CR3 Forum
Draft Neighbourhood Plan
2015 - 2035

April 2017
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Policy U14 - Pollution & New Development
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GLOSSARY OF TERMS

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

![Parishes comprising the Neighbourhood Development Plan area diagram]

Ocdoence Survey material with the permission of Ocdoence Survey on behalf of the Controller of Her Majesty's Stationery Office. Tandridge District Council 1005 139250 2010.
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.
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 townscape and streetscape 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.

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.
Justification: 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 roofscapes, 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:** Everyone’s 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.

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.
HOUSING REPORT

Introduction

The Neighbourhood Plan is about achieving development that meets present needs without damaging the quality of life of future generations. Communities where social, economic and environmental needs are carefully balanced are most likely to thrive. That is not easy in the south east, close to London, where many people wish to live and work. It means difficult choices because the same land can be in demand for different purposes.

Good quality new homes are certainly needed. It is vital that our area is able to house its population in a way that balances the needs of young people, families and the retired. What type, mix, density and location of housing will achieve this?

However, in seeking a sustainable balance the Neighbourhood Plan must consider the statistics. They tell us what has already happened and what future trends might be.

The imbalance in the past, has had inevitable consequences for built density, traffic congestion and the overloading of services and infrastructure. Parks, allotments and playgrounds are crucial for a larger urban population. Preserving the green spaces that prevent built up areas merging will not be possible if our area continues to be overdeveloped in relation to the rest of Tandridge. These are major issues for residents. If the sustainability of our communities is to be recovered, housing policy in CR3 should be shaped by this objective. In making those future choices what do the numbers tell us?

Demographic trends give an estimated projection of 122 new homes each year in our area over the period 2015-2025. However the available supply of brownfield land is the best indicator. It suggests that 102 homes pa is a more realistic estimate (without building on the Green Belt). That figure is based mainly on existing planning consents. It is a reasonable and commensurate contribution towards whatever the District housing delivery becomes in the new Local Plan. Why? - because it implies that house building from the last 10 years (119 units per year) will continue at a similar level for the next 10 years (102 units pa). That will be unwelcome news for many. It throws great emphasis on the need for a more joined-up approach to planning between the various agencies, especially infrastructure planning. That is the debate that the Neighbourhood Plan seeks to encourage.

1. Summary

1. The evidence base for this updated summary is from the Housing Group Report August 2015 (HGR). Within the HGR can be found further details, bibliography and references for the data included here and a more complete analysis of Housing in CR3.

2. The CR3 Area comprises four parishes: Caterham-on-the-Hill consisting of the wards of Queens Park, Portley & Westway, Caterham Valley made up from the wards of Harestone and Valley and the villages of Chaldon and Whyteleafe.

3. The CR3 area is approximately 1,629 hectares which includes both urban, green belt and parkland. The CR3 urban area is approximately 583 ha and constitutes 36% of the total CR3 area.
4. The CR3 Plan area accounts for just over 6.5% of total area of Tandridge District and has 29% of the total urban area in the district (Tandridge urban area is 1986 ha).

5. The CR3 area is located in the base and on hills of a river valley with housing and green belt running up each side. The valley ends at the South Downs Ridge with the Croydon Road continuing on through a dip in the Downs to the M25 and the rest of Tandridge. On the northern boundary lies Kenley in the London Borough of Croydon.

6. The Village of Chaldon is located in the green belt and has the lowest density and lowest number of dwellings, although it has the largest area due to tracts of agricultural and grazing land an extensive golf course. The remaining parishes including Whyteleafe are all part of the CAT 1 settlement of Caterham within the Local Plan.

7. The number but not type of dwellings is fairly evenly spread across all wards except Chaldon with between 1,752-1,942 dwellings per ward. The areas and dwellings in CR3 and each of its wards are analysed in the HOUSING GROUP REPORT.

8. Based upon total area the CR3 density per dwelling is low at 6.99 per hectare but this does not provide a true picture as this rises to an average of 19.5 units per hectare of urban area.

Division between Green Belt and Urban Areas in each ward (Source TDC)

<table>
<thead>
<tr>
<th>Ward</th>
<th>Green Belt Area (ha)</th>
<th>Urban Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaldon</td>
<td>427.5</td>
<td>44.5</td>
</tr>
<tr>
<td>Harestone</td>
<td>352.4</td>
<td>110.0</td>
</tr>
<tr>
<td>Queens Park</td>
<td>42.6</td>
<td>98.4</td>
</tr>
<tr>
<td>Portley</td>
<td>38.7</td>
<td>88.2</td>
</tr>
<tr>
<td>Westway</td>
<td>15.3</td>
<td>68.5</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>124.3</td>
<td>93.1</td>
</tr>
<tr>
<td>Valley</td>
<td>46.7</td>
<td>80.0</td>
</tr>
</tbody>
</table>

CR3 Area: 583 ha  Tandridge : 1986 ha  CR3; 29% of Tandridge Urban Area.

Total area of CR3 and dwellings per ward to give density per hectare

<table>
<thead>
<tr>
<th>Ward</th>
<th>Area (Hectares)</th>
<th>All Dwellings</th>
<th>Density units per hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westway</td>
<td>84</td>
<td>1780</td>
<td>21</td>
</tr>
<tr>
<td>Valley</td>
<td>126</td>
<td>1942</td>
<td>15</td>
</tr>
<tr>
<td>Portley</td>
<td>127</td>
<td>1782</td>
<td>14</td>
</tr>
<tr>
<td>Queens Park</td>
<td>141</td>
<td>1608</td>
<td>11</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>217</td>
<td>1844</td>
<td>8</td>
</tr>
<tr>
<td>Harestone</td>
<td>462</td>
<td>1752</td>
<td>4</td>
</tr>
<tr>
<td>Chaldon</td>
<td>472</td>
<td>673</td>
<td>1</td>
</tr>
</tbody>
</table>

CR3 Total Area: 1629 hectares Dwellings: 11381 Density dwelling per hectare: 6.99
CR3 Urban Areas only - Dwellings - Densities (units/ha) 2011 (source: Census 2013)

CR3 Urban Area: 583 hectares  Dwellings: 11381 Density dwellings per hectare: 19.5

For comparison purposes, table 6 of HOUSING GROUP REPORT summarises the charts above on CR3 with Tandridge data.

### CR3 Plan area comparison with Tandridge District

<table>
<thead>
<tr>
<th></th>
<th>CR3 Plan area</th>
<th>Tandridge</th>
<th>CR3 as %age of Tandridge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>1,629 ha</td>
<td>24,819 ha</td>
<td>6.6%</td>
</tr>
<tr>
<td>Number of Residents</td>
<td>26,725</td>
<td>82,998</td>
<td>36%</td>
</tr>
<tr>
<td>Number of dwellings</td>
<td>11,381</td>
<td>34,718</td>
<td>33%</td>
</tr>
<tr>
<td>Residents/ha</td>
<td>16.4</td>
<td>3.3</td>
<td></td>
</tr>
<tr>
<td>Dwellings/ha</td>
<td>7.0</td>
<td>1.4</td>
<td></td>
</tr>
<tr>
<td>Urban area</td>
<td>583 ha</td>
<td>1986 ha</td>
<td>29%</td>
</tr>
<tr>
<td>Residents/ha</td>
<td>46.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings/ha</td>
<td>19.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9. Based upon the original figure for Tandridge of 2,500 dwellings being built between 2006 and 2026 set down in the 2008 Core Strategy and with 29% of the developable (non-green belt) area of Tandridge, this would suggest a contribution of 725 houses to be built in CR3 over that period.

In fact as the table below shows, CR3 has already provided 1194 net new units in the 10 year period 2003 and 2012.

Between 2006 the start of Core Strategy delivery period and 2012 the total was 891. The table below identifies between 2015/25 a further 818 net new units in pipeline - a total of at least 1709 net new units representing 68% of the current Tandridge Housing figure of 2500 up until 2026 and well over double the % indicated by developable area.
<table>
<thead>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Blechingley and Nutfield</td>
<td>7</td>
<td>18</td>
<td>7</td>
<td>4</td>
<td>9</td>
<td>8</td>
<td>18</td>
<td>4</td>
<td>16</td>
<td>2</td>
</tr>
<tr>
<td>Burstow Horne and Outwood</td>
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<td>16</td>
<td>2</td>
<td>9</td>
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<td>22</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Chaldon</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>4</td>
<td>5</td>
<td>10</td>
<td>1</td>
</tr>
<tr>
<td>Dormansland and Felcourt</td>
<td>4</td>
<td>5</td>
<td>18</td>
<td>4</td>
<td>14</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>Felbridge</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>7</td>
<td>11</td>
<td>24</td>
<td>34</td>
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<td>Godstone</td>
<td>14</td>
<td>7</td>
<td>2</td>
<td>8</td>
<td>20</td>
<td>11</td>
<td>5</td>
<td>2</td>
<td>1</td>
<td>26</td>
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<tr>
<td>Herne</td>
<td>11</td>
<td>1</td>
<td>21</td>
<td>10</td>
<td>5</td>
<td>34</td>
<td>25</td>
<td>15</td>
<td>27</td>
<td>29</td>
</tr>
<tr>
<td>Linslade</td>
<td>1</td>
<td>0</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Lingfield and Crowhurst</td>
<td>45</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>42</td>
<td>42</td>
<td>6</td>
<td>17</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>Oxted North and Tandridge</td>
<td>6</td>
<td>50</td>
<td>30</td>
<td>2</td>
<td>12</td>
<td>1</td>
<td>14</td>
<td>7</td>
<td>31</td>
<td>1</td>
</tr>
<tr>
<td>Oxted South</td>
<td>1</td>
<td>6</td>
<td>62</td>
<td>74</td>
<td>12</td>
<td>3</td>
<td>1</td>
<td>21</td>
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<td>0</td>
</tr>
<tr>
<td>Portley</td>
<td>5</td>
<td>2</td>
<td>17</td>
<td>33</td>
<td>37</td>
<td>8</td>
<td>7</td>
<td>19</td>
<td>11</td>
<td>3</td>
</tr>
<tr>
<td>Queens Park</td>
<td>13</td>
<td>6</td>
<td>8</td>
<td>1</td>
<td>15</td>
<td>6</td>
<td>6</td>
<td>11</td>
<td>28</td>
<td>3</td>
</tr>
<tr>
<td>Tatsfield and Ticey</td>
<td>0</td>
<td>0</td>
<td>9</td>
<td>0</td>
<td>15</td>
<td>5</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Valley</td>
<td>2</td>
<td>0</td>
<td>25</td>
<td>45</td>
<td>24</td>
<td>64</td>
<td>12</td>
<td>14</td>
<td>21</td>
<td>1</td>
</tr>
<tr>
<td>Warlingham East and Chelsham and Farleigh</td>
<td>43</td>
<td>2</td>
<td>31</td>
<td>31</td>
<td>11</td>
<td>29</td>
<td>11</td>
<td>2</td>
<td>10</td>
<td>3</td>
</tr>
<tr>
<td>Warlingham West</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>4</td>
<td>22</td>
<td>10</td>
<td>4</td>
<td>15</td>
<td>17</td>
</tr>
<tr>
<td>Westway</td>
<td>70</td>
<td>70</td>
<td>20</td>
<td>17</td>
<td>6</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>4</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>3</td>
<td>0</td>
<td>26</td>
<td>201</td>
<td>30</td>
<td>10</td>
<td>7</td>
<td>2</td>
<td>60</td>
<td>7</td>
</tr>
<tr>
<td>Woldingham</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>250</td>
<td>190</td>
<td>292</td>
<td>459</td>
<td>285</td>
<td>297</td>
<td>172</td>
<td>132</td>
<td>261</td>
<td>116</td>
</tr>
</tbody>
</table>

| CR3                                    | 104       | 81        | 118       | 307       | 117       | 125       | 61        | 66        | 167       | 48         | 1194       | 49%        |
| Oxted                                  | 7         | 56        | 92        | 76        | 24        | 4         | 15        | 28        | 33        | 1          | 336        | 28%        |

**Average pa CR3**: 115.4
Available Brownfield sites for housing *

<table>
<thead>
<tr>
<th>Location</th>
<th>Units</th>
<th>Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>223-227 Croydon Road Caterham</td>
<td>11</td>
<td>2015</td>
</tr>
<tr>
<td>Oaklands Coulsdon Road Caterham</td>
<td>53</td>
<td>2015</td>
</tr>
<tr>
<td>Adult Education Centre Caterham</td>
<td>38</td>
<td>2016</td>
</tr>
<tr>
<td>Whyteleafe House Godstone Rd Whyteleafe</td>
<td>167</td>
<td>2017/18</td>
</tr>
<tr>
<td>Caterham Cars Station Ave Caterham</td>
<td>35</td>
<td>2015/16</td>
</tr>
<tr>
<td>Pinewood Garage Chaldon Rd Caterham</td>
<td>14</td>
<td>2016</td>
</tr>
<tr>
<td>126-128 Harestone Hill Caterham</td>
<td>12</td>
<td>2016/17</td>
</tr>
<tr>
<td>110 Chaldon Road Caterham</td>
<td>14</td>
<td>2016</td>
</tr>
<tr>
<td>Applewood House Firs Rd Caterham</td>
<td>11</td>
<td>2016</td>
</tr>
<tr>
<td>9-11 Stanstead Rd Caterham</td>
<td>12</td>
<td>2016</td>
</tr>
<tr>
<td>125 Godstone Rd Whyteleafe</td>
<td>9</td>
<td>2015</td>
</tr>
<tr>
<td>Marie Curie Harestone Drive Caterham</td>
<td>28</td>
<td>2017</td>
</tr>
<tr>
<td>Orbital House 85-87 Croydon Rd Caterham</td>
<td>19</td>
<td>2016</td>
</tr>
<tr>
<td>1-9 Whyteleafe Business Centre CR3 OAT</td>
<td>47</td>
<td>2016/17</td>
</tr>
<tr>
<td>St Thomas Station Rd Whyteleafe</td>
<td>10</td>
<td>2017</td>
</tr>
<tr>
<td>Chaldon Mead Rook Lane Chaldon</td>
<td>5</td>
<td>2016</td>
</tr>
<tr>
<td>76 Croydon Road Caterham</td>
<td>9</td>
<td>2016</td>
</tr>
<tr>
<td>200 Coulsdon Rd Caterham</td>
<td>14</td>
<td>2015/16</td>
</tr>
</tbody>
</table>

| Not Started                                   |       |           |
| Gadoline House Godstone Rd Whyteleafe        | 118   | 2017/18   |
| Marie Curie Rear Site                         | 4     | 2017      |
| Tillingdown farm                              | 16    | 138       |

| Revisions since Housing Group Report          |       |           |
| Bronze Oak                                    | 34    | 2018/19   |
| Land at 186 and rear 174-178 Whyteleafe Rd   | 13    | 2017/18   |
### Table

<table>
<thead>
<tr>
<th>Location</th>
<th>Homes</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at 170/ rear of 162-168 Whyteleafe Rd</td>
<td>9</td>
<td>2017/18</td>
</tr>
<tr>
<td>NineHams Gardens Caterham</td>
<td>15</td>
<td>2018/19</td>
</tr>
<tr>
<td>Rear of Whyteleafe Business Centre</td>
<td>12</td>
<td>2018/19</td>
</tr>
<tr>
<td>The Gardens Church Hill Caterham</td>
<td>9</td>
<td>2017/18</td>
</tr>
<tr>
<td>Quadrant House 47 Croydon Rd Caterham</td>
<td>53</td>
<td>2018/19</td>
</tr>
<tr>
<td>143 Godstone Road Whyteleafe</td>
<td>6</td>
<td>2016/17</td>
</tr>
<tr>
<td>Caterham Youth Centre 89a. 91 Godstone Rd</td>
<td>17</td>
<td>2016/7</td>
</tr>
<tr>
<td>22 Westview Avenue Whyteleafe</td>
<td>4</td>
<td>2017/18</td>
</tr>
<tr>
<td>Spire Court Stanstead road</td>
<td>4</td>
<td>2015/16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>176</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Site Assessments less GB sites</strong></td>
<td><strong>86</strong></td>
<td>2020/25</td>
</tr>
<tr>
<td><strong>Likely in next 5 years:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CAT007 Rear of 156-180 Whyteleafe Road</td>
<td>70</td>
<td>2020/25</td>
</tr>
<tr>
<td>Add Windfalls at 10%</td>
<td>97</td>
<td>5%</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>1075</strong></td>
<td><strong>1027</strong></td>
</tr>
</tbody>
</table>

*Table Produced March 2017. Based on TDC monitoring and Site Assessments for Neighbourhood Plan.*

10. If we want to know how many homes and/or what types of homes we need to plan for, Planning Guidance recommends that a Housing Needs Assessment should be undertaken and that this should, in the first instance, be done as an assessment based on population growth.

Updated information on CR3 Population and Target

## Tandridge

### Resident Population

#### Total population (2014)

<table>
<thead>
<tr>
<th>(Numbers)</th>
<th>Tandridge</th>
<th>South East</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>All People</td>
<td>85,400</td>
<td>8,873,800</td>
<td>62,756,300</td>
</tr>
<tr>
<td>Males</td>
<td>41,500</td>
<td>4,364,800</td>
<td>30,890,900</td>
</tr>
<tr>
<td>Females</td>
<td>43,900</td>
<td>4,509,000</td>
<td>31,865,400</td>
</tr>
</tbody>
</table>

*Source: ONS mid-year population estimates*

### CR3 Population elements

<table>
<thead>
<tr>
<th>Ward 2013</th>
<th>Total Pop 2013</th>
<th>16-64 pop 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaldon</td>
<td>1,721</td>
<td>959</td>
</tr>
<tr>
<td>Harestone</td>
<td>4,307</td>
<td>2,710</td>
</tr>
<tr>
<td>Portley</td>
<td>4,692</td>
<td>2,926</td>
</tr>
<tr>
<td>Queens Park</td>
<td>3,839</td>
<td>2,332</td>
</tr>
<tr>
<td>Valley</td>
<td>4,372</td>
<td>2,856</td>
</tr>
<tr>
<td>Westway</td>
<td>4,517</td>
<td>2,950</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>4,191</td>
<td>2,942</td>
</tr>
<tr>
<td>CR3</td>
<td>27,639</td>
<td>17,675</td>
</tr>
</tbody>
</table>

*Source: ONS mid-year population estimates*
11. Based on the 2011 Census and detailed in Housing Group Report, the population in 2011 was 26,725 and based on these statistics over the prior 10 year period, there has been an average increase in population of 245 persons pa (approximately 1% pa). If this trend continues, the population of the CR3 area in 2014 would be approximately 27,718 and then increase by a further 2,899 during the period 2015-2025 and by 3203 during the period 2025-2035 (A slightly higher figure of 2956 increase in population between 2015-2025 is given by 2014 ONS mid year population estimates.)**

NB These figures are projections and relate to total population including Institutional Residents. The calculations for housing units use slightly lower population figures excluding Institutional residents.

<table>
<thead>
<tr>
<th>Ward 2014</th>
<th>Total Pop 2014</th>
<th>16-64 pop 2014</th>
<th>Inc All 2014 vs 2013</th>
<th>16-64 pop 2014 vs 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaldon</td>
<td>1,745</td>
<td>979</td>
<td>101.4%</td>
<td>102.1%</td>
</tr>
<tr>
<td>Harestone</td>
<td>4,403</td>
<td>2,775</td>
<td>102.2%</td>
<td>102.4%</td>
</tr>
<tr>
<td>Portley</td>
<td>4,692</td>
<td>2,932</td>
<td>100.0%</td>
<td>100.2%</td>
</tr>
<tr>
<td>Queens Park</td>
<td>3,943</td>
<td>2,390</td>
<td>102.7%</td>
<td>102.5%</td>
</tr>
<tr>
<td>Valley</td>
<td>4,426</td>
<td>2,892</td>
<td>101.2%</td>
<td>101.3%</td>
</tr>
<tr>
<td>Westway</td>
<td>4,538</td>
<td>2,972</td>
<td>100.5%</td>
<td>100.7%</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>4,227</td>
<td>2,950</td>
<td>100.9%</td>
<td>100.3%</td>
</tr>
<tr>
<td>CR3</td>
<td>27,974</td>
<td>17,890</td>
<td>101.2%</td>
<td>101.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CR3 vs Tandridge</th>
<th>%Tandridge 2014 All</th>
<th>%Tandridge 16-64</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaldon</td>
<td>2.04%</td>
<td>1.88%</td>
</tr>
<tr>
<td>Harestone</td>
<td>5.16%</td>
<td>5.33%</td>
</tr>
<tr>
<td>Portley</td>
<td>5.49%</td>
<td>5.63%</td>
</tr>
<tr>
<td>Queens Park</td>
<td>4.62%</td>
<td>4.59%</td>
</tr>
<tr>
<td>Valley</td>
<td>5.18%</td>
<td>5.55%</td>
</tr>
<tr>
<td>Westway</td>
<td>5.31%</td>
<td>5.70%</td>
</tr>
<tr>
<td>Whyteleafe</td>
<td>4.95%</td>
<td>5.66%</td>
</tr>
<tr>
<td>CR3</td>
<td>32.76%</td>
<td>34.34%</td>
</tr>
</tbody>
</table>

Source: ONS mid-year population estimates
The increased population of 2,899 based on an average occupancy rate of 2.43/2.34 would suggest an increase of 1,216 dwellings (1240 dwellings based on 2014 ONS estimates) during the initial 10 year Plan period (2015-2025) compared with the 1,146 net increase actually made between 2001-2011 or 1123 between 2003-2013. There would be projected a further 3203 population increase and 1319 dwellings in the following 10 years (2025-35). It should be pointed out that the increased population over the previous earlier period coincided with a sharp increase in new housing over that period. In the same 10 year period prior to 2001 the increase was just 7% suggesting that the 1% increase per annum may be too high but is a best estimate at this time.

As indicated in the Housing Group Report including consultation with local estate agencies and based on 2011 Census, demand for housing in the area is good and recently the rented section has increased. The average annual sales values for CR3 areas are below those for Tandridge in 2009. Whyteleafe area with the lowest average is biased towards flats and lower priced housing also confirmed from earlier data by its occupancy rate at 2.2 which is the lowest in CR3. In general terms the sales market for CR3 sits at the middle to lower end of prices generally in Tandridge but this is spread over a very wide range of both house types and tenure. There are indications from the lower quartile figures on prices and ratio of prices to earnings that Tandridge and therefore CR3 is relatively expensive compared with its immediate neighbours in Croydon and London at the lower value end of the market.

This in turn suggests that young people already living in Caterham will find it difficult to purchase suitable property in the area and will have to move away.

When comparison is made between actual urban areas in each Class 1 settlement, the
CR3 area has contributed well over its share of new build exceeding its 50% of the total urban areas of these settlements.

16. The Coalition Government altered planning policies since the Tandridge Core Strategy was approved in 2008. In March 2012 it published new national planning policies in the National Planning Policy Framework (‘the NPPF’). In March 2013 it revoked the relevant policies within the South East Plan. Planning Policy Guidance was introduced on 6th March 2014.

17. Our analysis indicates that the policies for housing provision within the Tandridge Core Strategy (Policy CSP2) fall short of meeting the objectively-assessed housing needs for the District.

18. Against this context limited weight can be given to the current housing target for the District. The terms of reference set by Central Government also do not allow for previous over supply to be taken into account when assessing future targets based on objectively assessed needs unless special circumstances can be proven.

19. Projection of housing need must take into account migration to and from outside the area and it is suggested from census data that this may increase over the plan period although accurate data at parish level is not available at this time.

20. The Site Assessment process, which examined in detail over seventy sites, identified an additional 12 new brownfield sites and 86 further units. These must be considered as deliverable from 2020 onwards as all are in use at present. However smaller sites also in the Site Assessments confirm a 5% percentage addition from windfall sites is reasonable. A further 9 Green Belt sites were identified but were not included in the table due to their present status within Green belt.

21. The NP process has identified brownfield sites to supply 978 net new homes over the next 10 years, which with the addition of future windfalls at an assumed 5% and sites from Site assessments and 156-180 Whyteleafe Road is likely to increase the total new supply to 1027 net new homes. This would represent an average delivery programme for the 10 year period of 102 pa net new homes. Details of the Supply are contained in Available Sites table above.
22. The supply of new housing sites has been assessed against sites set out by TDC in its HELAA for the new Local Plan. Of those sites within the HELAA only CAT40 Maybrook House, CAT44 Fern Towers and CAT45 Parkside are considered to be additional to the assessed supply within this document and all these are currently occupied and in different use suggesting a medium to long term time frame to re-development.

23. These sites would add a further 56 net new homes to the total of 978, bringing the total of new units within brownfield sites including 5% windfalls to 1083 net new units over the extended period.

24. The balance of 2120 suggested new homes within the HELAA Consultation are considered undeliverable due to their status as green belt, green spaces or an existing valued use in the community. This is set out within CR3 Site Assessments for these sites which are published on the cr3forum.org.uk website.

25. The delivery of 102 net new houses pa from identified brownfield sites in CR3 between 2015-2025 compares with 115 net new houses pa during the period 2003-2013 especially when considered against the release of major sites during this earlier period and with OAN based on population increase at 1% pa at 122/124 net new homes pa before other constraints are considered.

26. It is clear from consultation responses that a very large majority of the residents consider the importance of the green belt and green spaces and their retention critical to retaining character, setting and environment for the area and its residents. However a minority of respondents do indicate that some rationalisation of the green belt, particularly where nearby existing housing or brown field sites exist and to allow specific development for local needs, would be preferable to higher density housing continuing to be built in the urban area.

27. There would seem both from the questionnaire and consultations that there is little or no support for the government and NPPF demands to meet targets based simply on population and migration projections across the Local Planning Authority Area. Future housing must benefit and meet the needs of the local community and protect and positively contribute towards the existing character of the area. 72.5% of respondents do not feel there is a need for more housing in CR3 area. 76.4% of respondents required in future that new housing provided a mixture of types with an emphasis on small and affordable and that demand should be linked to local demand in CR3 area.

28. A further detailed study is required to assess the availability and need for disabled and retirement accommodation in the CR3 area and before targets for delivery can be assessed for inclusion in this Plan.

29. TDC Policy Committee in 2014, have approved reviews of the Core Strategy and Housing Needs to meet the new NPPF requirements. These reviews are very likely to have a significant effect on the CR3 Plan and its policies. In particular reviews of CSP 1, CSP2 and CSP3 will have a direct bearing on the CR3 Neighbourhood Plan.

30. At this time, Consultation is now taking place on new Local Plan and the CR3 Forum will and are actively commenting in this process in line with the emerging policies set out in the Neighbourhood Plan.
31. It is intended that the Neighbourhood Plan and Housing is reviewed and updated by the CR3 forum in 3-5 years time when a new Local Plan for Tandridge is in place.

2. Conclusion:

1. In the past the CR3 Area has met more than its fair share of new housing within Tandridge but this has been largely at the expense of business and public service sites with little or no change to infrastructure support and loss of employment opportunities.

2. To move forward all new development will need to be closely matched to infrastructure support and specific need.

3. It is clear that a majority of residents and particularly long term residents consider that new development has altered for the worse the character and amenity value of the CR3 area. Similarly a large majority do not wish to build on Green Belt.

4. Protection of the character and amenities of the CR3 area is essential but equally under the NPPF land must be developed efficiently.

5. The Neighbourhood Plan has identified a likely supply of 1023 new units on brownfield sites which compares very favourably with previous supply and that required under OAN for the period 2015-2025 before constraints are considered.

6. It will be difficult to increase new housing beyond the present identified supply without increases in density of housing and/or relaxation of green belt boundaries and/or allocation of reserve new sites in green belt. CSP 1 is likely to be amended to allow for future development to be spread beyond just the CAT 1 Settlements in Tandridge.

7. Between 2003-2013, 1194 net new houses were completed in CR3 an annual average of 119 net new houses during a period when CR3 was able to provide significant numbers of large brownfield sites for development. This resulted in CR3 as a CAT 1 settlement contributing well over its proportionate supply during these years and a considerably higher proportion of net new units than its urban area would have suggested. The resultant loss of business sites and the constraints of green boundaries, the damage to character and amenity value and the existing infrastructure all provide sustainable constraints on delivery based on OAN alone. An alternative strategy is required for moving forward.

3. POLICIES:

Our aim is to provide policies that will shape the way housing can be accommodated to deliver an improved environment that retains and protects the best existing characteristics of CR3 and will upgrade and positively improve the area’s housing stock.
Policy HO01 - New Housing

Aim: To provide a sustainable housing delivery for the CR3 area which can be met within its boundaries without damage compromising the broader social, economic and environmental objectives for a sustainable community, without changing its character, losing its amenities or reducing its infrastructure but which makes a proportionate contribution to net new housing within Tandridge.

To protect the green and open character of the area, areas of AONB, previous AGLV and Green Belt, and make efficient sustainable use of land within CR3 and support strongly the presumption against development taking place within the Green Belt. To demonstrate the Neighbourhood Plan preference for brownfield sites but not at the expense of business and amenity use and support the principle of development taking place on brownfield land in preference to developing green field sites.

Justification: Protection of green spaces is a top priority for residents. A majority have expressed a wish to work locally. There is a need to avoid further loss of employment sites and to create new business opportunities. The NP supports housing supply and delivery to previously developed brownfield sites.

Consultations have indicated that the majority of residents wish to see all new development within the existing urban area but wish character and amenity to be retained.

Planning Guidance recommends that an assessment is undertaken if we want to know how many homes, and/or what types of homes we need to plan for.

If this is only based on estimated population growth over the period for the CR3 area, it would suggest the required housing need for the area is 1216 net new dwellings between 2015 to 2025 at an average rate of 122 units pa over the ten year period. However this represents only the first stage before consideration of other factors and constraints to housing development in the CR3 area. These further constraints to achieving the number are set out in the Housing Group Report and are summarised earlier.

It is considered unlikely that higher levels of supply might be sustainable through efficient land use as density levels in the majority of wards in CR3 are already high and loss of further business sites would be very detrimental and contrary to Business policies within the Neighbourhood Plan. Extensive work on site availability and assessments has been undertaken.

The current site assessment of land availability and identification of existing planning approvals indicates that in the ten year period from 2015- 2025, provision for a total of 978 net new units can be identified to be completed during this period excluding windfall sites.*

If windfalls are added at 10% this would suggest that 1075 net new houses at assumed rate of 10% or at 5% 1027 for the period 2015-2025 is sustainable from the brownfield sites identified within the CR3 green belt boundary.*
This level of housing supply in CR3 matches not only previous 10 year delivery but also is close to the need for CR3. It should be considered the maximum that CR3 is able to absorb without damage to infrastructure and amenity and without using green spaces.

The present emerging Local Plan does not provide numbers of housing need below District level but the suggested Approaches contained within consultative documents of TDC on their website indicate that the district need cannot be met from CAT 1 settlements alone. However a delivery of an average of 102 net new units per annum would make a proportionate contribution based on the latest TDC OAN of 9400 for the period 2013-2033. Given that the earliest date now for the new TDC Local Plan is 2019, the present policy HO01 is based on the best currently available evidence. The matter of not subdividing a District wide housing delivery to areas inside that District is supported by case law that has evolved through 2016.

The Steering Group under the Neighbourhood Plan will review this delivery programme when the new emerging Local Plan is made and will then seek to identify sufficient specific developable brownfield sites for years 2026-2035 in the CR3 area; future growth will be directed to sustainable brownfield sites. Following the current method for the assessment in the first decade there will be focus on extant planning permissions. Housing delivery will be monitored on a five yearly basis against the proposed supply under a Steering Group Monitoring Report.

Policy HO01

Supports the presumption in favour of brownfield sites for all housing development. The Neighbourhood Plan preparatory work has shown sustainable and appropriate supply of brownfield housing sites sufficient to provide at least 1,000 new homes in the period 2015-2025*. This is considered a proportionate contribution by CR3 Parishes for Tandridge over this period.

Parish Councils will monitor annually housing delivery and supply in CR3 based on information at Parish Level from Tandridge District Council used to prepare their Annual Monitoring Report on Housing Policies within the Local Plan.

Additional brownfield sites may be considered when identified but may be allocated as reserve sites for future delivery after 2025 or permitted if there is a need identified by the Parish Councils/CR3 forum to maintain delivery during the period 2015-2025.

* Available Brownfield sites Housing Supply Forecast - listed earlier in this document.

Referring to the forecast this for Policy HO01 amounts to 1,027 net new units at the time of writing.
Policy HO02 - Infrastructure for Housing

Aim: To ensure that development for an increased level of housing in the CR3 area does not overload existing infrastructure and makes a positive contribution to that locality.

To ensure that the presumption in favour of brownfield sites is not to the detriment of employment opportunities and economic well-being in CR3.

Justification: The CR3 area has over the last 15 years provided a substantial increase on the number of homes which in turn has led to above average increase in the population for that period. This has led to wider and more intensive use of local facilities and infrastructure which are unlikely to be able to sustain further increased use without additional resources being put into facilities and infrastructure.

In the past the CR3 Area has delivered a high proportion of the District’s new housing but this has been largely at the expense of business and public service sites with little or no change to infrastructure support and loss of employment opportunities. It is important that any additional supply for net new housing for CR3 in Tandridge can be absorbed without further damage and degradation to the character and amenities of the existing CR3 population.

Past preference for residential development has been at the expense of employment land damaging and un-balancing the economic well-being of the community.

Policy HO02

All new housing supply in the CR3 area should make a positive contribution to infrastructure in the locality in which the development is proposed.

Applicants for town planning permission for developments of five dwellings or more must demonstrate that the existing infrastructure is capable of taking the cumulative impact of development. Attention must be given to all other new and existing developments in the area using the same infrastructure.

Employment land and buildings should not be converted to residential use until the applicant is able to demonstrate a lack of existing use demand in accordance with the Local Development Plan and that the loss will not damage the economic well-being of the Plan area or the amenity and employment prospects of residents.

Policy HO03 - Housing General

Aim: To set out clear parameters by which new housing proposals should be evaluated and the basis on which planning approval will be granted.

Justification: To improve the overall standard of housing in CR3 whilst maintaining character and amenity and meeting the general aims and ambitions of the Neighbourhood Plan.
**Policy HO03**

Previously developed sites within the existing CR3 urban area are the preferred locations for development. Efficient land use will be encouraged and density levels will generally be in keeping with the surrounding area unless Supplementary Planning Documents indicate otherwise.

Areas can become denser over time but applicants proposing developments, which seek to increase the density of the locality (within 0.25 mile/0.40km radius of the site) by more than a 10% /15% increase, must justify such proposals in terms of impact on the locality, impact on the environment, the provision of open space and amenity and the quality of the design of the buildings, structures and space surrounding those built forms.

Development proposals must demonstrate how the density of the residential development satisfies the guidelines set down in this Neighbourhood Plan and is appropriate to its location.

Design of new residential development must be of high quality and designed to positively contribute, reflect and enhance the general character of the CR3 area and take into account the context and the specific character of their location.

New development should preserve and enhance the local environment, both through the development’s own attributes and how it integrates with its surroundings whilst safeguarding the amenities of neighbouring properties and should meet social needs.

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**Policy HO04 - Housing Mix**

**Aim:**
To ensure that new housing units provided meet the needs of the CR3 population first and that a balanced mixture of housing content is achieved.

**Justification:**
The Housing Group Report and consultation have identified a need and the CR3 Forum wish to encourage the provision of one, two and three-bedroom dwellings suitable for occupation by single people, young couples, small families and the elderly in suitable locations, particularly in or close to public transport and other amenities.

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**Policy HO04**

Proposals that include a proportion of smaller one, two and three bedroom accommodation will be encouraged.

Development should provide a mix of dwelling types and tenures to offer a variety of choice within the locality and address local housing needs.

On schemes where there is a net gain of 5 or more homes, developers are required to
submit a CR3 Specific Affordable Housing and Dwellings Mix Strategy with any planning application. The Strategy must clearly set out identified housing needs within CR3 and demonstrate how the mix of dwelling types and sizes and the mix of tenures are appropriate.

Policy HO05 - Retention of Existing Housing Stock

Aim: To avoid the loss of residential accommodation unless special circumstances are proved.

Justification: Any loss of existing residential land will place additional pressure on other areas to make up the shortfall and this could be detrimental to the overall character and amenities of CR3.

Policy HO05

Proposals for changes of use or redevelopment which involve a net loss of residential accommodation or residential land will not normally be permitted.

Policy HO06 - Sub-division of Plots and Back Land Development

Aim: To preserve and protect the character and amenity of the immediate locality.

Justification: CR3 is already developed to a relatively high density overall and it is important to retain a diverse mixture of housing whilst also preserving the individual character of different localities.

Policy HO06

Developers must demonstrate that their proposals for subdivision of residential back gardens or back land development do not have an adverse effect on the character and amenity of the existing locality and that they provide suitable accommodation for the proposed use/occupancy.

In considering proposals for this form of residential development, maintaining the amenities of neighbouring property in respect of privacy, views into and out of the site, ambient noise and traffic are essential requisites for approval.

Policy HO07 - Sub-division of Buildings to Provide Small Dwellings

Aim: To increase the number of smaller properties and increase affordability whilst
retaining important character buildings and maintaining amenity value.

Justification: The Housing Survey and CR3 Questionnaire evidence indicate a shortage of smaller residential units particularly houses as compared with apartments and a requirement for lower cost houses for starter homes and next generation families.

**Policy HO07**

There will be a presumption in favour of sub-division of large properties to create a mix of small one, two and three bedroom dwellings and efficient use of land.

In carrying out the conversion, the character of the existing building, where appropriate, is to be protected and enhanced. The value of retaining character buildings is recognised by the NP as an important and irreplaceable contribution to the street scene and character of the area and this must be taken into account when considering their replacement.

Where community use buildings or sites become redundant as part of the sequential test for new uses, affordable housing should be considered prior to any change of use for general housing.

**Policy HO08 - Affordable Housing**

**Aim:** To increase the net number of affordable housing units available in CR3.

**Justification:** The Housing Survey and CR3 Questionnaire indicate a shortage of small affordable homes particularly houses as compared with apartments and a requirement for affordable units for starter homes and next generation families.

**Policy HO08**

On sites greater than 0.4ha and for developments with more than 10 dwelling units, 34% of dwellings must be affordable.

It is recognised that the economic viability of a project must be considered in assessing the level of affordable housing provision but applicants for planning permission should include this factor as part of their site appraisal calculation before purchase of the site.

Given the high level of demand and prices for new housing in the CR3 area, developers must submit evidence base justification and risk analysis for applying a gross profit margin in excess of 15% of net sales value when assessing viability.

The types and mix of affordable housing is to be the subject of negotiation with the District planning authority but should take into account local neighbourhood need.

Provision of affordable housing on an alternative site within the local area can be considered. In such a case, the amount of affordable provision will be linked to the
cumulative requirement of all sites under consideration.

Financial contributions should only be accepted as a last resort within the CR3 Neighbourhood Plan area as land within the area for affordable homes may not be readily available.

Policy HO09 - Elderly Accommodation

Aim: To manage elderly housing effectively and provide a policy that ensures a sustainable mix of housing in respect of CR3 and its need.

Justification: A large number of retirement homes have been made available in the previous 10 years and a large number of older properties remain unsold, whereas there are identified shortages for other forms of accommodation. In order that a correct assessment can be made of the further need a detailed survey of both need and availability is required.

Policy HO09

Elderly or retirement property will be subject to their continued use for that purpose but may also be subject to a condition providing pre-emption option to the Local Authority or a RSL nominated by TDC. on re-sale, enabling it to become social housing.

Applications for new elderly or retirement development must be located in locations where there is good access to goods, services and transport. All applications must be supported by a clear demonstration of need, referenced back to the number of existing units built in the area and the number of units available on the market at the time of application.

Policy HO10 - Travellers & Gypsies

Aim: To identify the availability of Traveller and Gypsy sites within the CR3 boundaries.


Policy HO10

As part of the land assessment process, possible sites for Travellers and Gypsies will be identified within the CR3 boundaries and, if available, submitted to TDC for consideration.

As part of the District Council review of land under the HELAA assessment procedure, possible sites for Travellers and Gypsies may be identified within the CR3 boundaries.

Sites bought forward for this purpose will be carefully considered against the other policies in the Neighbourhood Plan and in the context of Local and National guidance and policy.
BUSINESS AND EMPLOYMENT

Introduction

The provision of services and employment are critical issues in any town or village. The economy is one of the three key factors in the NPPF behind the idea of a sustainable place.

Our study of population and local employment shows that the balance between housing and local employment policy in the Caterham, Whyteleafe and Chaldon area has been deteriorating for more than 20 years, with significant loss of commercial sites in favour of housing. The ratio between local vs external jobs is amongst the lowest in Surrey and similar places. This imbalance needs to be corrected to encourage start-ups, high value-added business operating in modern technologies and where a skilled and motivated population can be rewarded. (Data to support this is in Business Appendix Ref A).

To attract business we need to create space for enterprise in the different town and village centres, together with other suitable locations around the area. Places with good communications facilities - whether for traditional transport and access, or providing modern digital communications - would be ideal. Our work has been aimed at identifying issues and putting forward ideas to recover the right balance.

We already have many skilled people who have come to the area over the last 20 years. But we need more of them to be able to work locally.

Policies are proposed to support the retention and expansion of local business in the Neighbourhood Plan area.

Elements to support regeneration of local business:

a. Support local businesses and encourage others to come.

b. Create links and co-operate with all business, large or small.

c. Encourage businesses and social enterprise that benefit the community and provide additional local employment.


The CR3 Neighbourhood Plan has called for TDC to introduce Article 4 directives, based on this imbalance. These are additional planning controls which remove ‘permitted development’ rights over certain alterations.

While population increased, locally based jobs fell. Recent figures over the last 6 years show 577 fewer local jobs, at a time when the population rose by 2,216 people. (Ref: Local population and job info via ONS data, published October 2016). This pattern is not seen in nearby places such as Reigate, Leatherhead, Epsom or Sevenoaks. This demonstrates an increasing imbalance in CR3 and is not sustainable. Tandridge’s overall figures are shown in the attached chart too, showing a lower population growth in percentage terms but a higher local employment trend. In other words the population growth is in CR3 as are the local job losses.
Earlier reductions in employment space are estimated to have removed a further 1,000 local jobs in detailed evidence provided in the Business Appendix ref B. Our residents’ survey strongly supported strengthening of local business and jobs. (92%)

Our overall goal to support regeneration of local business and the supporting infrastructure is in alignment with those expressed in Coast to Capital’s Strategic Economic Plan published in 2014. All 17 local authorities within their area, including Tandridge District Council, endorsed Coast to Capital’s plan. Coast to Capital is the Local Enterprise Partnership (LEP) with responsibility for overall economic development as a partnership between public and private sector and with access to significant government funding to assist that goal.

Our strategy is also in line with the Government’s aim to rebalance the UK economy; encourage new businesses in 21st century sectors; provide funding for startups and opportunities for regional growth. This policy has been reinforced in Government policy statements post BREXIT.

**Business & Employment Policies**

Employment is a critical factor in creating a sustainable place. It can be generated both through private industry and public service sector and in the context of employment are both equally supported.

Businesses either provide employment which encourages people to live nearby, or clusters of people attract businesses to provide services and set up enterprises locally. Get the balance right and you have a vibrant place. Get it wrong and you end up with a downward spiral. Our local evidence is that the balance has been wrong for more than 20 years, with priority given to housing. We need to address this by encouraging start-ups; high value-added businesses operating in smart technologies would reward a skilled and motivated population. To attract this work we need to maintain better working site spaces and up to date buildings for enterprise, whether in Town Centres, or in local areas with good communication facilities - linked by traditional transport and access to modern digital communications.

Public Services not only provide the necessary amenities required to maintain a vibrant sustainable society but also offer employment to many professional and workplace staff, often largely recruited locally.

Local jobs are required at sustainable levels in the same general areas. CR3 is both the home for one third of Tandridge’s population and for those employed overall. However the ratio between local jobs and out commuting has dropped by over 10% in just 6 years. It is not sustainable, is significantly worse than elsewhere in Tandridge and other neighbouring towns.

The NP’s intention is to improve the economy of CR3. The NP will work to support local businesses, creating links to and co-operation with all business ventures, whether large or small. We wish to encourage new businesses and social enterprises that benefit the community.

The CR3 plan seeks to regenerate local employment capability, which has declined over the last 20 years through the closure of 50 hectares of employment space. This space has largely been converted to residential property. The CR3 forum believes that any further reduction in the number of employment sites, without alternative business spaces being identified and provided, would be detrimental to the economic health of the area. Empty town centres during the day are not conducive to vibrancy, retail, or the service elements of the local economy. It stresses car parking, travel facilities and indeed has other consequences such as infrastructure needs like storm water and groundwater management. Other parts of this Neighbourhood Plan cover
the different aspects of creating an integrated plan for the area and of course are interlinked.

Some potential sites are identified for business hubs, flexible office resources, live work units and a Technology and Business park. Contaminated land is identified as well as a listed building with commercial use in Green Belt. Spaces in Town Centres also need to provide for mixed use, to retain critical mass as retail and residential alone will not sustain them.

The Residents’ Questionnaire was overwhelmingly supportive of these types of strategic approach for business and the CR3 economy.

We strongly supported the local business partnership’s proposals to create a Business Improvement District, (BID) from 1st April 2017, funded by a small levy on local business, approved by a business ratepayers referendum and run by a company set up for the purpose - the BID Company.

We also strongly support the Caterham Town Design Statement, which seeks to enhance our present facilities and public spaces in mixed use centres. This document was released on March 16th 2017 and provides community level issues and ideas. This is in the same timeframe as Tandridge’s Masterplan proposals for town centre redevelopment in Hill and Valley, which broadly we support.

Policy BE01 - To provide employment opportunities to meet local needs

Aim: To stop the loss of local employment.

To rebalance the local employment economy.

To encourage the increase in the number of local employment opportunities in the future.

Justification: The NPPF supports the requirement for a sustainable economy.

Residents have strongly indicated that they would prefer to work locally.

To reduce the level of commuting necessary to obtain high value employment.

Policy BE01 - Employment Floor Space

There will be a presumption in favour of employment generating development which helps to rebalance/increase the level of available employment opportunities. Proposals that would result in an overall loss of commercial floor-space shall be resisted, unless it can be shown that alternative sites are available to maintain the supply, rather than simple population growth without local employment.

Policy BE02 - Support for small and start-up businesses

Aim: The Neighbourhood Plan believes that support for small and startup business fits well into the existing local economy and social fabric and can provide the
best strategy for increasing local employment within an existing and growing skills base.

Justification: Surveys and data indicate and existing skills base and recent improvements in broadband provision support these opportunities which have direct synergy with the aim of generating more local employment in CR3 area and a more sustainable local economy. Recent statistics (Oct 2016 in Business Appendix Ref A) demonstrate a positive growth rate in these kinds of businesses has already begun. We need to maintain and expand on this.

### Policy BE02 - Start-up/Small Business

Proposals for start-up / small-scale commercial development are supported. Proposals for businesses and other enterprises that meet the needs of the community will be supported provided that they would:

- Not involve the overall loss of residential dwellings.
- Contribute to the character and vitality of the local area.
- Be well integrated with and complementary to existing clusters of activity within CR3.
- Protect residential amenity.
- Not impact adversely upon road safety or access.
- Broadband provision will support these opportunities which have direct synergy with the aim of generating more local employment in CR3 area and a more sustainable local economy.

### Policy BE03 - Development of a new Enterprise Park

Aim: To rebalance the local economy into a local sustainable economy which provides work opportunities for its residents at a local level.

Justification: The NPPF requires all planning decisions and policies to support a sustainable economy

Losses in local employment over the past decade have caused the overall CR3 economy to become un-balanced and in fact this situation has occurred gradually over the last 20 years. The trend must be reversed.

Surveys and consultations all indicate a need for more local employment particularly for those leaving full time education but with less reliance on commuting to provide high value employment.
Policy BE03 - Enterprise/Business Park

The Neighbourhood Plan supports the establishment of a business and science park. The overriding policy will be that such development is sustainable, blends with the character of the area and provides local employment.

Such a site should provide for the needs of new businesses and must be well served by a road, rail and digital communications infrastructure, whether fixed or mobile.

The Neighbourhood Plan seeks proposals for such capabilities and smaller focused start up facilities. The Neighbourhood Plan supports:

- Expansion and inwards movement to CR3 of Science, Technology, Education, Engineering, Design and other high growth, knowledge based and high value businesses.
- Self-sufficiency in the provision of adequate parking.
- The Neighbourhood Plan supports the preferred use of brownfield and contaminated sites and will view positively remedial works as a net gain to the economy and community when appraising a development application.
- Integration into local utilities services such as power, gas, communications and water in a sustainable way.

Policy BE04 and BE05 - Caterham Valley Town Centre and other CR3 NP centres

Aim: To improve and sustain the retail provision within the CR3 area are both in the town centres and in the neighbourhood centres.

Justification: Sustainability under the NPPF and Local Plans.

Response to comments and concerns raised by local residents.

Policy BE04 - Caterham Valley Town Centre

The Neighbourhood Plan supports the continual regeneration of Caterham Valley Town Centre as shown on the associated map in the NP.

The Neighbourhood Plan requires all new development applications comply with the following:

1. Provide a balance of retail (A1, A2, A3), Commercial (B1), Leisure & Community facilities (D2) and Residential (C3) with no excessive preponderance of any one use class.

2. Residential use above first floor level will be acceptable. First floor uses should be retail or commercial.
3 High-quality design and use of high-quality materials are required.

4 Designs should avoid purely flat facades which fail to contribute to the character of the town and the public realm.

5 Creation of good public realm space in and around new developments and integrating with existing buildings/spaces, co-ordinating with key features of the town centre.

6 Building heights along road frontages should not exceed 3.0-3.5 storeys and should have some variation. The building heights can step up away from the road frontage providing that the heights remain below a 45 degree line taken from the top of the road frontage facade.

7 Arcaded development will be acceptable.

8 Car parking should be provided, preferably below ground and should not be less than one car space per dwelling and sufficient to serve commercial needs.

9 Proposals which follow guidelines within published and agreed Design Statements and/or Masterplans for Caterham will be supported.

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**Policy BE05 - Other CR3 Centres**

The contribution that other neighbourhood centres make to the quality and character of the CR3 area are valued. Proposals shall be supported where they meet local needs and improve accessibility and parking through future development. (A list of small shopping parades in CR3 is available) In particular:

1 Support the development of retail and other commercial and community/social uses of an appropriate type and scale.

2 Positive consideration will be given to applications that will improve the quality of shop fronts and signage in these areas.

3 Applications which improve on the net level of commuter and public parking will be supported and encouraged. Any net loss of parking will not be acceptable.

4 Encourage the development of central community space within the CR3 area.

**Technology & Business Parks and other new employment spaces**

Of these the most likely are Commercial category CR3 space at Kenley Airfield, Caterham Valley Masterplan/Town Design Statement area and an A22 location.

Development in Whyteleafe will depend on the scope of other sites now under development but could include a flexible user business centre.
HEALTH CARE & EDUCATION
A. HEALTH CARE

This section of the NP seeks to address the issues identified during the consultation process in relation to both Health and Education. Both will be affected by a growing population and we need to make sure there are adequate facilities for our current and future residents.

This means being supportive of expansions to GP Practices, our local hospitals and existing schools whilst also protecting existing education land. It is also notable that we currently have no state 6th form or Higher Education facility in the area.

Policy HE01 - General Practice

Intention: Our NP seeks to provide adequate GP facilities in the CR3 area over the next 10-20 years. Two of the four practices are situated on constrained sites which will hinder expansion to meet the needs of an expanding population.

Justification: Total patients in CR3 - 31,864 (38% of registered Tandridge patients).

A Residents Questionnaire was sent to approximately 11,000 households, of whom 1,136 responded. The responses showed that 95.3% were registered in the area.

Patients over 85 years - 825 (2.6% of workload). All the practices consider that the projected increase in resident numbers and particularly the increasing percentage of elderly patients and patients with dementia will inevitably lead to pressure on their premises and services.

Chart 1: Pie Charts to show the percentages of age bands in the four parishes. It is noted that the Whyteleafe patient list grew by 52% from 3,800 to 5,800 in 12 years.
Projected figures for population growth suggest a significant rise in patient numbers over the next 10 to 20 years (see above). Although 3 of the 4 practices considered their current accommodation for patients to be satisfactory, both the Chaldon Road and the Whyteleafe practices accepted that this would not be the case in the future. The Whyteleafe practice already believes they need to increase their premises by 100% as soon as possible to cope with their current patient load.

Chart 2: Population change

The data presented in this report suggests that plans should be considered for the future expansion of all four of the GP premises and for the provision of adequate parking to satisfy the demands of both the staff and the rising population.

Expansion of the Chaldon Road practice might be possible if the current refuse and recycling area were moved from Chaldon Road. The location of this refuse dump close to a school and a medical facility is considered to be inappropriate and removal could allow re-configuration of a portion of Hillcroft School and the Chaldon Road GP premises.

The lead GP of the Chaldon Road Practice discussed a possible move of the practice to the Dene Hospital site. This would be the preferred option as it would give a chance to build a very satisfactory surgery with good facilities for X-ray, physiotherapy etc. on site as well as good car parking. The presence of GPs on site would also be beneficial for the Dene.

Nursing and admin staff recruitment does not appear to be a major problem except perhaps for Whyteleafe which has the largest percentage of staff living outside of the CR3 area.

Policy HE01 - General Practice

Proposals to enlarge and/or relocate the two general practice surgeries at Chaldon Road and Whyteleafe shall be supported within a mile of their current location.

Onsite provision of a General Practice surgery within a new development scheme shall be supported.
Policy HE02 - Caterham Dene Hospital

Intention: We wish to safeguard and expand the facilities available in the Dene hospital for our local community.

Justification: The response to the Residents Questionnaire showed that 67.6% had used the Dene Hospital.

It is generally agreed that the Dene Hospital is an extremely useful facility for the CR3 area and that it is much valued and supported by residents and voluntary organisations. There is community pressure to increase the number of beds and the range of facilities provided by the hospital and this pressure will increase inevitably as the population grows over the next 20 years. (An expansion would of course be dependent on the Clinical Commissioning Group funding any increased service).

Problems for the future of the hospital include adequate financial resources, the recruitment of appropriate medical staff and a satisfactory service for the transfer of old and frail patients from hospital beds to either home care services or nursing homes.
It is believed that the clinical success of this hospital provides good evidence for supporting an expansion both in services and buildings on the site.

Expansion on this site would allow an increase in medical/healthcare facilities for the CR3 and adjacent areas. Further more, the presence of a General Practice on site would improve the availability of medical cover for the hospital and provide facilities for improved access to investigations, such as blood tests and x-rays for Practice patients.

Policy HE02 - Caterham Dene Hospital

A plan for expansion of the hospital buildings within the existing site would be supported up to a maximum of three storeys.

The NP would also support the relocation of one of the CR3 General Practices onto this site.

Policy HE03 - North Downs Hospital

Intention: We wish to support the North Downs hospital which is well used by local residents.

Justification: The hospital has a very good reputation amongst patients and GPs and it provides an excellent service for NHS and Private Patients. The last 10 years have seen a steady growth in patient numbers which has been made possible through the reduction in recovery times and more rapid discharge from hospital after surgery. NHS funded patients account for approximately 65% of the annual admissions. The hospital also provides valuable employment opportunities for local people in nursing, ancillary services such as radiology and physiotherapy, and support services.

Policy HE03 - North Downs Hospital

We would strongly support expansion of the medical/healthcare facilities of this hospital on its present site or on another site in the CR3 area subject to compliance with the policies set down in the Neighbourhood Plan.
B. EDUCATION

Education Report Executive Summary & Policies

Information was collected from the Ofsted website, a meeting with the Head teacher at de Stafford and Oakhyrst schools, telephone calls to Marden Lodge, Audley, St Peter & Paul, Woodlea, Hillcroft, St Francis, Whyteleafe and St Johns. In addition, questionnaires were sent out to all pre-schools, infant, primary and secondary schools as well as those in the private sector. Reports published by the independent schools inspectorate were also examined to obtain data in relation to schools falling within their remit.

The evidence gathered indicates that further primary and secondary school places will be required over the next 10 to 20 years to meet the predicted growth in population and thus the demand for school places. The current provision, although now adequate, is unlikely to meet a predicted increased demand.

In light of the above the following policies are considered to be appropriate.

Policy HE04, HE05, HE06, and HE07 - State and Private Schools

Intention: To strengthen and maintain the present public sector education provision.

Justification: There are currently 2,242 primary places and 800 secondary school places.

There is potential for an additional 200+ secondary places which would utilise the 6th Form places previously available at de Stafford. The calculations suggest an increase in school provision will be required. The current provision does not allow for this expansion and there is no 6th Form facility and no higher education facility.

Furthermore, the predicted population growth in the adjacent areas of Croydon will add to pressure on the CR3 educational resources. It was noted that the skills base in Tandridge is reported as the lowest in Surrey County.
Policy HE04 - Primary State Schools

Proposals for expansion of primary schools within their own site are supported. The Plan has no objection to two primary schools merging to achieve benefits of economy of scale, improved facilities and improved access.

Policy HE05 - Secondary State Schools

The Plan supports intensification and/or expansion of a secondary school within its current site.

Policy HE06 - Higher and Further Education

The Neighbourhood Plan will support the formation of a 6th Form College and/or a University Technical College to enhance the employment prospects for the youth in the CR3 and adjacent areas.
Policy HE07 - Private Primary / Secondary Schools

The Neighbourhood Plan would support any private school that wished to expand on its own premises providing they could satisfy the other requirements of the Neighbourhood Plan particularly in relation to parking and accessibility to local transport. Off street parking is a primary requirement. They must demonstrate a need and be in accordance with the Neighbourhood Plan.

Policy HE08 - Nursery Provision

Intention: The CR3 area needs adequate preschool facilities to enable families to have the choice to go to work and give children the best start in life.

Justification: The birth rate will go up and additional housing will bring young families to the CR3 area.

Policy HE08 - Nursery Provision

Provided there is a demonstratable need, the Plan supports the establishment of new nurseries or the expansion of current nurseries subject to them satisfying the other requirements of the Neighbourhood Plan particularly in relation to parking and accessibility to local transport.

Policy HE09 - New Schools

Intention: To increase the number of school places available to local residents and give more choice, and to support the education sector and the employment that follows on from this.

Justification: Further school places will be required over the next 20 years as new homes are built leading to an increase in families and children to the CR3 area.

Policy HE09 - New Schools

The NP will support provision of a new school as long as it can be demonstrated that there is a need and that it adheres to local planning policies, and is easily accessible by public transport.
Policy HE10 - Community Use of Education Sites

Intention: To broaden the range of School/Education facilities available to the local community i.e. swimming pools, school halls.

Justification: Such provision does exist but only with limited facilities.

Policy HE10 - Community Use of Education Sites

The NP will strongly support development to support/provide community use of educational facilities which enhances the local provision of leisure facilities. This could include provision for adult education/evening classes and supplementary activities.

This could also include the possible re-siting of Caterham Library at de Stafford School.

Policy HE11 - Education Land

Intention: To safeguard against change of use or the loss of land currently used for education purposes.

Justification: Further school places will be required over the next 20 years due to increases in birth rate and as new homes are built leading to an increase in families.

Policy HE11 - Education Land

The NP will resist any application for the change of use of land currently used for education purposes unless a replacement facility can be reprovided.

The NP will not support the proposals that would result in a loss of school capacity in the CR3 area.

The NP will strongly support the protection of playing field areas in the CR3 area, unless evidence demonstrates they are surplus to requirements.
LEISURE & COMMUNITY

Leisure and community provision in the CR3 area has been assessed using data from a variety of sources (refer to the full report on the web site) to help draw up a series of policies which it believes will contribute to the health and well-being of residents and will help to retain CR3 as an attractive place to live.

This section of the plan has been influenced by the following considerations:-

1. Ease of access to facilities including the availability of public transport.
2. The need for good quality design and for community buildings to have a ‘civic presence’.
3. Sustainability, having a regard to maintenance and economic viability of facilities.
4. The need to protect and improve our open spaces increasing the biodiversity of the area where possible.
5. The range of leisure facilities must be diverse, catering for all ages and abilities in order to increase and broaden participation.

The desire to protect and enhance our environment features very strongly. The CR3 area has a substantial green network and several of our policies are concerned with improving public access and increasing enjoyment (and in the case of allotments, productivity) of the open spaces. Although there is a considerable range of activities on offer they are unevenly distributed, with residents of Caterham Hill being well provided for whilst residents of Whyteleafe
tend to have to travel further for leisure activities. The plan therefore states that a new purpose-built sports facility should be a part of any large future developments in Whyteleafe.

It was noted that schools and churches were generally very good at providing sporting and cultural opportunities and often shared their facilities with other organisations. This example of good practice should be extended.

Community buildings that are viewed by residents as a focus for village/town events and activities are vital ingredients in the overall structure of living spaces. Chaldon has its village hall, Caterham Hill has the Community Centre, the Douglas Brunton Centre and the Arc. The Leisure Plan strongly supports the re-development of the Soper Hall as a community hub for Caterham Valley. A similar development for Whyteleafe should be included in future building plans.

Public Houses and Libraries in both Caterham Hill and Caterham Valley are also very important community resources and are supported in the Plan.

One issue that has been highlighted in the course of our work (and indeed nationally) is the lack of burying space in the CR3 area. Land should be made available for this as a matter of priority. We have identified a suitable site which has been proposed by the owner in Caterham Valley.

The predicted increase in population in the south east region will put the CR3 area under continual pressure to provide more housing. We are concerned that the physical, cultural and social needs of existing and future populations must be met in order to build successful communities and to safeguard the health and well-being of succeeding generations. Our policies aim to redress that imbalance.

**Leisure & Community Policies**

(For further information see L and C Appendices 1 to 7)

### 1 - Allotments

**Intent:** To provide allotments in areas in CR3 where they are needed with the option of using green belt, common land or agricultural sites. To retain existing sites in Caterham on the Hill and Whyteleafe.

**Justification:** There is no provision of allotment in Caterham Valley and a demand for increased provision in Whyteleafe. There is a predicted increase in the number of flats especially in these two areas. Public demand in the UK and locally. Local Green Space NPPF Para 77. See LC Appendix 3.
Policy LC 1 - Allotments

The NP supports the retention of allotment land in the CR3 area and will encourage the provision of allotments using land currently owned by TDC or in the form of community allotments within future development sites in excess of 0.4 ha. This would be with agreement on future ownership and management to ensure proper supervision and administration in the future.

2 - Burial Grounds

Intent: To provide a new burial ground with the option of using green belt, common land, agricultural sites or AONB sites.

Justification: There is no burial space available to the general public in the CR3 area and the wider Tandridge area Ref.Local Green Space. NPPF Para. 77. See LC Appendix 2.

Policy LC 2 - Burial Grounds

The NP will support applications for the provision of both traditional consecrated and green/woodland burial sites by either the local authority or private providers.

This would be subject to the provision of adequate off street parking and no serious loss of amenity to neighbouring areas.

3 - Maintain and Improve Churches

Intent: To maintain and improve existing churches and their associated buildings to enhance their value to the community.

Justification: There has been a loss of church buildings in this area. These buildings are on large, central sites which could add value to the community. See LC Appendix 3.

Policy LC 3 - Maintain and Improve Churches

The NP will resist the demolition of churches and there will be a presumption against conversion for residential use. Proposals for conversion for other community purposes shall be supported.
4 - Community Hubs

Definition of Community Hub

The preferred features sought in a ‘Community Hub’ are indicated in the Table below at two levels: for an Area Hub and for a Local Hub - in all cases there should be included the essential facilities of Digital Access; Kitchen; Toilets and storage space.

<table>
<thead>
<tr>
<th>PREFERRED FEATURES OF COMMUNITY HUBS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>For an Area Hub.</strong></td>
</tr>
<tr>
<td>A large multi functional room</td>
</tr>
<tr>
<td>for at least 200 people</td>
</tr>
<tr>
<td>A committee room</td>
</tr>
<tr>
<td>Kitchen</td>
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<tr>
<td>Toilets</td>
</tr>
<tr>
<td>Storage</td>
</tr>
<tr>
<td>Disabled access and facilities</td>
</tr>
<tr>
<td>Cafe and meeting place open into the evening and at weekends.</td>
</tr>
<tr>
<td>A digital cinema.</td>
</tr>
<tr>
<td>A sports facility.</td>
</tr>
<tr>
<td>Access to public transport.</td>
</tr>
<tr>
<td>Proximity to the centre of town.</td>
</tr>
<tr>
<td>A sense of civic presence.</td>
</tr>
</tbody>
</table>

There is a Map to show the distribution of community hubs in the four parishes in the Main Report.

Intent: To ensure the provision of one Community Hub in each parish which caters for all age groups across the current and future population.

Justification: The population in all four Parishes is predicted to increase. There is a lack of adequate rooms for various community uses in Caterham Valley and Whyteleafe. Public questionnaires support this need.

See NPPF section 8. See LC Appendix 3.

**Policy LC 4 - Community Hubs**

Change of use of existing Community Hubs away from D1 (Non-residential institutions), D2 (Assembly and leisure) and sui generis (Unclassified) uses, shall be resisted. The retention and development of Community Hubs in each of the four Parishes will be supported. Proposals to establish a Community Hub in Whyteleafe and a community facility within Chaldon village (e.g. Farm shop) will be supported.
5 – Libraries

Intent: To maximise the use of both the Hill and Valley libraries as social and educational venues. To keep both libraries in the SCC network.

To reinforce the TDC Policy DP18.

Justification: Museum, Libraries and Archives (MLA) recommends a standard of 30 sq.m. library space per 1000 population. On this basis it has been agreed that Caterham Hill library needs to be extended to meet the current and future needs of the population. Libraries throughout the UK have been under threat of closure in recent times. This is less likely to happen when they are also used for educational and social activities. See LC Appendix 3.

Policy LC 5 - Libraries

The NP will support the development of both libraries to meet various social and educational needs of the current and future population. It will encourage and support the diversification and flexible use of the buildings, the extension of and shared use of such buildings e.g the introduction of a small cafe.

Development of existing library sites to residential use should be prohibited unless suitable alternative arrangements of equal number and convenience can be provided on an alternative site prior to the start of any redevelopment.

6 - Tourism

Intent: To encourage tourism by increasing access to the surrounding open spaces and countryside by providing more cycle routes, bridleways and signed footpaths and improved information of these facilities.

Justification: This would provide local employment opportunities JSNA 2013 Sport England Olympic Legacy DC Media Studies Expanding population.

See also Urban Design Policies and Transport Policies. See LC Appendix 3.

Policy LC 6 - Tourism

The NP will support and encourage increased access to the countryside by improved information on routes around the area. The NP will support and encourage the maintenance of existing and the development of new cross-country cycle routes, bridleways and footpaths.
7 - Public Houses

Intent: To increase the viability of all public houses within the CR3 area by encouraging them to diversify.

Justification: Pubs which diversify perform an important role in the community providing social hubs. They can contribute to the general security of an area by increasing footfall and employment opportunities. See LC Appendix 3.

Policy LC 7 - Public Houses

The NP supports and encourages opportunities for the existing public houses to develop community based activities eg a restaurant, and will support applications for enlargement for such purposes, subject to constraints of other policies within the plan.

8 - All Purpose Sports Facility

Intent: To provide full access to sports facilities.


Policy LC 8 - All Purpose Sports Facility

Applications to build a purpose built sports facility will be supported subject to it fulfilling the needs of an expanding population, providing access to all users and located in the area of greatest need; proposed locations are Caterham Valley or Whyteleafe. It should ensure that it is available to be used for as wide a range of sports as possible.

Leisure & Community Aspiration

Aspiration LCA 1 - Provision of Burial Facilities

Intent: To create a Neighbourhood Development Order to provide a variety of burial facilities in the CR3 area.

Justification: There is no burial space available in the CR3 Area. Public consultation has requested this. See LC Appendix 2.

Aspiration: To find a partner with relevant financial and professional expertise in order to advance this project. A possible site has been identified which has access from the Caterham by-pass and is class 3B/4 land, suitable only for grazing.
TRANSPORT

AUTHORISED
PARKING ONLY
Clamping system in operation
RECOVERY FEE £25
1. There are important issues with Roads (congestion, pollution, speed control and parking), Public Transport, Pedestrian and Cycle facilities. The advantages of Shared Space are also recognised. The transport elements of the plan will ensure that CR3 is an attractive, safe and sustainable place in which to live and do business. The policies and aspirations are intended to be consistent with the other elements of the CR3 Plan, addressing the balance of public and private transport provision and facilities. They provide for the long-term needs of the community and economy by responding to characteristics and influences which are peculiar to the area. These include the age profile of the community; the steep hills on all main routes; principal public transport arteries being radial; CR3 being in Tfl Zone 6 making it attractive for people to drive to CR3 to use railways; good train journey experiences being compromised by parking difficulties in CR3.

2. The Plan seeks to deal with issues that have been overlooked or neglected in the formal plans of the relevant transport and public authorities and inconsistencies between them. It also proposes measures to tackle pollution and congestion due to traffic, which directly impacts on the well-being of the neighbourhood and affects the health and safety of the CR3 community. It is pleasing that related County and District policies have evolved in a way that suggests they have been influenced by the many contacts with the Working Group. Policy development is therefore dynamic and it is essential that the aspirations in the Plan continue to be actively pursued by the continuation of contacts between the legacy body of the CR3 forum and the public authorities and transport undertakings to ensure consistency between the Plan and actions being implemented by the public bodies.

3. In outline, this section of the CR3 Plan contains Policies to:
   a. Limit congestion and pollution.
   b. Ensure the use of sustainable sites for developments with good public transport access.
   c. Prescribe general parking standards to ease parking pressures.
   d. Address the specific issue of parking for all rail users and staff of local businesses, a key premise being that on-street restrictions must be accompanied by generous, affordable car parks to attract motorists to transport hubs and local business rather than forcing them elsewhere.
   e. Ensure the safety of car parking areas.
   f. Support the use of greener power sources.
   g. Support continuation and maintenance of footpaths and bridle ways.

4. And aspirations addressing:
   a. Automatic Number Plate Recognition (ANPR) and road safety.
   b. Shared space and Home Zones.
c  Main road improvements at ‘pinch points’.
d  Managing large goods vehicles on the road network.
e  The provision of Community Transport.
f  Cycling and bike hire.
g  Electric vehicles.
h  Monitoring and improving air quality and Low Emission Zones.
i  Resolving inconsistencies in public transport policies to achieve balance and increase popularity.
Transport Policies

Policy T01 - Impact of Development on Transport Network

Intent: To reduce congestion; To reduce pollution; To ease parking pressures.

Justification: Feedback from residents and local businesses. Statistics from Surrey County Council and Surrey Police.

Policy T01 - Impact on Transport Network

Major development proposals must demonstrate that impacts on transport capacity and on the transport network at both corridor level and local level are fully assessed and that there will not be any adverse impact on the system.

Workplace or residential travel plans may be necessary.

Assessments should be based on recognised methodology approved by Surrey County Council.

Policy T02 - Car Parking

Intent: To ensure that parking standards are met for new developments.

Justification: Residents comments; Levels of congestion on the road system; Feedback from businesses; Road safety issues.

Policy T02 - Car Parking

All developments must provide car parking facilities that are in accordance with the standards laid down in Tandridge District Council SPD.

Policy T03 - Safety of Car Parking Areas

Intent: To encourage the use of public car parking areas; To promote the public’s sense of safety.

Justification: Residents comments; Public safety issues.

Policy T03 - Safety of Car Parking Areas

All vehicle parking facilities must be designed in accordance with the best practice ‘Secured-By-Design’ to ensure public safety.
**Policy T04 - Electric Vehicles**

Intent: To support the establishment and use of greener power sources.

Justification: Lack of charging points in the Plan area; To support Government policy; To reduce carbon emissions; All new developments (residential or otherwise) must make provision for charging.

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**Policy T04 - Electric Vehicles**

The Neighbourhood Plan supports the establishment and use of low carbon and renewable sources including the provision of electricity charging points in existing and new car parking areas.

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**Policy T05 - Footpaths and Bridleways**

Intent: To support, maintain and establish footpaths and bridleways.

Justification: User demand from public consultations; Promotion of healthy lifestyle.

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**Policy T05 - Footpaths and Bridleways**

The Neighbourhood Plan supports the continuation of existing footpaths and Bridleways and requires alterations to be subject to public consultation and provision of alternative routes of equivalent ease of access and direction. The Plan supports the use of Community Funding for the establishment, maintenance and upgrading of footpaths and bridleways to improve access in the CR3 area.

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**Policy T06 - Car Parking for Rail Passengers and Business Staff**

Intent: To ensure that parking is provided that is dedicated to rail passengers and staff of businesses based in the CR3 employment areas thereby minimising day-long parking in residential streets and providing an incentive to use local shops and businesses.

Justification: Residents’ comments on questionnaires and public consultation events.

Need to remove commuter, other rail passenger and business parking from residential roads where it causes pollution, congestion and presents a safety hazard.

Recorded and forecast growth in train travel and the consequent need to accommodate those requiring access to the railheads by road.

To reduce levels of traffic on road systems by facilitating the use of public transport.
Feedback from local business and employers.

Feedback from off-peak business and leisure travellers.

The Caterham Business Partnership’s view that people employed by local businesses and having to drive to and from work from areas not served by public transport find day-long parking provision to be inadequate.

The Neighbourhood Plan recognises that parking has been a key issue since the initial Healthcheck exercise (2006-08) through to the CR3 Forum 2014 Public Consultations where there was an almost unanimous view of attendees that day-long parking should be removed from residential roads. The inclusion of all CR3 stations in Transport for London Fare Zone 6, makes it attractive to drive into Caterham and Whyteleafe to benefit from lower fares. Consequently, available station parking is filled for the day during the morning peak, presenting a disincentive to off-peak leisure travel by train and to CR3-based professionals wishing to make off-peak, business-hour journeys. There is a legitimate fear that development and growth of the CR3 business community, an important feature of this Neighbourhood Plan, will be inhibited. The leisure travellers’ difficulty is compounded by the lack of buses after early evening to return rail passengers from the Valley to the Hill.

Policy T06 - Car Parking for Rail Passengers and Business Staff

The Neighbourhood Plan strongly supports the provision of increased all-day parking facilities next to businesses and major transport links (e.g. railway)

The Neighbourhood Plan will support improved bus services as extensions of the rail network.

Transport Aspiration Objectives

Aspiration TA1 - To extend the Low Emission Zone (LEZ) to include CR3 and introduce Automatic Number Plate Recognition (ANPR) and Road Safety Zones

Intent: To monitor and manage speed, congestion and pollution within the CR3 Forum Plan area.

To minimise and reduce pollution by ensuring that motorised vehicular traffic, particularly large goods vehicles, taxis & buses adhere to emission standards when travelling through the Plan area.

Justification: Residents comments.

Levels of congestion on road system through-routes.
Road safety issues.

Studies on the impact of pollution on health.

Government policy to reduce carbon emissions.

**Aspiration TA1 - To extend the Low Emission Zone (LEZ) to include CR3 and introduce Automatic Number Plate Recognition (ANPR) and Road Safety Zones.**

**Low Emissions Zone (LEZ)**

Tandridge should work with TfL to extend the LEZ area, to reduce pollution to local residents, within the more highly populated areas of Tandridge i.e. Whyteleafe and Caterham.

**Automatic Number Plate Recognition (ANPR) and Road Safety Zones**

For the authorities concerned with highway safety & maintenance, road congestion, road traffic speed, public health and pollution to install ANPR cameras, monitoring and enforcement systems and to establish “Road Safety Zones” in the Plan area, funded via the CIL levy, with a view to reducing speed levels, pollution levels (the LEZ) and timing of traffic (the LCS) of vehicles in the Zone.

**Aspiration TA2 - Shared Space**

Intent: To establish an improved environment in terms of public realm appearance, economic vitality, quality of life, road safety and road congestion.

To allow pedestrians and non-motor vehicle users an equal use of the road system in the town and residential areas.

Justification: Residents feedback; Road safety issues; Road congestion.

**Aspiration TA2 - Shared Space**

The Neighbourhood Plan supports and wishes to see applied the principles of shared space within the town centre areas of the Plan area.

**Aspiration TA3 - Home Zones**

Intent: Where practicable, in both new and existing residential areas, to balance the needs of residents, cyclists, pedestrians, children and vehicular traffic by redesign of streets.
Justification: Safety; Noise reduction.

Need to reduce vehicle speeds and stimulate careful driving, (reducing the current need for resident speed patrols).

Aspiration TA3 - Home Zones

The CR3 Forum believes that Home Zones will be beneficial to local residents and would like to see the principles applied within new and existing residential areas.

Aspiration TA4 - Pinch Points in Road System

Intent: To improve the traffic flow; To reduce pollution.

To improve road safety.

Justification: Residents comments; Road safety concerns.

Pollution concerns and impact of pollution on human health.

Aspiration TA4 - Pinch Points in Road System

The introduction of a regime where relevant authorities (e.g. Parish, Tandridge District and Surrey County Councils) work with the CR3 Forum and its legacy organisation to identify pinch points and take remedial action to improve traffic flow.

Aspiration TA5 - Large Goods Vehicles

Intent: To ensure that Large Goods Vehicles adhere to low emission EU targets.

To ensure deliveries within specified timescales to reduce road congestion.

Justification: Residents comments; Road safety concerns.

Pollution concerns and impact of pollution on human health.

Aspiration TA5 - Large Goods Vehicles

The Neighbourhood Plan supports the implementation by the relevant authorities of a scheme to ensure that all traffic, especially Large Goods Vehicles, take the most appropriate route to their destinations with particular reference to construction traffic and team buses attending sports grounds in residential areas.
Aspiration TA6 - Community Bus

Intent: To provide residents and businesses with an alternative form of transport to the use of the motor car in order to access the town centres and public transport.

Justification: A lack of alternative means of transport to the car as a means of accessing the shopping areas, the schools, community facilities and forms of public transport.

Parking problems in town centres.

Carbon reduction through reduced motor vehicle use.

Aspiration TA6 - Community Bus

The Neighbourhood Plan actively supports and promotes the establishment of a community bus service with a user waiting time of no more than 20 minutes, linking stations with key facilities not currently served or planned to be served by public transport.

Aspiration TA7 - Cycle Paths

Intent: To ensure the availability of safe cycle routes within the Plan area and to encourage their use.

Justification: Residents’ feedback; Road safety concerns.

Reduce dependence on the motor car; Carbon reduction.

Aspiration TA7 - Cycle Paths

For the cycle paths in the Neighbourhood Plan area to be adequately maintained to enable their use. For example, the A22 between the M25 motorway and the Wapses Lodge Roundabout. Furthermore for additional cycle routes to be introduced to ensure it is possible to cycle from Wapses Lodge roundabout to Whyteleafe Railway Station. This could be achieved through the introduction of cycle route from the Godstone Road, via the Avenue to Salmons Lane then Church Road and finally Whyteleafe Hill (therefore avoiding the narrowest stretch of the Godstone Road in Whyteleafe that is perceived unsuitable for cycling by residents in the area).

Aspiration TA8 - Bike Hire Scheme

Intent: To encourage the use of bicycles.

Justification: To ease the cost and availability of cycles capable of being used on the hills around the area.
To offer an alternative form of transport to the car; Reduce dependence on the motor car; Carbon reduction; Public health.

Aspiration TA8 - Bike Hire Scheme
The CR3 Forum actively wishes to promote through the Neighbourhood Plan the establishment of a cycle hire scheme (to include electric bicycles owing to the hilly environment of the Plan area).

Aspiration TA9 - Electric Vehicles
Intent: To encourage the use of electric vehicles.
Justification: A lack of charging points for electric vehicles in the Plan area.
To support Government policy; To reduce carbon emissions.

Aspiration TA9 - Electric Vehicles
To support the use of electric vehicles (Policy T05) by the introduction of a planning guideline for the retrospective provision of charging points in existing buildings undergoing development /extension.

Aspiration TA10 - Air Quality Monitoring Stations & Alert Mechanism
Intent: To locate air quality monitoring systems which will accurately record pollution levels within the CR3 area.
To establish and maintain an air quality alert mechanism which links with surrounding Boroughs and the Sussex Air Quality Partnership.
Justification: Government policy to reduce emissions; Residents feedback.
Studies show the adverse effect of pollution on human health.
Aspiration TA10 - Air Quality Monitoring Stations & Alert Mechanism

To establish and maintain air quality monitoring station in the following locations:

- Godstone Road, Whyteleafe between Whyteleafe Hill and Hillside Road (the area perceived by Residents to be one of the most polluted in the area due to the geography of the area, i.e. the valley between Warlingham and Caterham on the Hill).
- Caterham Town Centre (High Street or in the locality of the railway station)
- Chaldon Road, Chaldon

Tandridge District Council should be encouraged to monitor all aspects of pollution, e.g. Particulate Matter (PM10), Nitrogen Dioxide NO2 and Sulphur Dioxide SO2, and not a subset of pollutants included in Regulations for the purpose of LAQM (Local Air Quality Management) in England (i.e. the Air Quality Objectives). This information will enable TDC to provide the recorded data for inclusion, subject to the necessary agreements, in the “Sussex Air” smartphone application.

To establish an air quality alert mechanism that is implemented seven days a week, 365 days a year, in the Neighbourhood Plan area (potentially via leveraging exist technologies embraced by the Sussex Air Quality Partnership (SAQP), ERG, King’s College London, and the Borouhgs of London, Sussex and Southampton).

Aspiration TA11 - To Balance the Usage on the Railway Lines

Intent: To improve key aspects of service on the Caterham branch to minimise migration of customers to the line through Upper Warlingham and the imbalance that results.

Justification: Neighbourhood Plan policies to stimulate Caterham town centre economy.

Aspiration TA11 - To Balance the Usage on the Railway Lines Serving CR3

The Neighbourhood Plan espouses the concept of accommodating those who drive into the Plan area from outlying locations (to use public transport, to shop or to do business) by providing adequate parking and an attractive train service. This aspiration complements the Policies (including the provision of additional parking for rail users) by seeking to increase platform length on the branch line to match the length of Thameslink’s planned fixed-formation trains. This would future-proof the line if a recently revised railway company strategy for a Metro-type service is implemented. The aim is to reduce dwell times and obviate other potential risks to the standard of service as detailed in the Appendices of the Plan document.
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’.

**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.

**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.

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.

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.

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 \( L_{\text{Aeq,T}} \) dB

<table>
<thead>
<tr>
<th>Hours of the day</th>
<th>Noise Source</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>road traffic</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>07.00 - 23.00</td>
<td>&lt;55</td>
<td>55 - 63</td>
<td>63 - 72</td>
<td>&gt;72</td>
<td></td>
</tr>
<tr>
<td>23.00 - 07.00</td>
<td>&lt;45</td>
<td>45 - 57</td>
<td>57 - 66</td>
<td>&gt;66</td>
<td></td>
</tr>
<tr>
<td></td>
<td>rail traffic</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>07.00 - 23.00</td>
<td>&lt;55</td>
<td>55 - 66</td>
<td>66 - 74</td>
<td>&gt;74</td>
<td></td>
</tr>
<tr>
<td>23.00 - 07.00</td>
<td>&lt;45</td>
<td>45 - 59</td>
<td>59 - 66</td>
<td>&gt;66</td>
<td></td>
</tr>
<tr>
<td></td>
<td>air traffic</td>
<td></td>
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</tr>
<tr>
<td>07.00 - 23.00</td>
<td>&lt;57</td>
<td>57 - 66</td>
<td>66 - 72</td>
<td>&gt;72</td>
<td></td>
</tr>
<tr>
<td>23.00 - 07.00</td>
<td>&lt;48</td>
<td>48 - 57</td>
<td>57 - 66</td>
<td>&gt;66</td>
<td></td>
</tr>
<tr>
<td></td>
<td>mixed sources</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>07.00 - 23.00</td>
<td>&lt;55</td>
<td>55 - 63</td>
<td>63 - 72</td>
<td>&gt;72</td>
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<tr>
<td>23.00 - 07.00</td>
<td>&lt;45</td>
<td>45 - 57</td>
<td>57 - 66</td>
<td>&gt;66</td>
<td></td>
</tr>
</tbody>
</table>

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.
AFFORDABLE HOUSING

Affordable housing historically has meant homes that were only available to rent and it has been defined by the Government as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Housing and Planning Bill presently (2015) passing through Parliament extends this definition to include starter homes which the Bill defines as a new-built property that must be sold to a first-time buyer below the age of 40 with a discount of 20% off the market value.

AREA OF GREAT LANDSCAPE VALUE (AGLV)

An area of countryside adjacent to the Area of Outstanding Natural Beauty that has not been given the national AONB designation but is considered by Surrey local authorities of great landscape value which merits protection.

AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation’s finest landscapes. AONB are designated by Natural England.

BROWNFIELD LAND AND SITES

Previously developed land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure.

COMMUNITY ASSETS

The introduction of the Localism Act 2011 provided a new right for residents to nominate certain local public or privately owned buildings or land for recognition as an asset of community value. This is called a ‘Community Right to Bid’.

Once an asset is listed, the owner cannot dispose of it other than to a community interest group, without the community having six months to put together a bid to buy the asset. However, the owner of the asset does not have to sell it to the community and can appeal against our decision to list the asset. Owners are entitled to claim compensation from us if the listing of an asset results in the owner incurring a loss.

An asset of Community Value is one whose current use furthers the social well-being and interests of the local community or where a use in the recent past has done so. Nominated assets can be listed by a local authority.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The charge payable by developers in certain circumstances. The proceeds of these are to be made available to local authorities, including parish councils, to support infrastructure expenditure.
The Community Infrastructure Levy came into effect in Tandridge on 1 December 2014.

**Community Right to Bid**

The Community Right to Bid will give community groups the right to prepare and bid to buy community buildings and facilities that are important to them. It came into effect on 21 September 2012.

**Conservation Area**

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Core Strategy**

The part of the Tandridge Development Plan that sets out the spatial vision and strategic objectives of the planning framework for the District.

**CR3 Forum**

A group set up by the Parish Councils, consisting of parish councillors and other residents, to enable residents to take part in the preparation of the Neighbourhood Plan.

**Department for Communities and Local Government (DCLG)**

The Government department with responsibility for planning, housing, urban regeneration and local government.

**Flood Risk Assessment**

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. Tandridge District Strategic Flood Risk Assessment supports the Core Strategy (2008).

**Green Spaces**

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

**Independent Examination**

An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum. The Examiner’s findings are binding on the planning authority.
Infrastructure
The basic physical and organisational structure and facilities (communication, transportation, utilities, schools, health and social) needed for the operation of society or enterprise.

Listed Building
A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, plus any buildings or permanent structures within its curtilage.

Local Development Framework (LDF)
The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority’s local development documents.

Local Development Plan
A generic term for the Development Plan Documents (DPDs) that together define the planning policies for the district. In Tandridge District, the framework currently includes the Core Strategy (2008) and the Local Plan Part 2 (2014). The NPPF confirms that Neighbourhood Plans, once made, will be part of the Local Development Plan.

Local Green Spaces
Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map (‘designate’) green areas for special protection.

Local Plan
A term formerly used for a development plan (e.g. Tandridge Local Plan 2001). Some parts of these plans may continue to operate under specific transitional provisions.

Local Plan Part 1
The policy document which is intended to replace the Tandridge Core Strategy in 2017. It will contain the strategic planning policies for the District.

Local Plan Part 2
The policy document which supports the adopted Tandridge Core Strategy (which currently serves as Part 1 of the Tandridge Local Plan). It contains the detailed planning policies to be applied locally in the assessment and determination of planning applications over the period of the Local Plan (until 2029). It was adopted in July 2014.
Local Planning Authority

The local authority or council that is empowered by law to exercise planning functions. This is often the district council, as in the case of Tandridge. County Councils are the authorities for waste and minerals matters.

Metropolitan Green Belt

The Metropolitan Green Belt is a green belt area around London, as defined in statute. In Tandridge, there are approximately 23,300 acres of greenbelt land.

National Planning Policy Framework (NPPF)

A document issued by the Department for Communities and Local Government in 2011 which sets out the Government’s guidance on how local planning authorities should manage development in their area. All policies in other planning documents are expected to comply with the NPPF.

Neighbourhood Development Orders & Community Right to Build Orders

A Neighbourhood Development Order can grant planning permission for specific types of development in a specific neighbourhood area. A Neighbourhood Development Order can therefore:

- apply to a specific site, sites, or wider geographical area.
- grant planning permission for a certain type or types of development.
- grant planning permission outright or subject to conditions.

A Neighbourhood Development Order can be used to permit:

- building operations (e.g. structural alterations, construction, demolition or other works carried out by a builder).
- material changes of use of land and buildings; and/or
- engineering operations.

A Community Right to Build Order is a form of Neighbourhood Development Order that can be used to grant planning permission for small scale development for community benefit on a specific site or sites in a neighbourhood area.

A Community Right to Build Order can be used, for example, to approve the building of homes, shops, businesses, affordable housing for rent or sale, community facilities or playgrounds. Where the community organisation wishes to develop the land itself (subject to acquiring the land if appropriate), then the resulting assets can only be disposed of, improved or developed in a manner which the organisation considers benefits the local community or a section of it.

Neighbourhood Plan

A plan prepared under the Localism Act 2011 by a ‘qualifying body’. It contains policies for the
management of development in the ‘designated neighbourhood area’ (CR3 postcode area) that have equal weight with those of the District Council (Tandridge).

**Objectively Assessed Need (OAN)**

A term used in planning documents to represent a demand led need assessed with objective criteria based on facts and unbiased evidence.

**Open Space**

All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

**Permitted Development Rights**

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Planning Permission**

Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

**Pre-Submission Plan**

The Neighbourhood Plan as issued for consultation before its submission to the local planning authority for independent examination. The consultation takes place for a minimum 6-week period under regulations 14 and 21 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

**Residents’ Survey**

A survey carried out as a preliminary stage of the Neighbourhood Plan in order to establish residents’ views, concerns and priorities for the future of the CR3 area.

**Secured by Design**

Established in 1989, Secured by Design (SBD) is the title for a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of ‘designing out crime’ through physical security and processes.
Steering Group

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

Supplementary Planning Documents (SPDs)

Guidance documents adopted by Tandridge District Council to assist in reaching decisions about planning applications.

Sustainable Development

A widely used definition drawn up by the World Commission on Environment and Development in 1987: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

TDC

Tandridge District Council.

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

ACKNOWLEDGEMENTS

There are a large number of people to thank for the production of the CR3 Neighbourhood Plan. These people all care greatly about the area and its future. They are committed to life here and look forward to its improvement not only for current but also future generations. For brevity they are not listed in this draft.