Caterham, Chaldon and Whyteleafe Neighbourhood Plan

Environmental Report to accompany the submission version of the Neighbourhood Plan

CR3 Neighbourhood Plan group

March 2019
Quality information

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Non-Technical Summary

What is Strategic Environmental Assessment?
A strategic environmental assessment (SEA) has been undertaken to inform the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. 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.

What is the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP)?
The CCWNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Tandridge District Core Strategy (adopted in 2008) and the Local Plan Part 2 – Detailed Policies (adopted in 2014), with due regard to the emerging Tandridge Local Plan. It covers the time period up until the year 2033. The Neighbourhood Plan was submitted to Tandridge District Council in early 2019.

Purpose of this Environmental Report
This Environmental Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (October 2016), which includes information about the Neighbourhood Plan area’s environment and community.

The purpose of this Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the CCWNP and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the CCWNP and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the CCWNP has been assessed;
- The appraisal of alternative approaches for the CCWNP;
- The likely significant environmental effects of the CCWNP;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the CCWNP; and
- The next steps for the CCWNP and accompanying SEA process.
Assessment of alternative approaches for the CCWNP

Housing numbers

The emerging Local Plan sets an overall target of 6,056 dwellings to 2033 to be delivered across Tandridge District. Within the Neighbourhood Plan area, the emerging Local Plan seeks to provide for at least 1,300 new dwellings in the period 2015 to 2033. In addition to existing permissions, the emerging Local Plan allocates 176 homes on six sites, in the following locations:

- Sandiford House, 40 Stanstead Road, Caterham, Caterham on the Hill Parish, 14 dwellings
- Land off Salmons Lane West, Caterham, Caterham on the Hill Parish, 75 dwellings
- Coulsdon Lodge, Coulsdon Road, Caterham, Caterham on the Hill Parish, 15 dwellings
- 156 - 180 Whyteleafe Road, Caterham, Caterham on the Hill Parish / Whyteleafe Parish, 60 dwellings
- Land at Fern Towers, Harestone Hill, Caterham Valley Parish, 6 dwellings.

In addition 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 Plan area.

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

Alternatives considered through the SEA for the CCWNP and assessment findings

The CCWNP does not seek to propose alternative locations to the six sites allocated in the Neighbourhood Plan area, the One Estate Policy or town centre initiatives to be delivered through the Local Plan. It also does not seek to propose any additional allocations over and above that proposed through the emerging Local Plan.

The CR3 Neighbourhood Plan group however recognises that there is a need to provide a degree of certainty as to the location of any additional development which may come forward in the Neighbourhood Plan area in the period to 2033, which is required to meet local housing need.

In light of these factors, in the region of 30 brownfield sites have been identified by evidence base studies for the Neighbourhood Plan as being available and potentially suitable for development in the Neighbourhood Plan area. It is also recognised that, given recent changes in national planning policy, there is scope for the Neighbourhood Plan to potentially support in principle Green Belt release of greenfield sites.

To support decision making on the potential location of additional new development in the Neighbourhood Plan area during the plan period, the SEA process has considered two options as reasonable alternatives. These are as follows.

- **Option 1**: Facilitate the future development of greenfield sites in the Neighbourhood Plan area.
- **Option 2**: Focus future development on previously developed sites in the Neighbourhood Plan area.

Options 1 and 2 identified above were then subjected to assessment, with Table 4.1 in the main body of the Environmental Report presenting the assessment findings.

In terms of other approaches taken forward through the Neighbourhood Plan, reasonable alternatives have not been considered for each individual policy area. This is given that 1) the approaches have
been developed in conjunction with the Tandridge Local Plan and national policy 2) the policies have been developed to reflect the outcomes of extensive consultation undertaken during Neighbourhood Plan development, as well as plan objectives and 3) the assessment of reasonable alternatives has focused on the elements of the plan which have the potential for significant environmental effects.

**Preferred approach in the Neighbourhood Plan in light of assessment findings**

The CCWNP does not seek to allocate additional sites for development over and above those proposed through the emerging Tandridge Local Plan. The CR3 Neighbourhood Plan group however recognises that there is a need to provide a degree of certainty as to the location of any additional development which may come forward in the Neighbourhood Plan area in the period to 2033.

In light of this, to augment the sites allocated through the emerging Local Plan, the Neighbourhood Plan prioritises the redevelopment of brownfield sites to meet remaining housing need. Extensive work on site availability and assessments has been undertaken by the CR3 Neighbourhood Plan group, which has revealed an 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. This is considered by the CR3 Neighbourhood Plan group to be an appropriate and proportional delivery for this period, subject to monitoring the additional stress such development will place on existing infrastructure. Recognising that such an approach may lead to the ongoing erosion of employment land availability in the Neighbourhood Plan area, additional brownfield sites to those already identified will be supported for housing unless these leads to loss of employment sites.

The Neighbourhood Plan also proposes that 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. The early review for the Neighbourhood Plan should therefore 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 Local Plan period.

**Assessment of the current version of the CCWNP**

The submission version of the CCWNP presents 29 planning policies for guiding development in the Neighbourhood Plan area.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current version of the CCWNP. The Environmental Report has presented the findings of the assessment under the following SEA themes:

- Population, Housing and Deprivation
- Health
- Accessibility and Transport
- Land Use and Soil
- Pollution
- Biodiversity
- Heritage
- Landscape
- Climatic Factors
- Economy and Employment

The assessment has concluded that the current version of the CCWNP is likely to lead to significant positive effects in relation to the ‘Population, Housing and Deprivation’ SEA theme. This relates to the focus of the Neighbourhood Plan on the delivery of high quality housing to meet local needs, protecting and enhancing the provision of community facilities, and supporting the creation of safe,
inclusive and attractive environments through sustainable design. The Neighbourhood Plan is also likely to lead to significant positive effects in relation to the ‘Economy and Employment’ SEA theme, linked to its focus on maintaining and enhancing the vitality and functions of the four centres in the Neighbourhood Plan area (as hubs for services and facilities), encouraging and supporting future employment opportunities which promote flexible working practices, whilst also seeking to diversify the economy. The CCWNP’s focus on previously developed land will also support significant positive effects in relation to the ‘Land Use and Soil’ SEA theme.

The Neighbourhood Plan will also bring positive effects in relation to the ‘Accessibility and Transportation’ SEA theme. These benefits largely relate to the Neighbourhood Plan’s focus on supporting accessibility to services, facilities and public transport networks, whilst also aiming to tackle traffic and congestion issues. The Neighbourhood Plan is also likely to bring positive effects in relation to the ‘Health’ SEA theme, linked to its promotion of improvements to local health services, enhancements to green infrastructure and open space provision, and through the delivery of an appropriate mix of housing types and tenures which are suitable for both younger and older residents.

The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the ‘Biodiversity’, ‘Heritage’ and ‘Landscape’ SEA themes, particularly through protecting local character, views and open spaces, supporting local distinctiveness and the quality of the public realm, and conserving and enhancing the natural environment through applying the principle of environmental net-gain in the design of new developments. However, given the approaches taken forward through the Neighbourhood Plan will help to safeguard areas and limit potential effects from new developments rather than secure significant enhancements, these impacts are unlikely to comprise significant positive effects overall. Positive effects will also be facilitated in relation to the ‘Pollution’ and ‘Climatic Factors’ themes. These are though also not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

**Next Steps**

The CCWNP and this Environmental Report is being submitted to Tandridge District Council for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Tandridge Local Plan.

If the Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Tandridge District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be ‘made’. Once made, the Neighbourhood Plan will become part of the Development Plan for Caterham, Chaldon and Whyteleafe parishes.
1. Introduction

Background

1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of Caterham, Chaldon and Whyteleafe’s emerging Neighbourhood Plan. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP) is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Tandridge District Core Strategy (adopted in 2008) and the Local Plan Part 2 – Detailed Policies (adopted in 2014), with due regard to the emerging Tandridge Local Plan 2033.

1.2 The CR3 Neighbourhood Plan group is the Qualifying Body constituted to bring 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. The name CR3 Neighbourhood Plan group 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 The Neighbourhood Plan is being submitted to Tandridge District Council, with a view to undergoing Independent Examination later in 2019. Key information relating to the CCWNP is presented in Table 1.1

<table>
<thead>
<tr>
<th>Table 1.1: Key facts relating to the CCWNP</th>
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<tbody>
<tr>
<td><strong>Name of Qualifying Body</strong></td>
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<tr>
<td><strong>Title of Plan</strong></td>
</tr>
<tr>
<td><strong>Subject</strong></td>
</tr>
<tr>
<td><strong>Purpose</strong></td>
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<tr>
<td><strong>Timescale</strong></td>
</tr>
<tr>
<td><strong>Area covered by the plan</strong></td>
</tr>
<tr>
<td><strong>Summary of content</strong></td>
</tr>
<tr>
<td><strong>Plan contact point</strong></td>
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Figure 1.1: Neighbourhood Plan area
SEA explained

1.4 Strategic Environmental Assessment (SEA) is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SEA for the CCWNP seeks to maximise the developing plan’s contribution to sustainable development.

1.5 SEA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive 1.

1.6 The CCWNP has been screened in by Tandridge District Council as requiring an SEA. To meet this requirement, the Neighbourhood Plan is undergoing an SEA process which incorporates the requirements of the SEA Directive.

1.7 The SEA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

1.8 Two key procedural requirements of the SEA Regulations are that:

1. When deciding on ‘the scope and level of detail of the information’ which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and

2. A report (the ‘Environmental Report’) is published for alongside the Draft Plan (i.e. the draft CCWNP) that presents outcomes from the environmental assessment (i.e. discusses ‘likely significant effects’ that would result from plan implementation) and reasonable alternatives.

Structure of this SEA Environmental Report

1.9 This document is the SEA Environmental Report for the CCWNP and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations.

1.10 Each of the four questions is answered in turn within this report, as follows:

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1 Directive 2001/42/EC
Table 1.2: Questions that must be answered by the SEA Environmental Report in order to meet the regulatory requirements

<table>
<thead>
<tr>
<th>ENVIRONMENTAL REPORT QUESTION</th>
<th>IN LINE WITH THE SEA REGULATIONS, THE REPORT MUST INCLUDE…³</th>
</tr>
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<tbody>
<tr>
<td>What is the plan seeking to achieve?</td>
<td>• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</td>
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</table>
| What is the sustainability 'context'? | • The relevant environmental protection objectives, established at international or national level  
• Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance |
| What's the scope of the SEA? | • The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan  
• The environmental characteristics of areas likely to be significantly affected  
• Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance |
| What is the sustainability 'baseline'? | • Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment |
| What are the key issues & objectives? | • Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)  
• The likely significant effects associated with alternatives  
• Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan. |
| What has plan-making/SEA involved up to this point? | • The likely significant effects associated with the submission version of the plan  
• The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan |
| What are the assessment findings at this stage? | • The next steps for plan making/SEA process. |
| What happens next? | }
2. Local Plan context and vision for the Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

2.1 The Tandridge District Core Strategy\(^4\) 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\(^5\), which was adopted in 2014.

2.2 The CCWNP must be in general conformity with the strategic policies of the adopted Local Plan. Therefore there is a need to 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, the plan (Our Local Plan: 2033) was submitted by Tandridge District Council to the Planning Inspectorate on 18th January in 2019 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.

2.3 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.

2.4 Within the current and emerging Local Plans, Caterham on the Hill, Caterham Valley and Whyteleafe in the Neighbourhood Plan area are classified as ‘Urban Tier 1 Settlements’. These settlements provide access to the highest concentration of services and employment within Tandridge and are therefore considered through the Local Plan to be the most sustainable locations for development in the district. In the emerging Local Plan Chaldon is classified as a Tier 4 ‘Limited and Unserviced settlement’, where only very limited development which delivers affordable homes and contributes to local housing needs is supported.

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Vision and objectives for the Neighbourhood Plan

2.5 Developed during the earlier stages of plan development, the vision and objectives of the CCWNP are as follows:

"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.

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.

We hope to create an attractive place for families to live and a well-supported strategic location for businesses.

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.

Vision Statement for the CCWNP"

2.6 The Plan has the following objectives to achieve the Vision:

- 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 green spaces;
- 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; and
- Objective 6: To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.
3. What is the scope of the SEA?

SEA Scoping Report

3.1 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England. These authorities were consulted on the scope of the CCWNP SEA in October 2016.

3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
- Baseline data against which the Neighbourhood Plan can be assessed;
- The key sustainability issues for the Neighbourhood Plan; and
- An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.

3.3 Baseline information (including context review and baseline data) is presented in Appendix A, which has been updated accordingly to reflect scoping responses received from the consultation bodies.

SEA Framework

3.4 The SEA Framework, which is presented below, provides a way in which environmental effects can be defined and subsequently analysed based on standard ‘tests’. Each option and proposal within the CCWNP has been assessed consistently using the framework.

<table>
<thead>
<tr>
<th>SEA Objective</th>
<th>Assessment questions</th>
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<tbody>
<tr>
<td>Population, Housing and Deprivation</td>
<td>• Promote improvements in the availability and quality of the housing stock?</td>
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<tr>
<td></td>
<td>• Provide affordable homes, homeless shelters, and/or sheltered accommodation to meet identified needs?</td>
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<td></td>
<td>• Reduce the number of unfit homes?</td>
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<tr>
<td></td>
<td>• Ensure that future housing can be delivered in a viable way?</td>
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<tr>
<td>Reduce poverty and social exclusion</td>
<td>• Address issues of deprivation and social exclusion?</td>
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<td></td>
<td>• Provide additional assistance to vulnerable people (e.g. children, the elderly, those with ill health or disabilities)?</td>
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<td></td>
<td>• Improve participation in further education?</td>
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<tr>
<td>Health</td>
<td>• Encourage healthy lifestyles?</td>
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<tr>
<td></td>
<td>• Help people to remain independent?</td>
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<td></td>
<td>• Improve access to health provision?</td>
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6 In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme’.
<table>
<thead>
<tr>
<th>SEA Objective</th>
<th>Assessment questions</th>
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</thead>
<tbody>
<tr>
<td>Accessibility and Transport</td>
<td>Improve access to key services (e.g. education, employment, recreation, community services, cultural assets, green spaces)? Reduce the need to travel, including by lorry? Increase walking and cycling? Improve public transport – including choice and interchange? Be accommodated within the existing public transport constraints?</td>
</tr>
<tr>
<td>Pollution</td>
<td>Improve air quality? Reduce pollution of groundwater, watercourses and rivers (particularly from nitrates)? Reduce the demand for water? Support water recycling, e.g. rainwater collection, greywater? Provide adequate water and wastewater infrastructure? Maintain and create tranquil areas? Ensure that people are not exposed to greater levels of noise? Reduce light pollution?</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Protect/designated areas of nature conservation and protected species? Protect/enhance non-protected habitats and species? Prevent fragmentation of habitats? Take account of the effects of climate change on biodiversity? Enhance understanding of the importance of biodiversity? Enhance biodiversity, e.g. create more habitats, and improve connectivity?</td>
</tr>
<tr>
<td>Heritage</td>
<td>Protect/enhance cultural assets and their settings: listed buildings, conservation areas, archaeological sites, buildings of character? Promote sensitive re-use of culturally important buildings, where appropriate? Improve access to historical/cultural assets?</td>
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<tr>
<td>Landscape</td>
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<tr>
<th>SEA Objective</th>
<th>Assessment questions</th>
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| Protect and enhance the townscape and landscape | • Improve the landscape / townscape?  
• Improve access to the countryside? |

**Climatic Factors**

| Increase energy efficiency and the production of renewable energy, and adapt to the impacts of changing climate | • Reduce the risk of flooding to the development?  
• Minimise the risk of increased flooding from the development, e.g. reduced hard surfacing, sustainable urban drainage systems?  
• Protect the community from the extremes of climate change (heat waves, drought, strong winds etc.)?  
• Reduce the use of energy?  
• Support de-centralised energy generation, including combined heat and power?  
• Facilitate the generation / use of renewable energy (wind, sun, biomass, waste as fuel)? |

**Economy and Employment**

| Provide for employment opportunities to meet the needs of the local economy | • Provide for the needs of business in urban and rural areas (e.g. range of premises, land, infrastructure and services)?  
• Encourage diversity and quality of employment?  
• Encourage rural diversification?  
• Enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal?  
• Protect the viability of future employment development? |

| Support economic growth which is inclusive, innovative and sustainable | • Increase the likelihood of local jobs being filled by local people?  
• Meet the needs for labour without increasing the need to travel?  
• Promote lifelong learning and training, accessible to all?  
• Encourage mixed-use development? |
4. What has plan making / SEA involved up to this point?

Introduction

4.1 The ‘narrative’ of plan-making/ SEA up to this point is told within this part of the Environmental Report.

4.2 A key element of the SEA process is the appraisal of ‘reasonable alternatives’ for the CCWNP. The SEA Regulations\(^7\) are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the ‘plan and reasonable alternatives taking into account the objectives and geographical scope of the plan’.

4.3 In accordance with the SEA Regulations the Environmental Report must include:

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

4.4 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for development. Specifically, this chapter explains how the CCWNP’s development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

4.5 This chapter explains and presents the following:

- the process of establishing reasonable alternatives;
- the outcomes of assessing reasonable alternatives; and
- reasons for establishing the preferred option, in light of the assessment.

Establishing the reasonable alternatives

Local Plan context for the Neighbourhood Plan

4.6 Plan-making for the CCWNP has been underway since 2012. A significant number of evidence base studies have been prepared and consultation events undertaken for the Neighbourhood Plan in the period since, and Regulation 14 consultation on the CCWNP was undertaken in 2017.

4.7 The CCWNP must be in general conformity with the strategic policies of the adopted Local Plan. Therefore there is a need to 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, the plan (Our Local Plan: 2033) was submitted by Tandridge District Council to the Planning Inspectorate in January 2019 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.

4.8 Within the current and emerging Local Plans, Caterham on the Hill, Caterham Valley and Whyteleafe are classified as ‘Urban Tier 1 Settlements’. These settlements provide access to the highest concentration of services and employment within Tandridge and are therefore

\(^7\) Environmental Assessment of Plans and Programmes Regulations 2004
Housing numbers

4.9 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. Within the Neighbourhood Plan area, the emerging Local Plan seeks to provide for at least 1,300 new dwellings in the period 2015 to 2033. In addition to existing permissions, the emerging Local Plan allocates 176 homes on six sites, in the following locations:

- Sandiford House, 40 Stanstead Road, Caterham, Caterham on the Hill Parish, 14 dwellings
- Land off Salmons Lane West, Caterham, Caterham on the Hill Parish, 75 dwellings
- Coulsdon Lodge, Coulsdon Road, Caterham, Caterham on the Hill Parish, 15 dwellings
- 156 - 180 Whyteleafe Road, Caterham, Caterham on the Hill Parish / Whyteleafe Parish, 60 dwellings
- Land at Fern Towers, Harestone Hill, Caterham Valley Parish, 6 dwellings.

4.10 In addition 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 Plan area.

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

4.12 The CR3 Neighbourhood Plan group has also undertaken significant analysis of their housing need. 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.

Reasonable alternatives to consider through the CCWNP

4.13 The CCWNP does not seek to propose alternative locations to the six sites allocated in the Neighbourhood Plan area, the One Estate Policy or town centre initiatives through the Local Plan. It also does not seek to propose any allocations over and above that proposed through the emerging Local Plan.

4.14 The CR3 Neighbourhood Plan group however recognises that there is a need to provide a degree of certainty as to the location of any additional development which may come forward in the Neighbourhood Plan area in the period to 2033, which is required to meet local housing need (Section 4.12 above).

4.15 In light of these factors, in the region of 30 brownfield sites have been identified by evidence base studies for the Neighbourhood Plan as being available and potentially suitable for development in the Neighbourhood Plan area. It is also recognised that, given recent changes to the NPPF, there is scope for neighbourhood plans to potentially support in principle Green Belt release of greenfield sites.
4.16 To support decision making on the potential location of additional new development in the Neighbourhood Plan area during the plan period, the SEA process has considered two options as reasonable alternatives. These are as follows.

- **Option 1:** Facilitate the future development of greenfield sites in the Neighbourhood Plan area.
- **Option 2:** Focus future development on previously developed sites in the Neighbourhood Plan area.

### Assessment of reasonable alternatives

4.17 Options 1 and 2 identified above have been subjected to assessment, with Table 4.1 below presenting the findings of the appraisal.

4.18 For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability objectives identified through scoping (see Table 3.1) as a methodological framework. Green is used to indicate significant positive effects, whilst red is used to indicate significant negative effects.

4.19 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a ‘no plan’ scenario). In light of this, there is a need to make certain assumptions regarding how options will be implemented ‘on the ground’ and what the effect on particular receptors would be. Where there is a need to rely on assumptions in order to reach a conclusion on a significant effect this is made explicit in the appraisal text.

4.20 Where it is not possible to predict likely significant effects on the basis of reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of ‘significant effects’. Numbers are used to highlight the option that is preferred from the perspective of the SEA theme being considered, with 1 performing the best. Where it is not possible to differentiate between the options, an ‘=’ has been utilised.

4.21 Finally, it is important to note that effects are predicted taking into account the criteria presented within Regulations.\(^8\) So, for example, account is taken of the duration, frequency and reversibility of effects.

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\(^8\) Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.
### Table 4.1: Appraisal findings: reasonable alternatives for broad locations of development

<table>
<thead>
<tr>
<th>SEA Theme</th>
<th>Discussion of potential effects and relative merits of options</th>
<th>Rank of preference</th>
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<tbody>
<tr>
<td><strong>Population, Housing and Deprivation</strong></td>
<td>Given land availability, both options will meet local housing needs in terms of housing numbers. In terms of affordable housing, such provision may be easier to deliver through the larger greenfield sites which have the potential to be delivered through Option 1. The Tandridge Local Plan sets a provision of 20% affordable homes for developments of 15 or more dwellings in Tier 1 settlements and 40% of dwellings for developments of ten or more dwellings in Tier 2 settlements. As such Option 1 may in some cases have increased opportunity for delivering affordable housing in the Neighbourhood Plan area. In addition, in terms of the provision of services and facilities, the delivery of CIL monies and similar mechanisms are likely to be more achievable through the potentially larger allocations facilitated through Option 1. Whilst all new developments involving one or more dwellings are liable for the community infrastructure levy, concentrating the delivery of housing at larger sites may help enable the securing of additional contributions to site specific mitigation through Section 106 planning agreements (it should be noted however that such contributions are typically required to make a development proposal acceptable in planning terms that would not otherwise be acceptable). In terms of accessibility, Option 2, through promoting development on previously developed land, has increased potential to facilitate the development of new housing at locations which are more integrated within built up areas of the Neighbourhood Plan area, including town and village centres. This has the potential to allow at some locations easier access to town and village services.</td>
<td>Opt 1: <strong>1</strong> Opt 2: <strong>2</strong></td>
</tr>
<tr>
<td><strong>Health</strong></td>
<td>The delivery of housing provision through the larger scale allocations potentially enabled by Option 1 has the potential to concentrate effects on road safety and noise quality from increased traffic flows at certain locations. This may have effects on the health and wellbeing of residents. Effects however depend on the location of new development areas and the integration of elements such as sustainable transport linkages and green infrastructure provision. Option 2 has the potential for supporting health and wellbeing through improvements to the quality of the built environment in certain locations in the CR3 area. This includes through enhancing the quality of the public realm. It also increases opportunities for delivering development in town centre locations more easily accessible to services, facilities and amenities. This will support healthier modes of travel, including walking and cycling.</td>
<td>Opt 1: <strong>2</strong> Opt 2: <strong>1</strong></td>
</tr>
<tr>
<td><strong>Accessibility and Transport</strong></td>
<td>Option 2, through promoting development on previously developed land, has increased potential to facilitate the development of new housing at locations which are more integrated within built up areas of the Neighbourhood Plan area, including town and village centres. This has the potential to allow at some locations easier access to town and village services and facilities by sustainable modes of transport such as walking and cycling. However, the provision of new and improved sustainable transport infrastructure to accompany new housing development, including pedestrian/cycle and public transport links may be more feasible with the larger scale of development enabled by Option 1. Overall however, Option 2 has increased potential for significant positive effects in relation to this SEA theme.</td>
<td>Opt 1: <strong>2</strong> Opt 2: <strong>1</strong></td>
</tr>
</tbody>
</table>
### Option 1: Facilitate the future development of greenfield sites in the Neighbourhood Plan area.

### Option 2: Focus future development on previously developed sites in the Neighbourhood Plan area.

<table>
<thead>
<tr>
<th>SEA Theme</th>
<th>Discussion of potential effects and relative merits of options</th>
<th>Rank of preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use and Soil</td>
<td>Option 1 will lead to the loss of greenfield land in the Neighbourhood Plan area. The option also has increased potential to lead to the loss of areas of the best and most versatile agricultural land; however this is uncertain as recent detailed agricultural land classification has not been undertaken in the Neighbourhood Plan area (in this context land has been classified as Grade 3 land; it is uncertain whether this is Grade 3a land, which is land classified as the best and most versatile, or Grade 3b, land which is not). In contrast, Option 2 has increased potential to support the efficient use of land through facilitating the reuse and rejuvenation of previously developed and underutilised land.</td>
<td>Opt 1: 2 Opt 2: 1</td>
</tr>
<tr>
<td>Pollution</td>
<td>In relation to air quality, Option 2 focuses on the reuse of previously developed land. Given many of these sites will be in locations with good accessibility to services, facilities and key public transport nodes (including rail stations), the option has increased potential to reduce the need to travel by private car. This has the potential to support air quality in the area. This is relevant given Station Road, Caterham and Godstone Road, Whyteleafe have since 2010 experienced elevated levels of annual nitrogen dioxide levels. In terms of water quality, it is difficult to come to a conclusion regarding the potential for development at any given location to result in negative effects without an understanding of the design measures that will be put in place. For example sustainable drainage systems – SuDS – are an effective means of minimising surface water runoff and hence pollution. However, given the potential for development on previously developed land to reduce land contamination, Option 2 has the potential to lead to medium and long term improvements to water quality.</td>
<td>Opt 1: 2 Opt 2: 1</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>Potential effects on biodiversity have the potential to take place from development on both previously developed and greenfield land. Whilst greenfield development has the potential to lead to the loss of key landscape features of biodiversity value and impacts on ecological corridors, previously developed land can support a rich biological diversity. In this context previously developed land can provide habitat for UKBAP Priority Species and contribute to wider ecological networks, as well as the provision of ecosystem services such as pollination. All allocations have the potential to have impacts on biodiversity assets if located inappropriately and have poor design and layout. Likewise all allocations have the potential to promote net gains in biodiversity value. In this context, for both options, potential effects on biodiversity depend on elements such as the provision of green infrastructure to accompany new development areas and the retention and incorporation of biodiversity features.</td>
<td>= 1 = 1</td>
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</table>
Option 1: Facilitate the future development of greenfield sites in the Neighbourhood Plan area.

Option 2: Focus future development on previously developed sites in the Neighbourhood Plan area.

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<th>SEA Theme</th>
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<th>Rank of preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage</td>
<td>Both options have the potential to lead to development in locations which may impact on the fabric and setting of the historic environment.</td>
<td>Opt 1: 2  Opt 2: 1</td>
</tr>
<tr>
<td></td>
<td>Impacts of both options depend on the extent to which high quality design and layout which is sensitive to the setting of the historic environment is incorporated into new development areas.</td>
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<tr>
<td></td>
<td>Whilst Option 2 has the potential to lead to impacts on the setting and fabric of the historic environment in more built up parts of the Neighbourhood Plan area, it offers more potential than Option 1 to support the reuse, rejuvenation and revitalisation of heritage assets and enhancements to their settings. This is in part given that a number of the available brownfield sites are within areas of poor quality townscape, and offer potential for enhancements to the quality of the public realm.</td>
<td></td>
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<tr>
<td></td>
<td>Option 1 has increased potential to impact on historic landscapes, including, as identified through the Surrey Historic Landscape Characterisation, associated with 19th century and later parkland and larger designed gardens, historic field patterns/systems and commons and greens. The option would also result in a greater loss of open spaces contributing to the ‘green gaps’ between Caterham Hill, Whyteleafe, Caterham Valley and Chaldon, with the potential impact on the historic character, distinctiveness and setting of the settlement areas of the Neighbourhood Plan area.</td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td>Option 1, through facilitating greenfield development in the Neighbourhood Plan area, increases the scope for impacts on landscape character, including from visual impact, impacts on noise quality and impacts on how the landscape is perceived. The potential significance of such effects is increased due to the location of many greenfield sites within or within the setting of the Surrey Hills AONB, and the potential for the special qualities of the AONB to be impacted. The option would also result in a greater loss of open spaces contributing to the ‘green gaps’ between Caterham Hill, Whyteleafe, Caterham Valley and Chaldon, with the potential for impacts on the landscape setting of the settlements.</td>
<td>Opt 1: 2  Opt 2: 1</td>
</tr>
<tr>
<td></td>
<td>Option 2, through helping to rejuvenate areas of disused or underutilised previously developed land, provides significant opportunities for supporting enhancements to townscape character and the quality of the public realm, depending on the design and layout of development.</td>
<td></td>
</tr>
<tr>
<td>Climatic Factors</td>
<td>In terms of greenhouse gas emissions, road transport is a significant contributor to emissions in the area. The extent to which the two options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context, Option 2, through promoting the development of previously developed land has increased potential to promote development in locations which are more integrated with the existing built up area of the Neighbourhood Plan area, and with closer proximity to services, facilities and key public transport nodes (such as rail stations). This has the potential to support a limitation of car use, with benefits for climate change mitigation.</td>
<td>Opt 1: 2  Opt 2: 1</td>
</tr>
<tr>
<td></td>
<td>In terms of climate change adaptation, the redevelopment of previously developed land provides opportunities for enhancing the resilience of brownfield sites surrounding areas to the effects of climate change. This includes through design and layout which helps regulate the effects of extreme weather events, including through regulating surface water run-off and the incorporation of flood risk management measures. The development of greenfield sites is less likely to support climate change adaptation. Whilst such development offers the potential for the incorporation of green infrastructure enhancements, Option 1 is likely to result in an increased loss of features which support climate resilience and provide natural flood defence mechanisms.</td>
<td></td>
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</tbody>
</table>
Option 1: Facilitate the future development of greenfield sites in the Neighbourhood Plan area.
Option 2: Focus future development on previously developed sites in the Neighbourhood Plan area.

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<th>Rank of preference</th>
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</thead>
<tbody>
<tr>
<td>Economy and Employment</td>
<td>Whilst both options are likely to lead to a similar delivery of overall housing numbers in the Neighbourhood Plan area, supporting the overall economic vitality of the area, Option 2 has increased potential to support the vitality and viability of town and village centres. This is given the opportunities through the option for rejuvenating disused and underutilised land, and an intensification of uses in these locations. A key factor however relates to the development of previously developed land for residential uses, and an associated loss of employment land. This is relevant given that there has been a significant recent loss of employment sites within the Neighbourhood Plan area to residential uses, in particular within the office (B1) use class, largely as a result of permitted development rights. In addition there is an increasing demand for smaller employment workspaces in the Neighbourhood Plan area, associated with a growth in the number business start-ups in the area (the growth of which is double that for the rest of Tandridge) and the growth of self-employed homeworkers. As such Option 2 has increased potential to lead to the loss of employment land for residential uses.</td>
<td>1 2</td>
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</table>
Preferred approach in the Neighbourhood Plan in light of assessment findings

4.22 The preferred spatial strategy for the Neighbourhood Plan reflects Option 2 considered above. This option is viewed as the most sustainable by the Neighbourhood Plan group given the option offers significant scope to rejuvenate areas of disused and underutilised land, support the vitality of the Neighbourhood Plan area, whilst also protecting and enhancing the natural and built environment.

4.23 The approach taken forward through the Neighbourhood Plan has been developed to be in conformity with the strategic policies in the Local Plan, and has been designed to promote sustainable development in line with national policy.

4.24 In this context the CCWNP does not seek to allocate additional sites for development over and above those proposed through the emerging T andridge Local Plan. This includes the six sites outlined in Section 4.9 above, and to be delivered through the One Estate Policy and the town centre initiatives.

4.25 The CR3 Neighbourhood Plan group however recognises that there is a need to provide a degree of certainty as to the location of any additional development which may come forward in the Neighbourhood Plan area in the period to 2033.

4.26 In light of this, to augment the sites allocated through the emerging Local Plan, the Neighbourhood Plan prioritises the redevelopment of brownfield sites to meet remaining housing need.

4.27 Extensive work on site availability and assessments has been undertaken by the CR3 Neighbourhood Plan group, which has revealed an 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. This is considered by the CR3 Neighbourhood Plan group to be an appropriate and proportional delivery for this period, subject to monitoring the additional stress such development will place on existing infrastructure. Recognising that such an approach may lead to the ongoing erosion of employment land availability in the Neighbourhood Plan area, additional brownfield sites to those already identified will be supported for housing unless these leads to loss of employment sites.

4.28 The Neighbourhood Plan also proposes that 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. This is in the context of the emerging Local Plan’s position on housing delivery (303 new dwellings per annum as opposed to a standardised methodology objectively assessed need of 470). The early review for the Neighbourhood Plan should therefore 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 Local Plan period.

4.29 In terms of other approaches taken forward through the Neighbourhood Plan, reasonable alternatives have not been considered for each individual policy area. This is given that 1) the approaches have been developed in conjunction with the Tandridge Local Plan and national policy 2) the policies have been developed to reflect the outcomes of extensive consultation undertaken during Neighbourhood Plan development, as well as plan objectives and 3) the assessment of reasonable alternatives has focused on the elements of the plan which have the
potential for significant environmental effects (in conjunction with Regulation 12(2) of the SEA Regulations).

Development of Neighbourhood Plan policies

Neighbourhood Plan policies

4.30 The submission version of the CCWNP puts forward 29 policies to guide development in the Neighbourhood plan area. The policies, which were developed following extensive community consultation and evidence gathering, are presented in Table 4.2. These policies have been assessed in Chapter 5 below.

Table 4.2: CCWNP policies

<table>
<thead>
<tr>
<th>Neighbourhood Plan policies</th>
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</thead>
<tbody>
<tr>
<td><strong>Spatial Strategy</strong></td>
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<tr>
<td>Policy CCW1: Location of Development</td>
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<tr>
<td><strong>Housing</strong></td>
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<tr>
<td>Policy CCW2: Housing Requirement</td>
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<tr>
<td>Policy CCW3: Housing Mix</td>
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<tr>
<td>Policy CCW4: Retention of Existing Housing Stock</td>
</tr>
<tr>
<td>Policy CCW5: Maximising Opportunities for Housing Provision</td>
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<tr>
<td>Policy CCW6: Affordable Homes</td>
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<tr>
<td>Policy CCW7: Housing Density</td>
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<tr>
<td><strong>Design and Heritage</strong></td>
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<tr>
<td>Policy CCW8: Character of Development</td>
</tr>
<tr>
<td>Policy CCW9: Design of Development</td>
</tr>
<tr>
<td>Policy CCW10: Sustainable Design</td>
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<tr>
<td><strong>Local Economy</strong></td>
</tr>
<tr>
<td>Policy CCW11: Mixed Use Schemes in Commercial Areas</td>
</tr>
<tr>
<td>Policy CCW12: Incubator/Flexible Start-Up Business Space</td>
</tr>
<tr>
<td>Policy CCW13: Retaining and Enhancing the Vitality and Viability of Retail Centres</td>
</tr>
<tr>
<td>Policy CCW14: Supporting Recreation and Sustainable Tourism</td>
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<tr>
<td><strong>Natural Environment</strong></td>
</tr>
<tr>
<td>Policy CCW15: Natural Landscape and Rural Character</td>
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<td>Policy CCW16: Green Infrastructure and Development</td>
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<td>Policy CCW17: Locally Significant Views</td>
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<td>Policy CCW18: Local Green Spaces</td>
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<tr>
<td><strong>Leisure and Community</strong></td>
</tr>
<tr>
<td>Policy CCW19: Allotments and Community Growing Spaces</td>
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<tr>
<td>Policy CCW20: Libraries, Museum and Theatre</td>
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<td>Policy CCW21: Community Hubs</td>
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*Regulation 12(2) states “The report shall identify, describe and evaluate the likely significant effects on the environment of— (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.”*
**Neighbourhood Plan policies**

<table>
<thead>
<tr>
<th>Category</th>
<th>Policy</th>
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</thead>
<tbody>
<tr>
<td><strong>Policy CCW22: Protection of Public Houses</strong></td>
<td></td>
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<td><strong>Policy CCW23: Burial Grounds</strong></td>
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<tr>
<td><strong>Healthcare and Education</strong></td>
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<tr>
<td><strong>Policy CCW24: Maintaining Existing Health Facilities</strong></td>
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<tr>
<td><strong>Policy CCW25: Education Provision</strong></td>
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<tr>
<td><strong>Transport and Movement</strong></td>
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<tr>
<td><strong>Policy CCW26: Protection and Enhancement of Key Movement Routes</strong></td>
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<tr>
<td><strong>Policy CCW27: Bus Services and Community Transport</strong></td>
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<td><strong>Policy CCW28: Public Car Parking</strong></td>
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<tr>
<td><strong>Infrastructure and Utilities</strong></td>
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<tr>
<td><strong>Policy CCW29: Integrated Infrastructure</strong></td>
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</tbody>
</table>
5. What are the appraisal findings at this current stage?

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current submission version of the CCWNP. This chapter is structured as follows:

- Sections 5.2 to 5.40 present an appraisal of the current version of the CCWNP under the ten SEA theme headings; and
- Sections 5.41 to 5.43 subsequently discuss overall conclusions.

Population, Housing and Deprivation

5.2 As discussed in Chapter 4, the Neighbourhood Plan does not allocate any additional sites over and above those put forward through the Local Plan. In this context Policy CCW1 (Location of Development) and Policy CCW2 (Housing Requirement) support the provisions of the emerging Local Plan and do not seek to allocate any additional sites for development. Instead, a range of brownfield housing sites have been identified in the Neighbourhood Plan area that could provide at least 1,348 additional net new units in the period 2015 to 2033. In addition an early review of the Neighbourhood Plan is proposed in order to take into account the policies of the emerging Local Plan and its implications on future housing need in the area. Given this approach is anticipated to address objectively assessed housing needs, it is assumed that this growth quantum will meet the housing needs arising locally.

5.3 To support the preparation of the Neighbourhood Plan, the results of the Housing Survey and Community Questionnaire suggested a preference for new developments which would deliver appropriate levels of housing to meet the needs arising locally, including in relation to affordability, density, type and tenure. In this regard, Policy CCW3 (Housing Mix) seeks to ensure that development delivers a mix of housing types and tenures to reflect and respond to the existing and future housing needs of the Neighbourhood Plan area. Policy CCW5 (Maximising Opportunities for Housing Provision) supports the sub-division of large residential properties to create a mix of small one, two and three bedroom dwellings. Additionally, Policy CCW6 (Affordable Homes) specifies that all residential development proposals shall provide affordable housing as required through Policy TLP12 'Affordable Housing Requirement' of the emerging Local Plan. Furthermore, Policy CCW4 ‘Retention of Existing Housing Stock’ aims to protect the loss of residential land to alternative uses, to ensure that the existing housing supply in the Neighbourhood Plan area is protected. The provision of these policies will therefore support the creation of mixed, balanced and inclusive communities, aligning with both national and local policy objectives.

5.4 The Neighbourhood Plan also contains a number of policies which will positively support the quality of life of residents and the satisfaction of residents in the Neighbourhood Plan area as a place to live, with a goal of enhancing community vitality. For example, the provisions of Policy CCW1 will ensure that new developments are delivered within settlement boundaries and have good access to local services and facilities. Similarly, Policy CCW19 (Allotments and Community Growing Spaces), Policy CCW20 (Libraries, Museum and Theatre), Policy CCW21 (Community Hubs), Policy CCW22 (Protection of Public Houses) and Policy CCW25 (Education Provision) seek to safeguard and expand (where appropriate) the provision of essential community infrastructure. This will contribute to the cultural wellbeing, identity and sense of place of the Neighbourhood Plan area.
5.5 The quality of new developments will also be enhanced by Neighbourhood Plan policies which encourage high quality design through the creation of safe, inclusive and attractive environments, along with those policies which promote significant improvements to the public realm. Policy CCW9 (Design of Development) (Point F) outlines that proposals should meet the changing needs of residents through demonstrating how they have sought to design safe and secure dwellings which meet the requirements of ‘Secure by Design’ and minimise the likelihood and fear of crime. Policy CCW15 (Natural Landscape and Rural Character) emphasises the value of maintaining and enhancing the positive attributes of settlements and local design features. Similarly, Policy CCW7 (Housing Density) states that new developments must be of a density which is appropriate for, and in keeping with the setting of the surrounding area.

Health

5.6 Reflecting the results of the Joint Strategic Needs Assessment (JSNA) for Surrey, the five key priorities within the Joint Health and Wellbeing Strategy (JHWS) are as follows\(^\text{10}\):

- Improving children’s health and wellbeing;
- Developing a preventative approach;
- Promoting emotional wellbeing and mental health;
- Improving older adults’ health and wellbeing; and
- Safeguarding the population.

5.7 In this respect, the policies contained within the Neighbourhood Plan will bring a range of benefits for the health and wellbeing of residents, as well as addressing some of the key outcomes within the JHWS. For example, Policy CCW9 (Design of Development) (Point E) states that development proposals should be encouraged to meet the space and accessibility requirements of the ‘Lifetime Homes’ standards in order to ensure the design is suitable for both younger and older residents (aged 60 and over). Likewise, Policy CCW29 (Integrated Infrastructure) states that all necessary community, transportation and utilities infrastructure must be provided for new developments and will be secured, if necessary, through Section 106 Agreements linked to planning permissions. Also, Policy CCW25 (Education Provision) is supportive of proposals which provide and facilitate the continued delivery of educational infrastructure on existing state education land, including expansions of existing schools (subject to the conditions as listed within Policy CCW25).

5.8 The benefits to emotional wellbeing and mental health resulting from close contact with the natural environment are well-documented, and there is a strong drive to maintain and improve green infrastructure and open spaces within the Neighbourhood Plan area. Policy CCW15 (Natural Landscape and Rural Character) states that development proposals should retain landscape features and enhance the natural environment, rural character and setting of the Neighbourhood Plan area. Policy CCW16 (Green Infrastructure and Development) seeks to improve the connectivity between wildlife areas and green spaces, with Policy CCW18 (Local Green Spaces) affirming that proposals for built development at 33 open areas will not be permitted unless it can be clearly demonstrated that it would enhance the role and function of these spaces. These policies will support the quality of life of residents and promote healthier lifestyles, particularly for recreation and relaxation.

5.9 The Neighbourhood Plan acknowledges the value of providing high quality community infrastructure to meet the needs of local residents. Policy CCW21 (Community Hubs) aims to safeguard existing leisure facilities and encourage proposals for new and improved facilities. Similarly, Policy CCW24 (Maintaining Existing Health Services) is supportive of proposals which facilitate the continued delivery and expansion of health facilities in the Neighbourhood Plan.

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\(^{10}\) Surrey Health and Wellbeing Board (2018): ‘Joint Health and Wellbeing Strategy for Surrey’, [online] available to download via: [https://www.healthysurrey.org.uk/about/strategy](https://www.healthysurrey.org.uk/about/strategy) last accessed [05/02/19]
area, providing that the proposals would not have significant harmful impacts on the amenities of surrounding residents and the local environment. This is particularly important in the local context, as the existing GPs in the Neighbourhood Plan area are stretched in terms of their patient to doctor ratio, with the two community hospitals (one NHS and one private) also experiencing pressures to provide additional beds and facilities. Furthermore, Policy CCW23 (Burial Grounds) states that proposals for the provision of both traditional consecrated and green/woodland burial sites will be supported in order to address the issue of an expanding and ageing population, providing that the proposals meet adopted national and local land use policy.

**Accessibility and Transport**

5.10 Each Local Transport Authority in England and Wales has a statutory duty to produce, adopt and regularly review their Local Transport Plan (LTP) through the Local Transport Act 2000, as amended by the Local Transport Act 2008. In this regard, the vision for the Surrey Transport Plan (LTP3)\(^1\) is to help people meet their transport and travel needs effectively, reliably, safely and sustainably, in order to promote economic vibrancy, protect and enhance the environment, and improve the quality of life for local residents. With reference to the Neighbourhood Plan, Policy CCW1 (Location of Development) seeks to ensure that development will be located in sustainable locations with good access to a range of services and facilities. Policy CCW26 (Protection and Enhancement of Key Movement Routes) (Points B and E) state that all new developments should enhance key movement routes around the Neighbourhood Plan area, ensuring that residents can access public transport, schools, leisure and community facilities.

5.11 Likewise, there is a need to encourage modal shift from the reliance on privately owned vehicles in the Neighbourhood Plan area towards sustainable modes of transport. In this respect, Policy CCW26 (Protection and Enhancement of Key Movement Routes) (Point C) states that the loss of public bridleways and footpaths will not be approved unless suitable alternatives of provided. Policy CCW26 (Point D) also outlines support for proposals which improve opportunities for cycling and walking, particularly if they ensure access for disabled users and users of mobility scooters. This will encourage active travel connections between communities and open spaces, with indirect positive benefits for the health and wellbeing of local residents. Furthermore, Policy CCW27 (Bus Services and Community Transport) confirms that contributions from new major development in the Neighbourhood Plan area will be used to provide additional community bus services or, where appropriate, improvements to public transport infrastructure.

5.12 A number of policies aim to tackle traffic and congestion issues within the Neighbourhood Plan area. Policy CCW9 (Design of Development) (Point H) seeks to ensure that development proposals appropriately address any potential traffic and parking issues, as to not adversely affect vehicular and pedestrian safety. Similarly, proposals which encourage the provision of incubator/flexible start-up business space (see Policy CCW12) will be subject to specific traffic assessments, with Policy CCW25 (Education Provision) stating that proposals for this purpose should not exacerbate existing traffic problems or adversely impact upon traffic circulation. Furthermore, Policy CCS28 (Public Car Parking) (Point A) states that there will be a presumption against the loss of publically accessible off-street car parking in the Neighbourhood Plan area, with support for proposals which provide additional off-street parking facilities next to businesses and transport hubs.

**Land Use and Soil**

5.13 The Neighbourhood Plan will support the efficient use of land. As discussed in Chapter 4, the CCWNP takes a ‘brownfield first’ approach to new development in the Neighbourhood Plan area. This prioritisation of previously developed land is supported through Policy CCW1 (Location of

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Development), which highlights that "Proposals should make the best use of suitable brownfield land, where available, before greenfield land is released", and Policy CCW2 (Housing Requirement) which states that "Previously developed brownfield sites within the existing defined settlement boundaries of the neighbourhood area are the preferred locations for development". This will help to limit the loss of agricultural land in the Neighbourhood Plan area, some of which has the potential to be classified as the best and most versatile agricultural land.

5.14 Policy CCW16 (Green Infrastructure and Development) sets out a range of provisions for enhancing green infrastructure networks and securing environmental enhancements. This is accompanied by an indicative map of the proposed enhancements, which covers large areas to the south, west, and centre of the Neighbourhood Plan area. This is supported by Policy CCW15 (Natural Landscape and Rural Character), which seeks to incorporate existing natural features such as trees, hedgerows and ponds within new development areas and protect and replace native trees. Green infrastructure enhancements are also supported by Policy CCW18 which designates 33 Local Green Spaces in the Neighbourhood Plan area. These policies will therefore promote the ability of natural processes to safeguard and enhance soil (and water) resources in the Neighbourhood Plan area.

5.15 The CCWNP’s support for environmentally sustainable design and construction will also help reduce resource use. In this context Policy CCW10 (Sustainable Design) sets out a range of provisions which will support energy efficiency, promote passive energy gain and reduce water and materials use.

**Pollution**

5.16 In terms of air quality, whilst no AQMAs are designated in the Neighbourhood Plan area, a number of locations have since 2010 experienced elevated levels of annual nitrogen dioxide levels. This includes Station Road, Caterham and Godstone Road, Whyteleafe.

5.17 Road transport is the significant contributor to air quality issues in the Neighbourhood Plan area. In this respect the policies set out a range of provisions for encouraging the use of sustainable modes of transport, including walking and cycling and public transport use, which has been discussed in more detail under the ‘Accessibility and Transport’ SEA theme. These policies will support air quality in the Neighbourhood Plan area through promoting non-car use and encouraging lower emission forms of transport. A limitation of pollutants from transport will also be supported through the spatial strategy promoted through the Neighbourhood Plan, which focuses on the development of previously developed land within settlement boundaries. This will help reduce the need to travel through delivering new development in areas with good access to services and facilities, and enhancing access by non-car modes to key public transport nodes in the Neighbourhood Plan area (including rail stations).

5.18 The CCWNP has a close focus on green infrastructure enhancements, with Policy CCW16 (Green Infrastructure and Development) setting out a range of provisions for enhancing networks and securing environmental enhancements. This is supported by Policy CCW15 (Natural Landscape and Rural Character), which seeks to incorporate existing natural features such as trees, hedgerows and ponds within new development areas and protect and replace native trees. Green infrastructure enhancements are also supported by Policy CCW18, which designates 33 Local Green Spaces in the Neighbourhood Plan area. These policies will therefore support enhancements to air, soil and water quality through supporting the ability of natural processes to dissipate pollutants. This includes through the dispersion and the limiting of deposition of air pollutants such as oxides of nitrogen and particulates, and through helping to manage pollutant loads in surface water run-off.
Biodiversity

5.19 Whilst there are no European designated sites for nature conservation within the Neighbourhood Plan area, the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is located approximately 6km to the west (at its nearest point). The emerging Local Plan has been accompanied by a Habitats Regulation Assessment (HRA)\(^\text{12}\) to ascertain the potential for adverse effects on the integrity of European sites, either alone or in combination with other plans or projects. Completed in January 2019 for the submission version of the emerging Local Plan, the appropriate assessment in the HRA identified that that the three impact pathways upon the Mole Gap to Reigate Escarpment SAC (recreational disturbances, air quality and hydrology) could be screened out as non-significant, mitigated or impacts avoided. Providing that the appropriate assessment recommendations are followed through, the HRA concludes that there would be no likely significant effects to the qualifying features of European sites resulting from the emerging Local Plan. Given the Neighbourhood Plan will be in conformity with the quantum and location of development in the Local Plan, no additional effects are therefore anticipated on European designated biodiversity sites.

5.20 There are three nationally protected Sites of Special Scientific Interest (SSSI) within proximity to the Neighbourhood Plan area, including the Farthing Downs and Happy Valley SSSI (adjacent to the north western boundary), Quarry Hangars SSSI (adjacent to the southern boundary), and the Woldingham and Oxted Downs SSSI (approximately 500m to the east). As such, sections of the Neighbourhood Plan area are within SSSI Impact Risk Zones for residential, rural residential and rural non-residential developments. Whilst no significant negative effects on biodiversity can be readily identified at this stage, there will be a need for potential effects on biodiversity linked to the proposed allocations in the Neighbourhood Plan to be avoided and mitigated. Therefore, the Neighbourhood Plan sets out provisions which will 1) help limit potential effects from new development on features and areas of biodiversity interest in the Neighbourhood Plan area and 2) support the resilience of ecological networks. For example, Policy CCW15 (Natural Landscape and Rural Character) states that wherever possible, development should respect the natural topography on site, preserve and sensitively incorporate existing natural features within the site (such as trees, hedgerows and ponds), and consider using street trees in their landscaping plans. Similarly, the provisions of Policy CCW1 (Location of Development’ and Policy CCW2 ‘Housing Requirement’ will prevent high levels of inappropriate development outside of settlement boundaries and therefore away from ecologically sensitive areas).

5.21 Published in July 2018, paragraph 170 (d) within the revised NPPF\(^\text{13}\) states that planning policies and decisions should contribute to and enhance the natural and local environment by ‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks’, with paragraph 32 outlining that spatial development strategies should demonstrate how opportunities for net gains have been addressed. An environmental net gain principle for development is also embedded within the goals and policies of the UK Government’s 25-Year Environment Plan\(^\text{14}\), which was published in January 2018. In this respect, Policy CCW16 (Green Infrastructure and Development) confirms that proposals should be designated to create, conserve, enhance and manage green spaces and connective chains of green infrastructure with the aim of delivering a net environmental benefit for local people and wildlife.

5.22 Ecological networks within the Neighbourhood Plan area are further supported by policy provisions which safeguard open spaces. In this regard, Policy CCW18 (Local Green Spaces)


states that proposals for built development will be refused at 33 locations in the Neighbourhood Plan area which have been designated as Local Green Spaces, unless it can be clearly demonstrated that the proposals are required to enhance the role and functionality of these spaces. Notably, the protection of these spaces will bolster locally important ecological assets in the Neighbourhood Plan area against potential threats by maintaining the availability of connectivity corridors and stepping stones between them. These assets include Sites of Nature Conservation Interest (SNCI), the Harestone Valley, and Biodiversity Action Plan (BAP) habitats. Additionally, the provisions of Policy CCW18 will maintain the diversity of alternative recreational spaces for new residents and future visitors to the Neighbourhood Plan area.

5.23 It is also important to acknowledge that current Local Plan and emerging Local Plan policies provide an additional layer of protection to the natural environment in the Neighbourhood Plan area.

Heritage

5.24 Policy CCW8 (Character of Development) sets out a range of provisions which will protect and enhance the fabric and setting of the Neighbourhood Plan area’s historic environment. This includes through stipulating that development proposals which directly or indirectly affect designated and non-designated heritage assets should respect the significance of and context of the asset and demonstrate how they will contribute to its conservation and enhancement. The policy also highlights that development is expected to preserve and enhance the defined character area in which it is located, and that 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. This is with a view to avoiding building design that is inappropriate to the character of the Neighbourhood Plan area, as well as avoiding impacts on key local views.

5.25 The integrity of the historic environment will be further supported by the policies which promote high quality design, layout and the provision of features and areas which promote the quality of the public realm. In this context, the policies supporting landscape character (discussed below under the ‘Landscape’ SEA theme) will help enhance the setting of the historic environment and support historic landscape character.

5.26 A number of other policies will also help conserve and enhance the historic environment. Policy CCW5 (Maximising Opportunities for Housing Provision) seeks to ensure that in the conversion of existing structures, the character of the existing building is protected and enhanced. This will be supported by Policy CCW1 (Location of Development) which seeks to ensure that any development which takes place outside settlement boundaries preserves or enhances the character or appearance of the area and brings redundant or vacant historic buildings back into beneficial re-use. Furthermore, Policy CCW14 (Supporting Recreation and Sustainable Tourism) seeks to ensure that the siting, scale and design of new tourism and recreational facilities 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.

5.27 In the context of the above, the current version of the CCWNP therefore provides a robust basis for the conservation and enhancement of historic environment assets in the Neighbourhood Plan area and their settings.

Landscape

5.28 In regards to landscape sensitivity, it is important to acknowledge that land directly in the south of the Neighbourhood Plan area is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB). At the local level, the Neighbourhood Plan area has been classified into specific ‘character areas’ with distinct ‘neighbourhood character areas’ within them. Therefore, a number
of policies within the CCWNP aim to protect and enhance the character of these nationally protected and locally valued landscapes. Whilst not directly a landscape designation, over 60% of the Neighbourhood Plan area is also within the London Metropolitan Green Belt.

5.29 In this context Policy CCW15 (Natural Landscape and Rural Character) states that development proposals should be integrated into the landscape and be complemented by landscaping plans which incorporate appropriate landscape buffers and trees of arboreal significance. Policy CCW8 (Character of Development) suggests that the design of new development should consider the local context and reflect the character and vernacular of the area by using architectural variety in regards to form and materials. Additionally, Policy CCW9 (Design of Development) (Point B) expects development proposals to consider the information contained with the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, the Harestone Valley Guidance, and the Surrey Hills AONB Management Plan. Therefore, the provisions of these policies will help ensure that new development respects the special qualities and setting of important landscapes both within and surrounding the Neighbourhood Plan area, whilst also safeguarding important features from harm.

5.30 Commissioned by Tandridge District Council in 2017, an Urban Capacity Study was completed in order to outline the appropriate housing densities for the key settlements within the Neighbourhood Plan area, considering factors such as the local context, character and compatibility with the immediate and surrounding environment. The outcomes of the Study are supported through the provisions of Policy CCW7 (Housing Density) within the Neighbourhood Plan. Similarly, the provisions of Policy CCW1 (Location of Development) and Policy CCW2 (Housing Requirement) will prevent high levels of inappropriate development outside of settlement boundaries, supporting a limitation of negative effects to open areas.

5.31 In regards to visual amenity, the elevated terrain and wooded valleys are contributing components to many of the far reaching views across the Neighbourhood Plan area. Likewise, local green spaces are defining features of the key settlements of Chaldon, Caterham Hill, Caterham Valley and Whyteleafe. The value of these assets is therefore reflected through the provisions of Policy CCW17 (Locally Significant Views) and Policy CCW18 (Local Green Spaces), which seek to prevent the loss and/or deterioration of features which positively enhance the local identity and sense of place of the Neighbourhood Plan area.

Climatic Factors

Climate change mitigation

5.32 In terms of climate change mitigation, road transport is an increasingly significant contributor to greenhouse gas emissions in the Neighbourhood Plan area. In this context the policies set out a range of provisions for encouraging the use of sustainable modes of transport, including walking and cycling and public transport use. This is discussed in more detail under the ‘Accessibility and Transport’ SEA theme. These policies will support a limitation of greenhouse gas emissions through promoting non-car use and encouraging lower emission forms of transport. A limitation of greenhouse gas emissions from transport will also be supported through the spatial strategy promoted through the Neighbourhood Plan, which focuses on the development of previously developed land within settlement boundaries. This will help reduce the need to travel through delivering new development in areas with good access to services and facilities, and enhancing access to key public transport nodes in the Neighbourhood Plan area (including rail stations).

5.33 Further key contributors to greenhouse gas emissions in the Neighbourhood Plan area are from domestic and commercial uses. In this respect Policy CCW10 (Sustainable Design) seeks to ensure development is sited to maximise solar gain, thermally efficient building materials are

used in construction, energy efficiency is integrated within new development, and for non-residential development, developments should aim to meet an ‘excellent’ BREEAM building standard. This will add further context at a Neighbourhood Plan area level to Policies TLP44 to TLP46 in the emerging Local Plan, which addresses the energy efficiency of development and renewable energy provision.

**Climate change adaptation**

5.34 It is recognised that the provisions of the NPPF and national policy will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. Flood risk mitigation will however be further supported by Policy CCW9 (Design of Development), which supports the implementation of a range of types of sustainable drainage systems (SuDS). Where it is not appropriate to incorporate SuDS, the policy also seeks to ensure that “discharge of surface water to watercourse/sewer shall not exceed the peak rates as set out in Policy TLP47 of the emerging Local Plan”. The policy also sets out provisions for ensuring that areas requiring service and maintenance (including watercourses) are accessible at all times. This will help limit the impact of new development on fluvial and surface water flooding in the Neighbourhood Plan area.

5.35 As highlighted by the NPPF, well planned green infrastructure can help an area adapt to, and manage the risks of climate change (including flood risk). Enabling and providing for green infrastructure within the Neighbourhood Plan area is therefore a key way in which the CCWNP can help to promote climate change adaptation measures. Responding to this, Policy CCW16 (Green Infrastructure and Development) sets out a range of provisions for enhancing green infrastructure networks and securing environmental enhancements. This is supported by Policy CCW15 (Natural Landscape and Rural Character), which seeks to incorporate existing natural features such as trees, hedgerows and ponds within new development areas and protect and replace native trees. Green infrastructure enhancements are also supported by Policy CCW18 which designates 33 Local Green Spaces in the Neighbourhood Plan area. These provisions should therefore support positive gains with regard to climate change adaptation measures within the Neighbourhood Plan area.

**Economy and Employment**

5.36 The has been a significant erosion of local employment sites in favour of housing over the last 20 years in the Neighbourhood Plan area, largely as a result of permitted development rights. Locally, there is one ‘strategic employment site’ in the area, at Godstone Road Business Centre in Whyteleafe, and one ‘important employment site’ at Paddock Barn Farm, Godstone Road, in Caterham. The emerging Local Plan protects these sites through Policy TLP21 ‘Employment Hierarchy’, with Policy TLP20 ‘Supporting a Prosperous Economy’ generally supportive of proposals which seek to protect and enhance existing employment space across the district. Building on this, Policy CCW11 (Mixed Use Schemes in Commercial Areas) of the Neighbourhood Plan encourages proposals which protect, enhance and promote a diverse range of uses – retail, leisure, commercial, office, tourism, cultural, community and residential – to secure the success of commercial and retail areas.

5.37 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 predominantly serve the local population. The Neighbourhood Plan seeks to maintain the vitality and functions of these locations as hubs for services and facilities. In particular, Policy CCW13 (Retaining and Enhancing the Vitality and Viability of Retail Centres) outlines specific requirements for Caterham Valley, Caterham-on-the-Hill, Local Centres and Neighbourhood Centres which focus on tackling issues and implementing objectives which will positively contribute to securing the long term economic vitality of these settlements.
5.38 Although the Neighbourhood Plan area has a highly skilled workforce, out-commuting for work is a prevalent trend. In recognition of this issue, Policy CCW12 (Incubator/Flexible Start-Up Business Space) and Policy CCW29 (Integrated Infrastructure) supports knowledge-based businesses and the digital economy by seeking to ensure good access to high speed broadband and evolving communication technologies for businesses and home workers, whilst also promoting flexible working practices.

5.39 The CCWNP highlights that the Neighbourhood Plan area has suffered for many years with long-term derelict sites. These buildings mainly occupy prominent sites within Caterham and have a detrimental impact on the appearance and indirectly on the economic wellbeing of the town. Therefore, Policy CCW1 ‘Location of Development’ and Policy CCW2 ‘Housing Requirement’ generally supports the development of suitable brownfield land where available, before greenfield land is released, with the aim of ensuring that viable employment land is not lost to housing.

5.40 The emerging Local Plan also recognises the important contribution of the visitor economy within the Neighbourhood Plan area, creating employment opportunities and facilitating investment. Specifically, over 1,500 jobs in the district are directly related to the visitor economy and tourism-based businesses, as confirmed within the ‘Local Economy Background Paper’ evidence document submitted alongside the emerging Local Plan. In this regard, Neighbourhood Plan Policy CCW14 (Supporting Recreation and Sustainable Tourism) outlines that proposals for recreation and tourism, including a visitor centre, will be supported where (amongst other considerations) there are demonstrable economic and social benefits and no detrimental impacts to the existing community. Additionally, the Neighbourhood Plan supports the protection and enhancement of the key elements of the area which encourage visitors to the area. In this context Policy CCW17 (Locally Significant Views) recognises that prominent views created by the natural topography are a defining characteristic of the Neighbourhood Plan area, important for tradition, memory and sense of place, and stipulates that new developments will be required to avoid any negative impacts to the visual amenity of these viewpoints. Similarly, Policy CCW15 (Natural Landscape and Rural Character) and Policy CCW18 (Local Green Spaces) seek to protect and enhance areas which define the identity and sense of place of the Neighbourhood Plan area, whilst also safeguarding the value of its natural capital.

Conclusions at this current stage

5.41 The assessment has concluded that the current version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the ‘Population, Housing and Deprivation’ SEA theme. This relates to the focus of the Neighbourhood Plan on the delivery of high quality housing to meet local needs, protecting and enhancing the provision of community facilities, and supporting the creation of safe, inclusive and attractive environments through sustainable design. The Neighbourhood Plan is also likely to lead to significant positive effects in relation to the ‘Economy and Employment’ SEA theme, linked to its focus on maintaining and enhancing the vitality and functions of the four centres in the Neighbourhood Plan area (as hubs for services and facilities), encouraging and supporting future employment opportunities which promote flexible working practices, whilst also seeking to diversify the economy. The CCWNP’s focus on previously developed land will also support significant positive effects in relation to the ‘Land Use and Soil’ SEA theme.

5.42 The Neighbourhood Plan will also bring positive effects in relation to the ‘Accessibility and Transportation’ SEA theme. These benefits largely relate to the Neighbourhood Plan’s focus on supporting accessibility to services, facilities and public transport networks, whilst also aiming to tackle traffic and congestion issues. The Neighbourhood Plan is also likely to bring positive effects in relation to the ‘Health’ SEA theme, linked to its promotion of improvements to local health services, enhancements to green infrastructure and open space provision, and through the delivery of an appropriate mix of housing types and tenures which are suitable for both younger and older residents.
The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the ‘Biodiversity’, ‘Heritage’ and ‘Landscape’ SEA themes, particularly through protecting local character, views and open spaces, supporting local distinctiveness and the quality of the public realm, and conserving and enhancing the natural environment through applying the principle of environmental net-gain in the design of new developments. However, given the approaches taken forward through the Neighbourhood Plan will help to safeguard areas and limit potential effects from new developments rather than secure significant enhancements, these impacts are unlikely to comprise significant positive effects overall. Positive effects will also be facilitated in relation to the ‘Pollution’ and ‘Climatic Factors’ themes. These are though also not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.
6. What are the next steps?

6.1 The CCWNP and this Environmental Report is being submitted to Tandridge District Council for subsequent Independent Examination.

6.2 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Tandridge Local Plan.

6.3 If the Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Tandridge District Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be ‘made’. Once made, the Neighbourhood Plan will become part of the Development Plan for Caterham, Chaldon and Whyteleafe parishes.
Appendix A Context Review and Baseline

Population, Housing and Deprivation

Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; ‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.’

- To support the Government’s objective of significantly boosting the supply of housing, strategic policies ‘should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.’

- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.

- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.

- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.

- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.

- Ensuring that there is a ‘sufficient choice of school places’ and taking a ‘proactive, positive and collaborative approach’ to bringing forward ‘development that will widen choice in education’.

The ‘Ready for Ageing?’ report, published by the Select Committee on Public Service and Demographic Change, warns that society is underprepared for an ageing population. The report states that ‘longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises’. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders

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to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

**Summary of Current Baseline**

**Population**

The total population of the Neighbourhood Plan area in 2011 was 26,725, 32% of the population of Tandridge (82,998). The current population is around 28,000. Almost half of the residents within the Neighbourhood Plan area live in Caterham Hill (48%), with 31% living in Caterham Valley, 15% in Whyteleafe and 6% in Chaldon.

Chaldon’s population is different from that of the rest of the Neighbourhood Plan area, with a lower proportion of young people, a higher proportion of elderly people, and a significantly higher average age. Whyteleafe is the opposite, with a younger than average age, and a larger proportion of working age residents.

Between 2011 and 2011, the population of Caterham Hill and Caterham Valley grew by 10%, higher than the percentage increases for Tandridge and England. The largest increases were in the over-65 year olds, with the smallest increases in the under 4 year olds.

**Table A1: Population (2011)**

<table>
<thead>
<tr>
<th>Ages</th>
<th>Caterham Hill</th>
<th>Caterham Valley</th>
<th>Chaldon</th>
<th>Whyteleafe</th>
<th>Tandridge</th>
<th>England</th>
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<td>840 (6.6%)</td>
<td>607 (7.3%)</td>
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<td>5176 (62.2%)</td>
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<td>2703 (69.3%)</td>
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<td>1735</td>
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<tr>
<td>Average age</td>
<td>37.6</td>
<td>n/a</td>
<td>46.0</td>
<td>36.0</td>
<td>41.3</td>
<td>39.9</td>
</tr>
</tbody>
</table>

**Table A2: Population Change between 2001 and 2011**

<table>
<thead>
<tr>
<th>Ages</th>
<th>Caterham Hill</th>
<th>Caterham Valley</th>
<th>Chaldon</th>
<th>Whyteleafe</th>
<th>Tandridge</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 total</td>
<td>12742</td>
<td>8348</td>
<td>1735</td>
<td>3900</td>
<td>82998</td>
<td>53.0 million</td>
</tr>
<tr>
<td>2001 total</td>
<td>11555</td>
<td>7581</td>
<td>1729</td>
<td>2607</td>
<td>79267</td>
<td>49.1 million</td>
</tr>
<tr>
<td>% change 2001-2011</td>
<td>10.2%</td>
<td>10.2%</td>
<td>0.3%</td>
<td>8.1%</td>
<td>4.7%</td>
<td>7.9%</td>
</tr>
</tbody>
</table>

**Table A3: Households**

<table>
<thead>
<tr>
<th>No. of households</th>
<th>Caterham Hill</th>
<th>Caterham Valley</th>
<th>Chaldon</th>
<th>Whyteleafe</th>
<th>Tandridge</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>27.3%</td>
<td>31.3%</td>
<td>17.9%</td>
<td>35.6%</td>
<td>26.7%</td>
<td>30.2%</td>
</tr>
<tr>
<td>2</td>
<td>32.0%</td>
<td>32.8%</td>
<td>41.3%</td>
<td>32.9%</td>
<td>35.4%</td>
<td>34.2%</td>
</tr>
<tr>
<td>3</td>
<td>15.7%</td>
<td>16.7%</td>
<td>14.5%</td>
<td>15.1%</td>
<td>15.4%</td>
<td>15.6%</td>
</tr>
<tr>
<td>4</td>
<td>17.9%</td>
<td>13.7%</td>
<td>17.4%</td>
<td>11.8%</td>
<td>15.8%</td>
<td>13.0%</td>
</tr>
<tr>
<td>5</td>
<td>5.4%</td>
<td>4.5%</td>
<td>7.0%</td>
<td>3.3%</td>
<td>4.9%</td>
<td>4.7%</td>
</tr>
<tr>
<td>6+</td>
<td>1.8%</td>
<td>1.0%</td>
<td>1.9%</td>
<td>1.2%</td>
<td>1.7%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Ave. household size</td>
<td>2.48</td>
<td>2.26</td>
<td>2.60</td>
<td>2.19</td>
<td>2.49</td>
<td>2.3</td>
</tr>
</tbody>
</table>
Completed in July 2013, a Housing Needs Assessment (HNA) produced by GL Hearn includes a range of population predictions for Tandridge for 2021, ranging from 2.5% growth based on zero net migration, to 13.3% growth based on substantial population predictions. For 2031, the predictions range from 1.6% to 20.7% increases over 2011 levels. Table A4 below suggests that most in-migration between 2006 and 2011 came from neighbouring authorities: London, Reigate, Banstead, Mid Sussex and elsewhere in Surrey.

Table A4: Migration Flows (persons) to/from Tandridge per year between 2006 and 2011

<table>
<thead>
<tr>
<th>Persons per year 2006-11</th>
<th>In-migration to Tandridge</th>
<th>Out-migration from Tandridge</th>
<th>Net Flow to Tandridge</th>
</tr>
</thead>
<tbody>
<tr>
<td>London</td>
<td>2340</td>
<td>1130</td>
<td>1210</td>
</tr>
<tr>
<td>Croydon</td>
<td>1200</td>
<td>500</td>
<td>700</td>
</tr>
<tr>
<td>Bromley</td>
<td>220</td>
<td>90</td>
<td>130</td>
</tr>
<tr>
<td>Sutton</td>
<td>170</td>
<td>70</td>
<td>100</td>
</tr>
<tr>
<td>Wandsworth</td>
<td>100</td>
<td>60</td>
<td>40</td>
</tr>
<tr>
<td>Reigate &amp; Banstead</td>
<td>480</td>
<td>510</td>
<td>-30</td>
</tr>
<tr>
<td>Mid Sussex</td>
<td>210</td>
<td>320</td>
<td>-110</td>
</tr>
<tr>
<td>Sevenoaks</td>
<td>170</td>
<td>160</td>
<td>10</td>
</tr>
</tbody>
</table>

Source: GLH Analysis of Internal Migration Data

The Neighbourhood Plan area varies in terms of its population density, from an average of 1.4 people per hectare in Chaldon, to an average of 52 people per hectare in Westway ward. Population densities in the Neighbourhood Plan area have increased steadily over the past decades, and are significantly above those of Tandridge as a whole, as shown below in Table A5.

Table A5: Population Density

<table>
<thead>
<tr>
<th>CR3 Wards</th>
<th>year</th>
<th>area (ha)</th>
<th>population</th>
<th>density (pop/ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaldon</td>
<td>2011</td>
<td>472</td>
<td>1735</td>
<td>1.4</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>462</td>
<td>24274</td>
<td>14.89</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>141</td>
<td>21463</td>
<td>13.17</td>
</tr>
<tr>
<td>Harestone</td>
<td>2011</td>
<td>127</td>
<td>3766</td>
<td>26.7</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>462</td>
<td>4624</td>
<td>36.4</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>127</td>
<td>4352</td>
<td>52.4</td>
</tr>
<tr>
<td>Queens Park</td>
<td>2011</td>
<td>217</td>
<td>3900</td>
<td>17.9</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>84</td>
<td>4202</td>
<td>50.0</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>127</td>
<td>3453</td>
<td>27.1</td>
</tr>
<tr>
<td>Portley</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westway</td>
<td>2011</td>
<td>1629</td>
<td>26725</td>
<td>16.39</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>127</td>
<td>24274</td>
<td>14.89</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>141</td>
<td>21463</td>
<td>13.17</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valley</td>
<td>2011</td>
<td>24819</td>
<td>82998</td>
<td>3.34</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>217</td>
<td>79300</td>
<td>3.60</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>127</td>
<td>75200</td>
<td>3.03</td>
</tr>
<tr>
<td>CR3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2011</td>
<td>23189</td>
<td>56275</td>
<td>2.43</td>
</tr>
<tr>
<td></td>
<td>2001</td>
<td>1629</td>
<td>24274</td>
<td>14.89</td>
</tr>
<tr>
<td></td>
<td>1991</td>
<td>141</td>
<td>21463</td>
<td>13.17</td>
</tr>
<tr>
<td>Tandridge excl. CR3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2008</td>
<td>332</td>
<td>53737</td>
<td>2.32</td>
</tr>
<tr>
<td>South East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GB</td>
<td>2008</td>
<td>1629</td>
<td>53737</td>
<td>2.32</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Housing Numbers

In 2011, Tandridge had 34,718 dwellings, an increase of 7% from the 2001 total of 32,349. The total housing number within the Neighbourhood Plan area increased by 12% during the same period, from 10,152 to 11,381. Whyteleafe saw a particularly large growth of 20% between 2001 and 2011, with Chaldon experiencing just a 3% increase.
Table A6: Completions by year (Tandridge Policy Planning Unit)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Caterham Hill</td>
<td>88</td>
<td>78</td>
<td>45</td>
<td>51</td>
<td>68</td>
<td>15</td>
<td>13</td>
<td>30</td>
<td>49</td>
<td>10</td>
<td>346</td>
</tr>
<tr>
<td>Caterham Valley</td>
<td>13</td>
<td>1</td>
<td>46</td>
<td>55</td>
<td>29</td>
<td>98</td>
<td>37</td>
<td>29</td>
<td>48</td>
<td>30</td>
<td>154</td>
</tr>
<tr>
<td>Chaldon</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td>5</td>
<td>10</td>
<td>1</td>
<td>25</td>
<td>71</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>3</td>
<td>0</td>
<td>26</td>
<td>201</td>
<td>30</td>
<td>10</td>
<td>7</td>
<td>2</td>
<td>60</td>
<td>7</td>
<td>346</td>
</tr>
<tr>
<td>Total CR3</td>
<td>104</td>
<td>81</td>
<td>118</td>
<td>307</td>
<td>117</td>
<td>125</td>
<td>61</td>
<td>66</td>
<td>167</td>
<td>48</td>
<td>1194</td>
</tr>
<tr>
<td>Total Tandridge</td>
<td>250</td>
<td>190</td>
<td>292</td>
<td>459</td>
<td>285</td>
<td>297</td>
<td>172</td>
<td>132</td>
<td>261</td>
<td>115</td>
<td>2454</td>
</tr>
<tr>
<td>CR3 as % of Tandridge</td>
<td>42%</td>
<td>43%</td>
<td>40%</td>
<td>67%</td>
<td>41%</td>
<td>42%</td>
<td>35%</td>
<td>50%</td>
<td>64%</td>
<td>42%</td>
<td>49%</td>
</tr>
</tbody>
</table>

Types of properties and housing tenure

28% of households within the Neighbourhood Plan area are detached properties, less than the total for Tandridge but greater than the total for England. Almost 40% of households are either semi-detached or terraced properties. There are notable contrasts between parishes, as shown below in Figure A1.

Figure A1: Types of properties, by household in the Neighbourhood Plan area (Neighbourhood Statistics)

Between 2001 and 2011, there was a net decrease of 61 detached homes in the Neighbourhood Plan area, an increase of 257 semi-detached or terraced homes and an increase of 619 flats or maisonettes. The largest proportion of homes in the Neighbourhood Plan area are privately owned properties, including 65% in Whyteleafe and 93% in Chaldon, shown below in Figure A2.
Housing Prices and Affordability

Averages house prices in Tandridge for Q2 in 2013 were £380,188, compared with £418,785 for Surrey and £246,764 for England. The percentage increase for Tandridge between Q2 2012 and Q2 2013 was 13%. While Tandridge has consistently been above the Surrey ratio of house price to earnings, the difference between prices and earnings is widening more rapidly in Tandridge than elsewhere in Surrey and England.

As stated within the Tandridge Annual Monitoring Report for 2012-2013, 27% of homes built in Tandridge between 2006/7 and 2012/13 were affordable, 27% of the total number of completions.

In terms of residents on the housing register in the Neighbourhood Plan area, an average of 71 people bid on each property in Caterham, Warlingtong and Whyteleafe, attesting to the housing pressures in the Neighbourhood Plan area.

Deprivation

The Index of Multiple Deprivation (IMD) brings together information on income, employment, health, education, housing, crime and the living environment for distinct geographical areas across the whole of England. Based on the 2015 IMD data, Tandridge is one of the least deprived districts within the country, ranking 284 out of 326 (where 1 is the most deprived and 326 is the least deprived).

There are notable differences across the district between some IMD categories, with Chaldon particularly deprived in terms of barriers to housing and services (due to its rural nature and relatively poor connectivity to public transport networks). In terms of overall deprivation in the Neighbourhood Plan area, Whyteleafe is the most deprived and Caterham Valley is the least deprived.

Summary of Future Baseline

As the population continues to age, this has the potential to place pressures on the existing services and facilities within the timeframe of the Neighbourhood Plan. This could negatively impact on the future vitality of the local community and economy.

The suitability (e.g. size and design) and affordability of housing for local requirements depends on the implementation of appropriate housing policies through the Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.
Health

Context Review

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to: ‘support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.’

- ‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.’

- Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

- Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.

- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives17 (‘The Marmot Review’) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

Summary of Current Baseline

In 2012, 18% of adults in Tandridge were classified as obese, less than the national average of 23%. Public Health England report that Tandridge has low levels of drug misuse, smoking, smoking related deaths, sexually transmitted infection and early deaths from cardiovascular diseases and cancer. However, the rate of people killed or seriously injured on the roads is higher than the national trends.

The general health of residents within the Neighbourhood Plan area is good, with approximately 85% of residents reporting either ‘very good’ or ‘good’ health. This broadly aligns with the total for Tandridge, and is higher than the national trends, as shown below in Table A7.

---

Table A7: Health of Residents

<table>
<thead>
<tr>
<th>General health</th>
<th>Caterham on the Hill</th>
<th>Caterham Valley</th>
<th>Chaldon</th>
<th>Whyteleafe</th>
<th>Tandridge</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good health</td>
<td>49.6%</td>
<td>52.6%</td>
<td>51.9%</td>
<td>51.3%</td>
<td>50.5%</td>
<td>47.2%</td>
</tr>
<tr>
<td>Good health</td>
<td>34.4%</td>
<td>34.0%</td>
<td>32.2%</td>
<td>36.2%</td>
<td>34.4%</td>
<td>34.2%</td>
</tr>
<tr>
<td>Fair health</td>
<td>11.9%</td>
<td>10.3%</td>
<td>11.4%</td>
<td>10.0%</td>
<td>11.4%</td>
<td>13.1%</td>
</tr>
<tr>
<td>Bad health</td>
<td>3.1%</td>
<td>2.4%</td>
<td>3.3%</td>
<td>1.9%</td>
<td>2.9%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Very bad health</td>
<td>1.0%</td>
<td>0.6%</td>
<td>1.2%</td>
<td>0.6%</td>
<td>0.9%</td>
<td>1.2%</td>
</tr>
</tbody>
</table>

Table A8: GP Questionnaire – summary of results

<table>
<thead>
<tr>
<th></th>
<th>Caterham Valley Practice</th>
<th>Chaldon Road Practice</th>
<th>Townhill Practice</th>
<th>Whyteleafe Practice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patient numbers Over 85 yrs.</td>
<td>8502</td>
<td>4,162</td>
<td>13,400</td>
<td>5,800</td>
</tr>
<tr>
<td>GP numbers</td>
<td>4</td>
<td>4</td>
<td>2FT + 3PT</td>
<td>1FT + 4PT</td>
</tr>
<tr>
<td>Nursing numbers Admin staff</td>
<td>1FT 9PT</td>
<td>2FT + 3PT</td>
<td>2FT + 7PT</td>
<td>1FT + 4PT</td>
</tr>
<tr>
<td>GP: patient ratio</td>
<td>1:2,125</td>
<td>1:832</td>
<td>1:1,488</td>
<td>1:1,900</td>
</tr>
<tr>
<td>Trends for this GP service?</td>
<td>Recent rapid increase in patients – especially the elderly – space problem now.</td>
<td>New housing development will impact on practice numbers. Increased in elderly numbers</td>
<td>More demands /expectations and less resources</td>
<td>Increasing workload but restricted facilities</td>
</tr>
<tr>
<td>Is practice accommodation fit for purpose now?</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Essential improvements required now</td>
<td>None</td>
<td>Flooring, Automatic doors, Lift to 1st floor</td>
<td>Changes to flooring and seating arrangements</td>
<td>Practice needs 100% expansion</td>
</tr>
<tr>
<td>Any other significant issues?</td>
<td>Parking is an increasing problem NHS regulation prevents restriction of list size. Patient list and workload has been increasing rapidly because of increasing numbers of elderly patients.</td>
<td>Aging population requires increase in community services. Parking is made difficult by the adjacent Hillcroft school and the rubbish dump. The corner of the road is very dangerous.</td>
<td>None</td>
<td>Increasing need &amp; demand with reduced resources Inadequate parking Main problem is the lack of space etc. for the size of the practice.</td>
</tr>
</tbody>
</table>
An analysis of 1,136 replies to a questionnaire distributed to all residents in the Neighbourhood Plan area showed that 95.3% of respondents used GP facilities within the Neighbourhood Plan area. The Dene Hospital had been used by 68% of respondents, with 48% stating that they had also visited the North Downs hospital (private and NHS), with a summary of results provided in Table A8 above.

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, including Croydon.

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.

**Summary of Future Baseline**

A growing and ageing population within the Neighbourhood Plan area may increase the reported cases of disability, reduce the levels of good health, and place future pressures on health services in the area. Similarly, ongoing cuts to community services have the potential to lead to effects on Health and Wellbeing over the long term. Two of the GP surgeries within the Neighbourhood Plan area report that their facilities will not be fit for purposes in the next five years.

Obesity is also seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.
Figure A3: Health and Education Facilities in the Neighbourhood Plan area
Accessibility and Transport

Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

Key messages from the NPPF include:

- ‘Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
  - a) The potential impacts of development on transport networks can be addressed
  - b) Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised
  - c) Opportunities to promote walking, cycling and public transport use are identified and pursued
  - d) The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account
  - e) Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.’

Summary of Current Baseline

Access to services and facilities

In regards to the accessibility to local services and facilities, Table A9 below highlights the range of services available within each parish in the Neighbourhood Plan area, with the full range of leisure and community facilities highlighted in Figure A4 overleaf.

Table A9: Access to Services

| The following are available in the parish: | Caterham on the Hill | Caterham Valley | Chaldon | Whyteleafe |
|------------------------------------------|----------------------|----------------|---------|
| Infants school                           | ✔️                   | ✔️             | ✔️      |
| Primary school                           | ✔️                   | ✔️             | ✔️      |
| Secondary school                         | ✔️                   | ✔️             | ✔️      |
| GP surgery                               | ✔️                   | ✔️             | ✔️      |
| Hospital                                 | ✔️                   | ✔️             | ✔️      |
| Shops                                    | ✔️                   | ✔️             | ✔️      |
| Pub                                      | ✔️                   | ✔️             | ✔️      |
| Golf Club                                |                      |                | ✔️      |
| Community centre                         | ✔️                   | ✔️             | ✔️      |
| Dentist                                  | ✔️                   | ✔️             | ✔️      |
| Library                                  | ✔️                   | ✔️             | ✔️      |
| Sports Centre                            | ✔️                   | ✔️             | ✔️      |
| Playground                               | ✔️                   | ✔️             | ✔️      |
| Park                                     | ✔️                   | ✔️             | ✔️      |
| Allotments                               | ✔️                   | ✔️             | ✔️      |
| Superfast broadband                      | ✔️                   | ✔️             | ✔️      |
| Church                                   | ✔️                   | ✔️             | ✔️      |
| Railway station                          | ✔️                   | ✔️             | ✔️      |
| >1/hr bus service                        | ✔️                   | ✔️             | ✔️      |
Public Rights of Way (PRoW) network

The Neighbourhood Plan area is accessible via a number of Public Rights of Way (PRoW), particularly within the Chaldon, Queen's Park and Harestone wards. Several PRoW also pass through Caterham and Caterham Valley. 58% of respondents to a 2012 neighbourhood survey state that they have used the local footpath network, with 38% of respondents using local bridleways and 16% of respondents using cycle paths in the Neighbourhood Plan area. Conversations with local residents suggest that the...
low percentage use of cycle paths is attributed in part to the volume, speed and size (e.g. HGV) of traffic on road networks and the limited secure cycle parking.

Rail and Bus Network

There are four railway stations serving the CCWNP Area - 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 CCWNP Area, 15% of workers travel by train to work, with the percentage rising to 24% in Whyteleafe.

Several bus routes pass through the Neighbourhood Plan area, with frequent services from 'Caterham-on-the-Hill to Croydon', and 'Caterham Station to Sutton'. Chaldon is poorly connected to the bus network. Operated by Metrobus, the following routes pass through the Neighbourhood Plan area:

- Route 400 runs an hourly service (fewer on Sundays) from Caterham-on-the-Hill to East Grinstead;
- Route 404 runs hourly services (not on Sundays) from Caterham-on-the-Hill to Coulsdon;
- Route 407 runs every 15 minutes (every 20 minutes on Sundays) from Caterham Station to Sutton;
- Route 409 runs every 30 minutes (not on Sundays) from Selsdon to Caterham Station (via Caterham-on-the-Hill);
- Route 466 runs every 15 minutes from Caterham-on-the-Hill to Croydon;
- Route 434 runs every 30 minutes from Whyteleafe South to Rickman Hill (via Whyteleafe Station);
- Route 509 runs from Caterham to East Grinstead, with services less than one per hour; and
- Route 540 runs from Oxted to Redhill (via Caterham Valley and Chaldon), although services are also less than one per hour.

Car Ownership, Travel to Work and Congestion

About 12% of Tandridge households have no access to a car, compared to 26% nationally. In the Neighbourhood Plan area, this ranges from 17% in Caterham Valley to only 5% in Chaldon. In contrast, 7% of households in Chaldon have four or more cars, compared to 2% nationally (as shown in Figure A5). Most economically active residents in the Neighbourhood Plan are travel to work via car (57%) or train (21%), as shown in Figure A6 below.

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.

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.
Congestion is a particular problem along the key routes through the Neighbourhood Plan area. Particular hotspot areas along the A22 include at Whyteleafe and in Caterham town centre. Further afield, the M25 and A23 also have significant congestion problems. Surrey Future’s Congestion Programme (2014) aims to tackle congestion across the county, however none of its proposed schemes are within or within proximity to the Neighbourhood Plan area.

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 road network.

Figures A7-10 overleaf show the key movement routes in and around the main settlements in the area.
Figure A7: Key Movement Routes in and around Caterham-on-the-Hill
Figure A8: Key Movement Routes in and around Caterham Valley
Figure A9: Key Movement Routes in and around Chaldon
Summary of Future Baseline

New development has the potential to increase traffic and lead to additional congestion issues within the Neighbourhood Plan area, particularly at existing congestion hotspots. Whilst negative effects of new development on the transport network may be mitigated in part by the latest LTP, there will be a continuing need for development to be situated in accessible locations.
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.

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.

**Land Use and Soil Context Review**

The EU’s Soil Thematic Strategy\(^{18}\) presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Key messages from the NPPF include:

- ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:
  a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and
  b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.’

- Prevent new or existing development from being ‘adversely affected’ by the presence of ‘unacceptable levels’ of soil pollution or land instability and be willing to remediate and mitigate ‘despoiled, degraded, derelict, contaminated and unstable land, where appropriate’.

- ‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.’

- ‘Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.’

- Planning policies and decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’, and ‘promote and support the development of under-utilised land and buildings.’

- Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.

- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

- The Government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

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Along with the policies contained within Chapter 1 ‘Using and managing land sustainably’ and Chapter 4 ‘Increasing resource efficiency, and reducing pollution and waste’, Goal 2 ‘Clean and plentiful water’, Goal 5 ‘Using resources from nature more sustainably and efficiently’ and Goal 8 ‘Minimising waste’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the Land Use and Soil SEA Theme.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England\(19\), which sets out a vision for soil use in England, and the Water White Paper\(20\), which sets out the Government’s vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England\(21\) recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

**Summary of Current Baseline**

**Historical Land Use**

The Neighbourhood Plan area is located on the North Downs escarpment. In the past the chalk from the Downs was quarried for lime production for marling clay, farm roads and building stone. Much of the Downs is capped with clay-with-flints and remains of more recent deposits, often supporting fine beech woods. Flint is often used in local buildings and walls.

**Quality of Agricultural Land**

The majority of the greenfield land in the Neighbourhood Plan area is underlain by Grade 3 agricultural land. In the absence of a detailed agricultural land classification assessment, it is currently not possible to determine whether the Neighbourhood Plan area is underlain by sections of the best and most versatile agricultural land.

The majority of new development (80–100%) within the Neighbourhood Plan area between 2002/3 and 2013/14 was located on previously developed land. This is set to continue, with local planning policy outlining targets for 70% between 2016/21 and 60% between 2021/26.

**Summary of Future Baseline**

In the absence of the plan, a higher proportion of development has the potential to take place on Greenfield land. This is especially the case as the percentage of available brownfield land decreases in the Plan area, along with the likely growth in the local population and economy across the district which will make such development attractive. Development in the Plan area also has the potential to lead to the loss of some areas of Grade 3 agricultural land, although it is uncertain if this is the best and most versatile land.

**Pollution**

**Context Review**

Adopted in October 2000, the purpose of the EU Water Framework Directive (WFD) is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra’s intention is to establish a ‘framework for integrated catchment management’ across England. The Environment Agency is establishing ‘Significant Water Management Issues’ and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:


- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by ‘priority’ and ‘priority hazardous’ substances;
- Ensure the progressive reduction of groundwater pollution; and
- Contribute to achieving ‘good’ water quality status for as many waterbodies as possible by 2027.

Key messages from the National Planning Policy Framework (NPPF) include:

- ‘Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.’
- ‘Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.’
- New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

Published in January 2018 by the UK Government, ‘A Green Future: Our 25 Year Plan to Improve the Environment’ sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 ‘Clean Air’ and the policies contained within ‘Chapter 4: Increasing resource efficiency, and reducing pollution and waste’ within the 25 year plan directly relate to the Pollution SEA Theme.

**Summary of Current Baseline**

**Air Quality**

There are four air pollution monitoring stations in the Neighbourhood Plan area, two with Caterham (at Coulsdon Road and Croydon Road) and two within Whyteleafe (at Godstone Road and Maple Road). Surrey County Council discontinued three additional stations in the Neighbourhood Plan area during 2011. The sites were chosen in places where road traffic is expected to have higher levels of pollutants, or where they are representative of likely residential exposure. Figure A11 below shows the annual levels of NO2 at these locations between 2008 and 2012 in relation to national air quality objectives.

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Water Resources

The Neighbourhood Plan area is located towards the southern extent of the catchment area for the non-tidal River Thames (London Catchment). Water quality within the London Catchment is problematic, with highly urbanised settlements exacerbating pollution pressures via surface water run-off, storm sewage overflows and misconnections, and sewage treatment works.

The Neighbourhood Plan area is susceptible to water stress issues, with water use often exceeding the recharge rate to aquifers. 85% of water for the area comes from groundwater sources. Sutton and East Surrey Water have had to impose the following restrictions in the Neighbourhood Plan area since 1990 (as noted within their Water Resource Management Plan):

- August 1990 – April 1992: Sprinkler/unattended hosepipe ban;
- May 2006 – November 2006: Non-essential use drought order; and

Furthermore, Table A10 below shows the company’s Water Resource Management Plan predictions for water use in metered and unmetered households. Water consumption in the plan area is high compared to the England average (metered + unmetered) of 153 litres per person/day. In terms of non-domestic waste use, the company’s greatest users are airports including Gatwick (29%), business premises / residential accommodation (23%), residential healthcare (10%), and non-boarding schools/college (7%). Thames Water have identified potential capacity issues with the main foul sewer serving the Caterham Valley area, although they have not identified this as a total constraint on development.
### Summary of Future Baseline

In terms of water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. The watercourse located within the Neighbourhood Plan area requires improvements to meet ‘good’ overall water quality classifications by 2027. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to waterbodies.

In regards to air quality, new housing and employment provision within the Neighbourhood Plan area and the wider area has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO2.

Over the next 25 years, Sutton and Surrey Water’s Water Resource Management Plan states the following:

- **2015/16 to 2019-20:** Water efficiency audits at non-household properties and at metered household properties within higher than usual water use; Installation of water saving devices in the hospitality sectors and in households; Provision of water butts at a reduced cost;
- **2020/21 to 2029/30:** Increase water treatment works capacity; Installation of water saving devices in schools and households;
- **2030/31 to 2039/40:** New borehole source; Advanced water treatment for a disused source; Installation of water saving devices in schools and elderly care homes; Leak detection and repair above the Company’s leakage target.

Thames Water’s Crawley Sewage Treatment Works (STW) is approaching the limits of its current treatment capacity. Additional sewage sludge treatment capacity was made available during the period 2010-2015. An upgrade to Merstham STW was also carried out during the period 2010-2015, to accommodate additional flows due to population growth in the catchment area, and ensure that the new Effluent Quality consent standards required by the Environment Agency were met. An upgrade to Westerham Hill Water Treatment Works will provide additional nitrate removal plant to ensure the local water supply will continue to meet the UK water quality requirements and avoid any risk to human health. Water Framework Directive targets are unlikely to be reached in the next decade, although water quality in the area’s water bodies may improve as a result of these and other works.

### Biodiversity

#### Context Review

At the European level, the EU Biodiversity Strategy\(^{23}\) was adopted in May 2011 in order to deliver an established new Europe-wide target to ‘halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020’.

Key messages from the National Planning Policy Framework (NPPF) include:

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• One of the three overarching objectives of the NPPF is an environmental objective to ‘contribute to protecting and enhancing our natural, built and historic environment’ including by ‘helping to improve biodiversity.’

• ‘Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[…], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.’

• ‘Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.’

• ‘To protect and enhance biodiversity and geodiversity, plans should:
  a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
  b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

The Natural Environment White Paper (NEWP)\textsuperscript{24} sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK’s failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

• Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
• Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
• Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
• Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ aims to ‘halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people’\textsuperscript{25}.


The recently published 25 Year Environment Plan sets out the Government’s environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

- Using and managing land sustainably;
- Recovering nature and enhancing the beauty of landscapes;
- Connecting people with the environment to improve health and wellbeing;
- Increasing resource efficiency, and reducing pollution and waste;
- Securing clean, productive and biologically diverse seas and oceans; and
- Protecting and improving the global environment.

In this context, Goal 3 ‘Thriving plants and wildlife’ and the policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Chapter 5 ‘Securing clean, productive and biologically diverse seas and oceans’ directly relate to the Biodiversity SEA theme.

Summary of Current Baseline

European designated sites

The Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) is located approximately 5km from the Neighbourhood Plan area (at its nearest point), on the other side of the M25. The SAC has been designated primarily for its mosaic of chalk downland habitats. Recreational pressures at the SAC are high, and there is concern that significant more development within the Neighbourhood Plan area could exacerbate these pressures.

Nationally designated sites

The eastern part of the Neighbourhood Plan area is dominated by steep wooded valleys and hills; and the western part by more extensive rolling farmland. A green corridor runs nearly uninterrupted from Whyteleafe to Oldpark Wood. The complex semi-natural plant communities of the North Downs have developed over a long period through traditional management, mainly sheep grazing. This has resulted in rich chalk grassland, with some scrub and woodland areas. However modern agricultural practices increased pressure for development led to the destruction of most of this habitat over the last 70 years.

The Neighbourhood Plan area has two Sites of Special Scientific Interest (SSSI) covering 142ha (of 337ha in Tandridge); both designated primarily because of their chalk and neutral grassland habitats. Tandridge District Council had a target for 95% of SSSIs to be in favourable condition by 2010, but this has not been achieved so the target remains.

Farthing Downs and Happy Valley SSSI is a large, 117 ha site which supports the most extensive area of semi-natural downland habitats remaining in Greater London. In addition to its species-rich chalk and neutral grasslands, it contains Devilsden Wood ancient woodland. Most of the site is in favourable condition, with only 9% in unfavourable recovering condition.

Quarry Hangars SSSI is approximately 25ha, and encompasses an area of chalk downland on the scarp slope of the North Downs near Caterham. It includes a mixture of species-rich chalk grassland, scrub and woodland, and supports a number of rare plants and invertebrates. Only 12% of this site is in favourable condition, with the rest in unfavourable recovering condition.

Locally Important Sites

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.

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.

Local Green Spaces

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 77 of the NPPF says that Local Green Spaces should only be designated:

1. “where the green space is in reasonably close proximity to the community it serves;
2. 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
3. where the green area concerned is local in character and is not an extensive tract of land.”

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. A map illustrating the areas is shown in the figure overleaf.

Summary of Future Baseline

Habitats and species will potentially face increasing pressures from future development within the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Benefits for biodiversity have the potential to arise from the increasing integration of biodiversity considerations within decision making through policies within the Local Plan and local initiatives for biodiversity enhancements.
Figure A12: Green Infrastructure Network in the Neighbourhood Plan area
Figure A13: Local Green Spaces in the Neighbourhood Plan area
Heritage Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Heritage assets should be recognised as an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

- Plans should set out a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk.

- ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.’

The policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the Heritage SEA theme.

The Government’s Statement on the Historic Environment for England27 sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Historic England is the statutory body that helps people care for, enjoy and celebrate England’s spectacular historic environment. Guidance and advice notes provide essential information for local planning authorities, neighbourhood groups, developers, consultants, landowners and other interested parties on historic environment considerations, and are regularly reviewed and updated in light of legislative changes. The following guidance and advice notes are particularly relevant, and should be read in conjunction with the others.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (February 2016)28 outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

- Understanding the different types of special architectural and historic interest which underpin the designations; and

- Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)29 provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process, and helps to establish the basis for robust and comprehensive assessments.

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Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)\textsuperscript{30} provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)\textsuperscript{31} outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant of issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England’s role in neighbourhood planning.

**Summary of Current Baseline**

**Brief History of the Neighbourhood Plan area**

The original settlement was the village of Caterham (now Caterham-on-the-Hill), which was located on top of the hill as result of the valley being too marshy. It comprised a basic retail high street, surrounded by agricultural uses – dairy, sheep and arable. It grew up near St Lawrence’s Church which is reported to have been built around 1095. In 1840, the population of Caterham was 477 residents. With the coming of the railway, the population rose rapidly to 3,577 by 1871 and 7,298 by 1891.

Caterham Valley town centre grew up around the station and its railway sidings. Although the line was originally intended to continue south, Caterham station became a terminus to a branch line. The station made commuting possible for wealthy London-based businessmen and their families, escaping the London congestion and pollution, leading to mansions being built around the valley and particularly within the Harestone area. This affluent residential population encouraged the growth of the town by creating demand for goods and services, in turn creating employment.

Although first recorded in 675 AD, Chaldon has always been a hamlet and has never possessed a village centre. It originally grew up around St Peter’s & St Paul’s Church, which is reported to have been built around 1086 and is distinguished by having one of the oldest wall murals in the country. It has remained an agricultural parish to the present day. In 1848, Chaldon’s population was 197, falling to 165 by 1871 and then rising slowly to 266 in 1901.

In 1855, Whyteleafe was scarcely inhabited. The railway was the formative influence in developing the village. In 1869, a local entrepreneur bought land in Whyteleafe to set up a gasworks to supply gas to the growing communities in Whyteleafe and Caterham. The Church of St Luke was built in 1866 and its first primary school was built in 1892. By 1911, the population of Whyteleafe was larger than the older adjoining village of Warlingham.


Because of its strategic location on top of the North Downs, the Neighbourhood Plan area has always possessed a military significance as the last line of defence before London. The Victorians built an army barracks in 1877 in Caterham-on-the-Hill, which was used until 1990 to house and train the Guards regiments. Thirteen military mobilisation centres were built in the 1890s along the North Downs, one of which still exists as Fosterdown/Pilgrims Fort. Kenley aerodrome played a significant part in both world wars.

The railway also brought visitors who came to ‘enjoy the air’ on the Downs. In response to this, the Valley Hotel was built opposite the station, with The Hydro Hotel along the Godstone Road. This reputation for healthy air led to hospitals being established around the area, including St Lawrence’s Hospital. In 1884, the Congregational School for sons of ministers relocated from Lewisham to Caterham Valley. Now known as Caterham School, it is a large private boarding school and the second largest employer in the CR3 area. The Caterham by-pass was opened in 1939. It is reputed to be one of the earliest such roads in the country and the roundabout at the north end (Wapses Lodge) is said to be Britain’s first elevated traffic island.

Designations
As a result of this varied history, the Neighbourhood Plan area has a range of historic designations, including prehistoric monuments through to medieval villages and churches, Victorian mansions and 19th / 20th century military bases. Designated sites within the Neighbourhood Plan area include:

- Scheduled Monuments such as the earthwork forts at War Coppice and Fosterdown;
- Listed buildings, which are statutorily designated for their special architectural or historic interest;
- Conservation Areas, which have special qualities which are desirable to preserve and enhance;
- County Sites of Archaeological Importance, such as those at Tollsworth Manor, War Coppice and Fosterdown Fort;
- Areas of High Archaeological Potential, which are primarily zones of known ancient settlement such as the historic cores of Chaldon and Caterham Hill, Tollsworth Manor and a potential prehistoric site in Stanstead Road, Caterham;
- Harestone Valley Area of Special Residential Character, described in 2011 design guidance by the District Council as having a strong and defining Victorian archaeological heritage;
- Buildings of Character that Tandridge District Council wish to see retained, including:
  - The Rookery, Church Lane, Chaldon;
  - Fryern Farm, Rook Lane, Chaldon;
  - 18 Roffes Lane, Chaldon;
  - 22 Roffes Lane, Chaldon;
  - 14 Salmons Lane, Whyteleafe;
  - Cedar House, 91 High Street, Caterham; and
  - 421 Croydon Road, Caterham.

Summary of Future Baseline
New development areas in the Neighbourhood Plan area have the potential to impact on the fabric and setting of heritage assets; for example through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings.

Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there may be opportunity for new development to enhance the historic setting of the village and better reveal assets’ heritage significance.
Landscape

Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty […] The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’

- Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.’

- Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’

- ‘Planning policies and decisions should contribute to and enhance the natural and local environment by:
  i. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils
  ii. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and
  iii. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.’

Summary of Current Baseline

National Character Areas

The Neighbourhood Plan area is in the North Downs National Character Area, which Natural England describes as follows:

The North Downs National Character Area (NCA) forms a chain of chalk hills extending from the Hog’s Back in Surrey and ending dramatically at the internationally renowned White Cliffs of Dover. The settlement pattern is characterised by traditional small, nucleated villages, scattered farms and large houses with timber framing, flint walls and Wealden brick detailing.

Twisting sunken lanes, often aligned along ancient drove roads, cut across the scarp and are a feature of much of the dip slope. The Surrey Hills Areas of Outstanding Natural Beauty designations are testament to the scenic qualities and natural beauty of the area.

Agriculture is an important component of the landscape, with variations in soils supporting mixed farming practices where arable, livestock and horticulture have co-existed for centuries.

The woodlands, many of which are ancient, are a prominent feature of the landscape, yet their ecological value has suffered in recent years due to a reduction in active management, particularly of mixed coppice, since the 1990s. Two Special Areas of Conservation (SAC) are designated for their rare woodland compositions. Chalk grassland is particularly notable, with seven SAC designated for chalk grassland interest including outstanding assemblages of rare orchids. The chalk downland habitats support rare species, including... the black-veined moth and straw belle moth which are currently found only within the North Downs.
The North Downs are cut by the valleys of the Stour, Medway, Darent, Wey and Mole with their associated wetland habitats. The chalk aquifer of the North Downs is important for supplying water within Kent and to London.

More urban-fringe influence and modern development is associated with the land fringing Croydon, Purley and south London in the western part of the downs, with Dorking, Redhill and Guildford located on the fringes of the NCA.

The dominant vegetation cover in the Neighbourhood Plan area is of mature trees and woodland, except in the Chaldon area where there is a more open and farmed character. Belts of trees are a feature and may enclose open fields or built forms. The vegetation is important to the distinctive character of the Neighbourhood Plan area.

Protected Landscapes

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.

Tandridge District Council designated two Areas of Great Landscape Value (AGLV) which have been assessed to be on par with the AONB. Although these designations no longer exist, the Surrey AGLV Review states that the areas in question are being considered as potential extensions to the AONB.

94% of Tandridge and 64% of the Neighbourhood Plan area overlap with the London Green Belt, designated to prevent the coalescence of settlements. All four parishes within the Neighbourhood Plan area contain large areas of Green Belt land which are not within the AONB, particularly within Chaldon. Results from the residents’ questionnaire overwhelmingly identify the retention of the Green Belt as a priority for a large proportion of residents. Parks and open space are also felt to be very important to the area’s character and environment.

Landscape Character Assessment

The Surrey Landscape Character Assessment includes a Tandridge chapter, providing ‘Descriptions, Evaluation and Guidance [for the management of] Landscape Types and Character Areas within Tandridge District’. The guidance is tailored to each character area.

In terms of the built up areas of the Neighbourhood Plan area:

- Caterham-on-the-Hill is the original village of Caterham, although it has long ago grown well beyond its historic boundaries. It has characterful roads and several distinctive buildings, as well as the Cedar Tree that many regard as a symbol of Caterham. It suffers from traffic congestion.
- Caterham Valley’s pattern of development has been dictated by the steep nature of the valleys, the railway and the road system.
- Chaldon is an essentially rural parish within the Green Belt. The historic core is a Conservation Area, but it is no longer its centre. It is divided by Rook Lane which runs East-West and acts as a through-route carrying steady volumes of traffic throughout the day.
- Whyteleafe is the gateway from London into Tandridge, Surrey and the South-East. It has been neglected in urban design terms, especially along the A22 corridor, where design standards, traffic and pollution are concerns. Residents have complained about the predominance of flatted development, poorly designed and unsupported by infrastructure.

The Neighbourhood Plan area is notable in not having a single large public space in the town centres to act as a focus for where people can gather.
Visual Amenity

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.

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, and include:

- Seven views in Chaldon (Figure A15 overleaf)
- Fifteen views in Caterham Valley (Figure A16 overleaf)
- Five views in Whyteleafe (Figure A17 overleaf)
- Twelve views in Caterham Hill (Figure A18 overleaf)

Local Landscape Character

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 the figure overleaf and fuller descriptions are provided in the Neighbourhood Plan Design Guidelines report, published in 2018.[32]

Summary of Future Baseline

New development has the potential to lead to incremental but small changes in landscape and villagesscape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and areas with an important visual amenity value.

All development should be designed to a high quality and reinforce and enhance local character 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.

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[32] Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, AECOM, 2018
Figure A14: Character Areas in the Neighbourhood Plan area
Figure A15: Significant views in Chaldon parish
Figure A16: Significant views in Caterham Valley
Figure A17: Significant views in Whyteleafe
Figure A18: Significant views in Caterham-on-the-Hill
Climatic Factors

Context Review

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report contains six priority risk areas requiring additional action in the next five years, see below33:

1. Flooding and coastal change risks to communities, businesses and infrastructure;
2. Risks to health, well-being and productivity from high temperatures;
3. Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
4. Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
5. Risks to domestic and international food production and trade; and
6. New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

The UK Climate Change Act34 was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

The Climate Change Act includes the following:

- 2050 Target. The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- Carbon Budgets. The Act requires the Government to set legally binding ‘carbon budgets’. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK’s long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same. For more detail, visit the UK adaptation policy page.35
- Key messages from the National Planning Policy Framework (NPPF) include:
  - One of the three overarching objectives of the NPPF is an environmental objective to ‘contribute to protecting and enhancing our natural, built and historic environment’ including by ‘mitigating and adapting to climate change’ and ‘moving to a low carbon economy.’ ‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical

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reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.’

- ‘Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.’

- ‘Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.’

- Direct development away from areas at highest risk of flooding (whether existing or future). ‘Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.’

The Flood and Water Management Act\(^ {36} \) highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);

- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;

- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;

- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and

- Creating sustainable drainage systems (SuDS).\(^ {37} \)

Further guidance is provided in the document ‘Planning for SuDS’.\(^ {38} \) This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of ‘contributing to local quality of life and green infrastructure’.

**Summary of Current Baseline**

**Energy Use**

Energy use in Tandridge is significantly higher than the average for England, with electricity use 25% higher and gas use 30% higher. Particularly, electricity and gas use in Chaldon is 65% and 87% higher than the average for England, respectively. In 2010 the Government amended Part L (conservation of fuel and power) of the building regulations, so that new buildings are now more energy efficient, helping to reduce carbon emissions.

**Renewable Energy Production**

Tandridge Core Strategy’s Policy CSP14 requires all new residential development and commercial development with a floor area of 500m\(^ 2 \) or more to incorporate on-site renewable energy to save at least 10% of the development’s CO\(_2\) emissions. Large commercial developments are expected to incorporate combined heat and power or similar technology. In 2013/14, all of the dwellings

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\(^ {37} \) N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.

completed in Tandridge had renewable energy technologies that provide at least 10% of the dwelling’s energy requirements.

**Flooding**

Parts of the Neighbourhood Plan area have been subject to flooding, notably in 1968, 2000, 2007, 2014 and 2016. The main areas of flooding potential are from the Caterham Bourne along the A22 corridor (from Wapses Lodge in the south, to Whyteleafe in the north), and also from Caterham Hill to Coulsdon Common (as shown below in Figure A6). The Caterham Bourne is largely cultivated along the A22 but has flooded fairly regularly in the past during periods of high and prolonged rainfall events. Following the 2014 floods, mitigation work is currently ongoing in order to alleviate some of the flood risk issues in this area.

![Figure A19: Surface Water flood risk within the Neighbourhood Plan area](image)

**Summary of Future Baseline**

Climate change has the potential to increase the occurrence of extreme weather events in the Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation.
In terms of climate change contribution, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.

**Economy and Employment**

**Context Review**

Economic strategy is established through the UK Industrial Strategy (2017). The aim is to boost productivity, with Government explaining that: “At a time of astonishing technological advance, output per hour worked in the British economy has been weak since the financial crisis. We are proud of our flexible labour market that has delivered jobs for millions and we have achieved near record employment rates, but this must now be accompanied by the sustained higher productivity that is the essential requirement for higher wages. Unless we improve productivity while holding onto high employment, we cannot raise living standards and quality of life...” More specifically, the aim is to strengthen the five foundations and four grand challenges of productivity (listed below):

Five Foundations:
- Ideas: the world’s most innovative economy
- People: good jobs and greater earning power for all
- Infrastructure: a major upgrade to the UK’s infrastructure
- Business environment: the best place to start and grow a business; and
- Places: prosperous communities across the UK

Grand Challenges:
- AI and Data Economy: we will put the UK at the forefront of the artificial intelligence and data economy;
- Clean Growth: we will maximise the advantages for UK industry from the global shift to clean growth;
- Future of Mobility: we will become a world leader in the way people, goods and services move;
- Ageing Society: we will harness the power of innovation to help meet the needs of an ageing society

**Summary of Current Baseline**

**Employment**

A higher percentage of economically active residents in the Neighbourhood Plan area are in employment in comparison to the national average, as shown in Table A11 below.

**Table A11: Economic activity in the Neighbourhood Plan area (Neighbourhood Statistics)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Caterham Hill</th>
<th>Caterham Valley</th>
<th>Chaldon</th>
<th>Whyteleafe</th>
<th>Tandridge</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents aged 16-74</td>
<td>9033</td>
<td>6035</td>
<td>1237</td>
<td>3005</td>
<td>59457</td>
<td>38.88</td>
</tr>
<tr>
<td>Economically active</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Self-employed</td>
<td>12.3%</td>
<td>11.8%</td>
<td>16.7%</td>
<td>11.2%</td>
<td>14.2%</td>
<td>9.7%</td>
</tr>
<tr>
<td>Part-time</td>
<td>18.0%</td>
<td>15.4%</td>
<td>20.7%</td>
<td>15.7%</td>
<td>18.1%</td>
<td>16.6%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>3.3%</td>
<td>3.5%</td>
<td>1.1%</td>
<td>3.4%</td>
<td>2.8%</td>
<td>4.4%</td>
</tr>
<tr>
<td>Full-time student</td>
<td>3.0%</td>
<td>2.0%</td>
<td>2.1%</td>
<td>1.7%</td>
<td>2.2%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Economically inactive</td>
<td>24.6%</td>
<td>25.1%</td>
<td>31.6%</td>
<td>19.0%</td>
<td>26.5%</td>
<td>30.1%</td>
</tr>
</tbody>
</table>
As highlighted within the Tandridge Annual Monitoring Report for 2013/14, 8.6ha of employment land was lost in 2013. Out of the respondents to the residents’ neighbourhood survey, 96% stated that employment land should be protected, with 85% stating that they would like the opportunity to work locally.

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.

**Economy**

Five of Surrey’s eleven districts were in the UK top 25 economically in 2010. More residents (58%) commute outside Tandridge district to work than anywhere else in Surrey. This indicates a heavy reliance on jobs outside of the district, primarily in central London and also Surrey boroughs including Reigate and Banstead.

Almost all (99.5%) of Surrey’s businesses are small or medium enterprises, with less than 250 employees. 97% of businesses employ less than 50 people, with 88.2% classified as micro-businesses with less than 10 employees.

The agricultural industry in Surrey is not intensive, with 70% of farms being less than 20 hectares. Surrey has a high percentage of ‘other farm types’, diversifying towards leisure and tourism, horse riding and livery, holiday lets, school farm visits, fishing/shooting, box schemes and local produce initiatives.

Commercial buildings in Tandridge are on average older than elsewhere in the south-east, suggesting that the stock is of poorer quality. The Local Plan acknowledges that Tandridge has the lowest rateable value in Surrey for all classes of employment floorspace, and there has been little investment in commercial property in recent years.

**Qualifications**

Residents in the Neighbourhood Plan area generally have higher levels of qualification in comparison to the totals for England, as shown below in Figure A20. Residents of Chaldon and Caterham Valley are, on average, particularly highly qualified areas.

![Figure A20: Qualifications in the Neighbourhood Plan area](image-url)
Retail

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.

Infrastructure and Utilities

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

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.

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); nearby Woldingham is partly connected to this Ultrafast network.

Summary of Future Baseline

The CR3 area is attractive, with good links to London, and CR3 residents on average are highly qualified. As such, the employment level of CR3 residents is likely to remain high. On the other hand, there is a trend of loss of employment sites in the area, which is likely to be exacerbated now that offices and barns can be converted to housing. If little investment is put into existing and new employment sites, then employment in the CR3 area could decrease, making it more difficult for local residents to work locally.
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