INTRODUCTION

The CR3 Forum

The CR3 Forum has been constituted to bring together all those serving or having an interest in the area to produce a Neighbourhood Plan (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
- Green Space and Rural Design
- Utilities
The work has been controlled through a small Steering Group comprised of members from the four Parish (Caterham Hill, Caterham Valley, Chaldon and Whyteleafe), and Village Councils, the Caterham Business Partnership and the Caterham Community Partnership.

Policy Context

This plan has been developed from the Pre Submission Plan published February 2016, and in response to public consultation and professional advice. The associated reports were produced as part of the earlier work establishing the evidence which the Plan is written from. These reports are on cr3forum.org.uk.

A Neighbourhood Plan must address the development and use of land. This Plan contains polices that, in partnership with Tandridge District Council, who are the Local Planning Authority, and other key public and private agencies, will help to manage development in CR3 whilst retaining its unique and distinctive character, preserving its green spaces and enhancing vital infrastructure and services.

Neighbourhood plans should also inspire us to identify and implement action to help improve the quality of life for all our people. Our plan contains policies on health, education, leisure, green spaces, heritage, transport and utilities that have the potential to improve the quality of life for not just current, but also our future generations.

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

The 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. It 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 2008/2012 and the Tandridge District Local Plan 2014.

Aspirational Projects

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

Neighbourhood Plan Area

The CR3 Neighbourhood Plan area has good schools and easy access to London, being served by two rail lines. It is also close to the M25 and to Gatwick airport with Heathrow, the 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. Since 94% of the Tandridge District is Green Belt, develop- ment has been located in the non-
Green Belt areas, 29% of which is found in Caterham and Whyteleafe, (the North-West part of the Tandridge District).

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.

Caterham Valley grew up with the arrival of the railway in the 1850s-70s. Originally, in the railway mania of the time the lines was to have gone on to Brighton. The topography allied to funding issues meant that Caterham became the terminus. The pattern of development has been dictated by the steep nature of the valleys, the railway and the road system.

Chaldon is an ancient, rural settlement with no retail services other than one public house and a large golf course. It is located within the Green Belt and the landscape is of particularly beauty and ecological importance. There is a wide network of public footpaths linking areas of outstanding natural beauty, the historic conservation area and tracts of ancient woodland. A high level of community activity takes place at the much loved village hall, the infant school, the church, with its important 13th century mural and the National Trust owned Six Brothers Field. Roads are narrow country lanes with very few pavements. There are no essential services and public transport is poor. The village is divided by Rook Lane, which runs East-West and acts as a through-route carrying high 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.

Caterham and Whyteleafe are the type of places criticised in the Department of Transport’s ‘Manual for Streets’, which says: ‘For too long the focus has been on the movement function of residential streets. The result has often been places dominated by motor vehicles to the extent that they fail to make a positive contribution to the quality of life’.

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 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. Perhaps because the settlements did not evolve as market towns.

The area has suffered for many years with long-term derelict sites. Some of which have been empty for 15 years or more and have become eyesores. 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.

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 Village Council have complained about the predominance of flat development, which is 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**

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.

Figure 1 - Density of CR3 housing indicated by the red-brown colouration
Sparse population yellow
Dense population red
VISION AND OBJECTIVES

The CR3 Neighbourhood Plan covers four Parishes, Caterham Valley, Caterham Hill Whyteleafe and Chaldon. They form an area of the North Downs that combines a beautiful natural environment with extensive road and rail networks. It is an attractive place for families to live and a strategic location for businesses. Overdevelopment in a pattern that has brought about inadequate improvement in infrastructure has resulted in poorer than expected economic growth and weaker essential services.

The vision of this Neighbourhood Plan is to realise the potential of our North Downs location, surrounded by Areas of Outstanding Natural Beauty, to ensure that development is sustainable and has a robust infrastructure that delivers a high quality of life for current and future generations.

At the heart of this Plan is the idea 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 NPPF.

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.

Objectives

The Plan has the following objectives that will support the vision. In 2035 the CR3 area will have:

- Preserved, enhanced and widely accessible green spaces and corridors with improved biodiversity and protection of endangered species.
- Carefully managed, well-designed and sustainable housing development that will provide for the whole community and is primarily located on brownfield sites.
- An enhanced infrastructure that supports new development.
- Local services that fully address the needs of the whole community.
- A reliable and regular public transport that serves all areas of the community.
- Thriving centres with an eclectic mix of local and national shops and successful businesses.
- A range of community, leisure, cultural and recreational facilities in locations that are accessible to the local population.
- Schools able to meet the demands of the local community and training centres that support adult education for all.
- A more robust and prosperous local economy, with high quality jobs and a skilled workforce.
- Proactive measures to address the causes of pollution and climate change.
- Advanced community cohesion improved beyond that which we have today, that supports our whole community according to its needs.