GREEN SPACES, HERITAGE AND DESIGN

Set within the Surrey Hills, our 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. The green spaces provide wildlife habitats that support ecosystems and biodiversity. They include urban parks, allotments and gardens; woods, pasture and chalk downland; the golf course, farmland and countryside - together forming a resource of richness and variety. Each settlement retains an individual character and a physical separation.

Heritage is also a defining characteristic, from prehistoric remains through to the medieval villages, churches and manors of Caterham Hill and Chaldon. The Victorian and Edwardian settlements of Caterham Valley and Whyteleafe grew up around the railway, resulting in the townscapes and streetscapes we see today. We also have a strong military heritage. Caterham was a barracks town and RAF Kenley is one of the best preserved Battle of Britain airfields.

This resource creates a strong sense of belonging and place. It brings social, economic and environmental benefits - reducing cost to the NHS by promoting recreation and physical and mental wellbeing; providing an attractive place to live and work; and protecting biodiversity.

Sustainability is also about creating vibrant and economically viable communities for the future. Growth through new homes and businesses requires good quality, well designed buildings; fit for purpose and for challenges such as climate change. Giving a new lease of life to historic assets can add distinctiveness and hence economic value. There is also scope for bold modern designs, of sufficient quality to create new character landmarks. This approach does though require joined up thinking. Individual buildings need to be designed to enhance the wider character and heritage of the neighbourhood.

However, the Neighbourhood Plan area has received the majority of all development constructed in the District. As a result building densities are greater, green spaces smaller and the population they serve correspondingly higher. Despite that, many of the remaining green spaces that surround and weave through each community (preventing them from coalescing) are now being considered for development.

The characteristic steep wooded slopes are increasingly cleared to create elevated views out for new blocks of flats. This threatens visual amenity and biodiversity and worsens storm water run-off. Caterham Hill, Caterham Valley and Whyteleafe have suffered flash flooding.

Unprotected character buildings have been demolished. This undermines community identity and regeneration, especially where they were part of attractive streetscapes. More recent buildings of poor design and materials also make re-vitalising the urban centres difficult.

The Neighbourhood Plan seeks to addresses these challenges by combining the best of the old with the best of the new - protecting and enhancing our green spaces and heritage, whilst promoting the high standards of new design that will help re-invigorate our communities.
Note on Policies

The policies identify local conservation and design priorities for development. They do not seek additional documentation beyond the TDC Local Validation Requirements, including Design and Access Statements. Rather they set out the local criteria to be considered when putting those existing requirements into effect.

Most of our large brownfield sites have been developed and built density is now increasing through smaller schemes. These offer the opportunity for incremental environmental improvements. Conversely they may have a cumulative environmental impact.

For example, the repeated flooding in Caterham Hill, Valley and Whyteleafe is being contributed to by all development in catchment areas. The environmental design solutions (eg sustainable on-site drainage) are currently only necessary for larger developments.

Similarly, many locally significant environmental assets are not officially recognised or designated. Responsibility for some material planning considerations that are local priorities is also shared between TDC and other regulatory authorities.

The policies aim to assist all authorities reach a balanced judgement within that complex decision making framework. They are more about endorsement of best practice than enforcement. They promote better communication, a joined up approach between authorities and recognition of local priorities. This means early and open dialogue between communities, developers and TDC - to include where necessary other authorities and service providers.

GSHD 01: Safeguarding Process for the Natural and Historic Environment

Intent: A straightforward approach to safeguarding, using the principles of environmental impact assessment. It encourages communities to participate in decision making. It is aimed particularly at undesignated environmental assets.

Justification: The natural and historic environment includes all landscapes, green spaces, gardens, views, flora, fauna, soils, habitats and heritage features. These assets are a collective community resource not always recognised by the planning system. Assets that are locally significant but not officially protected have been removed, sometimes pre-emptively in order to clear the site prior to a planning application. Conserving and enhancing all environmental assets is given priority in the GSHD policies, in line with NPPF.

Local participation will help to identify assets that might otherwise be overlooked. This can assist the LPA, when weighing the significance of undesignated environmental assets against any effect that proposals may have upon them. Better communication has the potential to make the planning system less adversarial and hence more efficient.
Policy GSHD 01:

When considering the effect of development on the natural and historic environment applicants and decision makers must follow a three stage process:

A: Identify the assets present and establish their significance for local people and wildlife.

B: Avoid adverse impacts and improve the environment for local people and wildlife.

C: Mitigate any unavoidable adverse impacts so that a net environmental benefit can be delivered.

In applying this policy the following criteria are especially important:

- Local people should be encouraged to contribute at the development design stage, for example by community workshops. Parish Councils have an important role to play.
- Well written and illustrated Design and Access Statements offer an effective way of demonstrating that environmental benefits can be delivered.
- If an ecological, arboricultural or heritage assessment is carried out, it should include any evidence received from the public. This will help identify local assets not officially recognised.
- Any assessment should be proportionate to the development and the assets present. It should always include a description of assets, their significance and how they may be affected by the development.
- The primary aim should be to retain assets in situ in a manner commensurate with their significance. If that is not considered feasible, the supporting documentation should explain why.
- Mitigation measures should be proportionate to the significance of assets and the environmental impact. Heritage assets should be investigated and recorded prior to development. The results should be made publicly available.
- Any reduction in asset significance resulting from neglect, non-accidental damage or pre-emptive site clearance will negate the purpose of this policy. Decision makers should consider the proposal as if the asset was in its original condition.

GSHD 02: Safeguarding Green Spaces

Intent: To safeguard all our remaining green spaces from inappropriate development that will harm the viability of local communities.

Justification: The green spaces that surround and thread through our settlements make the area special and create its sense of place. They define visual and spatial boundaries but are fragile and vulnerable. Some that separate built up areas
are only 150-250m wide eg Queens Park and the wooded ridge between Waller Lane and Burntwood Lane (see TDC Policies Map).

Due to the volume of recent development, the remaining green spaces now serve larger concentrations of population living close by. Access to adjoining countryside is important for health and wellbeing. These critical spaces also form wildlife corridors and stepping stones that promote biodiversity by preventing species becoming isolated. Many contain ancient woodland and habitats attractive to protected species. Some have potential for biodiversity enhancement, others for better public access. Together they form chains of green infrastructure that link SSSIs to the north (in LB Croydon) with the AONB and SSSI to the south. Our green spaces adjoin, buffer and protect these nationally important sites, forming their landscape setting and a transition zone towards the built up areas.

Green spaces include public amenity land such as parks, allotments and sports fields. These help create the quality of life that underpins sustainable communities, especially as the majority of our population lives in urban areas.

Green spaces frame the view corridors and panoramas for which our area is famous. They support resilience to climate change. The circulation of air through green corridors helps reduce the urban heat island effect. The woodland and other soils absorb rainwater and reduce run off, particularly near the steep valley slopes.

Safeguarding green spaces is a top priority for residents. This requires development to be channelled towards previously developed brownfield land. The constraints of the Green Belt have been effective in encouraging that. However it does mean increasing density in the built up areas. Backland infill and plot division are encroaching into spaces that are important havens for people and wildlife.

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**Policy GSHD 02:**

There is a presumption in favour of retaining, respecting, conserving and enhancing undeveloped green spaces.

There is a presumption in favour of channelling development proposals to previously developed brownfield land.

In applying this policy to green spaces the following criteria are especially important:

The development meets a specific need identified by the local community.

Any harm the development may cause is outweighed by tangible improvements to the social, economic and environmental sustainability of the local community. Evidence should be presented to demonstrate this.
No alternative brownfield site is available.

The development is economically viable with a robust business case and adequate funding in place.

All works are in keeping with the character and use of the land and its surroundings and are not visually intrusive.

Any remediation cost for brownfield land as opposed to undeveloped green space has not been a factor in decision making.

In applying this policy to green spaces the following areas are especially important:

The green spaces that adjoin and surround settlements.

The green infrastructure corridors that thread through and separate built up areas.

The wooded ridges and slopes so characteristic of the area including Wooded Hillsides as defined in the Local Plan.

Land that forms the protective landscape setting of the AONB and SSSIs.

Sites of wildlife value or potential.

Private residential garden space in built up areas.

Open spaces such as parks, playgrounds, allotments, sports fields and commons. Any proposals should enhance public amenity, including any works to improve landscaping, biodiversity or flood resilience.

Local Green Spaces

GSHD 03: Safeguarding Wildlife, Habitats, Biodiversity and Geodiversity

Intent: To combat the threat to wildlife, habitats, biodiversity and geodiversity by ensuring that existing resources are safeguarded and net environmental gains created.

Justification: With the high volume of building in our area compared to the rest of the District, the natural environment is under pressure. Some geodiversity landforms are now rare such as the chalky valley slopes that support beech and yew; and habitats such as chalk downland. Species such as hedgehogs, birds, butterflies, bees and the diverse flora of untreated meadows are suffering. Actively designing compensatory measures into the built environment is therefore crucial to reversing decline and moving to net improvements in line with government policy. Green roofs, soft landscaping and tree planting can have multiple benefits for species protection, absorbing rainfall, helping cool buildings
internally and reducing heat radiation externally. Trees and hedges release oxygen whilst absorbing pollution. They regulate temperature, provide shade and shelter and act as windbreaks. Our area is characterised by established mature garden planting. These urban spaces are increasingly important for wildlife. No development can be considered sustainable unless conservation and enhancement of natural resources is designed into the scheme proactively from inception.

The following policy addresses the effect of individual developments.

**Policy GSHD 03:**

Development must be designed carefully from inception to retain, respect, conserve and enhance wildlife, biodiversity and geodiversity including habitats. The objective must be to create a net environmental improvement on the site and to contribute to enhancement of its surroundings.

In applying this policy the following criteria are especially important:

- **Existing trees, hedges, planting and potential wildlife habitats should be retained to soften and screen development, to support biodiversity and to improve climate change resilience. Wholesale clearance to create hard standing or views out for exposed buildings is inappropriate.**

- **Removal should be the minimum required to facilitate development. Consents may be required. Mature habitats may well have taken hundreds of years to establish and cannot be replaced in any meaningful way. Where removal of potential wildlife habitat is unavoidable it should be recreated as close to the original location and conditions as possible, under specialist guidance.**

- **Development should avoid damage to or excessive pruning of trees. Appropriate guidance should be followed (eg British Standard 5837: 2012 or its successors). Development (including construction) should not extend any closer to the tree than the extent of the root system. Sufficient open, uncompacted soil should be left around the tree for its rainwater needs.**

- **If removal is unavoidable, trees should always be replaced. A species-diverse urban tree cover resilient to climate change, pests and diseases is becoming vitally important.**

- **Development should include sufficient new landscaping, planting and habitat creation to offer demonstrable biodiversity enhancement for the neighbourhood. The planting should be of species chosen to be attractive to birds, small mammals, bees, butterflies and other insects, in order to provide food and shelter all year round.**
• As built density increases, adding trees to hard surfaces such as pavements and car parks is vital to reducing the urban heat island effect, air pollution and rainwater runoff. It also supports biodiversity and visual appeal. All plantings should be provided with adequate space and soil volume to allow for the tree size when mature.

• Multi-function green chains should be created within the site. They can support biodiversity, communal space, visual amenity and sustainable drainage. Ponds and wetland should be included wherever possible. The aim should be to link these new pocket spaces so that (over time) enhanced green chains are created from one site to another, especially where these can connect town and country.

• Railings and hedges should be encouraged along boundaries, for biodiversity. There are species that give all round intruder protection and wildlife value. Fencing should not prevent wildlife movement.

• Buildings should promote biodiversity wherever possible for example via green roofs and walls.

GSHD 04: Safeguarding Views

Intent: To ensure that adequate weight is given to the conservation and enhancement of locally significant views

Justification: Prominent views created by the natural topography are a defining characteristic of the area. There are elevated panoramic vistas to and from the Surrey Hills; intermediate views across and along the wooded valleys; and local glimpses over and between buildings to woods and countryside beyond. However development density is increasing. Careful siting and design is important especially where large buildings are proposed. They may otherwise damage local character and the appeal of the area to residents, visitors and investors.

Policy GSHD 04:

Development must be designed carefully from inception to retain, respect, conserve and enhance views and skylines and to create attractive new views.

In applying this policy the following criteria are especially important:

• Each development proposal should include its own design response to views, for example in a Design and Access Statement. Examples of Neighbourhood Views are included in the technical appendices but this is not an exclusive list.

• Development should create a sense of openness without obstructing or crowding local views. It should not intrude above the treeline, roofline or skyline into views, particularly those along and across the wooded valleys. It should compose
new views through, around or over buildings.

- Design should safeguard the extensive view corridors for which the area is noted. Some of these are to and from the AONB and SSSIs adjoining the Neighbourhood Plan area eg Farthing Down, Riddlesdown and Tillingdown.
- The design assessment should also consider how the following can be respected:
  - The value of views to local people for tradition, memory and sense of place.
  - The contribution that individual landmarks such as a specimen tree or character building can make when framed within a view.
  - Views that assist understanding and appreciation of heritage assets and settings, for example within Neighbourhood Character Areas.
  - The importance of first impressions for example views to and from nodal gateway points when entering or leaving a settlement.
  - The visual relief afforded in the urban centres by glimpses over and between buildings to the countryside beyond.

**GSHD 05: Safeguarding Local Historic Character and Heritage Assets**

**Intent:** To ensure that adequate weight is given to conserving and enhancing the character and heritage that makes our area special and still has so much to contribute.

**Justification:** Our area has a distinctive character and heritage of landscapes, townscapes, streetscapes and buildings created by previous generations. It includes historic landmarks and archaeological features of all kinds, above and below ground. This cultural resource creates a sense of tradition, memory, place and belonging. It is attractive to residents and visitors alike. It has an economic value in supporting regeneration. However, many locally significant heritage assets are not officially recognised or designated. There may be opportunities to re-purpose them so that they are given a new lease of life. All historic features were new and sometimes controversial once. There is thus a need for character to evolve, creating new heritage landmarks for the future.

**Policy GSHD 05:**

Development must be designed carefully from inception to retain, respect, conserve and enhance the historic character of the neighbourhood including heritage assets and their settings. It must also allow character to evolve by creating distinctive new
heritage landmarks for the future.

In applying this policy the following criteria are especially important:

- Each development proposal should include its own response to local character and heritage (eg in a Design and Access Statement) drawing on existing appraisals and guidance. Particular care should be taken with regard to Neighbourhood Character Areas and supporting Neighbourhood Character Features.
- Development should respect the existing topography, landscape and street layout without major reconfiguration.
- The loss of undesignated heritage assets and character buildings should be avoided wherever possible. Piecemeal losses may have an increasingly negative impact on local character. Any opportunities for innovative re-use should always be explored first.
- Development should be in keeping with the character of the streetscape when viewed from the front and rear. Residential extensions should respect the scale, appearance and materials of the original. Pitched roofs should be used wherever possible.
- Shopfronts should respect the character of the streetscape. They should complement the period and style of the façade, integrating well with it and not being visually dominant.
- Local character should evolve by the addition of architectural vitality and visual appeal, particularly in the urban centres and at gateway sites on the approaches to settlements. Bold new schemes of a high design quality are to be encouraged in suitable locations provided they are not overbearing in height and mass.
- The design should also consider how the following can be conserved and enhanced:
  - The distinguishing features that give each locality its own identity and sense of place, as perceived by of local people.
  - Heritage assets of all kinds and the contribution they make to local distinctiveness, especially when grouped within a streetscape or nodal point.
  - Historic garden features, trees, planting schemes, boundaries and earthworks as heritage assets within the neighbourhood.
  - Military and defence features of all kinds as a key component of local history.
  - The variety in building types, styles and sizes that characterises a neighbourhood developed gradually over the last 150 years.

GSHD 06: Designing a High Quality Built Environment

Intent: To encourage higher quality design for buildings, streetscapes and the public realm.
Good design and good planning should create an environment for living that enriches quality of life for residents, workers and visitors. It should be attractive, welcoming, and inclusive creating a sense of belonging and community ownership. However the vitality of some of our streets is undermined by piecemeal development; and by poor design and materials in buildings and the public realm. Cuboid blocks, large unrelieved flank walls, exposed blockwork, metal sheeting and flat roofs are uninspiring. As density increases the bulk of new buildings can become dominant. Increased size needs to be offset by higher quality that enhances its surroundings.

In most of our built up areas congested on-street parking creates an eyesore, obstructs traffic and reduces road safety. Despite this, many new buildings lack adequate on-site parking. Encouraging basement parking allows surface areas to be released used for other purposes that make development more beneficial to the community, such as green space.

With greater emphasis on quality design and materials, buildings of all types and cost ranges can be socially, economically and environmentally sustainable. This will improve perceptions of the neighbourhood, promoting civic pride and inward investment.

Policy GSHD 06:

Development must be designed carefully from inception to enhance the built environment and public realm. Buildings must have a consistently high standard of form detailing materials and finishes across the whole site and from all angles.

In applying this policy the following criteria are especially important:

- A well written and illustrated Design and Access Statement should demonstrate how a high quality built environment can be delivered. It should follow TDC guidelines and the criteria set out in the Neighbourhood Plan design policies.
- There is no intention to be prescriptive. Local vernacular styles should be used where in keeping, but buildings that are scaled up versions of smaller neighbours rarely work. There are alternatives to traditional design that can be equally attractive.
- Buildings (especially those of a greater built volume than predecessors) should have a coherent design concept. It should use architectural variety to offset mass - in frontages, orientation and height; the composition of elevations and roscapes, sight lines through; and in detailing, materials and finishes.
- High quality street furniture that reflects the character of the area should be used to enhance the public realm.
- Development should be self-sufficient in parking, providing adequate off-road spaces for occupants, staff, visitors and deliveries, at basement level where necessary. It should be safe and secure and not intrusive. Congested parking
areas at the front of buildings should be avoided. In areas of parking congestion the maximum level given in TDC Parking Standards should be adopted.

- Roads should slow traffic and be safe and encouraging to pedestrians and cyclists. Pavements should be wide enough for parents and children and set back from traffic. Varied routes punctuated by landmarks, trees and open spaces add visual appeal.
- Backland, infill and garden development should not be dominant or crowded. It should integrate well with the character and layout of neighbouring properties, including the landscape formed by the original plots. It should not be larger or taller than host or surrounding buildings. It should not adversely affect quality of life for neighbours eg via noise, on-street parking, visual intrusion, overshadowing or overlooking. New planting should be used to create screening. Access to the public highway should be safe and not worsen traffic congestion.

**GSHD 07: Environmentally Sustainable Design**

**Intent:** To promote development that has been designed to anticipate and respond to the very real effect of environmental change on quality of life, especially climate change. Development should become more self-sufficient in energy input and waste output.

**Justification:** Human changes to the environment are already affecting us. Flash flood episodes have damaged quality of life for residents and businesses in Caterham Hill, Caterham Valley, and Whyteleafe and in ‘downstream’ areas of LB Croydon. Croydon is ranked fourth in England amongst settlements most susceptible to surface water flooding. Despite most of the District housing target being built in our area these buildings rarely incorporate best environmental standards. The flooding was made worse by storm water run-off from extensive areas of impermeable hard standing and by a Victorian drainage system that has not been upgraded. Resilience can only be achieved if environmental excellence is designed into all development and its supporting infrastructure. Even small improvements become cumulative.

**Policy GSHD 07:**

Development and its supporting infrastructure must incorporate the best modern standards of environmental sustainability.

In applying this policy the following criteria are especially important:

- The design should demonstrate carbon neutrality through insulation and energy conservation.
• Renewable, energy efficient technologies should be used in construction, including sustainably sourced and recycled materials

• Development should include innovative self-sufficient schemes of water recycling, heat capture, renewable low carbon energy generation and packaged waste water treatment, especially in areas where off-site infrastructure is overloaded. Wood burning systems are not considered sustainable in built up areas because of the contribution to air pollution.

• Development should not increase the risk of flooding or sewage overflow locally or elsewhere including in LB Croydon.

• Development should avoid flood prone areas. If it is essential, flood resilience should be fundamental to the design eg by having work and living areas above ground floor level and using flood proof sewerage systems.

• Development should not remove extensive well-established porous soils that act to absorb rainwater and slow its release, especially within catchment areas on or adjacent to valley slopes.

• The existing utilities infrastructure serving the area should be able to accommodate the additional demand created by the development or be upgraded. Service providers should confirm this and provide supporting capacity data to the LPA. Sustainable new on-site drainage should be encouraged for all development in order to reduce current run off rates. It should address each stage of rainwater movement across the site for example via a green roof, attenuation pond, landscaping, soakaways and permeable hard standing.

• Residential off road parking should include adequate porous surfacing and soakaways. No part of a development should discharge storm water onto the highway.

• Existing off-site drainage should also be made more sustainable. Schemes that spread and reduce surface water flow during extreme weather events should be encouraged especially along topographic flow paths at risk of flooding. Examples include removal of hard standing, opening culverts, and creating marsh areas and attenuation ponds in open spaces.

GSHD 08: Design of Communal Outdoor Space

Intent: To ensure at all developments (commercial and residential) provide adequate communal outdoor amenity space for the benefit of both occupants and the wider public

Justification: Access to communal open space close by is important for mental and physical health, especially in urban areas. There is a shortage of the small public open spaces that would make our town centres more attractive and sociable, especially pocket gardens and seating. Older residents can become socially isolated especially in flats. Outdoor exercise opportunities are just as important for
office workers. Each development should therefore create sufficient communal outdoor amenity space to improve health and social wellbeing. Even on small developments, pocket spaces can contribute to this goal.

Policy GSHD 08:

Development must enhance the quality of life of occupants and the wider public through the creation of new communal outdoor amenity space.

In applying this policy the following criteria are especially important:

- Communal space should be flexible, multifunctional, easily accessible and inclusive. It should provide a stimulating environment that encourages healthy lifestyles through socialising, sport, play, exercise and gardening.
- Communal space should be designed for the number, type and age range of the occupants for example office workers, young families or the retired. It should be accessible to people with disability or limited mobility including wheelchair users.
- Play and physical fitness provision should be included as appropriate to the type of development and the ages and abilities of users. It should be designed as a complementary whole, using equipment that is both challenging and safe for the user group in question.
- Communal space should be safe, secure and attractive. Wherever possible it should be overlooked by adjacent properties and designed to take advantage of natural daylight.
- Enhancement of the public realm is a priority. Each development should contribute landscaping and shared space wherever opportunities can be created. Hard physical boundaries with the public realm should be avoided.
- Greening townscapes and streetscapes is a priority. Communal pocket spaces such as specimen trees, gardens, seats and urban wildlife areas should be included. On restricted plots walls, roofs or light wells may be utilised.
- Ownership and management arrangements for longer term maintenance and repair of all communal spaces should be put in place upon completion of development.

GSHD 09: Designing for Inclusion and Changing Needs

Intent: To create a safe and accessible built environment for people of all ages and abilities. It should be readily adaptable to changing social and technological trends.

Justification: Everyones needs and abilities vary and they change through life. Occupants and the uses to which buildings are put may also change. Flexible, inclusive designs are needed, that plan for the lifetime of the building and its occupants. They
support health and social wellbeing, and also the local economy - for example in providing live/work opportunities.

Policy GSHD 09:

Development must be easily accessible, useable and adaptable for people of differing ages and abilities. Design must be sufficiently flexible to allow for uses and needs to change over the life of the development and its occupants.

In applying this policy the following criteria are especially important:

- For residential developments of five or more dwellings, 10% of new housing (with a minimum of one dwelling) should provide for disability access and use, including by wheelchair users, or be readily adaptable to do so.
- Development should be configured so that main structural elements do not preclude adaptation to changing uses or needs over the life of the building.
- Design should anticipate technological change. It should facilitate future services maintenance and installation, for example passive provision of easily accessible ducting.

GSHD 10: Design of Lighting

Intent: To ensure the safety and security of residents, businesses and road users; to improve the appearance of the area and promote the local economy.

Justification: Well-designed lighting helps to create safe, welcoming places in which to live, work and travel. An attractive and secure environment outside daylight hours supports social wellbeing, public transport and local business. An integrated approach is needed because lighting of the highway and public realm is equally important in creating that environment.

Policy GSHD 10:

The design, location and luminosity of lighting must ensure that all parts of the development space and public realm are safe and well-lit but not excessively so.

In applying this policy the following criteria are especially important:

- Whilst illumination of the highway and adopted public space is the responsibility of Surrey County Council, the LPA should seek to ensure that the lighting of private and public spaces is designed in a complementary and integrated manner.
- The needs of residents, businesses and wildlife should be carefully balanced. Tall poles and powerful lights are inappropriate in residential areas or near wildlife habitats unless a specific need has been identified, for example by the police or Highway Authority.
• Light pollution should be minimised for example by fitting hoods, timers or motion sensors. However the safety of pedestrians outside daylight hours is also important. Light levels should reflect the spacing of existing street lights, so that extensive dark areas are not created. Lighting should not be switched off in sensitive locations such as routes between public transport and residential areas.

• The size, appearance and power of street lights should vary so as to be in keeping with the local built environment and the volume of traffic. What is appropriate for a main road may not be for a residential side street.

GSHD 11: Designing for Demolition, Construction and Operation

Intent: To safeguard local people and wildlife by minimising the intrusion of development during the demolition, construction and operational phases.

Justification: Unless development is carefully designed and implemented, it can adversely impact the quality of life for occupants, the general public and local wildlife.

Policy GSHD 11:

Development must ensure the health, safety and wellbeing of people and wildlife during the demolition, construction and operational phases.

In applying this policy the following criteria are especially important:

• Demolition and construction should follow industry best practice. Clients, designers and contractors should be aware of their responsibilities under current regulations (eg CDM, 2015). A Construction Phase Plan is required and a copy should be sent to the LPA prior to commencement. TDC also has Demolition and Development Good Practice Guidance that developers are expected to follow.

• Particular attention should be given to:
  - Site safety and security, including out of hours
  - Defining managerial responsibilities and communications
  - Ensuring adequate staffing levels and appropriately qualified personnel
  - Supervision of plant, machinery and operatives
  - Safe storage of materials and prevention of ground pollution
  - Safety of pedestrians especially at site entrances
  - Traffic control and cleanliness within the highway
• Demolition and construction should avoid adverse impacts on wildlife especially within sensitive habitats or times of year. Suitable exclusion zones should be set up and specialist advice sought where necessary.

• No part of a development (including a change of use) should cause an increase above existing ambient background noise levels exceeding 5dB (A) either within the site or on its boundaries. Levels of vibration, dust and fumes should also be minimised.

• Demolition and construction activity on all sites (and operational activity on non-residential sites) should only take place during the hours of 0800-1700 weekdays and 0900-1200 Saturdays. No such activities should take place on public holidays.

• External impacts on the quality of life of occupants such as traffic noise and fumes should be minimised by good design. The orientation of the building, sound insulation; and landscaping such as bunds and tree planting all assist.

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**Green Spaces Project - Reviewing Landscape Designations**

**Intent:** To ensure that the values and priorities of local people are recognised when changes to the designation or boundaries of green spaces are being considered.

**Justification:** The Neighbourhood Plan area has a range of national, regional and local landscape and biodiversity designations. They form complementary aspects of a single landscape whole, the North Downs (one of four main character zones in Tandridge District). Some such as the AONB, AGLV and Green Belt are subject to boundary reviews by separate organisations. In some cases they are assessing the same land, but to different timescales and criteria. This makes it difficult to evaluate the combined social, economic and environmental contribution that our green spaces make to viable communities. Although such reviews are primarily the responsibility of others, the Neighbourhood Plan objective is a coordinated multi-disciplinary approach using the principles of environmental impact assessment.

**Project:**

If landscape designations or boundaries are reviewed, the Neighbourhood Forum and Parishes will seek to work in partnership with the LPA and other statutory agencies and consultees. Assessment should define landscape characteristics and the environmental assets present via survey and evidence gathering. It should then evaluate the significance of assets for supporting the social, environmental and economic sustainability of local communities giving due weight to:

• Identifying wildlife ecosystems and protecting them from further isolation and fragmentation, especially where protected species may be present.
• The potential for habitat and biodiversity enhancement.
• Locally important views to, from and within the Neighbourhood Plan area.
• Preventing unsustainable urban expansion and settlements merging.
• The health and social wellbeing benefits of green spaces, especially where they serve adjacent urban populations.
• The priorities and values of local people. They are not always those of specialists.
• Group value - eg land that forms part of a green infrastructure chain linking AONB and SSSI sites.
• Landscape and biodiversity setting, eg the land that forms a transition zone between the AONB and built up areas.
• The contribution of green spaces and ecosystem services to the local economy.

Built Environment Project - Planning for Sustainable Services and Infrastructure

Intent: To establish an approach to designing for public services that is integrated, responsive to environmental change and led by the planning process.

Justification: Planning consents are insufficiently related to the delivery of public infrastructure. Others are responsible for meeting the additional demand placed on electricity, telecommunications, water, sewerage, and drainage services. It is no longer acceptable to connect an increasing volume of new development to existing overloaded services without considering the resulting impact on residents’ lives. Although these services are primarily the responsibility of others, the Neighbourhood Plan objective is a more coordinated approach.
Project:

The Neighbourhood Forum and Parishes will seek to work in partnership with the District and County councils, LB Croydon, developers, service providers and local Flood Action Groups. There should be a coordinated multi-disciplinary approach to planning for the infrastructure demand and supply implications of both existing and new development.

The effects of environmental change (especially storm events) and the effects of increased development have adversely affected quality of life. Both have implications for the delivery of public services and infrastructure:

Good forward planning (eg risk zoning) requires good baseline evidence for past weather events. Better data is also needed on the demand placed by new development upon local services and their capacity to cope with it. This would encourage all parties to seek sustainable on-site solutions that avoid overloading services for everyone.

The solutions need to be led by the planning process. There should be up to date planning policies responsive to local needs. The LPA should take the main coordinating role because it generates the planning consents that others react to.