

Foreword to the CR3 Forum Neighbourhood Plan

The concept of Neighbourhood Plans, written and supported by local communities, was introduced in the Localism Act 2011 published by the Government in December 2010. The Government had decided that approved Neighbourhood Plans would be statutory town planning documents which would be essential and influential parts of the framework for decision making in the community.

Representatives from the four councils of Caterham Valley, Caterham Hill, Chaldon and Whyteleafe were invited by the Caterham Community Partnership to discuss the possibility of creating a Neighbourhood Plan, (NP) for our area and this was agreed in April 2012. These four parishes with a CR3 postcode, (population approximately 29,000), form a single group as they are interdependent in terms of healthcare, education, retail shopping and environment. They also have problems in common which involve transport, housing, and employment issues.

A body known as the CR3 Forum has been responsible for the development of our NP. The work has been done by representatives of the six participating organisations in seven sub-committees responsible for:-

- Housing
- Business and Employment
- Health and Education
- Leisure and Community
- Transport
- Urban and Rural Design
- Utilities

The project work has been controlled through a small Steering Group made up of members from the four Parish and Village Councils, the Caterham Business Partnership and the Caterham Community Partnership.

Vision and Plan Progress

The CR3 Forum has sought to produce a pro-growth NP which demonstrates a balance between business, local facilities and infrastructure - i.e. schools, health, leisure, transport, environment, good quality housing, and a vibrant town centre. **The NP seeks to present local issues and needs which we have identified in our consultations with residents and to give positive responses for future development of the CR3 area.**

We are now in the last stages of preparing the final Plan Document and the Pre-Submission edition of the Plan is presented for your consideration and comments.

Planning Context

A successful CR3 NP will be a statutory document in place with the new *Tandridge District Council Local Plan*. It will have the power to deal with non-strategic aspects of planning and with matters for our area not included in the *Local Plan*.

If successful the CR3 NP will be used by Tandridge District Council in advising potential applicants for planning permission, and for making decisions on planning applications.

The Neighbourhood Plan must be sustainable with policies set out in the Tandridge Core Strategy 2012 and the Tandridge District Local Plan 2014.

The Neighbourhood Plan will be reviewed in 5 years.

Your comments will influence the content of the final version of the Plan which will be presented to Tandridge District Council for an independent examination. A successful examination will be followed by a local referendum which will involve all residents of the CR3 area.

Aspirational Projects

The NP has identified a number of local needs that are not met through the town planning system and which are important to the well-being of our community. Aspirational projects are proposed which have to be met through community action supported by other organisations.

Geoff Duck

District Councillor and Chairman of the Steering Group of the CR3 Forum



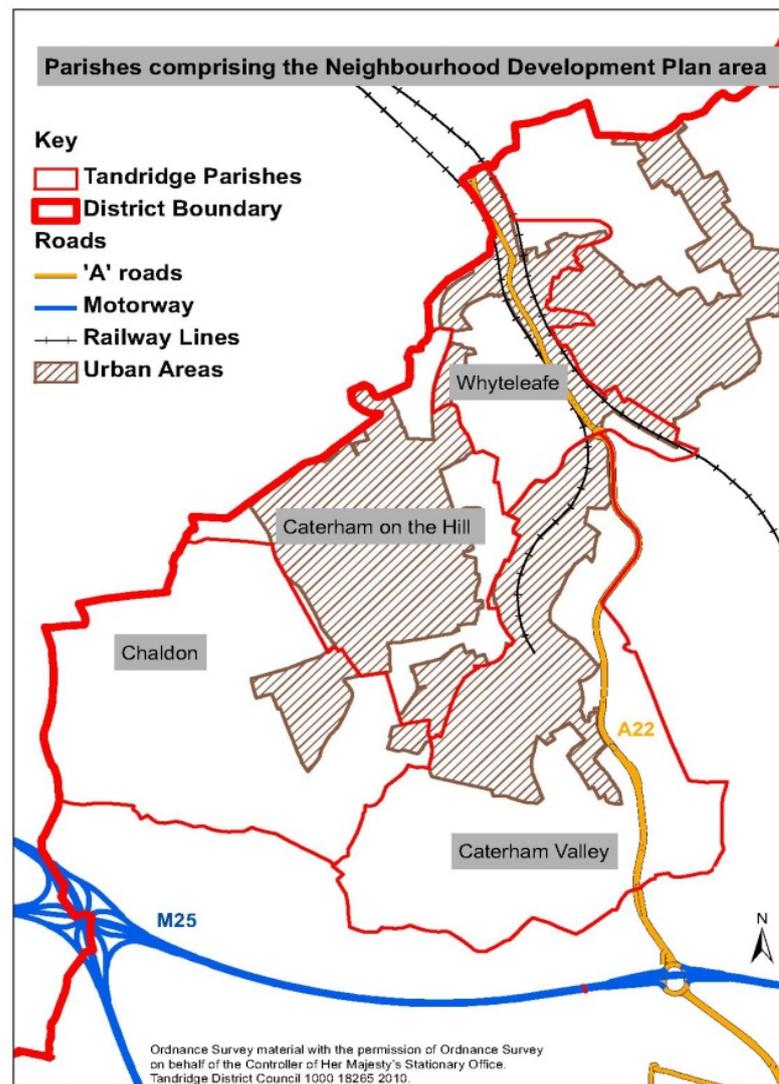
Abbreviations

AGLV	Area of Great Landscape Value
ANPR	Automatic Number Plate Registration
AONB	Area of Outstanding Natural Beauty
BREEAM	Building Research Establishment Environmental Assessment Method
BT	British Telecommunications
CAT	Countryside around Town
CIL	Community Infrastructure Levy
CSP	Tandridge Core Strategy Plan
HELAA	Housing & Economic Land Availability Assessment
HTTP	Hypertext Transfer Protocol
JSNA	Joint Strategic Needs Assessment
LCS	Learning Classifier System (Used in traffic signalling control studies)
LEP	Local Enterprise Partnership
LEZ	Low Emission Zones
MLA	Museums, Libraries, & Archives
NEC	Noise Exposure Categories
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PROW	Public Rights of Way
PSC	Principal Water Stopcock
SAC	Special Area of Conservation
SANGS	Suitable Alternative Natural Green Space
SCC	Surrey County Council
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TDC	Tandridge District Council
TfL	Transport for London
URD	Urban Revitalization Demonstration
WHO	World Health Organization

INTRODUCTION

The CR3 Forum

1. The CR3 Forum has been constituted to bring together all those serving or having an interest in the neighbourhood, in order to produce a Neighbourhood Plan.
2. The CR3 Forum comprises the four Parish and Village Councils, (Caterham Hill, Caterham Valley, Chaldon and Whyteleafe), the Caterham Business Partnership and the Caterham Community Partnership Ltd. The project work has been controlled through a Steering Group, the members of which are representatives appointed by each of the participating groups.



Policy Context

3. The Neighbourhood Plan has been prepared so as to comply with the National Planning Policy Framework (NPPF) set by central Government. In terms of town planning policy, the proposed Neighbourhood Plan sits immediately below the Tandridge District Council's Core Strategy and respects the strategic policies set down in that document. The CR3 Forum has sought to keep abreast of and to respond to the new emerging Core Strategy being prepared by the local planning authority.

Neighbourhood Plan Area

4. The CR3 Neighbourhood Plan area is composed of four parishes: Chaldon, Caterham-on-the-Hill, Caterham Valley and Whyteleafe. The area has good schools and easy access to London, being served by two rail lines. It also enjoys easy access to the M25 and to Gatwick airport with Heathrow, Eurotunnel and Dover all being within comfortable driving distance.

Being on the edge of London, all parts of the CR3 area are under great pressure from development, made worse by the fact that 94% of the Tandridge District is Green Belt which has led to development being located in the non-Green Belt areas, 29% of which is found in Caterham and Whyteleafe, (the North-North-West part of the Tandridge District).

The present Core Strategy under CSP1 states that In order to promote sustainable patterns of travel and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District (the Category 1 settlements listed below) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised subject to the third paragraph of this policy.

The CR3 area of Caterham and Whyteleafe forms one of three Category 1 settlements in Tandridge.

5. 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 has the largest population of the four parishes and suffers badly from traffic congestion.
6. Caterham Valley grew up with the arrival of the railway in the 1850s-70s. Originally, the railway was to have gone on to Godstone and eventually to Brighton. However, the topography allied to funding issues meant that the railway stopped at Caterham, which

became a terminus. The pattern of development has been dictated by the steep nature of the valleys, the railway and the road system.

7. Chaldon is an essentially rural parish 91% of which lies within the Green Belt but without a sense of being a settlement as it lacks a centre. It has never been designated as a Green Belt settlement. 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. It has limited public transport.
8. 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.
9. Caterham and Whyteleafe are very much the type of places that are criticised in 'Manual for Streets', published by the Department of Transport, where they say: *'For too long the focus has been on the movement function of residential streets. The result has often been places that are dominated by motor vehicles to the extent that they fail to make a positive contribution to the quality of life.'*
10. Much of the development in the CR3 area over the last 50 years has been of poor quality, detracting from visual amenity, so that our area appears shabby. Good design promotes well-being, encourages sustainability, engenders a sense of pride in the area and supports regeneration. To achieve this, the working Group has prepared 'character assessments' of each of the seven wards in the CR3 area to highlight their major features and identify areas for improvement. The CR3 area is defined by its variety and individuality within historically separate communities and by the way it has built up over the last 150 years with the arrival of the railways. The wards have been sub-divided into 'character zones' and each zone's essential character has been defined so that future development within each zone can be in keeping with the area.
11. The CR3 Plan area is notable in not having a single large public space in the town centres to act as a focus and a place where people can gather. There are parks and recreation grounds but these do not fulfil the role of providing a central focus for the community. This may be because the settlements did not evolve as market towns with a market place forming the main purpose of the settlement.
12. The area has suffered for many years with long-term derelict sites. Some of these sites have been empty for 15 years or more and have not been maintained, becoming eyesores within the area. Whyteleafe has had the former Ann Summers site and Whyteleafe House (the former Rank Organisation building). Caterham Valley has had the Beechwood Road former education site, the Farningham Road former social services site, the former youth services building at the bottom of Tupwood Lane (the Old Drill Hall) and the Rose and Young former garage/showroom site in the town centre. On Caterham Hill there are the two listed derelict buildings on the Kenley

aerodrome and the former Clifton Arms pub on Chaldon Road. These buildings mainly occupy prominent sites within the area and have had a detrimental impact on the local appearance and possibly on the economic well-being of the town.

13. There is an issue over the mix and location of development and the lack of improvement in the supporting infrastructure. As an example, Whyteleafe residents and the Parish Council have complained about the predominance of flat development, poorly-designed and unsupported by improvements in infrastructure, leading to a transient population that has little incentive to get involved with local community.

Community Engagement

14. There have been workshops, a survey and exhibitions in all four constituent parishes. A separate Consultation Statement outlining these activities forms one of the supporting documents to the Plan.

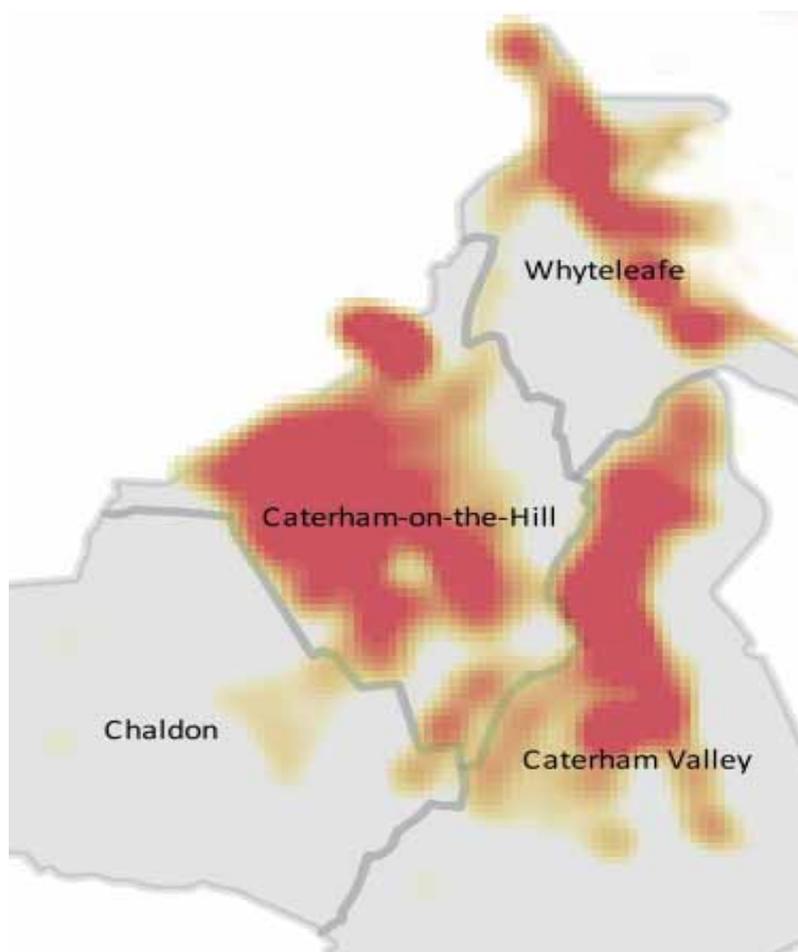


Figure 1 - Density of CR3 housing indicated by the red-brown colouration



Figure 2 View from War Coppice Lane looking north over Harestone Valley towards Caterham town centre