

Appendix1 Planning Context

1. National Policies

The starting point for determining planning applications, as set out in Section 38(6) of the Planning and Compulsory Purchase Act, is the Development Plan. Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Tandridge the Development Plan currently consists of the Core Strategy 2008, Tandridge Local Plan: Part 2, July 2014 and saved Local Plan 2001 Policies and SPDs.

Localism Act 15th November 2011.

National Planning Policy Framework March 2012.

Planning Practice Guidance. Dept. Of Communities & Local Government
6th March 2014 onwards.

2. Tandridge Policies

Recently adopted Core Strategy (October 2008), the policies within which are expanded upon by saved policies within the Tandridge District Local Plan 2001.

Supplementary Planning Documents (SPD). Those specifically adopted for this area include the Harestone Valley Design Guidance (adopted March 2011), the Harestone Valley Character Assessment (adopted October 2010) and the Urban Design Concept Statement (UDCS) for the Former Marie Curie Hospice (adopted March 2010). Tandridge Parking Standards September 2012.

The Local Plan Part 2 which will contain a set of policies that will principally be used to determine planning applications. Adopted in June 2014

Various Tree Preservation Orders.

3. Policy Results for CR3 Area

Core Strategy Policies:

Policy CSP 1 Location of Development

Policy CSP 2 Housing Provision

Policy CSP 3 Managing the delivery of housing

Policy CSP 4 Affordable Housing

Policy CSP 5 Rural Exceptions

Policy CSP 6 Rural Allocations

Policy CSP 7 Housing Balance

Policy CSP 8 Extra Care Housing

Policy CSP 9 Gypsy and Traveller caravan sites

Policy CSP 10 Travelling Showmen's Sites

Policy CSP 11 Infrastructure and Services

Policy CSP 12 Managing Travel Demand

Policy CSP 13 Community, Sport and Recreation Facilities and Services

Policy CSP 14 Sustainable Construction

Policy CSP 15 Environmental Quality

Policy CSP 16 Aviation Development

Policy CSP 17 Biodiversity

Policy CSP 18 Character and Design

Policy CSP 19 Density

Policy CSP 20 Areas of Outstanding Natural Beauty

Policy CSP 21 Landscape and Countryside

Policy CSP 22 The Economy

Policy CSP 23 Town and other centres

Harestone Valley Character Assessment and Design Guidance:

Harestone SRCA HARE C - Western Valley Slopes

Harestone SRCA HARE A - Church Hill

Harestone SRCA HARE D - Valley and Eastern Valley Slopes

Harestone SRCA HARE J - Stanstead Road
Harestone SRCA HARE E - Dunedin Drive
Harestone SRCA HARE F - Town Centre Edge
Harestone SRCA HARE I - East Tupwood Lane
Harestone SRCA HARE B - Greenwood Gardens
Harestone SRCA HARE G - Clareville Road

Saved Local plan 2001:

Harestone Valley Area BE5
Higher Density Area BE5
Central Area (Caterham) SS1
Western Slopes BE5
Conservation Areas HE3
Ancient Monuments HE5
County Site of Archaeological Importance HE5
Area of High Archaeological Potential HE6
Reserve Housing Land HO5
Green Belt RE2 RE6 RE8 RE9 RE10 RE11 RT5
Town Centre SH1 SH2
Primary Shopping Area SH2
1 in 100 Year Indicative Floodplain EV3

In addition to these policy documents there are a number of other monitoring and scoping documents which will also affect the CR3 area:

SHLAA Strategic Housing Land Availability Assessment Caterham and Whyteleafe. Housing and Economic Land Availability Assessment (HELAA).

Authority's Monitoring Reports for the Tandridge Local Plan

Statement of Intentions regarding Housing Delivery June 2010.

Annual Monitoring Reports for Tandridge District Local Development Framework.

Key Policies Housing.

Policy CSP 2 Housing Provision Provision will be made for a net increase of at least 2,500 dwellings in the period 2006 to 2026.

The Council has identified sufficient specific deliverable sites to meet the first five years of the Housing Trajectory and will identify a further supply of specific developable sites for years 6 - 10 of the Housing Trajectory.

The Council will identify sufficient specific developable sites for years 11- 15 of the Housing Trajectory; however if it is not possible to identify specific sites, future growth will be directed to the urban areas and to land in sustainable locations immediately adjoining the built up areas as shown on the Key Diagram.

The Council will undertake a Strategic Housing Land Availability Assessment to identify deliverable and developable sites to inform the Site Allocations DPD.

The Council will apply the “Plan, Monitor and Manage” approach to housing delivery and will review the delivery of housing through the “Housing Trajectory” set out in the Annual Monitoring Report, and will phase the supply of land where necessary.

In order to ensure that a supply of land can be maintained the Council will identify reserve sites in a Site Allocations DPD.

Such sites can then be drawn on in the event that annual monitoring indicates that the supply of deliverable and/or developable sites has declined and is likely to be insufficient to meet future requirements.

The required amount of reserve sites would then be brought forward as necessary to become allocated sites within the fifteen year supply of housing.

For this reason any target must be based upon what the area can realistically supply based on maintaining and improving the character of that area, that infrastructure will support and can be achieved on the available land.

Policy CSP 3 Managing the delivery of housing

In accordance with Policy CSP2 and in order to manage the delivery of housing, should the District’s rolling

five year housing supply figure be exceeded by more than 20%, the Council will not permit the development of unidentified residential garden land

sites of 5 units and above or larger than 0.2ha (or smaller sites where these form a part of a potentially larger development proposal). Similarly where there is inadequate infrastructure or services to support a development the Council will not permit the development of unidentified sites of 5 units and above or larger than 0.2ha.

However, an exception may be made if it is demonstrated that the development would result in a significant social, community or environmental benefit.

It should be noted that the provision of affordable housing to meet the requirements of Policy CSP4 will not be considered to be a “significant social or community benefit”. However if it is proposed that a site is to be developed where all the units are affordable; or where the proportion of affordable housing is significantly above the relevant percentage requirement then this may represent a significant benefit allowing an exception to be made.

It is for the developer to demonstrate that the benefits accruing from the proposals are significantly above that which is required as a matter of policy.

The policy will not apply to proposals for the redevelopment of existing residential sites where there is no net gain in the number of dwellings, or the net gain is not more than 4 dwellings.

For the avoidance of doubt, residential garden land for the purpose of this policy can comprise whole curtilages or parts of curtilages.

Policy CSP 4 Affordable Housing

This is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD. Annex 3 should be read in conjunction with this policy.

The Council will require that a proportion of new dwellings built in the District will be affordable, to be available to people on lower incomes, unable to afford housing at the prevailing market price or who need to live within the District.

The overall target for affordable housing will be 50 dwellings per year during the period 2007 to 2012.

The Council will review the need and the target at regular intervals.

In order to maximise the supply of affordable housing the Council will require:

on sites within the built up areas of 15 units or more or sites of or greater than 0.5 hectare; and on sites within the rural areas (see Annex 3) of 10 units or more that up to 34% of the dwellings will be affordable.

The actual provision will be negotiated on a site by site basis after taking into account market and site conditions.

Affordable housing may be in the form of social rented or intermediate or a mix of both. The Council may require up to 75% of the affordable housing on a site to be social rented, the precise proportions will be agreed with the Council having regard to the specific needs at the time and within the area.

There will be a presumption that affordable housing will be provided on the development site ,however in some circumstances the Council may accept an off site contribution on another site provided by the developer; such alternative site may trigger a requirement for affordable housing itself, such a requirement will be on top of the alternative site provision. The Council will retain the discretion to accept such alternative provision, particularly having regard to the need to contribute to mixed communities.

If an alternative site is not available and the Council and the developer both consider that it would be

preferable that a financial contribution should be made towards affordable housing provision on another site within the District, the Council will require the developer to enter into a legal agreement to secure that provision.

The financial contribution will be broadly equivalent in value to the on-site provision.

Policy CSP 7 Housing Balance

The Council will require all housing developments of 5 units and above to contain an appropriate mix of dwelling sizes in accordance with current identified needs for particular areas of the District, as set out in future Housing Need Surveys and Strategic Housing Market Assessments.

The Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location.

The Council will resist an undue concentration of any one type of dwelling in a location that would cause an imbalance and adversely affect the community.

In assessing the proposed mix of dwellings the Council will have regard to the density ranges set out in policy CSP19, the demand for affordable housing and the character of the area, and may require the mix to be modified accordingly.

Policy CSP 18 Character and Design

The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.

Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.

The Council will have regard to “Surrey Design” and Village Design Statements in determining planning applications.

The Council will apply the principle of “good enough to approve rather than bad enough to refuse”.

The Council will protect the wooded hillsides in the built-up areas by ensuring that new development does not adversely affect the character of these areas and that there is no overall loss of tree cover.

Within built up areas and villages existing green spaces that contribute to biodiversity, the quality of life, the character or amenities of the area or those that separate built up areas will be protected and where possible enhanced for the benefit of biodiversity and/or recreation.

Policy CSP 19 Density

Within the framework for the character and design of density as set out in Policy CSP18 the density of new development will be within the following ranges:

(a) Rural Areas (Larger Rural Settlements/Woldingham/Green Belt Settlements /countryside) – 30to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.

Saved policy BE7 “Woldingham” of the Tandridge District Local Plan 2001 will also continue to apply to development within the settlement boundary until this is replaced by a policy in a Development Control DPD.

(b) Built up areas – 30 to 55 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate; such character and distinctiveness may also be identified in Village Design Statements, Conservation Area Appraisals or Supplementary Planning Documents.

(c) Oxted and Caterham Valley town centres (as defined on the proposals map) 40 to 75 dwellings per hectare, unless the design solution for a higher density scheme is compatible with local character and distinctiveness.

Within the lower density areas (a) and in the medium density areas (b) the Council will resist densities above the specified ranges unless it can be demonstrated that development proposals will not harm the character of the area and the quality of the environment and provided the site is in an area that is within 0.5km (approximately a 5 minute safe and level walk) from frequent public transport and a town, village or other centre containing convenience shopping.

Local Development Plan Part 2 Detailed Policies

DP1: Sustainable Development

DP2: Town Centre Development

DP3: Local Centres, Other Centres & Villages

DP4: Alternative Use of Commercial & Industrial Sites

DP5: Highway Safety & Design

DP6: Telecommunications Infrastructure

DP7: General Policy for New Development

A. All new development will be expected to be of a high quality design. Development should integrate effectively with its surroundings, reinforcing local distinctiveness and landscape character. Innovative designs will be encouraged where appropriate.

B. Where the principle of the proposed new development – whether on a site that is previously developed or green field – is in accordance with other policies in the Development Plan, permission will be granted where the following matters are effectively addressed:

Design of Development

1. Character & layout: The proposal respects and contributes to the distinctive character, appearance and amenity of the area in which it is located with layouts that maximise opportunities for linkages (for example footpaths and cycle paths) to the surrounding area and local services;

2. Built form: The proposal is in keeping with the prevailing landscape/streetscape, reflecting the variety of local building types by using complementary building materials and designs, and does not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. In the case of a residential extension, the proposal should not result in the creation of a terracing effect;

3. Parking: The proposal maintains existing off-street parking spaces (including garages) where they are considered necessary to serve the existing buildings or use and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety;

4. Design Guidance: The proposal conforms with the guidelines as set out in adopted Conservation Area Appraisals, Village Design Statements, and Design Guidance in the form of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs);

5. Safety: The proposal has regard to the Police ‘Secured by Design’ standards to create safe and secure environments that reduce the risk of crime. Where appropriate, a scheme should also incorporate advice contained in the government’s guidance ‘Crowded Places: The Planning System and Counter Terrorism’.

Safeguarding Amenities

6. Amenity: The proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance;

7. Privacy: The proposal does not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect. In most circumstances, where habitable rooms of properties would be in direct alignment, a minimum privacy distance of 22 metres will be required. This distance may need to be increased to protect those parts of gardens which immediately adjoin dwellings or where sites are sloping. In most circumstances, a minimum distance of 14 metres will be required between principal windows of existing dwellings and the walls of new buildings without windows;

8. Environment: The proposals provide a satisfactory environment for the occupiers of both the existing and new development;

9. Facilities: The proposal provides appropriate facilities for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on the street scene and the amenities of the proposed and existing properties;

Safeguarding Assets, Resources & the Environment

10. Assets: The proposal seeks to protect and, where opportunities exist, to enhance valuable environmental and heritage assets;

11. Resource efficiency: The proposal promotes the use of sustainable design and construction that provides for efficient use of minerals and enables the incorporation of a proportion of recycled or secondary aggregates, in accordance with the Surrey Minerals Plan Core Strategy (2011);

12. Landscaping: The proposal ensures that landscaping is an integral element in layout design, making provision for suitable new planting, trees and boundary treatments to enhance the appearance, character and amenity of the site from the outset. The proposal is also expected to retain existing important features such as trees, hedgerows and walls wherever possible. Where a new road is required, a suitably hard and/or soft landscaped gap will be required between any existing properties and the new carriageway; and

13. Trees: Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.

DP8: Residential Garden Land Development

A. Subject to Core Strategy Policy CSP3, any other relevant Development Plan policies, adopted Supplementary Planning Guidance or Supplementary Planning Documents, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield),

Warlingham, Whyteleafe and Woldingham, and where the development scheme:

- 1. Is appropriate to the surrounding area in terms of land use, size and scale;**
- 2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;**
- 3. Maintains plot sizes similar to those prevailing in the area*, taking account of the need to retain and enhance mature landscapes;**
- 4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and**
- 5. Does not result in the loss of biodiversity or an essential green corridor or network.**

B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.

C. Within the Special Residential Character Areas of Harestone Valley and Woldingham as identified on the policies map or in any other areas subsequently designated, the Council will use Design Guidance where it has been adopted as a Supplementary Planning Document in assessing development proposals and in determining planning applications.

*** Within Woldingham, the further subdivision of part of an already subdivided curtilage will normally be considered inappropriate.**

DP9: Gates, Fences, Walls & Other Means of Enclosure

DP10: Green Belt

A. The extent of the Green Belt is shown on the Policies Map. Only in exceptional circumstances will the Green Belt boundaries be altered and this would be through a review of the Core Strategy and/or through a Site Allocations Development Plan Document.

B. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, will normally be refused. Proposals involving inappropriate development in the Green Belt will only be permitted where very special circumstances exist, to the extent that other considerations clearly outweigh any potential harm to the Green Belt by reason of inappropriateness and any other harm

DP11: Development in Larger Rural Settlements

DP12: Development in Defined Villages in the Green Belt

DP13: Buildings in the Green Belt (outside the Defined Villages)

The Council regards the construction of new buildings as inappropriate in the Green Belt. Subject to other Development Plan policies, exceptions to this are as follows:

Extension & Alteration

A. The extension or alteration of buildings within the Green Belt (outside the Defined Villages) will be permitted where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 (for non-residential buildings) or 31 December 1968 (for residential dwellings), or if constructed after the relevant date, as it was built originally.

B. When assessing proposals for the extension of rebuilt buildings, the Council will consider the original building (as defined in criterion 'A') in comparison with the present building and the proposed extension, in order to determine whether the proposal would result in a disproportionate addition.

Replacement

C. The replacement of buildings within the Green Belt (outside the Defined Villages) will be permitted where the proposed new building:

- 1. Is for the same use as the building it is replacing;**
- 2. Is not materially larger than the building it is replacing; and**
- 3. Is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.**

Infill, partial or complete redevelopment

D. The limited infilling or the partial or complete redevelopment of previously developed sites (brownfield sites) in the Green Belt (outside the Defined Villages) will be permitted where:

- 1. The existing buildings are of permanent construction; and**
- 2. The proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**

Economic re-use

E. The re-use of buildings within the Green Belt (outside the Defined Villages) for economic development purposes will be permitted where:

- 1. The proposal does not harm the character and environment of the surrounding area nor have a materially greater impact on the openness of the Green Belt and the purposes of including land within it;**
- 2. The building is of permanent construction, structurally sound* and capable of re-use without major alterations, adaptations or reconstruction;**
- 3. The proposed use can be wholly or substantially contained within the building identified for re-use; and**

4. The proposal is not likely to result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for an agricultural use.

Part 2: Detailed Policies - Proposed Submission 3

Buildings in the Green Belt (outside the Defined Villages)

Residential re-use

F. Proposals for the re-use of buildings for residential purposes within the Green Belt

(outside the Defined Villages) will be required to meet one of the following criterion in addition to those listed in E1 to E4 above:

- 1. The proposal meets an essential need for an agricultural or forestry worker related dwelling; or**
- 2. The proposal would ensure that buildings with special architectural or historic interest are preserved and/or enhanced where no alternative use would secure their long term future; or**
- 3. The building is redundant or disused and its development would lead to a significant enhancement to its immediate setting; or**
- 4. Residential is the most suitable use in terms of building location, accessibility, energy conservation and renewable energy sources, and that any other use would cause significant demonstrable harm.**

G. Where permission is granted for the residential re-use of buildings in the Green Belt (outside the Defined Villages), the Council may consider applying conditions which restrict permitted development rights.

*** Applications should normally be accompanied by a structural survey and a Conversion Method Statement (see glossary), effectively demonstrating that the building is capable of re-use without significant major alterations, adaptations or reconstruction**

DP14: New Garages & Other Ancillary Domestic Buildings in the Green Belt (outside the

Defined Villages)

DP15: Agricultural Worker's Dwellings in the Green Belt (outside the Defined Villages)

DP16: Removal of Agricultural Worker Occupancy Conditions

DP17: Equestrian Facilities

DP18: Community, Sports & Recreational Facilities

DP19: Biodiversity, Geological Conservation & Green Infrastructure

DP20: Heritage Assets

DP21: Sustainable Water Management

DP22: Minimising Contamination, Hazards & Pollution

October 2015.