Introduction

This section of the NP is intended to:

1. Ensure that local residents have adequate services.

2. Enable local residents to be less dependent on government bodies, national and international companies by making the area as self-sufficient as possible.

3. Minimise energy use and waste.

The main utility services comprise:

- Telecommunications
- Energy sources - coal, oil, gas, waste, renewables
- Electricity
- Water
- Sewerage
- Waste Management
- Environment
Utility services are poor in some parts of the Neighbourhood Plan area. Examples are flooding, sewerage, telecoms in Chaldon, water pressures in Chaldon and Caterham and electricity voltage levels in parts of Caterham.

The Neighbourhood Plan is a town planning document and cannot force utility companies to upgrade their services. However, new developments must be fit for purpose and suitable for the full range of uses that would be expected of that development. Infrastructure is important to people's well-being, mental, physical and economic.

Where any particular utility service is identified as being below the normally accepted standard needed in new buildings, any applicant for town planning permission must demonstrate that actions are proposed to install equipment that will bring that service up to an acceptable standard or will provide an alternative utility service. In order to establish that the existing service is adequate, the developer shall make the necessary enquiries or carry out the necessary survey work.

This information must be included in design and access statements or planning statements or included on drawings submitted with an application. Where such utility information is not provided, the local planning authority must request it as part of the validation process or as part of the processing of an application.

The Neighbourhood Plan will encourage local generation of energy for local people and on-site waste.

The Neighbourhood Plan supports the aim of achieving of zero carbon buildings and the use of passive measures such as insulation and air-tightness of buildings and the use of renewable energies wherever possible.

Responsibilities are shared between different authorities and providers. Planning consents are insufficiently related to the delivery of public infrastructure. Other Service providers are responsible for meeting the additional demand placed on electricity, telecommunications, water, sewerage, and drainage services. It is not acceptable to connect an increasing volume of new development to existing overloaded services without considering the resulting impact on residents and local businesses. Although these services are primarily the responsibility of others, the Neighbourhood Plan promotes a more coordinated approach.

It is understood that some of these policies may also be included in the policies of other bodies. Repeating them here makes the document more comprehensible to the community and maintains Neighbourhood control.

**Policy U01 - Adequate & Self-Sufficient Utility Services**

**Intent:**
To ensure that there is adequate utilities infrastructure to meet the needs of the area as it grows through development.

To ensure that the existing infrastructure is not over-burdened beyond its capacity to cope.

To address issues of the inadequacy of utility services provision and the potential
consequences of climate change.

To promote the health and well-being of local people.

To reduce the cost of installation of future infrastructure.

**Justification:** Central Government policy and objectives.

Surrey County objectives.

Feedback from residents and local businesses with particular reference to local incidents such as but not limited to, the flooding in January 2014 and June 2016.

This policy and this utilities section of the Neighbourhood Plan builds on the NPPF sections ‘Achieving sustainable development’, ‘Core planning principles’, ‘Supporting high quality communications infrastructure’ and ‘Meeting the challenge of climate change, flooding and coastal change’.

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**Policy U01 - Adequate & Self Sufficient Services**

All planning applications for development involving 1 new dwelling unit or more or 100m² of non-residential space within the CR3 Neighbourhood Plan area must demonstrate that the existing and proposed utility infrastructure, when taken together are adequate to ensure that any development will not create future problems, is fit for purpose and that the use of the development is not compromised in any way.

Where utility services are found to be inadequate the developer must include proposals for remedying the situation as part of the town planning application. This may be a joint proposal with utility providers with a clearly defined timeline and funding arrangement.

In order to reduce the burden on existing infrastructure, all new developments must demonstrate that they have attempted to be self-sufficient (i.e. no need to use off-site supply of services) in terms of energy, water, sewerage, and waste management.

Justification for non-compliance should be demonstrated at the town planning application stage.

In addition we would encourage any development, however small, to aspire to be self-sufficient.

This policy is further defined in subsequent policies.

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**Policy U02 - Telecommunications**

**Intent:** To reduce visual impact.

To provide good quality telecommunications for all residents and businesses necessary for modern well being.
To improve the competitiveness of the local economy.

Justification: Feedback from residents and local businesses particularly the large percentage who work from home.

To protect the quality of the natural environment.

Policy U02 - Telecommunications

Providers: The Neighbourhood Plan recognises the need for good mobile telecommunication infrastructure and supports the installation of the necessary infrastructure providing that consultation has taken place with the local Parish or Village Council prior to any application being submitted or any work being done.

Wherever possible, telecommunication masts/networks should be shared and any application for approval will require a justification of why an existing mast cannot be shared between providers. However it is accepted that an element of duplication/redundancy may be necessary to provide resilience.

In considering applications for telecommunications development from licensed operators and in making determinations as to whether prior approval of siting and appearance is required, the Applicant must demonstrate that:

1. There are no less obtrusive sites reasonably available for the development which would provide a comparable level of service.

2. There is no reasonable possibility of erecting the antennae on an existing building or structure.

3. There is no reasonable possibility of combining the proposal with an existing installation.

4. The siting and external appearance of the apparatus including any location or landscaping requirements has been designed to minimise the impact of such apparatus on amenity.

5. Antennae have been sited so as to minimise the effect on the external appearance of the building on which they are to be installed and

6. In the case of Prior Approval Procedures, there is a sufficiently defined need for the proposal as referred to in the Code of Best Practice.

In Conservation Areas and in Areas of Outstanding Natural Beauty where a proposal would harm the character of the area, permission should normally be refused. Where a development may seriously affect the openness of the Green Belt or amenities of
nearby properties permission should normally be refused. The proposed siting should take advantage of natural features, such as groups of trees, to minimise visual impact.

Applicants must demonstrate that mast sharing or failing that site sharing has been investigated and only rejected for good reasons. In circumstances where mast sharing or site sharing would lead to an unacceptable impact on amenity, the Council will consider multi-site alternatives on their merits.

Where telecommunications development is permitted, conditions must be imposed requiring the removal of any structure when it is no longer required.

Applicants must make a commitment that all town planning applications for residential development of one dwelling or more or for any non-residential development to provide high speed connections, reliable for both speech and data communications, where the primary infrastructure is available in the locality of the proposed development. This would be confirmed in a planning condition.

A dual supplier policy is supported by the Neighbourhood Plan wherever feasible for the supply of telecommunications services, whether fixed, fibre, copper, microwave, mobile or new technologies, for the benefit of local residential and business subscribers. This is to promote a healthy market and resilience.

1. Policy for broadband services is to support both BT and Virgin Media broadband networks or alternative services wherever possible.
2. Policy for mobile services is to ensure good local coverage, through at least two suppliers, with mast sharing as may be commercially or technically viable.
3. Policy for shared “Backhaul” routes for Mobile, with other services where this makes multiple services viable, will generally be supported.
4. Policy to be supportive of new technology where this will lead to higher performance, or better coverage locally, subject to such safety and health regulations as may apply, or good practice and industry standards.

**Policy U03 - Power Generation**

**Intent:** To support the aim of zero carbon development.

To move quickly to zero carbon across a wide range of development.

To ensure sustainable development.

**Justification:** Government policy.

Feedback from local residents and local businesses.
Policy U03 - Power Generation

The CR3 Forum requires all development involving 1 dwelling unit or more or 100m² of non-residential space or more to demonstrate an attempt to achieve zero carbon and it supports the Government’s ambition to move to zero carbon homes, through the adoption of Fabric Energy Efficiency and on-site Low Carbon Heat and Power.

All planning applications must meet the Government’s target for reduction in carbon emissions, using the mechanisms defined in the Building Regulations or other relevant documents.

Policy U04 - Fracking

Intent: To take a responsible approach to assessing fracking applications.

Justification: Public concern particularly with licences being granted nearby.

Government policy.

Policy U04 - Fracking

The CR3 Forum has concerns over “fracking”. No licences should be granted unless suitable safeguards have been provided.

In the event that ‘fracking’ licences are applied for within the CR3 Neighbourhood Plan area or in adjoining areas from which horizontal bores can be driven below the Plan area, applicants for any town planning approval and seeking a licence should provide a complete operational proposal with a full geological assessment. The proposal should cover at least:

1. Full details of the casing design, including testing procedures and integrity requirement standards.

2. Limits on the activity and distances between boreholes and water resources. The applicant must specify the frequency at which boreholes will be installed.

3. A description of the fracking fluid composition and a complete schedule of the chemicals that will be used and their concentrations.

4. Water supply arrangements. Water is to be obtained via the water utility companies and should not be taken directly from groundwater or surface water.

5. Proposals for control, storage, treatment and disposal of flow-back waste water and limits on the amount of substances that may be discharged to the water environment.
6. Vehicle movement numbers for staff, visitors, delivery of equipment and materials for the fracking operation and in respect of removal of extracted material, stone, wastewater and other waste, redundant equipment, etc. from the site.

7. Detailed proposals for monitoring, reporting and periodic regular independent testing of fracking fluid mixes, groundwater/aquifers/wells and flow-back waste water liquids.


9. Applicants must specify the proposals for reinstatement of the site.

This is not intended to be an exhaustive list but reflects the concerns of the CR3 Forum. It is to be expected that the local planning authority, the Environment Agency and other official bodies will have more stringent requirements.

Policy U05 - Water Supply

Intent: To ensure sufficient good quality water for area
          To ensure effective use of resources

Justification: To ensure the health and well-being of the local community
              To ensure sustainability of the supply particularly as the underground aquifers which serve much of the area are finite and slow to replenish.

Policy U05 - Water Supply

Any new development must comply with the Water Supply (Water Fittings) Regulations 1999.

For water efficiency, homes are to be rated against standards set down in the current Building Regulations and should be built to use 80 litres per person per day.

For non-residential projects, properties are required to achieve the BREEAM rating of ‘Outstanding’ from 2017.

Where the developer has chosen to adopt systems such as rainwater harvesting or grey water recycling, consideration must be given to the additional energy usage required.

The Principal Water Stopcock (PSC) for any new development is to be located in an accessible area, ideally in the footway. The location of PSCs in parking areas is to be avoided.
Under current legislation all new development must install water meters. Meters are to be provided by Sutton and East Surrey Water. Where the meter is installed by the developer, this must be in an accessible position, allowing free access for future maintenance. Consideration must be given to in-house displays to demonstrate the use of water at the property. Following the Smart Energy Roll-out, scheduled to be completed by 2019, all new developments should consider the facility to show daily water use on the in-house display.

Policy U06 - Sewerage, Storm Water and Ground Water

Intent: To ensure that the capacity of the existing infrastructure isn’t over whelmed.

Justification: Public comment.

In the last decade the Neighbourhood Plan area has seen a large volume of development and there has not been a corresponding investment in upgrading infrastructure (sewerage, storm and ground water drainage). In some areas poor maintenance has meant that the underground drainage network has become clogged and collapsed. The situation has been made worse by insufficient attention to making development more self-sufficient and sustainable.
Policy U06 - Sewerage, Storm Water and Ground Water

Developers are required to provide water and drainage strategies to demonstrate the impact that their development will have both on and off-site and to identify any upgrades that may be needed to serve that development. As set down in policy U1, the CR3 forum expects development to be self-sufficient and sustainable.

The CR3 Forum Neighbourhood Plan supports properly installed packaged treatment plants or cess pits and encourage developers to install these in all new developments.

Large scale developments must include their own packaged treatment plants to avoid adverse impact on existing infrastructure.

CR3 Forum support and endorse the use of sustainable urban drainage systems.

Town planning applications must demonstrate how they have taken the topography and geology of the CR3 area into account in formulating the proposals.

Policy U07 - Location of Waste Facilities

Intent: To allow sustainable development of waste facilities.

Justification: Surrey Waste Plan.

Anticipated need over the next 20 years and severe limitations of current site.

Policy U07 - Location of Waste Facilities

Waste management facility proposals should be on the basis that priority is given to previously developed land, contaminated, derelict or disturbed sites, including redundant agricultural buildings and their curtilages, preferably close to urban areas, easily accessible by the strategic road network.

Where waste management facilities are proposed in the CR3 Neighbourhood Plan area, they should include ‘energy-from-waste’ proposals and must clearly demonstrate a measurable benefit to the residents of the CR3 Neighbourhood Plan area.

Where proposals are for an incinerator facility, the eight tests set down below, together with a clear statement of community benefit will be required and support will only be forthcoming if there is a convincing case for its provision.

There are several stages in the process of assessing an incinerator proposal:

1. Need for the incinerator.
2. Waste hierarchy.
3. The Proximity Principle. It is an obligatory objective established by the EU Waste Framework Directive. It is necessary to consider the proximity to the main area served and the level of tonne-mileages relative to other locations.

4. Standard town planning issues such as environmental impact, appearance, transport issues and noise.

5. The Best Practicable Environmental Option.

6. Alternatives to Incineration.

7. Pollution control. A major factor in assessing this is the willingness of the Environment Agency or English Nature to grant licences, permits, etc. These tend to be on the basis of technical appraisals.

8. Public concern in relation to a specific location and not directed against incineration in general.

Policy U08 - Development in Flood Plains and areas liable to flood

Intent: To manage flood risk, to ensure that flood risk is better predicted and managed and that development does not create conditions that are likely to worsen the level of risk.

Justification: Public feedback especially from people who are frequently flooded.

Government policy.

Policy U08 - Development in Flood Plains and areas liable to flood

In areas liable to flood, due to groundwater or from surface water as identified on Environment Agency maps and in water catchment areas such as Caterham-on-the-Hill/Old Coulsdon, development will not be permitted unless it can be demonstrated to the satisfaction of the Local Planning Authority, in consultation with the Environment Agency, that by itself or cumulatively with other development, it will not:

1. Impede or worsen the flow of flood water.

2. Reduce the capacity of the flood plain or catchment to store water.

3. Increase the number of people or properties at risk from flooding.

The Local Planning Authority, recognizing the topography of the area, will regard surface and ground water flood risk throughout catchment areas with the same level of scrutiny as flood Zone 3b.
Development should not remove trees, hedges, planting or well-established soils that act to adsorb storm water and slow its release (especially in catchment areas on or close to the valley slopes).

Any proposed flood protection measures should not harm the character, appearance or nature conservation value of the area.

Environment Agency Flood Risk Map.

**Policy U09 - Contaminated Land**

**Intent:**
To ensure safe and sustainable development.

**Justification:**
Government policy.

- TDC planning policy Environment Agency guidance.
- Number of known sites in the area.
Policy U09 - Contaminated Land

All applicants for town planning permission, where contamination might pose a threat of harm to human health, property and the wider environment in the event that the proposed development is permitted, should submit a desktop assessment indicating the risk of land contamination. Where land is or may be contaminated, the applicants and Council should consult with the Environment Agency and other pollution control authorities. Development will be permitted provided there will be no risk to health or the environment and provided adequate remedial measures are proposed which would mitigate the effect of any contamination and render the site suitable for use.

Policy U10 - Water Quality

Intent: To ensure the health and well-being of the local community.

Justification: A high percentage of the water supply for the area comes from groundwater passing through the chalk.

Policy U10 - Water Quality

In consultation with the Environment Agency, development must be resisted that would adversely affect the quality of surface water or ground water or the environment of water courses or water bodies. The CR3 Forum will generally support initiatives that lead to restoration, conservation or enhancement of the water environment and improvement in water quality.

Policy U11 - Hazardous Sites

Intent: To ensure that hazardous sites are developed responsibly.

Justification: To ensure the health and well-being of the local community.

Policy U11 - Hazardous Sites

The Health and Safety Executive’s comments must be taken into account when considering proposals for development close to hazardous installations or on hazardous sites or where the activity in itself will be hazardous. Permission will be granted for such development provided the number of people at risk is not significantly increased. The Health and Safety Executive’s views should be taken into account when considering proposals for new notifiable installations and the risks it might pose to the surrounding population.
Policy U12 - Light Pollution

Intent: To protect the amenity of residents.
To avoid introducing an urban character to rural areas.

Justification: To minimise waste of energy.
To protect the appearance of the local environment.

Policy U12 - Light Pollution

The CR3 Forum wish to minimise light pollution and the wastage of energy. In all cases where external lighting is proposed, applicants must be required to show that the lighting scheme is the minimum necessary for security, working or recreational purposes and that it minimises the potential pollution from glare and spillage. Particular attention should be paid to schemes in or close to open countryside, close to residential property and areas important for nature conservation. Proposals for new lighting on existing developments or to illuminate existing facilities, where permission is required, will be subject to the same considerations.

Policy U13 - Noise

Intent: To ensure that new development is located in suitable locations.
To protect the amenity of residents and businesses.

Justification: To ensure health and well-being of occupants of new development.
Feedback from residents.

Policy U13 - Noise

Noise considerations must be taken into account when determining planning applications.

Permission should not be granted for development which would suffer from or generate an unacceptable level of noise and which would affect noise sensitive development.

Applicants will be required to provide adequate information on potential noise generation and any mitigation measures proposed.

In considering proposals for housing development near a source of noise, consideration must be given as to which of the following four noise exposure categories (set down in the table below) the proposed site falls into taking into account both day and night time noise levels.
### Noise Levels Corresponding To The Noise Exposure

#### Categories For New Dwellings $L_{Aeq,T}$ dB

<table>
<thead>
<tr>
<th>Hours of the day</th>
<th>Noise Exposure Category</th>
<th>Noise Source</th>
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<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
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<tr>
<td><strong>Road Traffic</strong></td>
<td></td>
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<tr>
<td>07.00 - 23.00</td>
<td>&lt;55</td>
<td>55 - 63</td>
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<tr>
<td>23.00 - 07.00</td>
<td>&lt;45</td>
<td>45 - 57</td>
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<tr>
<td><strong>Rail Traffic</strong></td>
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<tr>
<td>07.00 - 23.00</td>
<td>&lt;55</td>
<td>55 - 66</td>
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<tr>
<td>23.00 - 07.00</td>
<td>&lt;45</td>
<td>45 - 59</td>
</tr>
<tr>
<td><strong>Air Traffic</strong></td>
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<tr>
<td>07.00 - 23.00</td>
<td>&lt;57</td>
<td>57 - 66</td>
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<tr>
<td>23.00 - 07.00</td>
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<td>48 - 57</td>
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<tr>
<td><strong>Mixed Sources</strong></td>
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<tr>
<td>07.00 - 23.00</td>
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<tr>
<td>23.00 - 07.00</td>
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These categories are derived from the guidance previously given in Planning Policy Guidance 24, which has since been cancelled and replaced by the NPPF and the Planning Practice Guidance. The Government’s Planning Practice Guidance does not provide any substitute standards for the NEC standards above and it permits in paragraphs 010 and 011 for local authorities and Neighbourhood Plans to include standards and policies for assessing noise impact. More detail on assessing the noise categories is given in the supporting documentation to the Neighbourhood Plan.

Where a development falls within category A, noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level. On sites in noise exposure category B and where appropriate, conditions will be imposed to ensure an adequate level of protection against noise. Planning permission will not be granted for development of sites in noise exposure category C unless exceptionally there are very special circumstances to justify development.

Planning permission will be refused for development on sites in noise exposure category D.
Policy U14 - Pollution & New Development

Intent: To ensure that new sensitive development is suitably located.

Justification: Health and well-being of occupants of new development.

Policy U14 - Pollution & Development

Permission must not be granted for a sensitive development where the occupiers would suffer significantly from noise, fumes, smell, vibration or other forms of pollution unless practical measures can be taken and maintained to reduce the effects to an acceptable level where they would not be significant or intrusive to those occupiers.

The term sensitive development includes residential, education and health.

Policy U15 - Infrastructure Installation

Intent: To minimise the disturbance to the public and businesses of maintenance of infrastructure; To minimise the disturbance to the roadways.

Justification: Public feedback on the disruption caused when narrow busy roads are closed either partly or completely.

Policy U15 - Infrastructure Installation

On new development, all infrastructure services should be located in positions where servicing and maintenance will not cause inconvenience and disruption. Favoured areas might be pavements or back gardens. Installation of services should be in ductways with relatively easily removable covers. Where utility companies carry out works to existing services, steps should be taken to install ductways within the localised area of the work with accessible covers for future works.