affect vehicular and pedestrian safety.

i. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to be provided on site, unless there are clear reasons why this is not possible. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. In circumstances where it has been proved that SuDs is impractical, discharge of surface water to watercourse/sewer shall not exceed the peak rates as set out in Policy TLP47 of the emerging Local Plan. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible in such developments.

j. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.

Conformity reference: NP Objectives: 1, 2; Core Strategy (2008): CSP18; Detailed policies (2014): DP7; Emerging Local Plan: TLP18, TLP43, TLP47; NPPF: 124, 125, 126, 127, 149


\(^{11}\) http://www.cartogold.co.uk/tandridgelocalplan/text/Harestone_DG.pdf
Environmentally sustainable design

Purpose

6.17. Changes to the environment are already having a tangible effect as global mean temperatures rise. The design of development has a major role to play in reducing these impacts from adverse to neutral, and then moving towards the government objective of net environmental gain. Every development should therefore strive to become self-sufficient in energy input and waste output. That may mean being prepared to go beyond the current regulatory minimum in applying best standards and practice.

6.18. This policy seeks to promote development that has been designed to anticipate and respond to the effects of environmental change (especially climate change) on local quality of life.

Justification

6.19. The Climate Change Act 2008 commits the UK to an 80% reduction in CO$_2$ emissions by 2050 – this is a big feat which will require everyone to be engaged, from households and communities, to businesses and local and national government.

6.20. ‘2050 ready’ mean homes built to have minimal energy use and net carbon emissions over the year because they are highly insulated, have low water demand and are fitted with or directly connected to renewable energy systems.

6.21. ‘Nearly Zero-Energy’ requirements for new developments will come into force in 2019 and standards for ecologically sustainable homes and developments are now optional. However, planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.

6.22. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).

6.23. There is an opportunity to improve and promote sustainability in the neighbourhood area by:

- following basic passive environmental design in a fabric first approach (maximising the performance of the components and materials that make up the building fabric itself, before using mechanical or electrical building services systems);
- integrating renewable energy systems into new development, including existing and new public buildings;
- reducing water consumption through grey water systems; and
- community energy schemes.

6.24. The policy framework provided by Policies TLP44 to TLP46 in the emerging Local Plan identifies design approaches which address climate change. Ultimately the objective of the Neighbourhood
Plan is to encourage the most energy efficient development possible. Even small improvements on small developments become cumulative.

**Policy CCW10: ENVIRONMENTALLY SUSTAINABLE DESIGN**

A. Proposals must seek to improve the sustainability of development. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. This includes:

   a. Siting and orientation of buildings to optimise passive solar gain
   b. The use of high quality, thermally efficient building materials
   c. Installation of energy efficiency measures such as loft insulation and double glazing
   d. Reducing water consumption
   e. Non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard ‘excellent’

B. Alterations to existing buildings, including the sensitive retrofitting of historic buildings, should be designed with energy reduction in mind and comply with current sustainable design and construction standards.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP15, CSP18; Detailed policies (2014): DP7; Emerging Local Plan: TLP18, TLP43, TLP45, TLP47; NPPF: 149, 150, 154
7 LOCAL ECONOMY

7.1. The provision of services and employment are critical issues in any town or village. Evidence compiled for the Neighbourhood Plan reveals that over the last 20 or so years, there has been significant erosion of employment sites within the Neighbourhood Area - in particular within the office (B1) use class - in favour of housing, largely as a result of permitted development rights.

7.2. In line with the district as whole, the resident population is highly skilled, but the majority commute to work outside of the area. Despite this, surveys and data indicate that with improvements in broadband provision and as more people seek a more appropriate life-work balance, there is a growing number of self-employed, homeworkers and business start-ups in the area. The rate of such start-ups is twice that for the rest of Tandridge.

7.3. There is one ‘strategic employment site’ in the area, Godstone Road Business Centre in Whyteleafe, and one ‘important employment site’, ‘Paddock Barn Farm, Godstone Road in Caterham. The emerging Local Plan protects these sites through Policy TLP21. Beyond this, because of the extensive swathe of Green Belt surrounding the area, opportunities for additional employment land allocations are reduced. Therefore it will be important to safeguard what exists to avoid further erosion.

7.4. In terms of retail, the area has four centres: Caterham Valley, which is classified as a Town Centre; Caterham-on-the-Hill and Whyteleafe, classified as Local Centres; and Caterham Westway, classified as a Neighbourhood Centre, where retail clusters serve predominantly the local population. As with all town centres, reduced disposable incomes and changing shopping habits, for instance internet shopping, combined with competition from larger centres – such as Croydon, Redhill and Reigate – are having a detrimental on the vitality and viability of the area’s town centres. A regeneration plan has been set out for Caterham and Caterham-on-the-Hill, and the neighbourhood plan supports the need to safeguard retail and town centre office space, while maximising opportunities to encourage wider activities in the centres to encourage greater footfall.

7.5. The evidence underpinning the Local Economy section can be found in supporting document, “Local Economy Background paper (Caterham, Chaldon & Whyteleafe Neighbourhood Plan)”, January 2019.

Mixed use schemes in commercial areas

Purpose

7.6. The general principle to protect and enhance existing employment space in the district is set out in Policy TLP20 of the emerging Local Plan. The suite of policies and actions below seek to safeguard existing (B1) office space and encourage additional employment, with a focus on flexible working space and business units for start-ups.

Justification

7.7. Within the neighbourhood area there has been a particular erosion of Class B1 office space, whether individual offices, or above retail units in the local centres, notably in Caterham. This is
partially as a result of permitted development rights, which allow the conversion of offices to residential uses without the need for planning permission. Policy CCW11 seeks to encourage mixed use activities in the local centres and commercial areas, and in particular to resist the loss of office space. An associated action within this Plan will be to work with Tandridge District Council to explore opportunities to remove such permitted development, for instance by means of a condition on a planning permission. Evidence to support the need for retention and provision of office space is contained in the Tandridge Economic Needs Assessment Update, written by G L Hearn. Since that report, further space has been lost e.g. Croudace, Bronzeoak).

**POLICY CCW11: MIXED USE SCHEMES IN COMMERCIAL AREAS**

Proposals which protect, enhance and promote a diverse range of uses - retail, leisure, commercial, office, tourism, cultural, community and residential - will be supported, to secure the success of the commercial and retail areas, subject to the other policies in this Neighbourhood Plan.


7.8. In order to grow medium- and larger-sized businesses, then it is necessary to nurture business start-ups.

7.9. Residents have strongly indicated that they would prefer to work locally, with many choosing to work from home, particularly with improvements in broadband speeds. This has the added benefit of reducing the level of commuting necessary.

7.10. The Neighbourhood Plan believes that support for small and start-up businesses fits well into the existing local economy and social fabric and can provide the best strategy for increasing local employment within an existing and growing skills base. In order to provide flexible start-up space, it is necessary to find appropriate buildings which can be rented out at sufficiently low rents to attract their use by business start-ups and existing home workers. A potential source of such space is vacant units within the local centres, which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis; similarly the refurbishment of old B1 class space.

7.11. The Neighbourhood Plan seeks to reinforce the business base in the neighbourhood area by seeking opportunities for a new business enterprise hub in the area and identifying and supporting the provision of flexible working spaces.

7.12. As part of this, there may be potential to develop a new enterprise park, subject to a suitable location being identified.

**Policy CCW12: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE**

A. Proposals to provide incubator/start-up business space on flexible terms will be supported, subject to specific site and traffic assessments, through:

a. conversion of existing buildings across the Plan area; or
b. provision of new buildings or conversion of existing buildings within the settlement boundaries.

B. Proposals for the establishment of an enterprise/business park will be supported where the site:

a. is well located in relation to the catchment area to be served;
b. has safe and convenient access for pedestrians and cyclists;
c. accommodates appropriate off-street public parking in accordance with Policy CCW28.

Conformity reference: NP Objectives: 6; Core Strategy (2008): CSP22; Detailed policies (2014): DP4; Emerging Local Plan: TLP6, TLP7, TLP20; NPPF: 80, 81

Retaining and enhancing the vitality and viability of retail centres

Purpose

7.13. The retail centres within the Neighbourhood area represent a focal point for the local communities, providing not only retail opportunities, but also a valuable social, leisure and recreational component. As spending habits evolve and competition from the internet and nearby centres intensifies, it will become increasingly important to make sure that the levers are in place to sustain these areas as vibrant and viable spaces that meet the needs of the resident population, surrounding communities and visitors to the area. The policies in this section seek to achieve that. The centres are shown on Figure 7.1\(^{12}\).

\(^{12}\) Mapping is based on town centre case studies and the Masterplan, and are subject to change
Figure 7.1: Centres within the Neighbourhood Plan area
**Justification**

**Caterham Valley and Caterham-on-the-Hill**

7.14. In parallel with the preparation of the Neighbourhood Plan, the Caterham Town Centre Masterplan has been evolving. It seeks to regenerate the retail centres at Caterham Valley and Caterham-on-the-Hill, was adopted as a Supplementary Planning Document in March 2018 and sets out a vision for this area. It has been developed with the Neighbourhood Plan group, local businesses and the community, building on the Caterham Valley and Hill Design Statement of 2017. The principal objectives are:

- To improve the quality and quantity of the retail offer
- To improve the leisure, culture and community offer in the town centre
- To improve the environment for pedestrians and improve accessibility
- To improve the quality of short stay and long stay car parking
- To provide high quality living within the town centre
- To create business opportunities for existing and start-up businesses to grow

7.15. Whilst there are significant concerns about the scale and detail of development proposed, the vision for a mix of uses, which will encourage footfall throughout the day and into the evening, is generally supported by the Neighbourhood Plan.

**Other local and neighbourhood centres**

7.16. Within the smaller local and neighbourhood centres, the Neighbourhood Plan supports the continued provision of retail but also welcomes diversification of use, particularly of office space, as expressed in Policy CCW11. As well as their commercial role, the contribution that these neighbourhood centres make to the quality and character of the Neighbourhood area is valued. Therefore any new or redevelopment is expected to demonstrate a high quality of design, and should make a positive contribution. Other changes, including the improvement of shopfronts, will normally be supported. Further detail on design can be found in Policies CCW8, CCW9 and CCW10.

**POLICY CCW13: RETAINING AND ENHANCING THE VITALITY AND VIABILITY OF RETAIL CENTRES**

**Caterham Valley and Caterham-on-the-Hill**

A. Development proposals within or immediately adjacent to the defined Caterham Valley town centre and Caterham on the Hill local centre must encompass the need for sustainable development. There is a need to maintain the economic health, vitality and viability of these areas in balance with residential development and infrastructure. Proposals should demonstrate how they contribute to the Neighbourhood Plan objectives and to the ambitions for the Town Centre as a whole, including all its local enterprises. Therefore mixed use development proposals, including employment, retail, community and residential uses, will be supported within the Town Centres.

B. In particular, development proposals that have the potential to provide public realm improvements, improve vehicular, pedestrian and cycle movement within the Town Centre
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and help to tackle issues identified by the evidence and analysis in the Neighbourhood Plan supporting documents\(^\text{13}\), should consider and address those opportunities as part of their scheme. Balanced development will be supported provided it does not conflict with other policies or proposals in this plan.

**Local and neighbourhood centres**

C. Proposals which result in the loss of existing local neighbourhood convenience shops will be resisted; they will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for a reasonable period of time – 12 months - for alternative retail or community uses.

D. Development proposals that provide a balance of uses – retail, leisure and community, commercial and residential - will be supported subject to compliance with all relevant development plan policies. Proposals that add to or sustain the distribution of local neighbourhood convenience shops in particular where they are designed to be accessible on foot or by bicycle, will be supported.

E. Positive consideration will be given to applications that will improve the quality of shop fronts and signage in these areas.


### Supporting recreation and sustainable tourism

**Purpose**

7.17. By 2025, VisitBritain estimates that the UK will have a tourism industry worth over £257 billion – just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number\(^\text{14}\). At the district level, the emerging Local Plan recognises the important contribution that the visitor economy makes, creating employment opportunities and assisting in investment. Over 1,500 jobs in the District are directly related to the visitor economy, and tourism-based businesses’ total annual turnover is near to £90 million\(^\text{15}\).

7.18. This policy seeks to ensure that the neighbourhood area can capitalise on the benefits of the sector by encouraging developments that promote sustainable tourism.

**Justification**

7.19. In July 2016, Coast to Capital, the Local Enterprise Partnership (LEP), which covers the East Surrey area, produced a Rural Statement\(^\text{16}\). It particularly recognised the Tourism and Hospitality sector as an important contributor to the prosperity of the wider area, key assets being the natural landscapes and environment, the proximity to London, the presence of Gatwick Airport and fast access to the continent.

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\(^{13}\) “Local Economy Background paper (Caterham, Chaldon & Whyteleafe Neighbourhood Plan)”, January 2019

\(^{14}\) [www.visitbritain.org](https://www.visitbritain.org)

\(^{15}\) Tandridge DMP Extract Report 2018 for East Surrey Rural Tourism Co-operation Project 2018

7.20. The Neighbourhood area is well-placed to capitalise on this growing sector. Already, the area is home to a museum, theatre, shopping, open spaces, recreational opportunities, as well as being well-connected to the surrounding countryside. Numerous events are run throughout the year that attract visitors from beyond the area. Development that supports the visitor economy, including the provision of a Visitor Centre – either in an existing facility or as part of a new development – is supported.

POLICY CCW14: SUPPORTING RECREATION AND SUSTAINABLE TOURISM

A. Development proposals for recreational and tourism activities, including a Visitor Centre, will be supported where the following criteria can be met:
   a. There are demonstrable economic and social benefits of the proposals; and
   b. There is no significant detrimental impact on the existing community; and
   c. Adequate provision for parking is included, particularly for proposals within or adjacent to the local centres; and
   d. the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.

B. Proposals for the improvement of signage for local facilities will be supported, provided that they can be satisfactorily integrated within their surroundings.

8  NATURAL ENVIRONMENT

8.1. Set within the Surrey Hills Area of Outstanding Natural Beauty, the neighbourhood area benefits from a striking and distinctive environment that makes it special. Topography, views and green spaces are key features of all four settlements (Chaldon, Caterham Hill, Caterham Valley and Whyteleafe); the elevated terrain and wooded valleys afford many fine and far reaching views and the green spaces - including urban parks, allotments and gardens, woods, pasture and chalk downland, a golf course, farmland and countryside - each provide rich wildlife habitats that support ecosystems and biodiversity and encourage and support the visitor and recreational economy.

8.2. It is this greenness that serves to create a strong sense of belonging and place among local residents. It brings multiple benefits – promoting recreation and wellbeing, providing an attractive place to live and work, and protecting biodiversity.

8.3. Bearing in mind the level of development that has taken place over the last few decades, and that which is planned going forward, it is vital that the remaining green spaces that surround and weave through each community (preventing them from coalescing) are safeguarded.

Natural landscape and rural character

Purpose

8.4. Whilst much of the area is protected either through Green Belt designation, AONB status or other statutory designations, there are many other environmental features that are significant for local people and wildlife, but which are not afforded protection. This policy seeks to ensure that the key features that contribute to the natural character of the area are not adversely impacted by development, rather they are, where possible, enhanced by it.

Justification

8.5. Protected natural assets in the Neighbourhood area include the following:
   a.  Green Belt – surrounding the settlements
   b.  the Surrey Hills AONB – to the south of the neighbourhood area
   c.  Sites of Special Scientific Interest – Quarry Hangars (Park Ham), Chaldon; Quarry Hangers (Little Park Hill), Caterham Valley
   d.  Green spaces that contribute to the character definition and local amenity

8.6. The distinctive features of the area that are not protected, yet provide vital habitats for flora and fauna, include trees, woodland, hedgerows, and mature, planted gardens. As a result of development pressure and changes in land management however, already some local geodiversity landforms are now rare such as the chalk downland and the alkaline valley slopes that support beech and yew. Species such as hedgehogs, birds, butterflies, bees and the diverse flora of untreated meadows are also suffering. The habitats and species that have evolved in response to local geology and land use may have taken hundreds of years to establish and cannot be replaced in any meaningful way.
8.7. Developments should include an appropriate landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of the neighbourhood area is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or roadside verges where practical.

POLICY CCW15: NATURAL LANDSCAPE AND RURAL CHARACTER

Development proposals should maintain and enhance the natural environment, retain landscape features, such as chalk downland, and enhance the rural character and setting of the Neighbourhood area. Where reasonable and necessary, development proposals are expected to demonstrate that they have addressed the following matters:

a. Respect the natural topography of a site wherever possible and preserve and sensitively incorporate existing natural features such as trees, hedgerows and ponds within the site.

b. Be integrated into the landscape and include new landscape buffers between existing development and the countryside adjacent to development sites.

c. Consider including street trees in their landscaping plans; if trees of arboreal significance must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.

d. Design open space that is:
   i. in usable parcels of land and not fragmented
   ii. safe, easily accessible and not severed by any physical barrier
   iii. is accessible to the general public
   iv. creates a safe environment considering lighting and layout
   v. complemented by landscaping

e. The use of an appropriate legal agreement is encouraged to ensure proper management of the open space over the lifetime of the development.

Conformity reference: NP Objectives: 3; Core Strategy (2008): CSP18, CSP20, CSP21; Emerging Local Plan: TLP30, TLP32, TLP37; NPPF: 170, 174

Green infrastructure and development

Purpose

8.8. This policy seeks to ensure that the multiple benefits of green spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure.

Justification

8.9. It is considered important to seek to enhance the green infrastructure assets of the Neighbourhood area where possible. Figure 8.1 shows the green corridors within the area. These are particularly important spaces for the local communities for recreational purposes and for visitors to the area, where urban areas border the Surrey Hills countryside, surrounding and defining each settlement,
threading through and providing separation while preventing urban sprawl. They also provide critical spaces as wildlife refuges and stepping stones that prevent species becoming isolated.

Figure 8.1: Green Infrastructure Network in the neighbourhood area
8.10. The green infrastructure assets of the Neighbourhood area should be maximised and made properly accessible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.

**POLICY CCW16: GREEN INFRASTRUCTURE AND DEVELOPMENT**

Proposals should be designed from inception to create, conserve, enhance and manage green spaces and connective chains of green infrastructure, as shown in Figure 8.1, with the aim of delivering a net environmental benefit for local people and wildlife. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area.

Conformity reference: NP Objectives: 3; Core Strategy (2008): CSP17; Detailed policies (2014): DP19; Emerging Local Plan: TLP06, TLP07, TLP17, TLP30, TLP35, TLP37; NPPF: 170, 171

**Locally significant views**

**Purpose**

8.11. To ensure that adequate weight is given to conservation and enhancement of views significant for local people and visitors.

**Justification**

8.12. Prominent views created by the natural topography are a defining characteristic of the area. With a well-established population, views are important for tradition, memory and sense of place. They are equally important for visitors.

8.13. There are elevated panoramic vistas across London and to the South Downs, from the Surrey Hills and the North Downs Way National Trail. There are also important panoramas into and across the Plan area from viewpoints outside it. Equally there are intermediate views across and along the wooded valleys. Within the constrained urban centres more local glimpses over and between buildings to countryside beyond are important, especially for less mobile residents. Views are important both from outside and within a development site and proposals should seek to retain or improve these.

8.14. Figure 8.2 lists the views that are considered to be important, listed by parish. The associated maps are presented in Figures 8.3 to 8.6. Full details of the views, including map, photographs and text explaining why they are special, are included in Appendix A.
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<th>OS Grid Ref</th>
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<td>Looking towards Chaldon from Farthing Downs, Ditches Lane Car Park south east towards Happy Valley.</td>
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<td></td>
<td>CH2</td>
<td>Alderstead Heath towards Chaldon Church.</td>
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<td>CH3</td>
<td>Left image-Tollsworth looking east to Chaldon; Right image-Chaldon looking west to Tollsworth.</td>
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<td></td>
<td>CH4</td>
<td>View from Chaldon Church across Rook Lane towards Tollworth.</td>
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<td>CH5</td>
<td>From the North Downs Way by Willey Farm towards Chaldon Common Road and Roffes Lane.</td>
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<tr>
<td></td>
<td>CH6</td>
<td>Three images representing character land to the West of Queen’s Park, on the Caterham-Chaldon Border. Top Left image is footpath from Queen’s Park to Roffes Lane adjoining the land shown in Top Right and Bottom Right images, which show the former Golf Course, now reverted to open space which is a boundary between Caterham and Chaldon. Now characterised by recreational use and wildlife.</td>
<td>3255</td>
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<tr>
<td></td>
<td>CH7</td>
<td>View from Surrey National Golf Course East towards Caterham Hill, to illustrate the continuing separation of Caterham and Chaldon.</td>
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<td>CATERHAM VALLEY</td>
<td>CAV8</td>
<td>From War Coppice Road by “The Mound” looking North East across Harestone Valley.</td>
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<td>CAV9</td>
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<td>CAV10</td>
<td>View from Upper Tupwood Lane by “The Chalet” looking over the A22 towards Tillingdown.</td>
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<td>Caterham School with Old Park Woods beyond, at the end of Harestone Valley. View from Public Footpath at Beech Hanger.</td>
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<td>CAV13</td>
<td>View from Tillingdown across A22 to Markfield and Stanstead beyond.</td>
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<td>Tillingdown above Beechwood, looking East to Woldingham.</td>
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<td>White Knobs Park looking East, with Tillingdown in the background.</td>
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<td>CAV18</td>
<td>Caterham Valley Town Centre from Commonwealth and Mount Pleasant Roads looking South.</td>
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<td>CAV19</td>
<td>Roundabout at the Junction of Station Avenue, Godstone Road and Croydon Road. Looking North.</td>
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<td>CAV20</td>
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<td>CAV21</td>
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<td>CAV22</td>
<td>Timberhill Park from Crescent Road, looking West out into Harestone Valley.</td>
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<td>Manor Park looking North East from Burntwood Lane towards Whyteleafe.</td>
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<td>WHYT25</td>
<td>Portley Wood Road, east end, close to the Junction with Salmon’s Lane and adjacent to A22 and Whyteleafe South Station.</td>
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<td>Two perspectives of Whyteleafe Recreation Ground. Left Photo looking up from Upper Warlingham Railway Station. Right Photo looking down towards Westhall Road with A22 to right of image.</td>
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<td>WHYT27</td>
<td>View from Riddlesdown towards Whyteleafe looking West with outlook to Kenley Common and Whyteleafe Hill.</td>
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<tr>
<td>CATH28</td>
<td>Looking North West from Woldingham, with De Stafford school in the distance.</td>
</tr>
<tr>
<td>CATH29</td>
<td>Salmons Green- two perspectives looking North towards Whyteleafe Hill. Right Photograph shows Coombe House, dating from 17th Century.</td>
</tr>
<tr>
<td>CATH30</td>
<td>The Cricket Ground on the old Guards Barracks site, looking North.</td>
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<td>CATH31</td>
<td>Chapel on the former Guards Barracks Site. Grade 2 listed.</td>
</tr>
<tr>
<td>CATH32</td>
<td>Grade 2 Listed Bofors Gun Tower from WW11, adjacent to Burntwood Lane on public path leading to Whyteleafe Road. Looking East towards Woldingham.</td>
</tr>
<tr>
<td>CATH33</td>
<td>View from footpath connecting Burntwood Lane and Whyteleafe Road.</td>
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<tr>
<td>CATH34</td>
<td>Westway Common looking North towards Hill Library and Westway, with Chaldon Road to the Right.</td>
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<tr>
<td>CATH35</td>
<td>Cedar Tree with view towards historic houses marking the entrance to the High Street.</td>
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<td>CATH36</td>
<td>The Dene Field looking West towards St Mary’s Church.</td>
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### Important views in the neighbourhood area

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<tr>
<th>CATH37</th>
<th>360 view of Queen’s Park, established 1900. Left Photo west towards Wood Lane, with Queen’s Park Road on the right. Right Photo East towards Church Hill. The most important recreational area in Caterham Hill.</th>
<th>3355</th>
</tr>
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<tr>
<td>CATH38</td>
<td>360 degree view of the old flint lodge to former Caterham Court, now Manor Avenue; and the alignment of St Lawrence’s and St Mary’s Churches seen from same. St Lawrence’s is Grade 1 listed and dates from 11th Century - the oldest building in the CR3 area. The flint lodge dates from the 18th Century.</td>
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<tr>
<td>CATH39</td>
<td>View from Oakgrove over Green Lane towards Happy Valley. OS Grid Ref: 3255</td>
<td>3255</td>
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*Figure 8.2: Important views in the neighbourhood area*
Figure 8.3: Significant views in Chaldon parish, CH1-CH7
Figure 8.4: Significant views in Caterham Valley parish, CAV8 – CAV22
Figure 8.5: Significant views in Whyteleafe parish, WHYT23 – WHYT27
Figure 8.6: Significant views in Caterham Hill parish, CATH28 to CATH39
POLICY CCW17: LOCALLY SIGNIFICANT VIEWS

Development proposals are required to ensure that they do not have a significantly detrimental impact on the locally significant views listed in Figures 8.2 and mapped in Figures 8.3 to 8.6, with detailed descriptions in Appendix A.


Local Green Spaces

Purpose

8.15. Protecting green spaces was consistently a top priority for residents in the engagement process for the Neighbourhood Plan. This policy seeks to designate a series of Local Green Spaces that are valued by the community, so that they can be safeguarded for future generations.

Justification

8.16. Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that Local Green Spaces should only be designated:

- “where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

8.17. When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether or not the designation will provide any further safeguard. Many of the green spaces identified during the consultation, for instance, are in Green Belt, and have therefore largely been excluded from the policy. The following areas have been identified by the community as being of value to them and in need of protection. Maps illustrating the areas are shown at Figure 8.7 to 8.10. Full descriptions with photographs can be found in Appendix B.

Caterham on the Hill

1. Dene Field and St Mary’s Church Churchyard
2. Queen’s Park
3. Rugby pitches
4. Salmons Lane Green
5. Town End Recreation Ground
6. Westway Common
7. Heath Road Community Allotments
8. Le Personne and Banstead Roads
9. York Gate estate:
   i. Fairbourne Lane/Darby Close
   ii. Seymour/Green Lane
   iii. Fairbourne Lane/Green Lane
   iv. Dark Avenue south to Fairbourne Lane
   v. Howe Drive

10. Hambledon Park estate:
   i. Hambledon Linear Park
   ii. Soper Drive
   iii. Hambledon Road/Christie Walk
   iv. St Lawrence Way/Marcuse Road
   v. St Lawrence Way/Pye Close
   vi. Coulsdon Road to Chaldon Road

11. Oak Grove estate
   i. Oakgrove/Blackthorn Road
   ii. Gibson Way/Driscoll Way
   iii. Oakgrove, opposite Woodview Way
   iv. Holland Park

12. Land adjoining Coulsden Common, north of Ninehams Road and Ninehams Garden
13. Fenemore Road Linear Park
14. Caterham Barracks development:
   i. Sergeants Place
   ii. Cricket Field, Coldstream Road
   iii. Brigade Place
   iv. Grenadier Place
   v. Weston Drive/Coldstream Road
   vi. Alexander Crescent
   vii. Anzio Gardens
   viii. Adair Gardens
   ix. The Grove/Sirling Drive

15. Coulsdon Road: Alma, Huntsman’s and Newlands Court
16. Windmill Close
17. Thomas Avenue Community Space and Playground
18. St Lawrence Churchyard and Green
18A. Rosedale Allotments

Caterham Valley

19. Church Hill View
20. Tillingdown Hill Recreation Ground and Copse
21. Timber Hill Park
22. Stafford Road Recreation Ground
23. Valley Sports Ground
Chaldon

24. Six Brothers Field
25. St Lawrence Hospital former burial ground
26. Chaldon Churchyard, green, shaw and pond

Whyteleafe

27. Community Garden
28. Community Allotments, Church Road
29. St Luke’s Churchyard
30. Manor Park
31. Whyteleafe Football Ground
32. Whyteleafe Recreation Ground
Figure 8.7: Map of Local Green Spaces in Caterham on the Hill
Figure 8.8: Map of Local Green Spaces in Caterham Valley
Figure 8.9: Map of Local Green Spaces in Chaldon
Figure 8.10: Map of Local Green Spaces in Whyteleafe
POLICY CCW18: LOCAL GREEN SPACES

The 33 areas (including three groups of areas) listed and mapped in Figure 8.7 and detailed in Appendix B and defined on the Policies Map are designated as Local Green Spaces. Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF 145); proposals for built development on will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.

9 LEISURE AND COMMUNITY

9.1. Local engagement identified the following priorities when considering leisure and community provision in the neighbourhood area:

- Ease of access to facilities including the availability of public transport.
- The need for good quality design and for community buildings to have a ‘civic presence’ and a sense of place.
- Sustainability, having a regard to maintenance and economic viability of facilities.
- The need to protect and improve our open spaces, increasing the biodiversity of the area where possible.
- The need to protect existing cultural and community facilities for future generations.
- The range of leisure facilities must be diverse, catering for all ages and abilities in order to increase and broaden participation and to encourage and maintain a healthy population.
- The desire to protect and enhance our environment features very strongly. The neighbourhood area has a substantial green network and several of our policies are concerned with improving public access and increasing enjoyment, and in the case of allotments, productivity, of the open spaces.

9.2. Figure 9.1 shows the existing locations referred to in this section.
Figure 9.1: Leisure and community facilities in the Neighbourhood Plan area
Allotments and community growing spaces

Purpose

9.3. To provide support for the retention of existing allotments in the neighbourhood area and to support the provision of new allotments when proposed.

Justification

9.4. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles but local allotments have waiting lists. There is a marked shortage of the pocket gardens and seating that would make our town centres more attractive and successful. Development should create shared outdoor amenity space wherever possible.

9.5. In the neighbourhood area there are four areas of allotments; three are in Caterham on the Hill and one in Whyteleafe. All have constant waiting lists.

9.6. There is no provision of allotments in Caterham Valley or Chaldon and demand for increased provision in Whyteleafe and Caterham Hill. There is a predicted increase in the population and consequently in the number of flats to be built in both Whyteleafe and Caterham Valley.

9.7. Whilst allotments are an important source of space for growing – which increases self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – they are often not in the most convenient location for all users and plots are often too large for users’ needs. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents’ homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents.

9.8. The safeguarding of existing and provision of new allotments and community growing spaces will therefore be encouraged.

Example of a community growing space
POLICY CCW19: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space is provided.

B. Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:
   i. the scale of the alternative site must be of at least an equivalent scale to the existing allotment provision; and
   ii. the quality of the alternative site must be of at least an equivalent standard in terms of layout and soil character to the existing allotment provision; and
   iii. the location of the alternative provision must be generally accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map.

C. The provision of allotment facilities and/or community growing spaces of a size appropriate to developments, particularly where these can be used to create attractive screening for, for example, car parking areas, will be encouraged, in particular for the residents of Caterham Valley and Whyteleafe.

Conformity reference: NP Objectives: 3, 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP18; Emerging Local Plan: TLP06, TLP07, TLP17, TLP38; NPPF: 91, 92

Protecting Cultural Venues

Purpose

9.9. This policy seeks to maximise the use of these assets as social and educational venues.

Justification

9.10. There are two libraries in the Neighbourhood area, one in Caterham Valley and a smaller one in Caterham on the Hill. The area is also home to The Miller Centre Theatre and the East Surrey Museum.

9.11. Museum, Libraries and Archives (MLA) recommends a standard of 30 sq.m. library space per 1000 population. On this basis it has been agreed that Caterham Hill library needs to be extended to meet the current and future needs of the population. Libraries throughout the UK have been under threat of closure in recent times. This is less likely to happen when they are also used for educational and social activities.

9.12. Both the museum and theatre continually involve the local community in various cultural and educational ways and therefore they should also be protected.

POLICY CCW20: LIBRARIES, MUSEUM AND THEATRE

A. Proposals that would result in the loss of all or part of existing library sites, the museum and the theatre sites will not be supported unless alternative facilities of equivalent standard and convenience can be provided on an alternative site prior to the start of any redevelopment.
B. Proposals that enable the diversification and flexible use of the buildings through the extension of and shared use of such buildings, to provide additional community facilities for example the introduction of a small café, will be supported.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP18; Emerging Local Plan: TLP6, TLP7, TLP17; NPPF: 91, 92

Community hubs

Purpose

9.13. Community Hubs provide a focal point and facilities to foster greater local community activity and bring residents, the local business community, and smaller organisations together to improve the quality of life in their areas. There are currently five active community hubs across the neighbourhood area, however none fall within Whyteleafe parish. This policy seeks to safeguard the existing community hubs and provide an additional one to meet the needs of the growing community.

Justification

9.14. Feedback from the community engagement revealed strong support for the existing community hubs. There is a desire to expand the facilities on offer with ideas including additional meeting rooms, sporting facilities, a large hall space, a business hot spot and a dedicated youth space.

9.15. In particular, Whyteleafe has no community hub and support for identifying a suitable site for such provision is strongly supported.

Policy CCW21: COMMUNITY HUBS

A. Proposals that would result in the loss of community and leisure facilities will only be supported if alternative and equivalent facilities are provided. Such re-provision will be required to demonstrate that the replacement facility is:

   a. at least of an equivalent scale to the existing facility; and
   b. is in a generally accessible location to the community of the Neighbourhood Plan area; and
   c. is made available before the closure of the existing facility; and
   d. is of a quality fit for modern use.

B. Proposals for new/improved community facilities, including the provision of a Community Hub in Whyteleafe, will be encouraged subject to the following criteria:

   a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
   b. the proposal would not have significant adverse impacts upon the local road network.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP18; Emerging Local Plan: TLP6, TLP7, TLP17; NPPF: 85, 91, 92
Public Houses

Purpose

9.16. To increase the viability of all public houses within the neighbourhood area by encouraging them to improve and expand suitable community facilities.

Justification

9.17. Over recent years, the neighbourhood area has lost a number of its public houses: the Hill Parish has lost both The Clifton Arms and Tally Ho to residential; and the Valley Parish has lost The Commonwealth, The Fountain and the Valley (Hotel) to residential. Whyteleafe Parish has yet to lose a public house and Chaldon Parish has just one remaining.

9.18. It is important that the community continues to be served by public houses or similar licensed premises. These public houses also have social or cultural value for particular groups in the community and provide employment opportunities.

9.19. Section 15 of the Neighbourhood Planning Act 2017 directs the removal of permitted development rights for the change of use of public houses to other types of use. This means that a planning application will be required in all cases where an owner wishes to change an existing public house to another use.

POLICY CCW22: PROTECTION OF PUBLIC HOUSES

A. Development proposals to change the use of public houses (Class A4) will only be supported if such a use is demonstrably unviable. In order to demonstrate this, evidence will be required to show that the existing public house has been actively marketed as a Use Class A4 for a period of not less than 12 months at a reasonable market value for drinking establishment floorspace, that are comparable to the market values for drinking establishment floorspace in that general locality.

B. Proposals for the expansion of existing public houses (Class A4) in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP4; Emerging Local Plan: TLP6, TLP7, TLP17; NPPF: 91, 92

Burial Grounds

Purpose

9.20. To provide a new burial ground with the option of using Green Belt, common land, agricultural sites or AONB sites. The specific criteria used by this Neighbourhood Planning group were as follows:-

i. The site should not be in a residential area.

ii. The site should be vacant if possible.
iii. The land should be of poor quality and unusable for food production.

**Justification**

9.21. There is no further burial space available to the general public in the neighbourhood area and the wider Tandridge area. Suitable additional burial sites are required.

**POLICY CCW23: BURIAL GROUNDS**

Proposals for the provision of both traditional consecrated and green/woodland burial sites by either the local authority or private providers will be supported, provided that:

i. the conditions meet adopted national and local land use policies;

ii. it incorporates adequate off street parking; and

iii. there is no loss of amenity to neighbouring areas.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Emerging Local Plan: TLP40; NPPF: 92
10 HEALTHCARE AND EDUCATION

10.1. With the levels of growth proposed, it is particularly important that development ensures the appropriate provision for community infrastructure.

10.2. The policies in this section seek to improve the quality of life for people living in the neighbourhood area. They support the provision of modern health services that are easily accessible to residents and education.

Maintaining existing health services

Purpose

10.3. The need to provide adequate primary care medical services was highlighted by many residents. Already, local GPs surgeries are collectively stretched in terms of patient numbers and there is a concern that the expected growth in the population will exacerbate this. Equally, the two community hospitals (one NHS and one private) are experiencing pressure to provide additional beds and facilities.

10.4. This policy seeks to ensure the provision of adequate primary health services in the Neighbourhood area over the next plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

General Practice facilities

10.5. The total number of patients registered in the Neighbourhood Plan area is high at 31,864, which represents 38% of all Tandridge district patients. Four of the nine general practices in Tandridge are within the Neighbourhood Plan area – Caterham Valley Practice, Chaldon Road Practice, Townhill Practice and Whyteleafe Practice - and the collective average patient list is 7,966, a figure that is 75% more than the national average patient list. The number of patients registered in the neighbourhood area exceeds the population of 26,725 by approximately 5,100 people from other areas.

10.6. The practice managers consider that the increase in population – compounded by the increasing percentage of elderly patients and patients with dementia – will inevitably lead to pressure on their premises and services. In particular both Chaldon Road and Whyteleafe practices considered that this future growth could make their existing provision unsustainable; the Whyteleafe practice, for instance, already believe that they need to increase their premises by 100% as soon as possible to cope with their current patient load.

10.7. Not only should the existing provision be safeguarded, but there is an urgent need for expansion of facilities or their relocation. It is important that any new location is not too far from the existing location to minimise disruption to patients and that it provides adequate parking facilities.

Caterham Dene Community Hospital

10.8. The Dene Hospital, run by First Community Health & Care, is a small community hospital with 28 beds, situated at the top of Church Hill close to the boundary between Caterham-on-the-Hill and
Caterham Valley on a site owned by NHS Property Services. It offers a range of services including in-patient beds, minor injuries unit and a rapid assessment service – many of which are run by a not-for-profit social enterprise. The hospital is also a source of local employment.

10.9. The hospital is greatly valued by the local community, which has led to requests for it to expand, particularly as it serves a wide geographic area extending as far as Merstham and South Croydon. Consideration is also being given to extending the age range of patients served to include children over the age of 5 years.

10.10. The Neighbourhood Plan seeks to safeguard this vital community asset and supports its expansion. Part of this could include the relocation of the Chaldon Road general practice to the site, an initiative that would need to be led by the Clinical Commissioning Group but which would be supported by the Neighbourhood Plan.

**The North Downs Hospital**

10.11. This privately run hospital, part of Ramsey Health Care, houses 16 in-patient beds and two operating theatres. It has seen a 30% rise in patient numbers over the last decade and current admissions are approximately 3,600 per annum. Notably 45% of admissions stem from the neighbourhood area, confirming the important role the hospital plays in the local community as well as for those living further afield.

10.12. As with the Caterham Dene Hospital, many local people are employed.

10.13. The Neighbourhood Plan seeks to safeguard the hospital site and would support its expansion either in its existing location or on another site in the area.
Figure 10.1: Education and health facilities
Policy CCW24: MAINTAINING EXISTING HEALTH SERVICES

A. Proposals which provide, enhance and facilitate the continued delivery of health facilities on the following sites, as shown on the Policies Map, will be supported:
   a. Caterham Valley general practice surgery
   b. Chaldon Road general practice surgery
   c. Whyteleafe general practice surgery
   d. Townhill general practice surgery
   e. Caterham Dene Hospital
   f. North Downs Hospital

B. Proposals for the expansion, including relocation locally if required, of these services will be supported subject to the following criteria:
   a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment;
   b. the proposal would not have unacceptable impacts on the local road network; and
   c. the proposal is located within or immediately adjacent to the settlement boundary as defined in Policy CCW1.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP11; Emerging Local Plan: TLP17; NPPF: 91, 92

Education provision

Purpose

10.14. Provision of adequate education provision – including their sports fields for education and community purposes - was also a key issue for the local community, again bearing in mind the growing community across the neighbourhood area.

10.15. This policy seeks to ensure the provision of adequate education – nursery, primary and secondary - in the neighbourhood area over the next plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

10.16. The National Planning Policy Framework supports the provision of sufficient school places to serve the community and also protects school playing fields unless they are surplus to requirements, can be relocated to an alternative location or would be redeveloped into an alternative leisure or sports provision that would outweigh the benefits of the previous provision.

10.17. Surrey County Council (SCC), as the Local Education Authority, are responsible for planning to deliver sufficient education places across the county. In addition, Sport England has a statutory consultee role in protecting playing fields and the presumption against the loss of playing field
land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.\footnote{http://www.sportengland.org/playingfieldspolicy}

Nursery provision

10.18. The increasing population will serve to increase the birth rate locally. It will be important to ensure that the neighbourhood area is well-served for nursery and pre-school places, in order to enable families to have the choice to both work and give their children the best start in life.

Primary Schools

10.19. There are four state primary schools and one state infant school in the Neighbourhood Plan area. The need for primary school places depends on the local child population. In light of the potential housing growth expected across Tandridge district, that would inevitably lead to an increase in future demand on school places, SCC states that it will continue to work with the District Council to identify how future demand should be met.

10.20. Already, Marden Lodge Primary School and St Francis Catholic Primary School have expanded their intake, either permanently or temporarily. It is anticipated that an additional entry form will be required to serve northern Tandridge in the coming years.

Secondary schools

10.21. There is one state secondary school in the neighbourhood area, De Stafford, which serves children aged 11 to 16. There is no longer sixth form provision here, however, which means that any pupil wishing to continue their studies past age 16 has to seek an alternative. The Neighbourhood Plan supports the reintroduction of sixth form provision.

10.22. Interestingly, the district as a whole is a net importer of students from outside of the county. This means that there are more children from outside of Surrey attending Tandridge secondary schools than there are Tandridge children attending out of county secondary schools.

10.23. From 2018, SCC is exploring options to expand the intake of De Stafford by 30 pupils.

Special Schools

10.24. There are two special schools, serving children from a broader area with special needs.

10.25. The schools within the Neighbourhood Area are surrounded by existing built development, so there is very limited scope to extend the existing special school sites. The anticipated population growth expected means it is important to retain the existing educational sites for education use.

\textbf{POLICY CCW25: EDUCATION PROVISION}

\textbf{A.} Proposals which provide, enhance and facilitate the continued delivery of educational provision on existing state education land, including associated playing fields, as defined on the Policies Map, will be supported.

\footnotetext[17]{http://www.sportengland.org/playingfieldspolicy}
B. Proposals for the expansion of existing schools in the Plan area will be supported where it can be demonstrated that:

   a. Expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are being brought forward as part of the proposal;
   b. The development would not result in a significant loss of amenity to local residents or other adjacent users; and
   c. The development does not conflict with other Plan policies or proposals.

C. Where expansion of an existing school is not possible, and/or a proposal for a new school is brought forward, the proposal will be supported where it can be demonstrated that:

   a. The development would be safely accessible by pedestrians and cyclists and is well related to bus routes and/or there is adequate provision for waiting school buses to park;
   b. The development has appropriate vehicular access and does not adversely impact upon traffic circulation;
   c. The development would not result in a significant loss of amenity to local residents or other adjacent uses; and
   d. The development does not conflict with other Plan policies or proposals.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP1; Emerging Local Plan: TLP17, TLP23; NPPF: 91, 92, 94, 96, 97
11 TRANSPORT AND MOVEMENT

11.1 The Neighbourhood area is located in the northwest corner of Tandridge, within the M25 and bounded by the M23 just beyond the neighbourhood area to the west. The A22 road runs north to south through the neighbourhood area, but bypassing Caterham. There are four rail stations serving the area; two local stations in Whyteleafe are on the line terminating at Caterham, while the Upper Warlingham station (in Whyteleafe) is on a line to East Grinstead. Both lines link the area to London with the latter as the faster service and so favoured by commuters.

11.2 With the growth in the population that will occur across the area in the coming years, movement by all modes will continue to be a challenge. The key types of movement can be classed as ‘local’ and ‘strategic’:

- ‘Local’ movement is principally within the area, to key locations such as the schools, the railway stations, the community hubs, local shops and health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking; and
- ‘Strategic’ movement is principally to or from areas outside the area, for instance out-commuting and through traffic to nearby towns or to access the strategic road network.

11.3 The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. Local movement however is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling and public transport provision.

Footpaths, cycle paths and bridleways

Purpose

11.4 With the population of the area set to grow through the allocation of a number of significant housing sites, traffic and movement around and through the individual settlements will be an even greater issue for residents and visitors alike than at present. In particular, the speed and volume of traffic is of concern. This policy seeks to encourage non-car modes of transport to access facilities within the area by identifying key Movement Routes and encouraging proposals that support or extend the existing network.

Justification

11.5 The area has high levels of car ownership and suffers road congestion. It is important therefore that people are encouraged to use alternative modes of transport where possible. Walking and cycling in particular should be supported for their wider health and wellbeing benefits as well as environmentally friendly aspects. New development should seek to ensure that access to good pedestrian and cycling routes is provided.

11.6 Feedback from the community during the Neighbourhood Plan process identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads that are already considered by people to be congested at busy times of the day. Therefore,
encouraging walking and cycling, particularly for journeys within the area, will be important. This includes linking the new housing developments with key facilities, such as shops, schools, medical and community facilities.

11.7 Whilst the Neighbourhood Plan cannot prevent people from using their cars for short journeys, improvements to key routes will encourage short, local journeys to be made by foot or bicycle. Not only will this alleviate congestion and associated air pollution (particularly outside the schools and at the main junctions), but will provide regular healthy exercise. Linking both existing and new development areas into the network of existing routes is vital to encourage more walking and less use of the car but also to connect these areas and their residents to the key destinations within the area.

11.8 Figures 11.1 to 11.4 show the Key Movement Routes in and around the area/key settlements in the area.
Figure 11.2: Key Movement Routes, Caterham Valley
Figure 11.3: Key Movement Routes, Chaldon
Figure 11.4: Key Movement Routes, Whyteleafe
POLICY CCW26: PROTECTION AND ENHANCEMENT OF KEY MOVEMENT ROUTES

A. Development will be expected to not have an unacceptable impact on Key Movement Routes, as defined on the Policies Map, and provide a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access.

B. Proposals to enhance the identified Key Movement Routes will be strongly supported.

C. Loss of public bridleways and footpaths will not be approved unless suitable alternatives are provided.

D. Development proposals to improve cycling and walking will be supported. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured.

E. To ensure that residents can access public transport facilities, schools, leisure and other important facilities serving, all new developments should ensure safe pedestrian access to link up with existing footways and cycleways that, in turn, directly serve the Key Movement Routes.

Conformity reference: NP Objectives: 5; Core Strategy (2008): CSP12; Detailed policies (2014): DPS; Emerging Local Plan: TLP6, TLP7, TLP50; NPPF: 8, 91, 98, 102, 103, 104, 127

Bus and community transport provision

Purpose

11.9 Whilst active travel on foot and by bicycle has health as well as transport benefits, movement by public transport is also key to people being able to get around effectively and to reduce vehicle use. This is particularly so for those without access to a car, but wishing to travel a longer distance than walking or cycling might allow. This policy seeks to ensure that adequate public and community transport options are offered.

Justification

11.10 The 2011 census revealed that collectively across the four parishes, 15% of households (1,657 households) did not have access to a car. While the Neighbourhood area is fairly well-served by commercial buses, not all residential areas are served, particularly those in more rural parts, and there is a reduced service in the evening.

11.11 The present economic climate has shown how expensive it is to run commercial bus services and significant numbers have been withdrawn since 2008. If the bus service was to be reduced or withdrawn, it would have a significant impact on the community.

11.12 Aside from the commercial bus network, there is a community transport service operated by the East Surrey Rural Transport Partnership. Services serving the neighbourhood area include:

- Tandridge Buses4U – free transport for concessionary bus pass holders, subsidised by Tandridge District Council
11.13 It is important that all efforts are made to support the existing commercial bus and community transport services but also to ensure that this does not result in increased fares. Community bus providers in particular have reported that additional services could be provided as long as they can be funded and there are volunteers to operate them. Therefore, it is proposed that new major development contributes towards the financing of such expanded services, where appropriate. For housing, major development is defined as where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

POLICY CCW27: BUS SERVICES AND COMMUNITY TRANSPORT

Contributions from new major development in the neighbourhood area will be used to provide additional community bus services or, where appropriate, improvements to the public bus service by way of increased services and improvements to public transport infrastructure. These contributions will be collected through Section 106 Agreements or the Community Infrastructure Levy mechanism.


Public car parking

Purpose

11.14 Whilst the neighbourhood plan predominantly seeks to encourage sustainable modes of transport, the area does have high car ownership and is a popular destination for those choosing to drive to the railway stations to commute out to work. The issues of car parking, and particularly the availability of parking spaces in each of the settlements, is a serious concern among local residents.

11.15 This policy seeks to ensure that there is adequate off-road public car parking for those working, shopping or visiting the neighbourhood area.

Justification

11.16 Residents and businesses have revealed a concern about the lack of public car parks near to the stations and local businesses, which has led to increasing numbers of cars parked along residential roads during the day. This denies local people the opportunity to park near to their home, contributes to pollution and congestion and presents a safety hazard.

11.17 There is a forecast growth in the number of people choosing to travel and commute by train. The decision to include the local stations in Transport for London’s Fare Zone 6, makes it attractive to drive into Caterham and Whyteleafe to benefit from lower fares. Consequently, available station parking is filled for the day during the morning peak, presenting a disincentive to off-peak leisure...
travel by train and to local professionals wishing to make off-peak, business-hour journeys. The leisure travellers’ difficulty is compounded by the lack of buses after early evening to return rail passengers from the Valley to the Hill.

11.18 It will be important is to retain, manage and improve the quality of publicly accessible car parking areas, particularly within walking distance of the railway stations. In addition, to consider where additional public car parking might be developed. This is important for the continued economic prosperity of the settlements as well as the convenience of residents, workers and visitors.

**POLICY CCW28: PUBLIC CAR PARKING**

A. There will be a presumption against the loss of publicly accessible off-street car parking in the neighbourhood area. Any proposals that would result in the loss of existing publicly available ‘off-street’ car parking spaces must provide at least an equivalent number of spaces in an equally accessible location.

B. Proposals for new development that provides additional public off-road car parking spaces, in particular next to businesses and at transport hubs, will be supported. Alongside any new public car parking provision, appropriate levels of bicycle parking facilities and electric vehicle charging points will be required.

Conformity reference: NP Objectives: 5; Core Strategy (2008): CSP12; Emerging Local Plan: TLP50; NPPF: 106
12 INFRASTRUCTURE AND UTILITIES

Integrated infrastructure

Purpose

12.1 The Neighbourhood Plan intends to ensure that new development is integrated into and well connected to the local infrastructure network – including communications, transportation and utilities - and for adequate utilities and infrastructure to be in place.

Justification

12.2 The main utility services comprise: electricity for public or private use; gas; internet; telecommunications; television; clean, dirty and storm water networks.

12.3 The modern economy is changing and increasingly needs good communications infrastructure as a basic requirement. The 2011 Census highlights how people are working differently to a generation ago – across the neighbourhood area, 4% of people work from home and 16% are self-employed. Of these self-employed people, 79% have no employees so effectively and work in service activities that simply require computer access to a broadband connection.

12.4 Currently broadband provision (and speed is seen as inadequate. Data from Ofcom reveals that some rural areas, including parts of Chaldon, are only able to access 10Mbps. In September 2017, the Government announced the trialling of ‘full fibre broadband’, which can provide data at speeds close to one gigabit per second (Gbps); Woldingham is partly connected to this Ultrafast network.

12.5 BT has an obligation to provide a landline to every household in the UK and developers want to facilitate high speed broadband provision as a marketable feature. But there have been instances where developers have not contacted BT early enough for fibre and ducting to be laid. Again they may have a national agreement with a cable provider but one that is not active in this area, and fail to deal with this - leaving new housing developments with poor connections.

12.6 A joined up approach between different authorities and providers is essential. The Neighbourhood Plan supports a coordinated approach.

POLICY CCW29: INTEGRATED INFRASTRUCTURE

A. All necessary community, transportation and utilities infrastructure must be provided for new developments, and will be secured if necessary by Section 106 Agreements linked to planning permissions.

B. All new residential, commercial and community properties within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection.

C. The only exception will be where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.

18 https://checker.ofcom.org.uk/broadband-coverage
Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP12, CSP15; Detailed policies (2014): DP5, DP6; Emerging Local Plan: TLP04; NPPF: 8, 34, 81, 112
13 IMPLEMENTATION AND PLAN REVIEW

13.1 The Parish Councils are the official bodies responsible for the Neighbourhood Plan. They established a Steering Group – comprising councillors and residents - to lead on the development of the Neighbourhood Plan. Once the Plan has been ‘made’, the work of the Steering Group effectively comes to an end. There are, however, a series of actions that will need to be undertaken, not least the early review of the Neighbourhood Plan, in light of the emerging Local Plan and the Revised NPPF published in February 2019. For this reason, the Parish Councils might consider extending the role of the Steering Group, which could include the same members or provide an opportunity for new members to join.

13.2 Specific actions that will need to be undertaken are as follows:

- Pursuing the Non-Policy Actions detailed in Section 15 of this document;
- Commenting on planning applications or consultations relating to the Neighbourhood Plan area;
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications;
- Maintaining a dialogue with Tandridge District Council regarding the timing and content of the emerging Local Plan; and
- Undertaking an early review of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and its policies to take into account the emerging Local Plan and implications of the Revised NPPF published in 2019. This is likely to include the allocation of development sites.
14 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

14.1 Going forward, the Parish Councils are keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of its powers under national legislation and planning guidance.

14.2 There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy. A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms. A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.

14.3 The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and is levied by Tandridge District Council (TDC). Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan.

14.4 This could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities. Whilst CIL monies are retained by TDC, the authority is required to put aside a ‘neighbourhood portion’ of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development (and 25% (uncapped) in places where there is a Neighbourhood Plan). This portion is to be spent on infrastructure or ‘anything else that is concerned with addressing the demands that development places on an area’.

14.5 The District Council will pass accumulated funds to the lead parish/parishes twice a year. To ensure transparency Parish and Village Councils must publish each year their total CIL receipts; total expenditure; a summary of what the CIL was spent on; and the total amount of receipts retained at the end of the reported year from that year and previous years.

14.6 Following the publication of the Neighbourhood Plan, the Parish and Village Councils in partnership with TDC, will set out a Spending Priority Schedule for developer contributions to be spent on. This will apply to monies raised from development by any successor mechanism to CIL or other funding from developers e.g. section 106 agreements or other planning obligations.

14.7 The Parish and Village Councils intend to regularly review the spending on CIL, and CIL priorities. Any proposed changes to the CIL spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.
## 15 NON POLICY ACTIONS

<table>
<thead>
<tr>
<th>Issue</th>
<th>Possible actions</th>
<th>Lead agencies and partner</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Development</strong></td>
<td><strong>Non Policy Actions</strong></td>
<td></td>
</tr>
<tr>
<td>Need to consider implications of Local Plan review on the parish, particularly in relation to housing need.</td>
<td>Undertake an early review of the Neighbourhood Plan once the review of the emerging Local Plan has established a new spatial strategy for the district. This will take into account the future housing requirements across Tandridge District and will set out a strategy for delivering the Neighbourhood area’s contribution towards this housing requirement.</td>
<td>PC/VCs, TDC</td>
</tr>
<tr>
<td><strong>Design and heritage</strong></td>
<td><strong>Non Policy Actions</strong></td>
<td></td>
</tr>
<tr>
<td>Need to identify and protect buildings that are not listed, but which are important assets</td>
<td>Undertake a consultation and local survey to identify potential buildings and structures to add to the Local List held by TDC.</td>
<td>PCs/VCs, TDC, local heritage groups, Historic England</td>
</tr>
<tr>
<td><strong>Employment and Business</strong></td>
<td><strong>Non Policy Actions</strong></td>
<td></td>
</tr>
<tr>
<td>Develop a technology and enterprise park</td>
<td>Explore options for land available and funding options to deliver enterprise park.</td>
<td>Coast to Capital LEP, BID, other business/education/leisure oriented funders and agencies</td>
</tr>
<tr>
<td>Need for additional flexible office/business space</td>
<td>Identify existing vacant premises, including within retail centres, and explore the potential for their re-use – either on a permanent or temporary basis – as co-working/start-up commercial business space.</td>
<td>PCs/VCs, BID, local agents and others</td>
</tr>
<tr>
<td><strong>Countryside and environment</strong></td>
<td><strong>Non Policy Actions</strong></td>
<td></td>
</tr>
<tr>
<td>Risk to natural environment, for instance through Green Belt review and loss of green space to development</td>
<td>Encourage the acquisition of threatened green space, to be vested in the community or a national social enterprise.</td>
<td>PCs/VCs, TDC, local landowners</td>
</tr>
<tr>
<td>The need for a more co-ordinated approach, between agencies, to assess valued landscapes, sites of biodiversity or geological value and soils</td>
<td>Work with key agencies involved in the various landscape designations to formulate a co-ordinated response to landscape value, involving the local community</td>
<td>SCC, TDC, PCs/VCs, landowners, Natural England, Environment Agency, Historic England, local community</td>
</tr>
<tr>
<td><strong>Leisure and Community</strong></td>
<td><strong>Non Policy Actions</strong></td>
<td></td>
</tr>
<tr>
<td>Seek additional burial space in the area</td>
<td>Work with partners to explore options for how this might be delivered including, for instance, through a Neighbourhood Development Order.</td>
<td>PCCs, TDC, SCC, landowners</td>
</tr>
<tr>
<td>Issue</td>
<td>Possible actions</td>
<td>Lead agencies and partner</td>
</tr>
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<tr>
<td>Develop an all-purpose sports facility in the area</td>
<td>Explore options to identify a suitable site for such a facility and funding options, potentially to be taken forward in the update to the Neighbourhood Plan.</td>
<td>PCs/VCs, TDC, Sports England, local schools, local landowners</td>
</tr>
<tr>
<td>Need for additional community hub provision</td>
<td>Bring partners together to identify suitable location for a new community hub</td>
<td>PCs/VCs, local community, existing service providers/local venues</td>
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<tr>
<td>Health and Education</td>
<td></td>
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<tr>
<td>Threat of closure of the Douglas Brunson day care centre</td>
<td>Ensure the capabilities and the site are retained for community purposes, through a thorough review of all possible options.</td>
<td>PCs/VCs, commissioners, TDC, SCC, local community</td>
</tr>
<tr>
<td>Lack of sixth form provision within schools in the neighbourhood area</td>
<td>Support the reintroduction of sixth form provision at De Stafford.</td>
<td>PCs/VCs, SCC, De Stafford, Education Funding Authority</td>
</tr>
<tr>
<td>Transport</td>
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<tr>
<td>There is limited public parking availability, particularly near to railways stations.</td>
<td>Develop a parking strategy with partners, to focus on where additional parking might be made available, including for electric vehicles, and the length of stay most appropriate. Work with enforcement agencies to ensure that parking restrictions are followed.</td>
<td>PCs/VCs, TDC, local landowners, businesses/business forums.</td>
</tr>
<tr>
<td>Need to reduce traffic impact on air quality</td>
<td>Explore options to create a low emission zone</td>
<td>SCC, TDC, PCs/VCs, Highways England</td>
</tr>
<tr>
<td>Improve road safety for all users</td>
<td>20mph zone(s)/ speed traps; feasibility study of pedestrian areas or shared space</td>
<td>National 20s Plenty group, local residents, PCs/VCs, TDC, SCC</td>
</tr>
<tr>
<td>Tackle the number of HGVs/LGVs driving through residential areas</td>
<td>Work with SCC on freight travel plans/ explore option for weight limits on certain roads/ start a lorry watch scheme/ identify public realm amendments that deter lorries/ additional signage</td>
<td>PCs/VCs, SCC, local residents, local businesses, LEP</td>
</tr>
<tr>
<td>Expand provision of community bus services</td>
<td>Explore the potential to invest in expanded community bus services which provide publicly available transport to key destinations, including railway stations, local hospitals, shopping centres.</td>
<td>TDC, PCs/VCs, commercial bus operators, East Surrey Rural Transport Partnership</td>
</tr>
<tr>
<td>Encourage walking and cycling</td>
<td>Conduct an audit of all existing pavements and footpaths with the aim of improving them and creating links to the main pedestrian walkway routes. Develop a walking/ cycling guide to the area.</td>
<td>PCs/VCs, TDC, SCC, local walking groups, Sustrans, Ramblers Association, VisitSurrey, commercial cycle hire companies, Local Flood groups</td>
</tr>
<tr>
<td>Issue</td>
<td>Possible actions</td>
<td>Lead agencies and partner</td>
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<tr>
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<tr>
<td><strong>Infrastructure and utilities</strong>&lt;br&gt;Need for a more co-ordinated approach to utilities and infrastructure provision to take into account the individual and cumulative of development</td>
<td>Work with key partners to understand the cumulative effects of potential development. This could include compiling data on e.g. air quality, traffic flows, parking pressures, flood issues and water management etc.</td>
<td>PCs/VCs, TDC, SCC, utility companies, Network Rail, Highways England, BT/OpenReach, water companies</td>
</tr>
</tbody>
</table>
16 POLICIES MAPS
Inset 1

- Designated Neighbourhood Area
- Settlement boundaries (CCW1)
- Allocated sites (CCW2)
- Character Areas (CCW8)
- Neighbourhood Character Areas (CCW18)
- Local Green Spaces (CCW18)
- Allotments (CCW19)
- Libraries, museums, theatres (CCW20)
- Community Hubs (CCW21)
- Burial Grounds (CCW23)
- Local health services (CCW24)
- Local state schools (CCW25)
- Key movement routes (CCW26)
Inset 2
GLOSSARY

- **Affordable housing** - Social rented, affordable rented, shared equity and intermediate housing, provided to eligible households whose needs are not met by the market
- **Ancient woodland**: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
- **Brownfield land registers**: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the District Council. A proportion accrues to the Parish Council.
- **Community Right to Build Order**: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
- **Conservation (for heritage policy)**: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Geodiversity**: The range of rocks, minerals, fossils, soils and landforms.
- **Green infrastructure**: 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.
- **Habitats site**: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- **Heritage asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Historic environment**: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
- **Local Enterprise Partnership**: A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
- **Local housing need**: the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
- **Local plan**: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan
documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

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

- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.

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

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

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

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

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

- **Playing field**: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

- **Section 106 agreement**: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

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

- **Starter Homes** - Homes targeted at first time buyers who would otherwise be priced out of the market. Like shared ownership homes, these should be available to households that need them most, with an income of less than £80,000 (£90,000 for London). Eligible first time buyers will also be required to have a mortgage in order to buy starter homes to stop cash buyers.

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

- **Use Class Order** - The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

- **Wildlife corridor**: Areas of habitat connecting wildlife populations.

- **Windfall sites**: Sites not specifically identified in the development plan.
EVIDENCE BASE DOCUMENTS

All background evidence documents can be found on the Neighbourhood Plan website:
http://www.ccwnp.org.uk

- Building for Life 12, Birkbeck & Kruczkowski, Nottingham Trent University, 2015
- Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, AECOM, 2018
- Caterham Masterplan Supplementary Planning Document, 2017
- Caterham Valley and Hill Town Design Statement, 2017
- Coast to Capital Rural Statement, Coast to Capital Local Enterprise Partnership, 2016
- East Surrey Rural Tourism Co-operation Project, Tourism South East, 2018
- Harestone Valley Design Guidance SPD, Tibbalds, 2011
- Housing and Economic Land Availability Assessment, Tandridge District Council, 2017-2018
- Local Plan 2033, Tandridge District Council, 2018
- National Planning Policy Framework, 2012 and 2018
- School Organisation Plan, Surrey County Council, 2018
- Settlement Hierarchy (Addendum), Tandridge District Council, 2018
- Strategic Housing Market Assessment, Turley, 2018
- Tandridge District Core Strategy, 2008
- Tandridge District Council, Urban Capacity Study, Ove Arup & Partners Ltd, 2017
- Tandridge Economic Needs Assessment Update, G L Hearn, 2017
- Tandridge Housing Strategy (draft), 2019-2023
- Tandridge Landscape Capacity and Sensitivity Study, Hankinson Duckett Associates, 2017
- Tandridge Local Plan Part 2: Detailed Policies, 2014-2029
- Tandridge Open Space, Sport and Recreation Facilities Assessments, Ethos Environmental Planning, 2017
- Tandridge Parking Standards SPD, 2012
- Tandridge Retail and Leisure Study update, Lichfields, 2018
- Town and Local Centre Review, Tandridge District Council, 2018
- Background Evidence reports from the Neighbourhood Plan Working Groups