

**Caterham, Chaldon and Whyteleafe
Neighbourhood Plan
2018 to 2033**



**Adopted by Tandridge District
Council
June 2021**



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leaders of the Neighbourhood Plan Steering Group
between 2012 and 2020*

Preface

This Neighbourhood Plan has been in preparation for Nine Years. It is the second largest Plan in the Country (after Maidenhead). It is the only one, to date, which covers multiple parishes.

Neighbourhood Plans must conform with development plans set by local authorities and not venture into areas that are the concern of other statutory bodies.

However, it is a time of great change in Planning and Development. Neighbourhood Plans will play a crucial role in setting design standards to reflect local character and preferences about the form and appearance of development.

Therefore, through the application of 29 policies, this plan seeks to:

- Define and protect neighbourhood character areas and promote development within them that respects their integrity.
- Preserve and enhance green spaces and corridors.
- Support the development of infrastructure and services
- Encourage business by promoting diversity of office and retail space.

The Plan also offers protection to 22 Green Spaces and 34 views.

It has been the intention throughout that the Plan will be owned by two village councils-Chaldon and Whyteleafe and two parish councils, Caterham Hill and Valley. They have been united in their support of the Plan throughout its gestation and will now take on the task of monitoring its impact.

The Government intends that there should continue to be a strong link between where development occurs and where funding levied on developers is spent. 25% of this money will come to the Parishes and using the guidance and the policies contained here, the Community will have a say in how this money is spent.

Therefore, this Plan is not intended to be a set of words that can be filed away. Its policies must be applied at every relevant opportunity and the impact measured. The Community helped create this Plan by thinking proactively about how we wanted our area to develop. Led by Parish representatives, the Community can now make it work.

Jeremy Webster
Chair Neighbourhood Plan Steering Group

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1 INTRODUCTION

- 1.1. This document presents the Caterham, Chaldon and Whyteleafe Neighbourhood Plan ('the CCWNP' or 'the Neighbourhood Plan') for the four parishes¹ of Caterham Hill, Caterham Valley, Chaldon and Whyteleafe. It represents one part of the development plan for the parishes over the period 2018 to 2033, the other parts being the Tandridge Core Strategy 2008 and the Tandridge Local Plan – Part 2: Detailed Policies, 2014. Tandridge is in the process of developing an emerging Local Plan, which sets out a development strategy for the district up to 2033.
- 1.2. Caterham Hill Parish Council is the primary parish representing the 'CR3 Neighbourhood Plan Group', bringing together all those serving or having an interest in the area, defined by the boundaries of the four Parish Councils of Caterham Hill, Caterham Valley, Chaldon and Whyteleafe, to produce a Neighbourhood Plan. 'CR3' was initially chosen as it was a common postcode root, although it should be noted that the CR3 postcode covers a wider area than the Neighbourhood Plan area.
- 1.3. Tandridge District Council (TDC), as the local planning authority, designated a Neighbourhood Area encompassing the four parishes (as shown on Figure 1.1) on 12th July 2012 to enable the Neighbourhood Plan group to initiate the Plan.
- 1.4. The Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 as amended. The Neighbourhood Plan group has prepared the Plan to establish a vision and framework for the future of the four parishes and to set out how that vision will be realised through planning land use and development change over the plan period 2018 to 2033.
- 1.5. The purpose of the CCWNP is to structure development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing the CCWNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to the four parishes, their residents, businesses and community groups.
- 1.6. Each section of the CCWNP covers a different topic. Under each heading there is the justification for the policies presented, which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan.
- 1.7. In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by other organisations. These are set out in Section 14, Non Policy Actions. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

¹ The term parishes is used for simplicity to refer to both Parish and Village council areas

Figure 1.1 below shows the boundary of the CCWNP designated area, which shares its boundary with the four parishes.

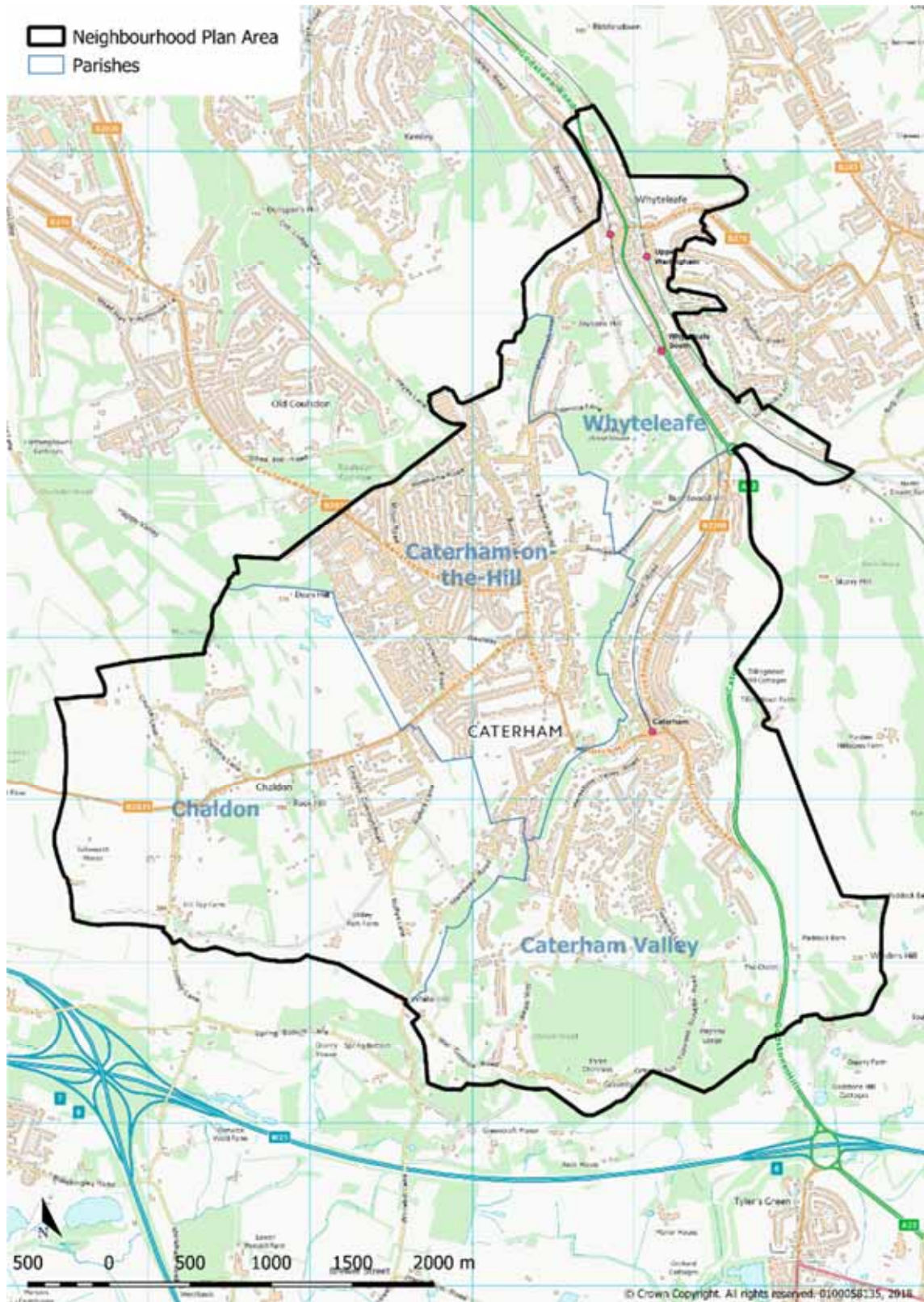


Figure 1.1: CCWNP designated area

National policy

1.8. The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

1.9. The NPPF states:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. (para 29)

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”. (para 30)

1.10. This Referendum Version of the Neighbourhood Plan has been produced in accordance with the recommendations of an independent Examiner, and in accordance with the revised NPPF published in 2019.

Local Policy

1.11. The Tandridge District Core Strategy² was adopted by the Council in October 2008 and sets out key planning policies for the District. It should be read in conjunction with the Local Plan Part 2 – Detailed Policies³, which was adopted in 2014.

1.12. An updated Local Plan for Tandridge to 2033 is currently being developed which will supersede these documents. The Local Plan has been subject to independent examination and as at summer 2020 the Inspector’s report is awaited. The adoption of the Local Plan is not expected before 2021.

1.13. The CCWNP must be in general conformity with the strategic policies of the adopted Local Plan. Therefore it must conform to the strategic policies in the Core Strategy 2008 and the Local Plan - Detailed Policies of 2014. The ‘emerging Local Plan’ has provided much of the strategic context for the CCWNP. It seeks to deliver a minimum of 6,056 new homes, and at least 16.3 ha of B Class employment space and associated sui generis uses, across the district over the period to 2033. In the short to medium term, housing delivery will be focussed to the sustainable Tier 1 and Tier 2 settlements, while in the longer term a new settlement, the South Godstone Garden Community, is to be delivered.

2

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Core-Strategy.pdf>

3

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Current%20and%20adopted%20planning%20policies/Core%20strategy/Local-Plan-part-2-Detailed-policies.pdf>

Consultation

1.14. The Neighbourhood Plan group comprised of members from the four Parish and Village Councils (Caterham Hill, Caterham Valley, Chaldon and Whyteleafe), the Caterham Business Partnership (now the Caterham BID) and the Caterham Community Partnership Ltd. The Neighbourhood Plan group has developed the Plan through extensive engagement with the community, summarised in Table 1.1 below.



School workshop



Stall on Caterham High Street

Date	Milestone	Key activities
2012	Parishes decide to undertake a neighbourhood plan	<ul style="list-style-type: none"> • Neighbourhood Area designated • Neighbourhood Plan group started • Seven working groups established • Website set up
2012 to 2015	Community engagement to gather evidence on each topic	<ul style="list-style-type: none"> • Regular newsletters to all households • Posts on social media: Facebook, Streetlife, Twitter • Information on noticeboards • Household survey – 10% response • Targeted engagement – businesses, young people, families, community groups • Local exhibitions, stalls, window displays, photographic competition • Presence at local regular events • Site assessment workshops
2016	Developing and testing the options	<ul style="list-style-type: none"> • Consultation on the options with statutory consultees, general public, TDC • Advice from planning professionals to amend the draft Plan.
2017	Regulation 14 Consultation	<ul style="list-style-type: none"> • Statutory period of consultation • Analysing the responses and amending the Plan
2018 to 2021	Finalising the Plan	<ul style="list-style-type: none"> • Submission of Plan to TDC • Regulation 16 Consultation • Examination • Referendum

Figure 1.2: Engagement activity timeline

- 1.15. Regular meetings and close liaison with Tandridge District Council (TDC) have taken place on each of the topics areas covered by the Plan. In addition, regular updates have been provided to the parishes bordering the neighbourhood area.
- 1.16. A Consultation Statement formed part of the CCWNP documentation submitted to TDC and for Examination.

Sustainability of the Neighbourhood Plan

- 1.17. The CCWNP has been informed by an independent Strategic Environmental Assessment Report, published by AECOM in March 2019. This tested the potential impacts of the policies against a set of sustainability objectives developed in consultation with interested parties on the environment.
- 1.18. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.
- 1.19. A key element of the SEA process is the appraisal of 'reasonable alternatives' for the CCWNP. In particular, this explored how the CCWNP's development strategy has been shaped through considering alternative approaches for the location and quantum of housing in the Neighbourhood Plan area.
- 1.20. The assessment concluded that the Submission version of the Neighbourhood Plan was likely to lead to significant **positive** effects in relation to a series of the SEA themes, including 'Population, Housing and Deprivation', 'Accessibility and Transportation', 'Land Use and Soil', 'Biodiversity', 'Heritage' and 'Landscape'.

2 LOCAL CONTEXT

- 2.1. **THE AREA** - The Caterham, Chaldon and Whyteleafe Neighbourhood Plan (the CCWNP) covers four parishes (or village council areas), of which Caterham Hill and Chaldon are on high ground, while Caterham Valley and Whyteleafe are along the Bourne river valley forming a natural route from London through the North Downs escarpment to rural Surrey and the south. The CCWNP Area is surrounded by high value countryside, much of it designated as Green Belt.
- 2.2. **STRATEGIC LOCATION** - The area combines the beautiful natural environment with extensive road and rail links, while easy access to Croydon and London is provided by the North–South links of the A22 road and two rail lines. The junction to the M25 at Godstone gives access also to the M23 motorway and so access to Gatwick and Heathrow airports and leading to the Eurotunnel and Dover ferry routes to Europe.
- 2.3. **THE PARISHES - CATERHAM ON-THE-HILL** – Caterham-on-the-Hill has developed from the original village of Caterham, giving character to its roads and buildings. Its former role as home to Caterham Guards barracks and to St Lawrence’s Hospital has also shaped it; both have now been redeveloped as residential areas. It has the largest population of the four parishes, has several open spaces (aiding its hosting of Circus visits and an annual month of Carnival events), churches both ancient and modern, a highly valued ‘Minor Injury’ local hospital and a number of schools. An impressive Cedar Tree, regularly lit for Christmas, is widely regarded as the symbol of Caterham.
- 2.4. **CHALDON** - Chaldon, also ‘on-the-hill’, is an ancient, rural settlement within the Green Belt bounded on the south side by the Pilgrims’ Way, and abutting the Surrey Hills *Area of Outstanding Natural Beauty*. Public footpaths link a valued landscape and ecologically important areas with tracts of ancient woodland. The village straddles Rook Lane, an important local East-West route (between Caterham and the A23 radial road); other roads are narrow country lanes. In scattered locations are one public house, a large golf course, a village hall, an infant school, and the church with a 13th C mural (depicting souls being sent to heaven or hell). There are no shops, few services and limited public transport.
- 2.5. **CATERHAM VALLEY** - Caterham Valley developed with the arrival of the railway in the 1850s to 1870s. Originally, the Caterham line was to have gone on to Brighton but funding issues left Caterham as the terminus and with a direct link to London. Development has followed along the railway and road system constrained by the steep slopes out of the valley on both east and west. The A22 road now thankfully bypasses the town. Croydon Road and the Church Walk Centre provide the greatest concentration of shops and services in the CCW Plan area, while the Soper Hall (former Council offices) provides community facilities albeit constrained by the age of the building; and a thriving amateur theatre is the sole public entertainment. A private hospital does some NHS treatment too. Residential flats often squeeze between road and railway or replace shop or business space. The distinct Harestone Valley area contains mainly residential properties and a major private school, which maintains woodlands to the south.
- 2.6. **WHYTELEAFE** - Whyteleafe too, developed with the arrival of the railway. It is now the gateway from London into Caterham, Tandridge, Surrey and the South-East, It has grown along the trafficked route, the A22 corridor, constrained by the steep valley sides, though a long hill does diverge via a level-crossing and past a church and school, to go directly to Caterham-on-the-Hill. It is served by both the Caterham rail route and, via the Upper Warlingham station, by the East Grinstead line which diverges into tunnels to leave the main Valley. There are two petrol stations,

one with a shopping unit; and a moderate number of shops, businesses and restaurants. The piecemeal development of these latter means that urban design standards have often been neglected and proximity to traffic and pollution is a concern.

- 2.7. **PUBLIC SPACE AS A FOCUS** - The CCWNP area is notable in that, in the town centres, there is nowhere a large public space to act as a focus for the community - where people can gather. Parks and recreation grounds are not well placed to fulfil this role.
- 2.8. **DERELICT SITES** - The area has suffered for many years with long-term derelict sites. Some have been empty for 15 years or more and many became eyesores. These buildings mainly occupy prominent sites within the area and have a detrimental impact on the appearance and indirectly on the economic well-being of the town.
- 2.9. **LEGACY OF RESIDENTIAL BUILDING** - The area of the CCWNP is at the northwest corner of the Tandridge District (with 94% of the District area being in the Green Belt). Pressure for development in the non-Green Belt areas of Caterham and Whyteleafe has resulted in an excess of residential development in this already more urbanised part of Tandridge without sufficient new facilities in support.
- 2.10. **BALANCE OF DEVELOPMENT** - There is an issue over the mix and location of development. As an example, in Whyteleafe the predominant flat development is unsupported by improvements in infrastructure. This is seen as leading to a transient dormitory population uninvolved with the local community.

Profile of the community today

- 2.11. In summary, the key aspects of the profile of the neighbourhood area, as they relate to the Plan, are as follows⁴:
- 2.12. Considering age groups, we look at the combined area of Caterham, Hill and Valley, together with Whyteleafe, but excluding Chaldon, which is then commented on separately. There are some 54% of residents of working age (25 to 64 years) higher than that for the District of Tandridge as a whole. The number in this age bracket grew considerably between 2001 and 2011; while Chaldon has seen numbers fall.
- 2.13. Unemployment is low with high numbers of people working from home (16%). This figure rises to 24% in Chaldon.
- 2.14. The percentage in the older group of adults aged 65 plus is lower than in the District but is rising and, given the numbers in lower age brackets, will rise further over the period of the Plan. Chaldon's percentage is higher now but could also rise.
- 2.15. The percentage of children and teenagers matches the District as a whole. This probably reflects the attractiveness of the area to working age people with families. But Chaldon has fewer younger people.
- 2.16. The level of car ownership in the CCWNP Area averages 1.4 cars per household, compared to 1.2 at the UK national level. However, the level is lower in Caterham Valley (where 17% have no car) and Whyteleafe (where 15% have no car).
- 2.17. There are four railway stations serving the CCWNP Area - those of Whyteleafe, Whyteleafe South and Caterham link to London, while Upper Warlingham (in Whyteleafe) also links to London, but

⁴ Source: 2011 Census

southwards that line continues to East Grinstead. Across the CCWNP Area, 15% of workers travel by train to work, with the percentage rising to 24% in Whyteleafe.

- 2.18. The area is served by bus links to and from major employment centres, e.g. Croydon. However at certain times of the day, particularly evening, these services are more variable and can affect travel to residential areas or to important hubs such as East Surrey Hospital.
- 2.19. The area has high levels of housing. Whyteleafe and Caterham Valley have significant numbers of smaller flats. The vast majority of homes are owned, and, the percentage of social and private rental properties is higher than average for the District. Chaldon has predominantly larger detached homes and has fewer rentals.
- 2.20. Just under a quarter of workers travel less than 5km to reach their place of work, but high levels of commuting mean the majority travel up to 30km, many to London. Many of the resident population are very well-qualified and could perhaps transfer from commuting to additional higher paid jobs locally.

3 VISION AND OBJECTIVES

Challenges for the Neighbourhood Plan Area

- 3.1. The Neighbourhood Plan seeks to address, as far as is possible within the constraints imposed by national and local strategic planning policy, and the role of neighbourhood plans, the challenges that face the communities of the four parishes. In summary these challenges are:
- The area has seen significant housing growth in recent years. Additional house-building will need to be done in a way that protects the rural setting and historic character of the area.
 - There are many larger homes. Smaller, family homes – including affordable homes – will be needed to continue to meet the needs of families attracted to the area.
 - A need to revitalise the retail areas to make sure they are vibrant and continue to attract both residents and visitors.
 - Traffic congestion is fairly high, exacerbated by public transport services – notably buses – being infrequent, particularly at off peak times.
 - A key priority for residents is access to healthcare, and there is a need to extend the existing surgeries or expand provision to meet the increase in population.
 - More educational facilities such as primary schools and expanded secondary schools will be needed as the population grows.
 - There is a need for more public car parking, particularly near to the railway stations that is primarily off-street to improve accessibility and to ease congestion and commuter parking along residential streets.
 - Employers have stated there is a lack of starter units and low cost, flexible workspaces. The amount of office space in the area is dwindling. This is discouraging of local employment, while population increases.
 - Protecting the sensitive natural environment is of high importance. The designated Conservation Areas as well as other heritage areas need to be maintained.

Vision for the Neighbourhood Plan

- 3.2. In consultation with the community, the following vision for the Neighbourhood Plan has been agreed:

- a. To realise the potential of our North Downs location, surrounded as it is by Areas of Outstanding Natural Beauty, and to create a robust infrastructure that delivers a high quality of life for current and future generations, while ensuring that all our development is sustainable
 - b. We look for a prosperous local economy; successful businesses with high quality jobs and a skilled workforce, for thriving local centres with an eclectic mix of local and national shops.
 - c. We hope to create an attractive place for families to live and a well-supported strategic location for businesses.
 - d. At the heart of this Plan is the principle 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 National Planning Policy Framework.
- 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.

Neighbourhood Plan Objectives

3.3. The Plan has the following objectives to achieve the Vision, which will be done in cooperation with relevant statutory and other agencies, including organisations in the commercial and not for profit sectors. Not all of these can be fully addressed at this stage through the land use policies or non-policy actions in the Plan but they remain important:

Objective 1: *To define and protect neighbourhood character areas and promote development within them that respects their integrity.*

Objective 2: *To support sustainable housing development with a range of design and size that will provide for the whole community, primarily located on brownfield sites.*

Objective 3: *To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.*

Objective 4: *To encourage the development of infrastructure and services which will support existing and new development: including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.*

Objective 5: *To help promote reliable and regular public transport that serves all areas of the community.*

Objective 6: *To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.*

4 HOUSING

Good quality new homes are needed; it is vital that the neighbourhood area is able to house its growing population in a way that balances the needs of all generations and demographics.

Housing requirement

Purpose

- 4.1. Policy CCW1 sets out the housing land supply in the period to 2026 that will contribute to the wider strategic need as set out in the district-wide Core Strategy, and which can be met within the Neighbourhood Plan boundaries, and supports local character, landscape, infrastructure and amenity.

Justification

- 4.2. The Area has been the recipient of a significant proportion of new housing developments within Tandridge in recent decades. It has consistently delivered over 40% of new housing in the District over the last 12 years (averaging 120 homes per year), and this has created additional pressure on local services, amenities and infrastructure. The amount of brownfield land suitable for development within the Neighbourhood Plan area has reduced substantially over the years. Bearing in mind outstanding planning permissions, this level of delivery is likely to continue until 2026, or such time as the Neighbourhood Plan is revised in the light of the new Local Plan once it is adopted.
- 4.3. When considering future development, the consultation process revealed a strong desire to develop within the settlement boundaries, to protect the green corridors and Green Belt, and to prioritise brownfield sites wherever possible.
- 4.4. As explained at para 1.14, the Neighbourhood Plan has to generally conform to the Core Strategy. Policy CSP2 Housing Provision of the Core Strategy expressed the intention of Tandridge District Council to follow on from the Core Strategy by producing a Site Allocations DPD which would have identified sites for housing development in the Neighbourhood Plan area and elsewhere in the district. Policy CCW1 of the Neighbourhood Plan is the Site Allocations DPD for the Neighbourhood Plan area, conforming with Core Strategy policy CSP2, until such time as the new district-wide Local Plan is adopted. At that point the Neighbourhood Plan can be reviewed in relation to housing provision.
- 4.5. Extensive work on site availability and assessments has been undertaken by the Neighbourhood Plan group, drawing on information collected by Tandridge District Council. During the Examination of the Neighbourhood Plan this was considered in depth⁵. Figure 4.1 taken from the Statement of Common Ground, reviewed and updated to December 2019, identifies a sustainable and appropriate supply of brownfield housing sites in the Neighbourhood Plan area that could provide at least 1,300 net new units in the period 2015 to 2026, (ie the end of the Core Strategy period). From 2020 to 2026 delivery of around 120 units a year could be expected, well within delivery rates achieved in recent years.

⁵ The Statement of Common Ground agreed between CCW and TDC is appended to this Plan

Figure 4.1 Housing Site Availability in the Neighbourhood Plan Area 2015-2026

Housing Site Availability in the Plan Area 2015-2026, updated December 2019*

Site Reference	Site name	Units (net)	Expected Delivery	Status	Completions (at December 2019)	Outstanding
2017/2227	70 to 74 Godstone Road, Whyteleafe CR3 0EA	9	2019/20	not started		9
2017/1282	64 and 66 Beechwood Road, Caterham CR3 6NB	6	2020/21	Under construction		6
2018/1444	Land rear of 55-65 High Street, Caterham CR3 5UF	6	2020/21	not started		6
2018/2445	Land off Annes Walk, Caterham**	39	tba	not started		39
2019/1801	Rear of Clearway Court, 139-141 Croydon Rd, Caterham CR3 6PF	9	tba	not started		9
2017/1774	Chaldon Road Clinic, Chaldon Road CR3 5PG	6	2019/20	not started		6
2010/1175	223-227 Croydon Road Caterham	11	2015	Completed	11	
2011/1117	Oaklands Coulsdon Road Caterham	53	2015	Completed	53	
2013/72	Adult Education Centre Caterham	38	2017/18	Completed	38	
2013/1880	Whyteleafe House Godstone Rd Whyteleafe	167	2020/21	Under construction		167
2012/505	Caterham Cars Station Ave Caterham	35	2015/16	Completed	35	
2013/761	Pinewood Garage Chaldon Rd Caterham	14	2016	Completed	14	
2013/1196 & 2017/2351	126-128 Harestone Hill Caterham	15	2016/17	Completed	6	9
2012/697	110 Chaldon Road Caterham	13	2017	Completed	13	
2012/1168	Applewood House Firs Rd Caterham	11	2017	completed	11	
2012/1477	9-11 Stanstead Rd Caterham	12	2016	Completed	12	
2012/939	125 Godstone Rd Whyteleafe	9	2015	Completed	9	
2014/384	Marie Curie Harestone Drive Caterham	28	2017	Completed	28	
2014/491/nc	Orbital House 85-87 Croydon Rd Caterham	19	2016	Completed	19	
2013/1880/nc	1-9 Whyteleafe Business Centre CR3 OAT	47	2016/17	Completed	47	
2014/1451	St Thomas Station Rd Whyteleafe	10	2017	Completed	10	
2013/885	Chaldon Mead Rook Lane Chaldon	5	2016	Completed	5	
2013/1504	76 Croydon Road Caterham	9	2017	Completed	9	
2010/579	200 Coulsdon Rd Caterham	14	2015/16	Completed	14	
2006/312	Gadoline House Godstone Rd Whyteleafe	118	2019/20	Complete	118	

2016/1727	Marie Curie Rear Site	4	est 2020	not started		4
2015/2057 & 2016/1746	Tillingdown Farm	9	est 2020	Under construction		9
SUB-TOTAL		716			452	264
	Revisions since Housing Group Report					
	Bronze Oak	26	2021	Not started		26
2015/1540	Land at 186 and rear 174-178 Whyteleafe Rd	13	2017/18	Completed	13	
2015/2263	Land at 170/ rear of 162-168 Whyteleafe Rd**	10	2020	Under construction		10
2015/1334	Ninehams Gardens Caterham	15	2018/19	Completed	15	
2015/1047	Rear of Whyteleafe Business Centre	12	2018/19	Completed	12	
2016/1305	The Gardens Church Hill Caterham	11	2017/18	Completed Oct 2019	11	
	Quadrant House 47 Croydon Rd Caterham***	0			0	0
2015/31/nc	143 Godstone Road Whyteleafe	6	2016/17	Completed	6	
2016/44	Caterham Youth Centre 89a. 91 Godstone Rd	17	2016/7	Completed	17	
	Spire Court Stanstead road	4	2015/16	Completed	4	
2015/1926	Rose and Young Caterham	48	2021/22	Under construction		48
	Permitted development:					
2017/1399/nc	Clear Way Court 139-141 Croydon Road	16	est 2019/20	Planning permission granted		16
2018/82	Maybrook House Godstone road Caterham	20	2020/21	Under construction		20
2017/733	Heronswood 51 Harestone Hill Caterham	8	2019/20	Not commenced		8
SUB-TOTAL		206			78	128
New Sites 2018 TDC Monitoring						
2017/358	238 Godstone Road Whyteleafe	8	est 2019/20	Under construction		8
2017/240	409-411 Croydon Road Caterham	10	est 2020/21	planning permission granted		10
2017/2076	Hornchurch Hill Whyteleafe	7				7

2017/1770	57 Tupwood Lane Caterham	18	est 2020/21	Outline planning		18
2018/209/nc	Seltek House 38 Westway Caterham	16	est 2020	Completed	16	
SUB-TOTAL		59			16	43
TDC Housing Topic Paper 2018						
Allocations	HSG05 Sandiford House 40 Stanstead Rd Caterham	14	2021			14
Allocations	CAT005/HSG08 156-180 Whyteleafe Rd.	20	2021			59
Allocations	CAT044/HSG09 Fern Towers	6	2020			6
Allocations	HSG19 Edgeworth Close Whyteleafe	6	2021			6
Allocations	CAT081/HSG07 Coulsdon Lodge	14	2021			14
CAT079	Hallmark House Timber Hill Rd Caterham	6	2020			6
	CMP 2 Church Walk Caterham	150	2022			150
	CMP4 Furniture Store WH	20	2020			20
Site Assessment	Golden Lion Caterham	15	2021			15
SUB-TOTAL		251			0	290
OVERALL TOTALS		1232			546	725
					complete	outstanding
	Windfalls completed 2015- end 2019 on all land	72			22	47
	GRAND TOTAL	1304				

Footnotes

*Core Strategy runs to 2026

**Greenfield site

***No longer to be developed for housing

- 4.6. The Neighbourhood Plan does not seek to allocate additional sites for development. Instead, an early review of the Neighbourhood Plan will be undertaken to take into account the policies of the Local Plan when it is adopted and its implications for future housing delivery in the area. This will provide greater clarity about the amount of growth that the Neighbourhood Plan area will be expected to accommodate over the new Tandridge Local Plan period.

POLICY CCW1: HOUSING REQUIREMENT

During the period 2015 to 2026, proposals will be supported as identified in Figure 4.1, Housing Site Availability in the Plan Area 2015 to 2026.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP2; Detailed policies (2014): DP1; NPPF: 59

Sub-division of buildings and redundant community use buildings to provide smaller dwellings

Purpose

- 4.7. In order to encourage the development of smaller, more affordable residential units, this policy seeks to enable the sub-division of existing properties, where it can be achieved without negatively impacting on the character and appearance of buildings and residential amenity.

Justification

- 4.8. The Housing Survey and Community Questionnaire evidence indicates a shortage of smaller residential units and a requirement for lower cost houses for starter homes and next generation families. Many of the existing dwellings within the area are of Victorian and Edwardian heritage and tend to be larger family homes.
- 4.9. Subdivision of properties involves issues such as the appearance, character and structure of the building, as well as economic considerations. Residential amenity in terms of sunlight, daylight and acceptable configuration of living space are important, as well as the impact on adjoining property. Planning Practice Guidance⁶ advises on these matters, as well as on such matters as taking into account historic character, building typologies and infrastructure issues such as flooding, and these issues should be considered at an early stage in developing proposals. Policy CCW5: Design of Development and its reference to Building for Life standards should also be considered at this early stage.
- 4.10. Certain situations might arise in the Neighbourhood area where the opportunity could be taken to restore buildings back to their original size and configuration and to increase the number of residential units in the process. In particular this opportunity would include lateral conversions and the reversion of double-fronted properties into two adjacent houses. Such conversions would meet housing need while retaining the character of the area; whilst many of these buildings individually do not warrant listed status, they are important components of the street scene and should be safeguarded.

⁶ Planning for higher density development, PPG, Paragraph: 004 Reference ID: 66-004-20190722 Revision date: 22 07 2019, <https://www.gov.uk/guidance/effective-use-of-land>

POLICY CCW2: MAXIMISING OPPORTUNITIES FOR HOUSING PROVISION

Proposals for the sub-division of large residential properties to create a mix of one, two and three bedroom dwellings to ensure the efficient use of land, subject to conforming to the other policies in the Neighbourhood Plan will be supported. Where appropriate such development shall protect and enhance the character of the existing building.

Conformity reference: NP Objectives: 2;Core Strategy (2008):CSP3; NPPF : 68

Housing density

Purpose

- 4.11. It is important that the design of any new housing, including the density of build, responds and integrates well to its surroundings. Building for Life's 2012 report⁷ states, for instance, that varying the density of development can help to create areas with different character within larger developments, and a range of features can help create elements that can give a place a sense of identity. This is particularly relevant to the neighbourhood area which has been and continues to be subject to some large-scale developments in the coming years on sites in the planning pipeline. It is also important that in an area containing so much Green Belt, the use of land should be optimised to meet as much of the need for housing as possible to reduce the need to release Green Belt land. This is set out in the NPPF 2019, which encourages both making the best use of brownfield land, and optimising housing density in sustainable settlements.
- 4.12. This policy seeks to ensure that density levels will be in-keeping with the surrounding area while optimising the use of land in line with national planning guidance.

Justification

4.13. Tandridge District Council commissioned an Urban Capacity Study by consultants Arup⁸, which was published in 2017. It identified six baseline density character areas across the district, including specific areas within the settlements that the neighbourhood plan area comprises, but excluding the area covered by the Caterham Masterplan SPD, and Conservation Areas as these are subject to separate policy. The study identified how densities could be optimised for each of the six identified density character areas using the following approach:

- Utilise previously developed and brownfield land;
- Create permanent and defensible boundaries for the Green Belt, where they apply;
- Ensure the character of the site and its immediate surroundings, as well as the wider locality and landscape, are not negatively impacted;
- Ensure adequate access;
- Provide appropriate densities that make the most efficient use of the land, taking into account other policies within the Development Plan;

⁷ Birkbeck & Kruczkowski (2015) *Building for Life 12*, Nottingham Trent University

⁸

<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Examination%20library/SBC/SBC2-Tandridge-District-Council-Urban-Capacity-Study-2017.pdf>

- Ensure sufficient landscaping is provided;
- Provide on-site amenity space in accordance with the most up to date open space standards;
and
- Provide an appropriate standard of residential accommodation and private amenity space for the occupants.

4.14. The results are set out in the following table, Figure 4.2 taken from the Urban Capacity Study, and cross refer to the maps (taken from the Urban Capacity Study) which cover the more urbanised areas of the neighbourhood plan area.

Support is given to the optimised densities, subject to any site specific considerations. Where net density for an area is not set out, it is expected that new development will normally be in the range of 30 to 55 units per hectare, in line with Policy CSP 19 of the Core Strategy.

Figure 4.2 Summary of Baseline and Optimised Densities for the Density Character Areas

Ref.	Name	Baseline Net Density (dwellings per hectare)	Optimised Net Density (dwellings per hectare) (excluding Conservation Areas)
DCA 1	High Density	120 – 150	100 (see explanation below)
DCA 2	Medium-High Density	50 – 120	100 (see explanation below)
DCA 3	Medium Density	20 – 50	60-75 ¹²
DCA 4	Medium-Low Density	10 – 20	45
DCA 5	Low Density	5 – 10	15
DCA 6	Very Low Density	5 and under	N/A (see explanation below)

Note: For DCA 1 and 2 the optimised densities are lower than the baseline existing densities due to the need to meet TDC Parking Standards prevailing in 2017

DCA6 is not found within the Neighbourhood Area



Figure 4.3 Optimised Density Character Areas, Caterham Valley

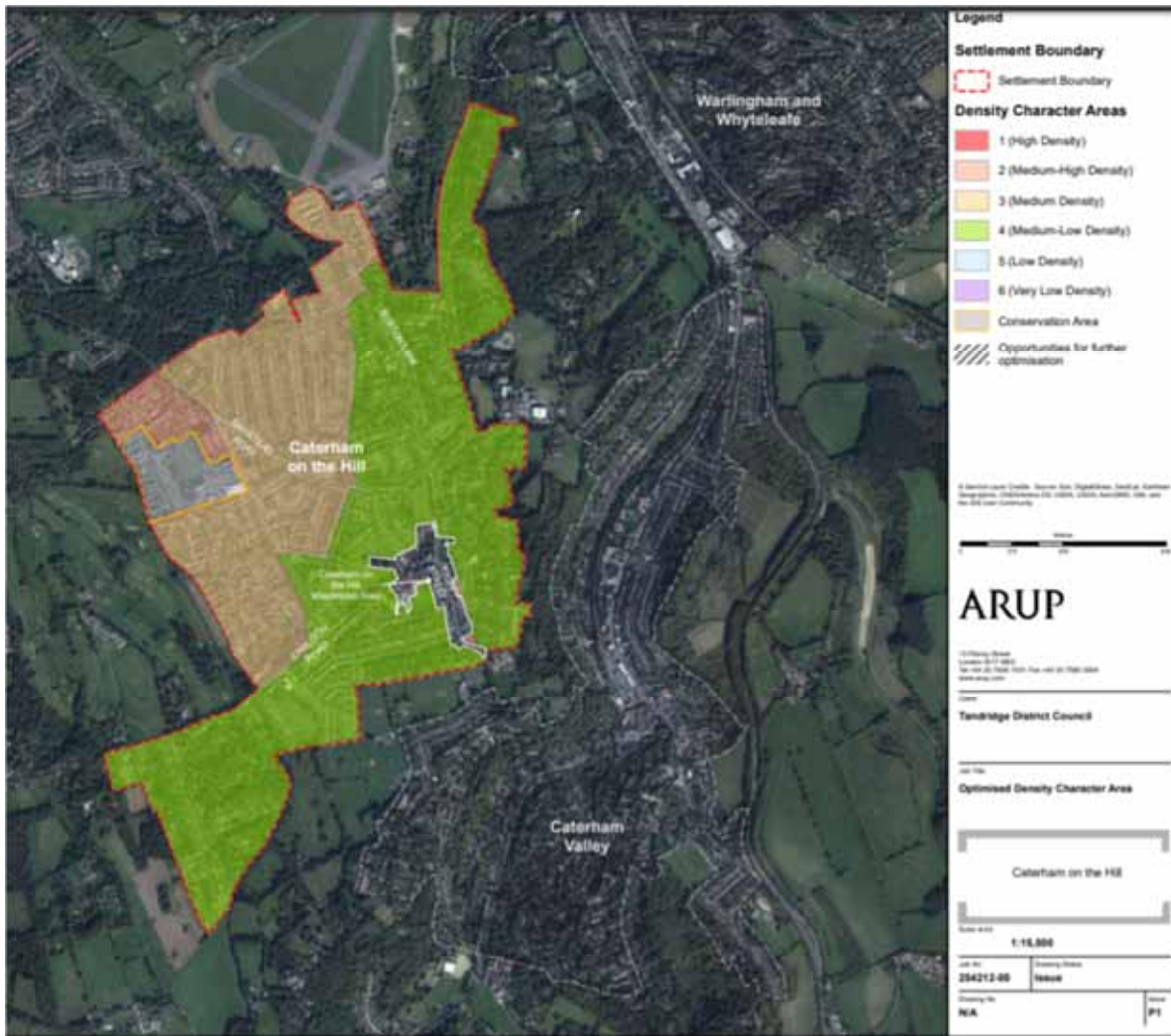


Figure 4.4 Optimised Density Character Areas, Caterham on the Hill

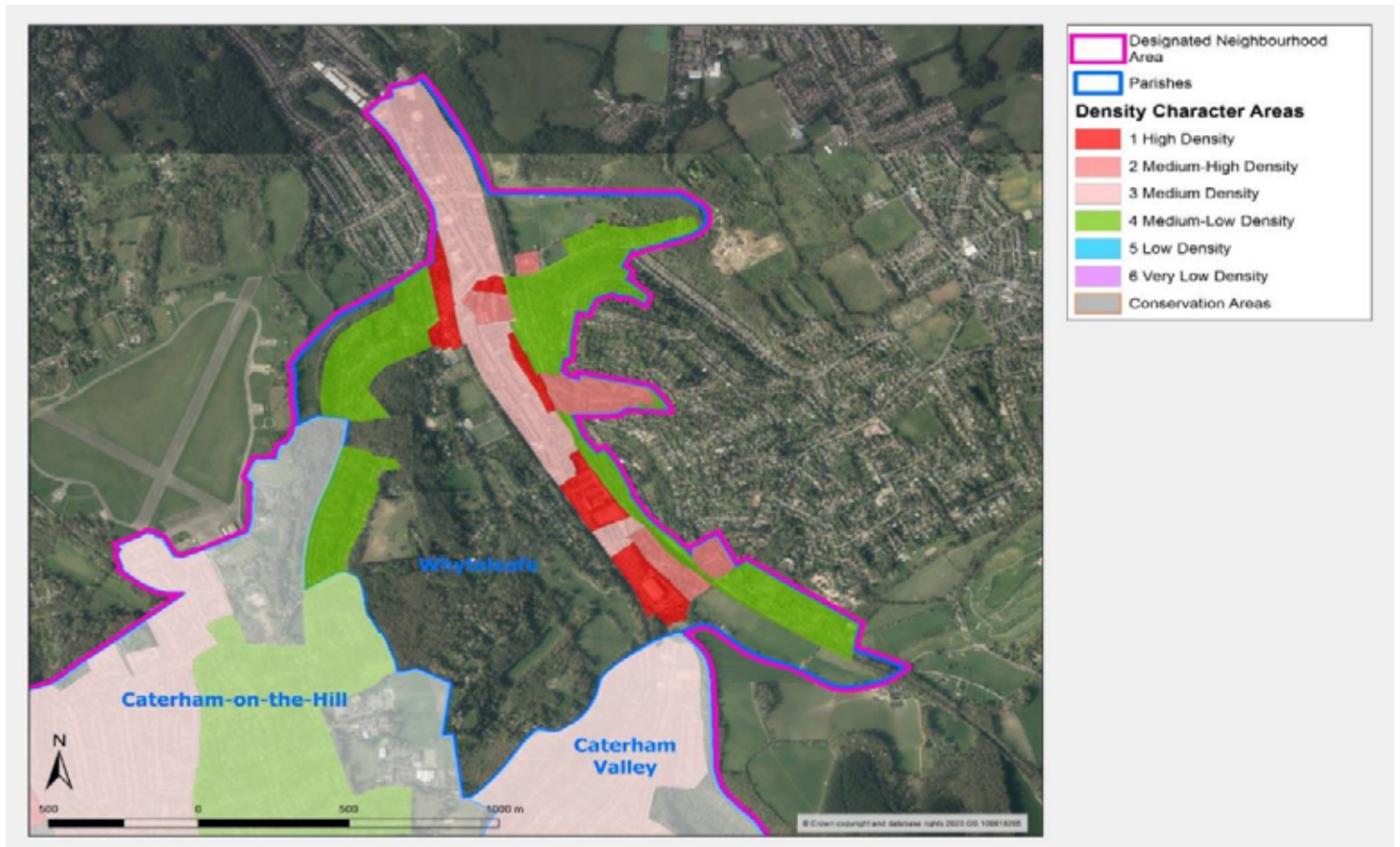


Figure 4.5 Optimised Density Character Areas, Whyteleafe

POLICY CCW3: HOUSING DENSITY OUTSIDE THE CATERHAM MASTERPLAN AREA

Development proposals for housing prepared to optimise housing delivery in accordance with the guidance in the Urban Capacity Study (2017) and in accordance with Policies CCW4 and CCW5 of this neighbourhood plan will be supported.

Where development is proposed on land not covered by the Urban Capacity Report, housing densities in the range of 30 to 55 dwellings per hectare otherwise in accordance with the relevant policies in this neighbourhood plan will be supported.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP19; Detailed policies (2014): DP7; NPPF (2019): 122, 123,137

5 DESIGN AND HERITAGE

Past generations of people and development have created the features that give the neighbourhood area its distinctive identity today. Because this process has been gradual, the landscapes, townscapes and streetscapes have a distinctiveness that derives from variety. They contain heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, above and below ground. Each has a setting, the surroundings that should allow its historic significance to be understood and appreciated.

This collective resource has multiple benefits for sustainable communities and defines their character and distinctiveness. It supports social cohesion, creating a sense of place and belonging. It is attractive to residents and visitors alike. It has an economic value in supporting regeneration. These assets are an irreplaceable resource and should be conserved.

Character of development

Purpose

- 5.1. To conserve and enhance our distinctive local character and heritage so that its significance may be better understood and appreciated. It makes our area special and still has much to contribute to future success.

Justification

- 5.2. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, prepared by AECOM in November 2018, provide a substantial amount of the evidence adduced in formulating policies CCW 4 and CCW 5. Whilst this design guidance has been prepared to support the CCWNP, clarification was provided through the Examination that the Guidelines are to inform the Neighbourhood Plan and not be appended to it. The Design Guidelines have been prepared as part of the evidence base to the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, and provide detail in support of the policies promoting good urban design and conservation in the Neighbourhood Area.
- 5.3. Any statements in the Design Guidelines that they form part of the Neighbourhood Plan, or have significant weight in the planning system (for example at Sections 1.1 and 1.2 of the Guidelines) are incorrect.
- 5.4. Planning applications will need to demonstrate how proposals respond to the adopted design guidance in relevant adopted supplementary development documents covering the Neighbourhood Area, in addition to the advice in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, as relevant.
- 5.5. The Design Guidelines advise that there are a number of Tandridge District Council Supplementary Planning Guidance documents that are of relevance to the Neighbourhood Area, being:
 - Harestone Character Assessment;
 - Harestone Design Guidance;
 - Marie Curie Urban Design Concept Statement; and
 - Caterham Masterplan SPD.

- 5.6. Additional adopted land-use planning guidance operative in the CCW Neighbourhood Area is the Surrey Hills AONB Management Plan 2020-2025. The Countryside and Rights of Way Act (2000), the CRoW Act, placed a statutory duty on AONB local authorities to produce and review management plans that will formulate policy for the management of the area. The guidance for the AONB will be of less relevance to planning advice relating to development in urban areas, but is nonetheless adopted guidance covering part of the Neighbourhood Area and its context in the hierarchy of local planning guidance should therefore be established. The Surrey Hills Management Plan has been prepared by the Surrey Hills AONB Board and adopted by Guildford Borough Council, Mole Valley District Council, Reigate and Banstead Borough Council, Tandridge District Council, Waverley Borough Council and Surrey County Council under sections 88 and 89 of the Countryside and Rights of Way Act (2000). This states that each local authority and Conservation Board must prepare and publish a Management Plan for their AONB, which must then be reviewed at intervals of no more than five years. Section 85 of the CRoW Act requires all public bodies down to parish council level to consider the nationally protected status given to AONBs in any land use related decisions. This duty includes the determination of planning applications and the formulation of Local and Neighbourhood Plans. The Surrey Hills Management Plan will therefore be a significant planning policy consideration for development proposals in the eastern and southern parts of the Neighbourhood Area subject to AONB designation.
- 5.7. Non-statutory planning guidance of relevance is provided in the Caterham Valley and Hill Town Design Statement 2017, a community vision developed from consultation between 2015-2017 and which are located within Character Areas 3 and 6 of the AECOM Design Guidelines. The Caterham Town Design Statement sets out the community's vision of how local people would like the Caterham Valley and Caterham Hill town centres to evolve over the next 20 years. The document expressly states that it does not contain detailed planning policies or design guidance, which it notes is the responsibility of the Neighbourhood Plan and Caterham Town Masterplan SPD, 2018. As stated on page 14, the purpose of the Caterham Valley and Hill Town Design Statement is to support the Town Masterplan, Neighbourhood Plan and Business Improvement District by providing a grass-roots, community-led vision as part of the brief for the Masterplan.

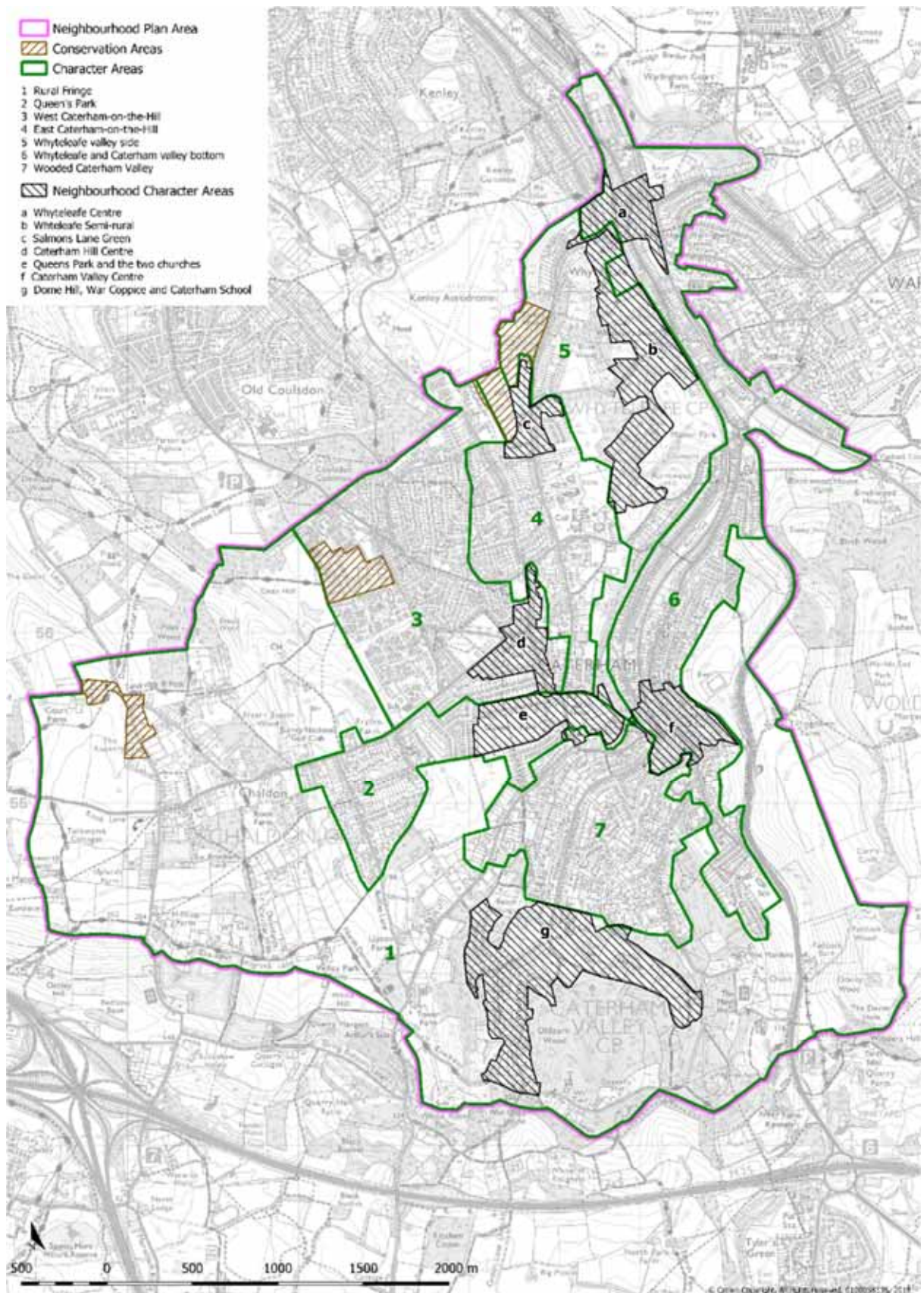


Figure 5.1: Character areas within the Neighbourhood Plan area

5.8. Figure 5.1 shows the character areas identified in the Neighbourhood Plan Design Guidelines. The built character across the seven areas ranges in style, age, size and housing densities. Within the seven character areas some smaller areas (called Neighbourhood Character Areas) have been

defined as having a particular, localised, built character. Both the Character Areas and the Neighbourhood Character Areas are fully described in the Neighbourhood Plan Design Guidelines. For each area to maintain its character, a balance needs to be struck between the scale, bulk, density and height of the built form and that of green spaces and, where relevant, the countryside.

- 5.9. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.
- 5.10. Development should have regard to both the character of the area in which it is set and to the character of the area overall.

POLICY CCW4: CHARACTER OF DEVELOPMENT

Development is expected to preserve and enhance the character area in which it is located (as shown in Figure 5.1).

Development proposals in the defined character areas will be supported which:

- i) exhibit design reflecting local context, character and vernacular of the area;**
- ii) demonstrably enhance the quality of the built form through innovation in design;**
- iii) make a positive contribution to the character area when viewed from the main highway approaches into the settlements;**
- iv) do not have a significantly detrimental impact on local views as set out in Policy CCW10; and**
- v) contribute to the conservation and enhancement of designated and non-designated heritage assets and respect their significance and context.**

Conformity reference: NP Objectives: 1,2; Core Strategy (2008): CSP18; Detailed policies (2014): DP7, DP20; NPPF: 125, 127

- 5.11. Many locally significant heritage assets are vulnerable because they are not officially recognised or designated. Historic features may be buried or otherwise concealed. Piecemeal losses can have an increasingly negative impact on characterful neighbourhoods, streetscapes and frontages. Demolition is often easier than considering the opportunities to restore and re-purpose character buildings so that they are given a new lease of life.

Evidence should therefore be used to assess the potential (NPPF: 187-190). TDC maintains a list of Buildings of Character, ie non-designated heritage assets. The Design Guidelines identify a number of "locally listed buildings" and it is intended that in due course these can be considered for inclusion in an updated TDC list of Buildings of Character.

Design of development

Purpose

- 5.12. It is important that new development reflects the character of the neighbourhood area as set out in policy CCW4 and described in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, 2018. The design of residential properties should demonstrate that they look and feel like local properties.
- 5.13. The Neighbourhood Plan requires high-quality design standards that integrate with the Area and reflect and reinforce, without overwhelming, the rural character of the area situated at the foot of the Surrey Hills.
- 5.14. This policy seeks to expand on other design features to encourage high quality, locally responsive design that is in keeping with its landscape and townscape character and context. It should improve the amenity and functionality of the built environment.

Justification

- 5.15. Good quality design, including housing design, can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.
- 5.16. The guide Building for Life 12 (BfL12) January 2015 third edition is the Government-endorsed industry standard for the design of new housing developments. Building for Life is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards, and Secured by Design. The BfL12 guide provides a framework that stakeholders should use for development along with other policies contained within this plan for the neighbourhood area to achieve the industry standard's 'Built for Life' quality mark.
- 5.17. There have been flooding events – notably surface water flooding - across all four parishes in the neighbourhood Plan area, predominantly where water has run off the hillsides into the valleys, overloading the drains. Fundamentally these are issues for the Environment Agency and the Local Lead Flood Authority to address, however new development should be designed to ensure that surface water drainage does not add to the existing site run off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat. It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.
- 5.18. The use of SuDs, or Sustainable Drainage Systems, is the preferred design solution for dealing with discharge of surface water to watercourses or sewers, and should normally be provided on site. There are many creative ways of providing SuDs, for example as part of green spaces, or by installing green roofs, permeable surfaces or rain gardens, and the design of SuDs should demonstrate how they enhance biodiversity and wildlife as well as minimise the impacts of flooding. It is acknowledged that in some cases a SuDs design solution will be impracticable or unviable, in which case other methods of dealing with surface water drainage will need to be considered.

- 5.19. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, produced by AECOM⁹, includes general design guidelines for the whole area as well as guidelines that are specific to the character areas and local character areas (See policy CCW4) . Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.
- 5.20. Regard should also be had to policy CCW10 regarding local views. In preparing designs, the impact of these on the quality of local views should be assessed concerning possibility of mitigating harm through the choice of building materials, colour and texture.
- 5.21. When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

POLICY CCW5: DESIGN OF DEVELOPMENT

Development proposals, which integrate well with their surroundings, meet the needs of residents and minimise the impact on the local environment will be supported where they demonstrate a high quality of design, by:

- a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.**
- b. Incorporating as appropriate, the guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, and adopted supplementary planning documents and the Caterham Valley and Hill Town Design Statement.**
- c. Meeting the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.**
- d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).**
- e. Not adversely affecting vehicular and pedestrian safety due to traffic generation, access and parking design.**
- f. Providing appropriate Sustainable Drainage Systems (SuDS) on site, unless there are clear reasons why this is not possible, or necessary.**
- g. Ensuring that areas requiring service and maintenance including watercourses are accessible at all times.**

Conformity reference: NP Objectives: 1, 2; Core Strategy (2008): CSP18; Detailed policies (2014): DP7; NPPF: 124, 125, 126, 127, 149

⁹ <https://ccwnp.org.uk/wp-content/uploads/2019/02/181109-AECOM-Design-Report-CR3-Forum-Final-Low-Res.pdf>

Environmentally sustainable design

Purpose

- 5.22. Changes to the environment are already having a tangible effect as global mean temperatures rise. The design of development has a major role to play in reducing these impacts from adverse to neutral, and then moving towards the government objective of net environmental gain. Every development should therefore strive to become self-sufficient in energy input and waste output. That may mean being prepared to go beyond the current regulatory minimum in applying best standards and practice.
- 5.23. This policy seeks to promote development that has been designed to anticipate and respond to the effects of environmental change (especially climate change) on local quality of life.

Justification

- 5.24. The Climate Change Act 2008 commits the UK to an 80% reduction in CO₂ emissions by 2050 – this is a big feat which will require everyone to be engaged, from households and communities, to businesses and local and national government.
- 5.25. ‘2050 ready’ means homes built to have minimal energy use and net carbon emissions over the year because they are highly insulated, have low water demand and are fitted with or directly connected to renewable energy systems.
- 5.26. ‘Nearly Zero-Energy’ requirements for new developments will come into force in 2019 and standards for ecologically sustainable homes and developments are now optional. However, planners and developers are strongly encouraged to make use of energy efficient materials and to consider high-efficiency alternative systems and facilities for development sites. In this context, the orientation of buildings can be important in order to make best use of available sunlight.
- 5.27. The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations).
- 5.28. There is an opportunity to improve and promote sustainability in the neighbourhood area by:
- following basic passive environmental design in a fabric first approach (maximising the performance of the components and materials that make up the building fabric itself, before using mechanical or electrical building services systems);
 - integrating renewable energy systems into new development, including existing and new public buildings;
 - reducing water consumption in the construction phase and to 110 litres per person per day through a range of measures including fittings and appliances which reduce the amount of water consumed. Additional savings through rainwater harvesting and grey water recycling are encouraged but require adequate ongoing maintenance measures to be in place; and
 - community energy schemes.

Where appropriate, applications for development should include an explanation of how the matters set out in Policy CCW6 have been addressed. Ultimately the objective of the Neighbourhood Plan is to encourage the most energy efficient development possible. Even small improvements on small

developments become cumulative. It is likely that the new Local Plan, when adopted, will contain district-wide design approaches to address climate change.

POLICY CCW6: ENVIRONMENTALLY SUSTAINABLE DESIGN

A. Proposals incorporating the measures to deliver environmentally sustainable design to reduce energy consumption and mitigate the effects of climate change as outlined below and subject to other policy expectations of this Plan, will be supported.

Building design should improve the sustainability of development through:

- a. Siting and orientation of buildings to optimise passive solar gain ;
- b. The use of high quality, thermally efficient building materials;
- c. Installation of energy efficiency measures such as loft insulation and double glazing;
- d. Reducing water consumption;
- e. Non-residential developments should aim to meet the Buildings Research Establishments BREEAM building standard 'excellent' and
- f. Construction methods which include measures to reduce water consumption during construction, including dust suppression and use of water for cement mixing and turf establishment.

Alterations to existing buildings, including the sensitive measures to alter historic buildings demonstrating designs to achieve energy reduction and compliance with current sustainable design guidance and construction standards will be supported.

Conformity reference: NP Objectives: 2; Core Strategy (2008): CSP15, CSP14; Detailed policies (2014): DP7; NPPF: 149, 150, 154

6 LOCAL ECONOMY

- 6.1. The provision of services and employment are critical issues in any town or village. Evidence compiled for the Neighbourhood Plan reveals that over the last 20 or so years, there has been significant erosion of employment sites within the Neighbourhood Area - in particular within what was defined until August 2020 as the office (B1) use class - in favour of housing, largely as a result of permitted development rights.
- 6.2. In line with the district as whole, the resident population is highly skilled, but the majority commute to work outside of the area. Despite this, surveys and data indicate that with improvements in broadband provision and as more people seek a more appropriate life-work balance, there is a growing number of self-employed, homeworkers and business start-ups in the area. The rate of such start-ups is twice that for the rest of Tandridge.
- 6.3. There is one 'strategic employment site' in the area, Godstone Road Business Centre in Whyteleafe, and one 'important employment site', 'Paddock Barn Farm, Godstone Road in Caterham. The emerging Local Plan seeks to protect these sites. Beyond this, because of the extensive swathe of Green Belt surrounding the area, opportunities for additional employment land allocations are reduced. Therefore it will be important to safeguard what exists to avoid further erosion.
- 6.4. In terms of retail, the area has four centres: Caterham Valley, which is classified as a Town Centre by TDC; Caterham-on-the-Hill and Whyteleafe, classified as Local Centres by TDC; and Caterham Westway, where retail clusters serve predominantly the local population. As elsewhere, reduced disposable incomes and changing shopping habits, for instance internet shopping, combined with competition from larger centres – such as Croydon, Redhill and Reigate – are having a detrimental effect on the vitality and viability of the area's retail centres. A regeneration plan (the Caterham Masterplan) has been set out for Caterham and Caterham-on-the-Hill, and the neighbourhood plan supports the need to safeguard retail and office space in centres, as far as possible within the context of national permitted development rights, while maximising opportunities to encourage wider activities in the centres to encourage greater footfall.
- 6.5. The evidence underpinning the Local Economy section can be found in supporting document, "Local Economy Background paper (Caterham, Chaldon & Whyteleafe Neighbourhood Plan)", January 2019.

Purpose

- 6.6. In order to grow medium- and larger-sized businesses, then it is necessary to nurture business start-ups.

Justification

- 6.7. Residents have strongly indicated that they would prefer to work locally, with many choosing to work from home, particularly with improvements in broadband speeds. This has the added benefit of reducing the level of commuting necessary.
- 6.8. The Neighbourhood Plan believes that support for small and start-up businesses 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. In order to provide flexible start-up space, it is necessary to find appropriate buildings which can attract their use by business start-ups and existing home workers. A potential source of such space is vacant units within the local centres,

which could either be converted on a permanent basis if they are no longer viable for retail use or on a temporary basis; similarly the refurbishment of old space in what was until August 2020 defined as B1 Office use.

- 6.9. The Neighbourhood Plan seeks to reinforce the business base in the neighbourhood area by seeking opportunities for a new business enterprise hub in the area and identifying and supporting the provision of flexible working spaces.
- 6.10. As part of this, there may be potential to develop a new enterprise park, subject to a suitable location being identified.

POLICY CCW7: INCUBATOR/FLEXIBLE START-UP BUSINESS SPACE

A. Proposals to provide incubator/start-up business space will be supported, subject to acceptable traffic assessment, through:

- a. conversion of existing buildings across the Plan area; or**
- b. provision of new buildings or conversion of existing buildings within the settlement boundaries.**

B. Proposals for the establishment of an enterprise/business park will be supported where the site:

- a. is well located in relation to the catchment area to be served in terms of public transport accessibility; and**
- b. has safe and convenient access for pedestrians and cyclists.**

Conformity reference: NP Objectives: 6; Core Strategy (2008): CSP22; Detailed policies (2014): DP4; NPPF: 80, 81

Retaining and enhancing the vitality and viability of retail centres

Purpose

- 6.11. The retail centres within the Neighbourhood area represent a focal point for the local communities, providing not only retail opportunities, but also a valuable social, leisure and recreational component. As spending habits evolve and competition from the internet and nearby centres intensifies, it will become increasingly important to make sure that the levers are in place to sustain these areas as vibrant and viable spaces that meet the needs of the resident population, surrounding communities and visitors to the area. The policies in this section seek to achieve that. Changes to national permitted development rights in 2020 increase the flexibility to change uses in commercial centres while retaining facilities to serve to local population. Caterham Valley and Caterham-on-the-Hill
- 6.12. In accordance with the NPPF the Neighbourhood Plan can provide policy for local convenience retail provision, which does not include Caterham Valley or Caterham-on-the-Hill centres. To cover these two centres and in parallel with the preparation of the Neighbourhood Plan, the Caterham Town Centre Masterplan was developed by TDC. It seeks to regenerate the retail centres at Caterham Valley and Caterham-on-the-Hill, was adopted as a Supplementary Planning Document in March 2018 and sets out a vision for this area. The SPD provides protective measures relating to maintaining primary and secondary retail frontages and through the application of

viability testing where changes of use are proposed for non-retail uses, in Caterham Valley and Caterham on the Hill Town Centres respectively. It has been developed with the Neighbourhood Plan group, local businesses and the community, building on the Caterham Valley and Hill Design Statement of 2017. The principal objectives are:

- To improve the quality and quantity of the retail offer
- To improve the leisure, culture and community offer in the town centre
- To improve the environment for pedestrians and improve accessibility
- To improve the quality of short stay and long stay car parking
- To provide high quality living within the town centre
- To create business opportunities for existing and start-up businesses to grow

6.13. Whilst there are significant concerns about the scale and detail of development proposed, the vision for a mix of uses, which will encourage footfall throughout the day and into the evening, is generally supported by the Neighbourhood Plan.

Justification

Convenience shopping provision outside Caterham Valley and Caterham Hill Town Centres

6.14. Within the smaller shopping centres which serve the neighbourhood area, the Neighbourhood Plan supports the continued provision of convenience retail. Diversification of uses, particularly of office space, is enabled by national policy as set out in the Use Classes Order. As well as their commercial role, the contribution that centres make to the quality and character of the Neighbourhood area is valued. Therefore any new or redevelopment is expected to demonstrate a high quality of design, and should make a positive contribution. Other changes, including the improvement of shopfronts, will normally be supported. Further detail on design can be found in Policies CCW4, CCW5 and CCW6.

POLICY CCW8: RETAINING AND ENHANCING CONVENIENCE SHOPS OUTSIDE CATERHAM VALLEY AND CATERHAM HILL TOWN CENTRES

Proposals which result in the loss of existing local and neighbourhood convenience shops will be resisted unless the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for other retail or community uses due to lack of viability. In such circumstances, applicants will be expected to demonstrate that the existing use is no longer viable evidenced by a viability report and market assessment that demonstrates that the site has been marketed for not less than 12 months and freely exposed to the market for alternative retail or community uses. The report should indicate the marketing undertaken and evidence all expressions of interest and the steps taken to evaluate these. The costs associated to assess such marketing and viability reports are to be met by the applicant including the costs incurred by the local planning authority associated with undertaking a peer review of the viability assessment to assess its veracity.

Proposals to improve the quality and appearance of shop fronts and signage and which have appropriate regard to Policy CCW6 will be supported.

Conformity reference: NP Objectives: 6; Core Strategy (2008): CSP23; Detailed policies (2014): DP2, DP3; NPPF: 80, 85, 81, 118, 127

Supporting recreation and sustainable tourism

Purpose

- 6.15. By 2025, VisitBritain estimates that the UK will have a tourism industry worth over £257 billion – just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number¹⁰. At the district level, the emerging Local Plan recognises the important contribution that the visitor economy makes, creating employment opportunities and assisting in investment. Over 1,500 jobs in the District are directly related to the visitor economy, and tourism-based businesses' total annual turnover is near to £90 million¹¹.
- 6.16. This policy seeks to ensure that the neighbourhood area can capitalise on the benefits of the sector by encouraging developments that promote sustainable tourism.

Justification

- 6.17. In July 2016, Coast to Capital, the Local Enterprise Partnership (LEP), which covers the East Surrey area, produced a Rural Statement¹². It particularly recognised the Tourism and Hospitality sector as an important contributor to the prosperity of the wider area, key assets being the natural landscapes and environment, the proximity to London, the presence of Gatwick Airport and fast access to the continent.
- 6.18. The Neighbourhood area is well-placed to capitalise on this growing sector. Already, the area is home to a museum, theatre, shopping, open spaces, recreational opportunities, as well as being well-connected to the surrounding countryside. Numerous events are run throughout the year that attract visitors from beyond the area. Development that supports the visitor economy, including the provision of a Visitor Centre – either in an existing facility or as part of a new development – is supported.

POLICY CCW9: SUPPORTING RECREATION AND SUSTAINABLE TOURISM

A. Proposals for recreational and tourism development including a Visitor Centre, will be supported where the following criteria can be met:

- a. There are demonstrable economic and social benefits of the proposals; and**
- b. There is no significant detrimental impact on the existing community; and**
- c. Adequate provision for parking is included, particularly for proposals within or adjacent to the local centres; and**
- d. the siting, scale and design reflects local character, conserves historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.**

B. Proposals for the improvement of signage for local facilities will be supported, provided that they can be satisfactorily integrated within their surroundings.

¹⁰ www.visitbritain.org

¹¹ Tandridge DMP Extract Report 2018 for East Surrey Rural Tourism Co-operation Project 2018

¹² https://www.coast2capital.org.uk/storage/downloads/rural_statement_2016-1476886718.pdf

Conformity reference: NP Objectives: 6; Core Strategy (2008): CSP13, CSP22; Detailed policies (2014): DP18;
NPPF: 80, 83, 85

7 NATURAL ENVIRONMENT

- 7.1. Set within the Surrey Hills Area of Outstanding Natural Beauty, the neighbourhood 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 and the green spaces - including urban parks, allotments and gardens, woods, pasture and chalk downland, a golf course, farmland and countryside - each provide rich wildlife habitats that support ecosystems and biodiversity and encourage and support the visitor and recreational economy.
- 7.2. It is this greenness that serves to create a strong sense of belonging and place among local residents. It brings multiple benefits – promoting recreation and wellbeing, providing an attractive place to live and work, and protecting biodiversity.
- 7.3. Bearing in mind the level of development that has taken place over the last few decades, and that which is planned going forward, it is vital that significant views and green spaces in the neighbourhood area which are special to the community are safeguarded. The Caterham, Chaldon and Whyteleafe Design Guidelines (AECOM, 2018) describe the importance of green infrastructure to different parts of the Neighbourhood Plan area.

Locally significant views

Purpose

- 7.4. To ensure that adequate weight is given to conservation and enhancement of views significant for local people and visitors.

Justification

- 7.5. Prominent views created by the natural topography are a defining characteristic of the area. With a well-established population, views are important for tradition, memory and sense of place. They are equally important for visitors.
- 7.6. There are elevated panoramic vistas across London and to the South Downs, from the Surrey Hills and the North Downs Way National Trail. Equally there are intermediate views across and along the wooded valleys. Within the constrained urban centres more local glimpses over and between buildings to countryside beyond are important, especially for less mobile residents. Views are important both from outside and within a development site and proposals should seek to retain or improve these.
- 7.7. Figure 7.1 lists the views that are considered to be important, listed by parish. The associated maps are presented in Figures 7.2 to 7.5. Full details of the views, including map, photographs and text explaining why they are special, are included in Appendix A.

Figure 7.1: Significant Views in the Neighbourhood Area

Neighbourhood Plan Area	Photo No.	Description	OS Grid Ref
CHALDON	CH1	Looking towards Chaldon from Farthing Downs, Ditches Lane Car Park south east towards Happy Valley.	3057
	CH2	Left image-Tollsworth looking east to Chaldon; Right image-Chaldon looking west to Tollsworth.	3054
	CH3	View from Chaldon Church across Rook Lane towards Tollsworth.	3055
	CH	From the North Downs Way by Willey Farm towards Chaldon Common Road and Roffes Lane.	3254
	CH5	Three images representing character land to the West of Queen's Park, on the Caterham-Chaldon Border. Top Left image is footpath from Queen's Park to Roffes Lane adjoining the land shown in Top Right and Bottom Right images, which show the former Golf Course, now reverted to open space which is a boundary between Caterham and Chaldon. Now characterised by recreational use and wildlife.	3255
	CH6	View from Surrey National Golf Course East towards Caterham Hill, to illustrate the continuing separation of Caterham and Chaldon.	3255
CATERHAM VALLEY	CAV7	From War Coppice Road by "The Mound" looking North East across Harestone Valley.	3354
	CAV8	360 view of the Viewpoint. Left image shows Old Park Woods to the Left. Right image shows the hill falling away to the M25 motorway.	3453
	CAV9	View from Upper Tupwood Lane by "The Chalet" looking over the A22 towards Tillingdown.	3454
	CAV10	View from Public Footpath (Harestone Hill) looking South West over the end of Harestone Valley towards Old Park Woods and the North Downs.	3354
	CAV11	Caterham School with Old Park Woods beyond, at the end of Harestone Valley. View from Public Footpath at Beech Hanger.	3354
	CAV12	View from Tillingdown across A22 to Markfield and Stanstead beyond.	3554
	CAV13	Tillingdown above Beechwood, looking East to Woldingham.	3456
	CAV14	Waller Lane, Left image looking up to Caterham Hill and Right image looking down to Caterham Valley.	3355
	CAV15	White Knobs Park looking East, with Tillingdown in the background.	3354
	CAV16	Caterham Valley Town Centre from Commonwealth and Mount Pleasant Roads looking South.	3455
	CAV17	Roundabout at the Junction of Station Avenue, Godstone Road and Croydon Road. Looking North.	3455
	CAV18	View of United Reform Church Tower, photo taken from Morrison's Car Park, looking West over Harestone Valley.	3455
	CAV19	St John's Church looking East towards Tillingdown. Photograph taken from Church Hill.	3355
	CAV20	Timberhill Park from Crescent Road, looking West out into Harestone Valley.	3455
WHYTELEAFE	WHYT21	Manor Park looking North East from Burntwood Lane towards Whyteleafe.	3457
	WHYT22	Manor Park looking East towards Woldingham.	3457
	WHYT23	Portley Wood Road, east end, close to the Junction with Salmon's Lane and adjacent to A22 and Whyteleafe South Station.	3457
	WHYT24	Whyteleafe Recreation Ground. Photo looking up from Upper Warlingham Railway Station.	3458

CATERHAM HILL			
	CATH25	Salmons Green- two perspectives looking North towards Whyteleafe Hill. Right Photograph shows Coombe House, dating from 17 th Century.	3357
	CATH26	The Cricket Ground on the old Guards Barracks site, looking North.	3256
	CATH27	Chapel on the former Guards Barracks Site. Grade 2 listed.	3256
	CATH28	Grade 2 Listed Bofors Gun Tower from WW11, adjacent to Burntwood Lane on public path leading to Whyteleafe Road. Looking East towards Woldingham.	3356
	CATH29	View from footpath connecting Burntwood Lane and Whyteleafe Road.	3356
	CATH30	Westway Common looking North towards Hill Library and Westway, with Chaldon Road to the Right.	3355
	CATH31	Cedar Tree with view towards historic houses marking the entrance to the High Street.	3355
	CATH32	The Dene Field looking West towards St Mary's Church.	3355
	CATH33	360 view of Queen's Park, established 1900. Left Photo west towards Wood Lane, with Queen's Park Road on the right. Right Photo East towards Church Hill. The most important recreational area in Caterham Hill.	3355
	CATH34	360 degree view of the old flint lodge to former Caterham Court, now Manor Avenue; and the alignment of St Lawrence's and St Mary's Churches seen from same. St Lawrence's is Grade 1 listed and dates from 11th Century - the oldest building in the CR3 area. The flint lodge dates from the 18th Century.	3355
CATH35	View from Oakgrove over Green Lane towards Happy Valley. OS Grid Ref: 3255	3255	

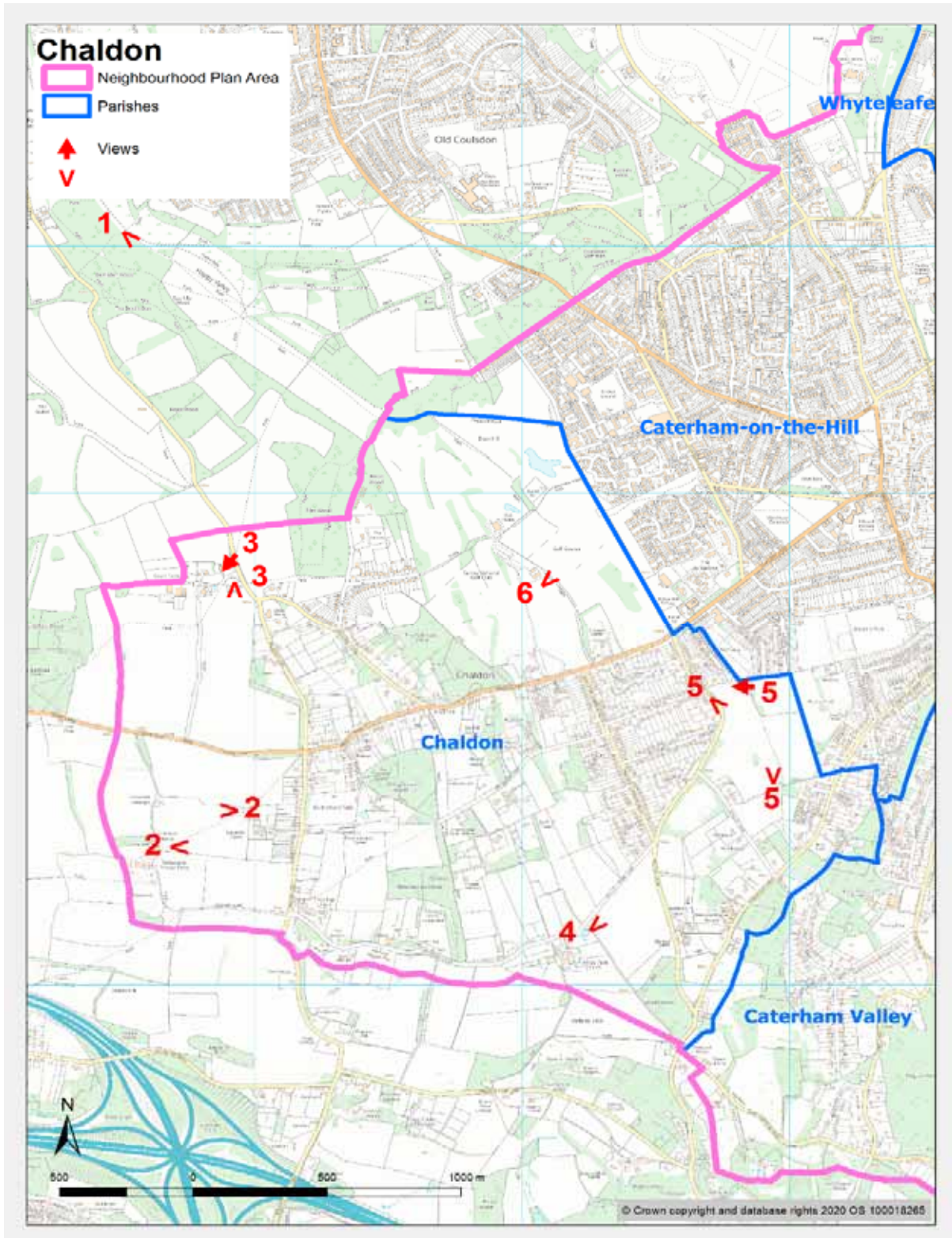
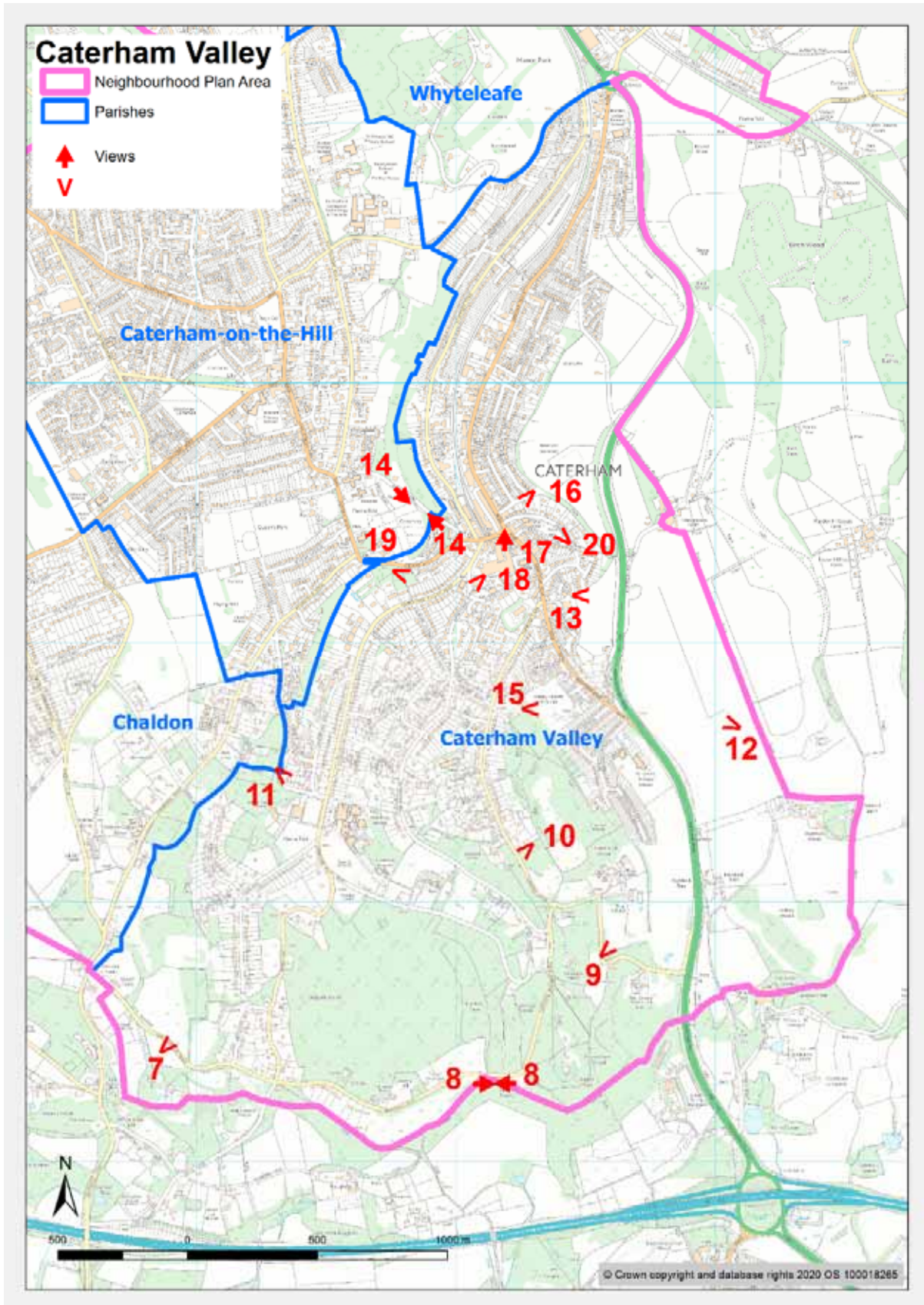


Figure7.2: Significant views in Chaldon parish, CH1-CH6



7.3: Significant views in Caterham Valley parish, CAV7 – CAV20

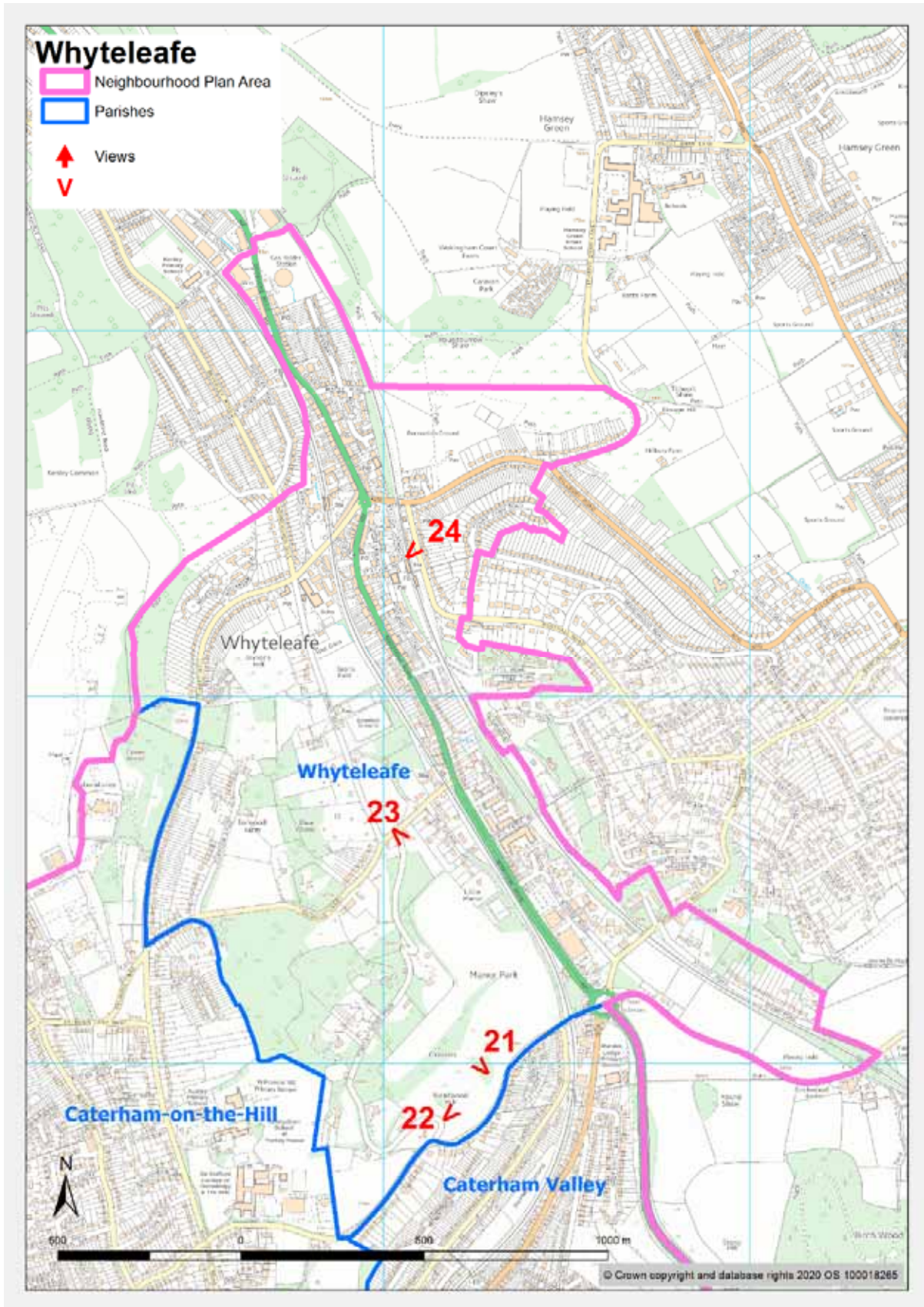


Figure 7.4: Significant views in Whyteleafe parish, WHYT21 – WHYT24

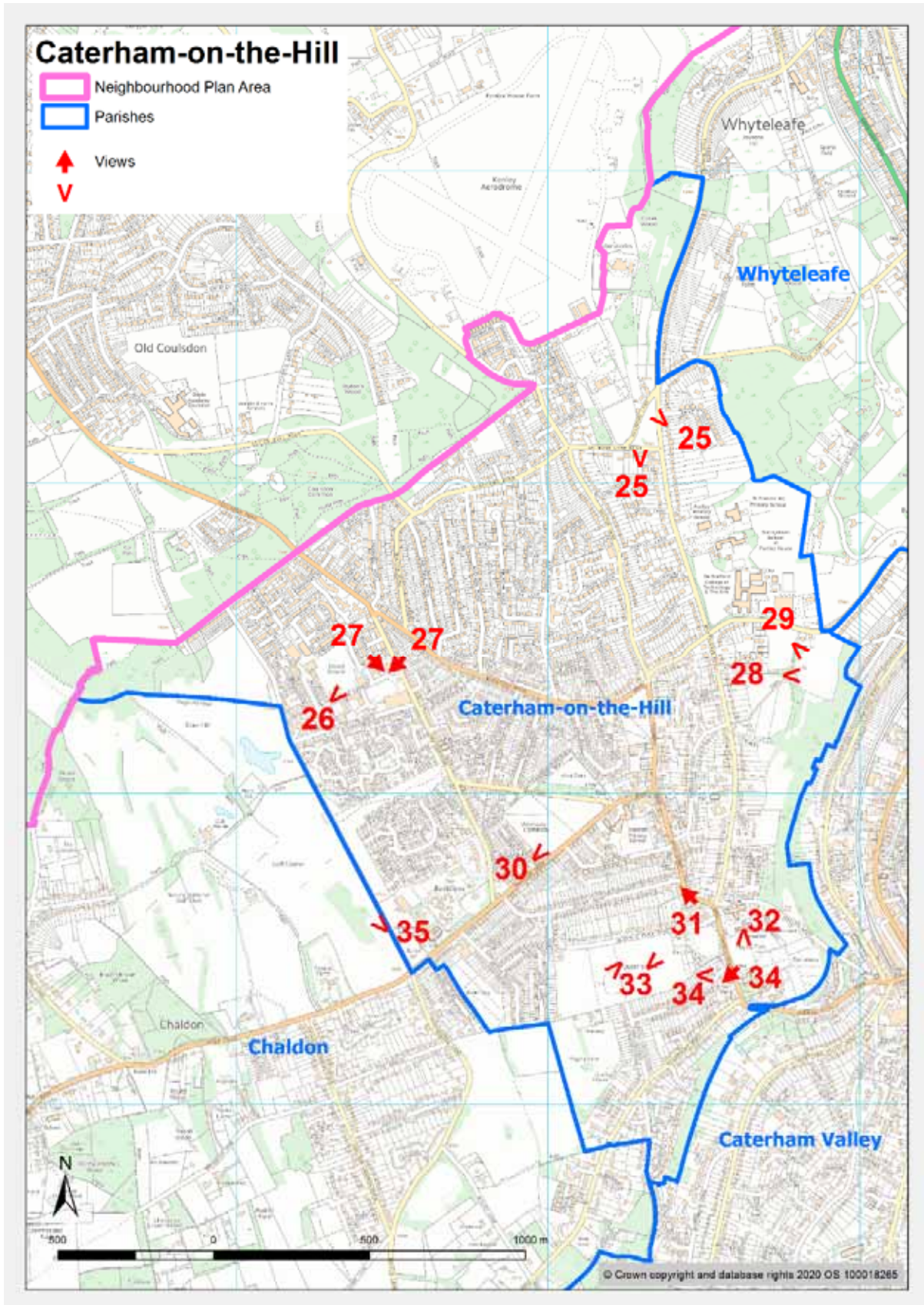


Figure 7.5: Significant views in Caterham Hill parish, CATH25 to CATH35

POLICY CCW10: LOCALLY SIGNIFICANT VIEWS

Development proposals which do not have a significantly detrimental impact on the locally significant views listed in Figures 7.1 and mapped in Figures 7.2 to 7.5, with detailed descriptions in Appendix A, will be supported.

Conformity reference: NP Objectives: 3; Core Strategy (2008): CSP20; Detailed policies (2014): DP7, DP20; ; NPPF: 124, 125, 127

Local Green Spaces

Purpose

- 7.8. Protecting green spaces was consistently a top priority for residents in the engagement process for the Neighbourhood Plan. This policy seeks to designate a series of Local Green Spaces that are valued by the community, so that they can be safeguarded for future generations.

Justification

- 7.9. Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that Local Green Spaces should only be designated:

- “where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

National guidance also states that Local Green Space should be managed in the same way as Green Belt, giving it a high level of protection.

- 7.10. When designating Local Green Spaces, it is important to consider what protection is already afforded to an area and whether or not the designation will provide any further safeguard. Many of the green spaces identified during the consultation, for instance, are in Green Belt, and have therefore largely been excluded from the policy. The following areas have been identified by the community as being of value to them, in need of protection, and have met the criteria for designation as Local Green Space. Maps illustrating the areas are shown at Figure 7.6 to 7.9. Full descriptions with photographs can be found in Appendix B.

Caterham on the Hill

1. **Civic Burial Ground and access strip from Church Road**
2. **Queen’s Park**
3. **Salmons Lane Green**
4. **Town End Recreation Ground**
5. **Westway Common**
6. **Le Personne and Banstead Roads**
7. **York Gate estate:**

- i. Fairbourne Lane/Darby Close
- ii. Seymour /Green Lane
- iii. Fairbourne Lane/Green Lane
- iv. Dark Avenue south to Fairbourne Lane
- v. Howe Drive

8. Hambledon Park estate:

- i. Hambledon Linear Park
- ii. Soper Drive
- iii. Hambledon Road/Christie Walk
- iv. St Lawrence Way/Marcuse Road
- v. St Lawrence Way/Pye Close
- vi. Coulsdon Road to Chaldon Road

9. Oak Grove estate

- i. Oakgrove/Blackthorn Road
- ii. Gibson Way/Driscoll Way
- iii. Oakgrove, opposite Woodview Way
- iv. Holland Park

10. Fenemore Road Linear Park

11. Caterham Barracks development:

- i. Sergeants Place
- ii. Cricket Field, Coldstream Road
- iii. Brigade Place
- iv. Grenadier Place
- v. Weston Drive/Coldstream Road
- vi. Alexander Crescent
- vii. Anzio Gardens
- viii. Adair Gardens
- ix. The Grove/Stirling Drive

Caterham Valley

- 12. Church Hill View – land north of Church Hill**
- 13. Tillingdown Hill Recreation Ground and Copse**
- 14. Timber Hill Park**
- 15. Valley Sports Ground**

Chaldon

- 16. Six Brothers Field**
- 17. St Lawrence Hospital former burial ground**

Whyteleafe

- 18. Community Garden**
- 19. St Luke's Churchyard- middle section**
- 20. Manor Park**

21. Whyteleafe Football Ground

22. Whyteleafe Recreation Ground

POLICY CCW11: LOCAL GREEN SPACES The 22 areas (including three groups of areas) listed and mapped in Figures 7.6-7.9 and detailed in Appendix B and defined on the Policies Map are designated as Local Green Spaces. Development proposals which demonstrably accord with development appropriate within a Green Belt will be supported, subject to compliance with other policies within the Neighbourhood Plan.

Conformity reference: NP Objectives: 3; Core Strategy (2008): CSP20; Detailed policies (2014): DP7, DP20; ; NPPF: 99, 100, 101, 145

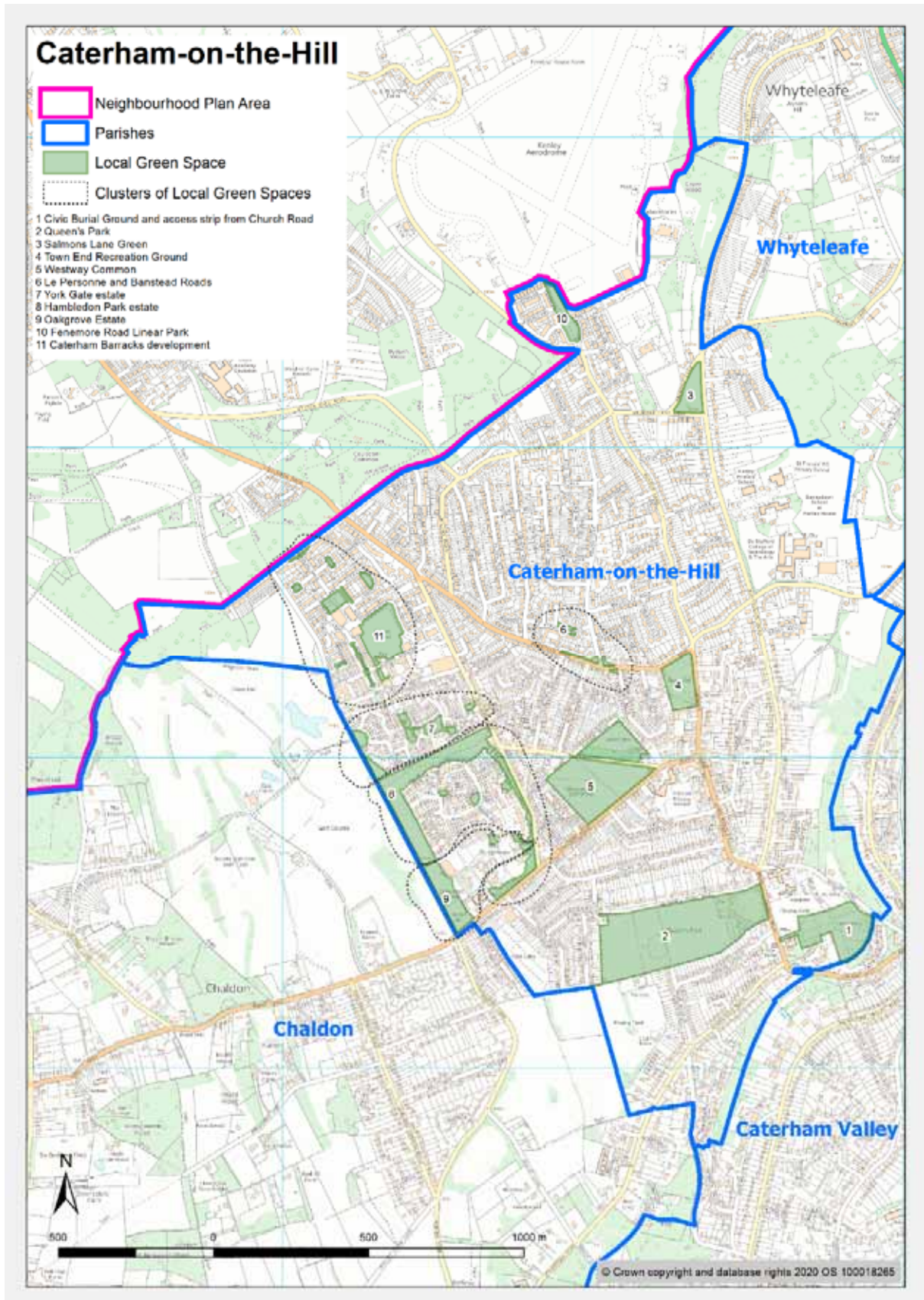


Figure 7.6: Map of Local Green Spaces in Caterham on the Hill

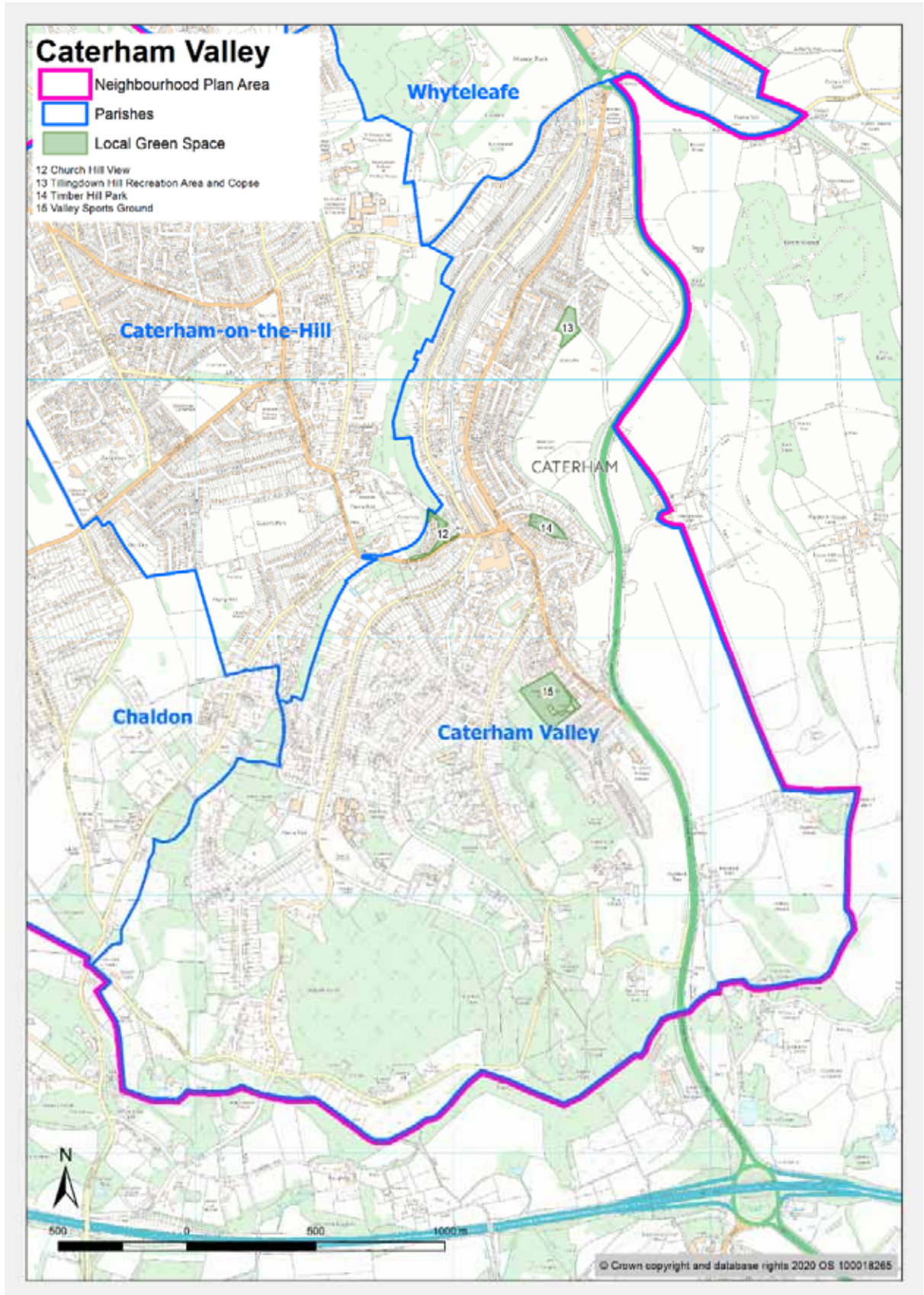


Figure 7.7: Map of Local Green Spaces in Caterham Valley

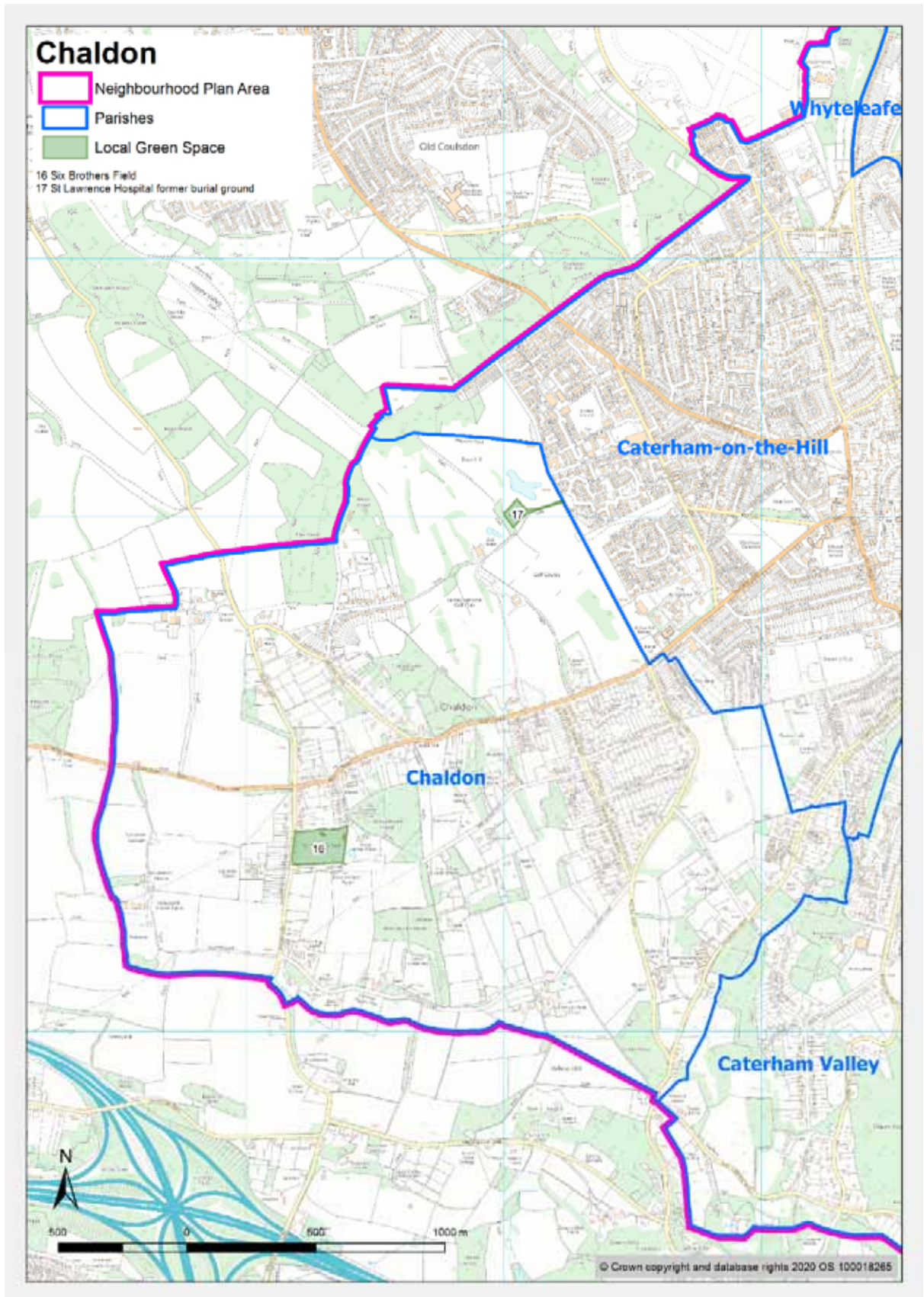


Figure 7.8: Map of Local Green Spaces in Chaldon

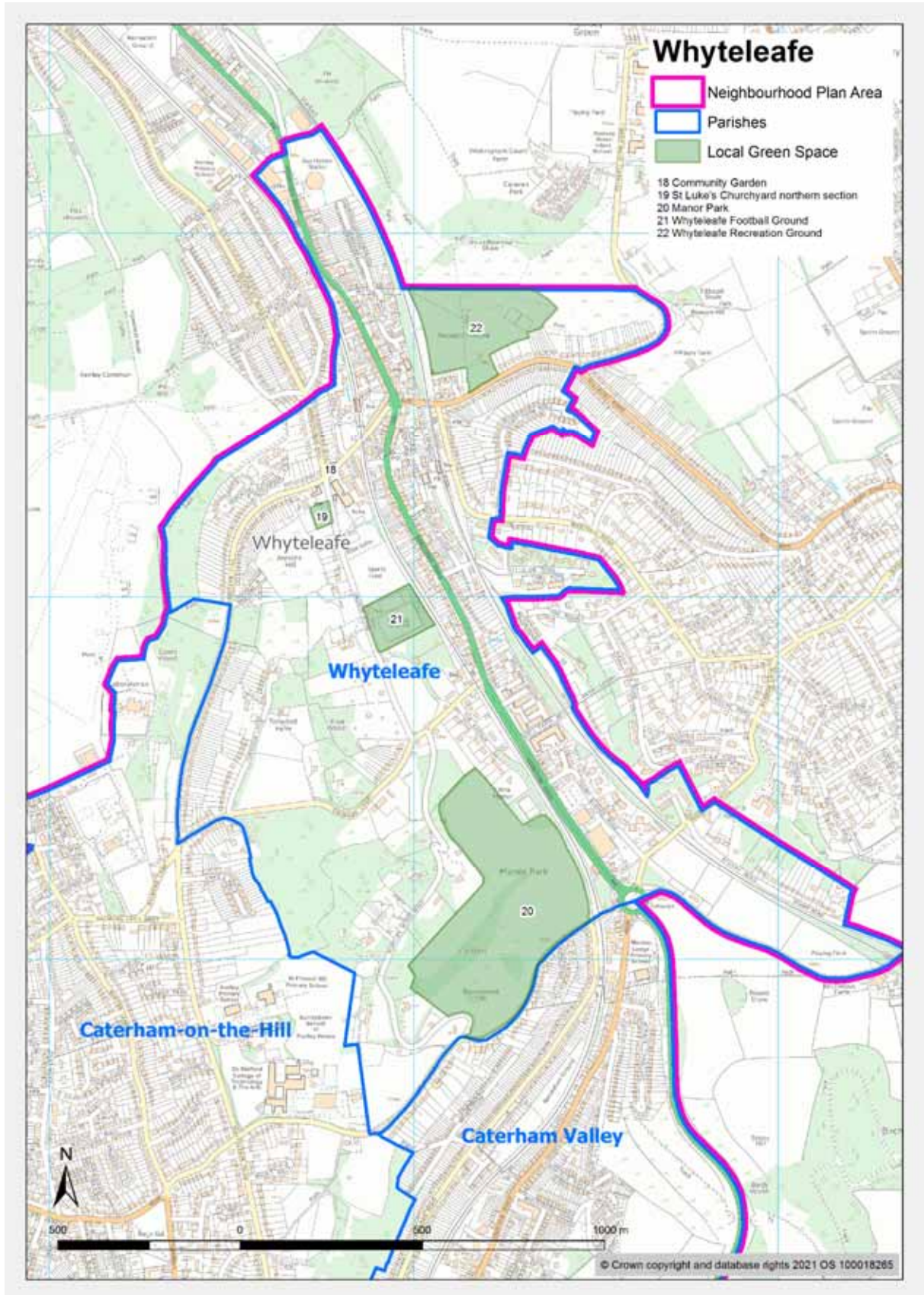


Figure 7.9: Map of Local Green Spaces in Whyteleafe

8 LEISURE AND COMMUNITY

8.1. Local engagement identified the following priorities when considering leisure and community provision in the neighbourhood area:

- Ease of access to facilities including the availability of public transport.
- The need for good quality design and for community buildings to have a ‘civic presence’ and a sense of place.
- Sustainability, having a regard to maintenance and economic viability of facilities.
- The need to protect and improve our open spaces, increasing the biodiversity of the area where possible.
- The need to protect existing cultural and community facilities for future generations.
- The range of leisure facilities must be diverse, catering for all ages and abilities in order to increase and broaden participation and to encourage and maintain a healthy population.
- The desire to protect and enhance our environment features very strongly. The neighbourhood 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.

8.2. Figure 8.1 shows the existing locations referred to in this section.

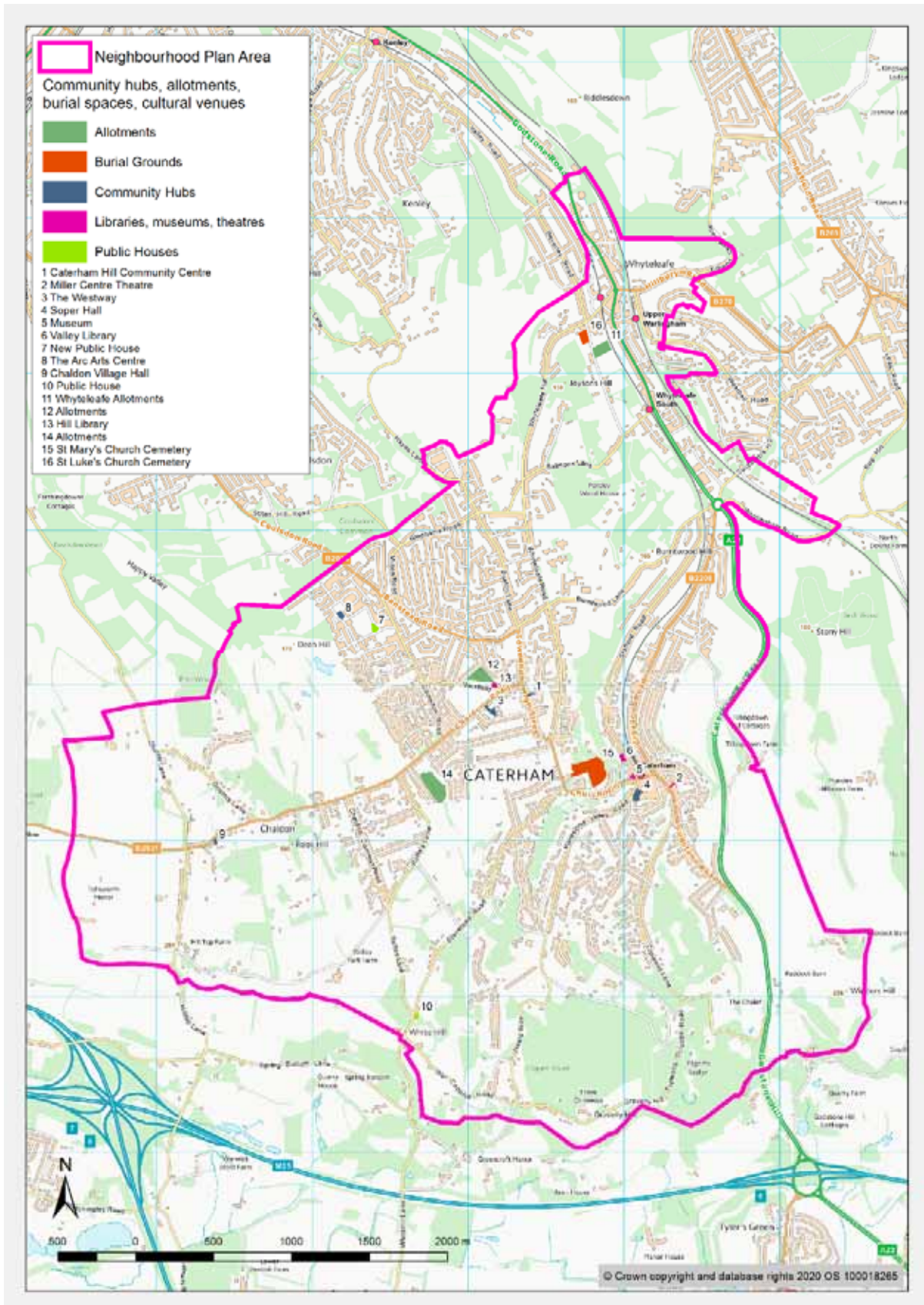


Fig 8.1 Leisure and Community Facilities in the Neighbourhood Plan Area

Allotments and community growing spaces

Purpose

- 8.3. To provide support for the retention of existing allotments in the neighbourhood area and to support the provision of new allotments when proposed.

Justification

- 8.4. Many people wish to grow their own food. This provides exercise, social contact and reduces food miles but local allotments have waiting lists. There is a marked shortage of the pocket gardens and seating that would make our town centres more attractive and successful. Development should create shared outdoor amenity space wherever possible.
- 8.5. In the neighbourhood area there are four areas of allotments; three are in Caterham on the Hill and one in Whyteleafe. All have constant waiting lists.
- 8.6. There is no provision of allotments in Caterham Valley or Chaldon and demand for increased provision in Whyteleafe and Caterham Hill. There is a predicted increase in the population and consequently in the number of flats to be built in both Whyteleafe and Caterham Valley.
- 8.7. Whilst allotments are an important source of space for growing – which increases self-sufficiency, thereby reducing reliance on importing food and the associated higher energy costs of doing so – they are often not in the most convenient location for all users and plots are often too large for users' needs. An alternative solution is community growing spaces which can be designed into new developments, meaning they are close to residents' homes and involve collective growing by residents that helps to ensure that what is grown is of the right quantity for those residents.
- 8.8. The safeguarding of existing and provision of new allotments and community growing spaces will therefore be encouraged. While this Plan contains a policy to support this, some allotments are protected by additional mechanisms outside the planning system. Where allotment land is owned by a county, district or parish council, and was bought for that purpose, it is known as "statutory allotments" and cannot be disposed of without the consent of the Secretary of State. While the Secretary of State may give consent, he must be satisfied that adequate provision will be made for displaced allotment holders, or that alternative provision is unnecessary. The council which is requesting disposal must provide evidence including occupation and waiting lists, evidence that they have consulted on disposal and also that they have actively promoted occupation of the site. Statutory allotments are therefore given considerable protection.
- 8.9. In addition, it may be possible for the community to have an allotment declared an "Asset of Community Value" under the Localism Act 2011, which would give a 6 months moratorium on any sale to enable the community to purchase the site if they wish.



Example of a community growing space

POLICY CCW12: ALLOTMENTS AND COMMUNITY GROWING SPACES

Development proposals for the provision of allotment facilities and/or community growing spaces will be supported where accessible by pedestrians and cyclists and within or adjacent to the defined settlement areas, as shown on the Policies Map and particularly in Caterham Valley and Whyteleafe.

Proposals that would result in the loss of all or part of existing allotment spaces will not be supported unless alternative and equivalent allotment space having regard to soil quality, size and accessibility is provided.

Conformity reference: NP Objectives: 3, 4;; Detailed policies (2014): DP18; NPPF: 91, 92

Protecting Cultural Venues

Purpose

8.10. This policy seeks to maximise the use of these assets as social and educational venues.

Justification

8.11. There are two libraries in the Neighbourhood area, one in Caterham Valley and a smaller one in Caterham on the Hill. The area is also home to The Miller Centre Theatre and the East Surrey Museum.

8.12. 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.

8.13. Both the museum and theatre continually involve the local community in various cultural and educational ways and therefore they should also be protected.

POLICY CCW13: LIBRARIES, MUSEUM AND THEATRE

A. Proposals that would result in the loss of all or part of existing library sites, the museum and the theatre sites will not be supported unless alternative facilities of equivalent standard and convenience have been agreed incorporating adequate safeguards for delivery.

B. Proposals that enable the diversification and flexible use of cultural venues through extension of and shared use of such buildings to provide community facilities will be supported.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP18; NPPF: 91, 92

Community hubs

Purpose

8.14. Community Hubs provide a focal point and facilities to foster greater local community activity and bring residents, the local business community, and smaller organisations together to improve the quality of life in their areas. There are currently five active community hubs across the neighbourhood area, they are shown on Figure 8.1, however none fall within Whyteleafe parish. This policy seeks to safeguard the existing community hubs and provide an additional one to meet the needs of the growing community.

Justification

8.15. Feedback from the community engagement revealed strong support for the existing community hubs. There is a desire to expand the facilities on offer with ideas including additional meeting rooms, sporting facilities, a large hall space, a business hot spot and a dedicated youth space.

8.16. In particular, Whyteleafe has no community hub and support for identifying a suitable site for such provision is strongly supported.

POLICY CCW14: COMMUNITY HUBS

A. Proposals for new/improved community facilities, including the provision of a Community Hub in Whyteleafe, will be encouraged subject to the following criteria:

- a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- b. the proposal would not have significant adverse impacts upon the local road network.**

Proposals that would result in the loss of community and leisure facilities will only be supported if alternative and equivalent facilities demonstrate by comparison to the existing facility that:

- i) the replacement will be of at least an equivalent scale, specification and located in an accessible location to the community to be served;**
- ii) reprovision of these facilities will incorporate adequate safeguards for delivery; and**
- iii) satisfy all other relevant policy expectations of this neighbourhood plan.**

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP18; NPPF: 85, 91, 92

Public Houses

Purpose

- 8.17. To increase the viability of all public houses within the neighbourhood area by encouraging them to improve and expand suitable community facilities.

Justification

- 8.18. Over recent years, the neighbourhood area has lost a number of its public houses: the Hill Parish has lost both The Clifton Arms and Tally Ho to residential; and the Valley Parish has lost The Commonwealth, The Fountain and the Valley (Hotel) to residential. Whyteleafe Parish has yet to lose a public house and Chaldon Parish has just one remaining.
- 8.19. It is important that the community continues to be served by public houses or similar licensed premises. These public houses also have social or cultural value for particular groups in the community and provide employment opportunities.
- 8.20. Section 15 of the Neighbourhood Planning Act 2017 directs the removal of permitted development rights for the change of use of public houses to other types of use. This means that a planning application will be required in all cases where an owner wishes to change an existing public house to another use. Policy CCW15 sets out criteria to be used where a change of use is proposed. While changes to the Use Classes Order in 2020 have altered the classification of public houses, which were formerly known as A4 Uses, they have not altered this requirement.
- 8.21. An additional mechanism which can be used to protect pubs is for the community to have them declared an “Asset of Community Value” under the Localism Act 2011. As explained in relation to policy CCW 12 above, in the event of the landowner wishing to sell the pub this would allow a moratorium of six months during which the community would have the opportunity to buy the pub.

POLICY CCW15: PUBLIC HOUSES

A. Proposals for the expansion of existing public houses (Class A4) in the neighbourhood area to develop appropriate community-based activities, such as a restaurant will be supported, subject to complying with other policies within the plan and provided the scale, design and materials are in keeping with the local character and reinforce the local distinctiveness of the surroundings.

B. Development proposals to change the use of public houses (Class A4) will only be supported if such a use is demonstrably unviable. Development proposals should be accompanied by a marketing report demonstrating that the existing public house has been actively marketed as a Use Class A4 for a period of not less than 12 months at market value for the existing use. The report should account for all expressions of interest and offers received and how these were assessed in terms of viability. Applicants will be expected to meet the costs of undertaking an independent peer review of their marketing and viability assessment if requested by Tandridge District Council prior to determination of the application.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; Detailed policies (2014): DP4; NPPF: 91, 92

Burial Grounds

Purpose

8.22. To provide a new burial ground with the option of using Green Belt, common land, agricultural sites or AONB sites. Any proposal to use common land is likely to require specific consent under the Commons Act of 2006 as well as planning permission. The specific criteria used by this Neighbourhood Planning group were as follows:-

- i. The site should not be in a residential area.
- ii. The site should be vacant if possible.
- iii. The land should be of poor quality and unusable for food production.

Justification

8.23. There is no further burial space available to the general public in the neighbourhood area and the wider Tandridge area. Suitable additional burial sites are required.

POLICY CCW16: BURIAL GROUNDS

Proposals for the provision of both traditional consecrated and green/woodland burial sites by either the local authority or private providers will be supported, provided that:

- i. the conditions meet adopted national and local land use policies;
- ii. it incorporates adequate off street parking; and
- iii. there is no loss of amenity to neighbouring areas.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP13; NPPF: 92

9 HEALTHCARE AND EDUCATION

- 9.1. With the levels of growth proposed, it is particularly important that development ensures the appropriate provision for community infrastructure.
- 9.2. The policies in this section seek to improve the quality of life for people living in the neighbourhood area. They support the provision of modern health services that are easily accessible to residents, and education.

Maintaining existing health services

Purpose

- 9.3. The need to provide adequate primary care medical services was highlighted by many residents. Already, local GPs surgeries are collectively stretched in terms of patient numbers and there is a concern that the expected growth in the population will exacerbate this. Equally, the two community hospitals (one NHS and one private) are experiencing pressure to provide additional beds and facilities.
- 9.4. This policy seeks to ensure the provision of adequate primary health services in the Neighbourhood area over the next plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

General Practice facilities

- 9.5. The total number of patients registered in the Neighbourhood Plan area is high at 31,864, which represents 38% of all Tandridge district patients. Four of the nine general practices in Tandridge are within the Neighbourhood Plan area – Caterham Valley Practice, Chaldon Road Practice, Townhill Practice and Whyteleafe Practice - and the collective average patient list is 7,966, a figure that is 75% more than the national average patient list. The number of patients registered in the neighbourhood area exceeds the population of 26,725 by approximately 5,100 people from other areas.
- 9.6. The practice managers consider that the increase in population – compounded by the increasing percentage of elderly patients and patients with dementia – will inevitably lead to pressure on their premises and services. In particular both Chaldon Road and Whyteleafe practices considered that this future growth could make their existing provision unsustainable; the Whyteleafe practice, for instance, already believe that they need to increase their premises by 100% as soon as possible to cope with their current patient load.
- 9.7. Not only should the existing provision be safeguarded, but there is an urgent need for expansion of facilities or their relocation. It is important that any new location is not too far from the existing location to minimise disruption to patients and that it provides adequate parking facilities.

Caterham Dene Community Hospital

- 9.8. The Dene Hospital, run by First Community Health & Care, is a small community hospital with 28 beds, situated at the top of Church Hill close to the boundary between Caterham-on-the-Hill and Caterham Valley on a site owned by NHS Property Services. It offers a range of services including

in-patient beds, minor injuries unit and a rapid assessment service – many of which are run by a not-for-profit social enterprise. The hospital is also a source of local employment.

- 9.9. The hospital is greatly valued by the local community, which has led to requests for it to expand, particularly as it serves a wide geographic area extending as far as Merstham and South Croydon. Consideration is also being given to extending the age range of patients served to include children over the age of 5 years.
- 9.10. The Neighbourhood Plan seeks to safeguard this vital community asset and supports its expansion. Part of this could include the relocation of the Chaldon Road general practice to the site, an initiative that would need to be led by the Clinical Commissioning Group but which would be supported by the Neighbourhood Plan.

The North Downs Hospital

- 9.11. This privately run hospital, part of Ramsey Health Care, houses 16 in-patient beds and two operating theatres. It has seen a 30% rise in patient numbers over the last decade and current admissions are approximately 3,600 per annum. Notably 45% of admissions stem from the neighbourhood area, confirming the important role the hospital plays in the local community as well as for those living further afield.
- 9.12. As with the Caterham Dene Hospital, many local people are employed.
- 9.13. The Neighbourhood Plan seeks to safeguard the hospital site and would support its expansion either in its existing location or on another site in the area.

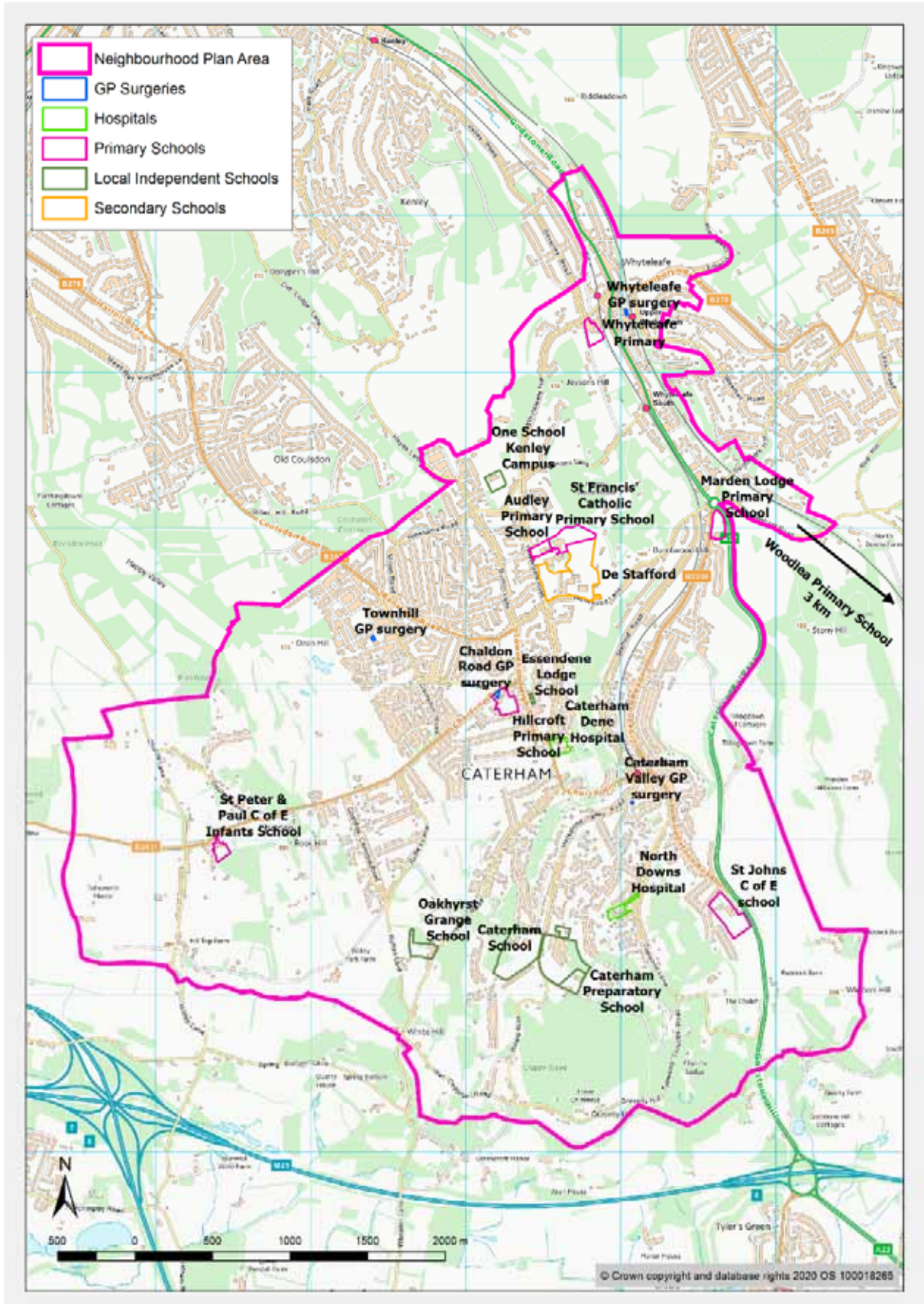


Figure 9.1: Education and health facilities

POLICY CCW17: HEALTH SERVICES

A. Except on land within the Green Belt, proposals which facilitate or enhance the delivery of health services on the following sites, as shown on the Policies Map, will be supported:

- a. Caterham Valley general practice surgery**
- b. Chaldon Road general practice surgery**
- c. Whyteleafe general practice surgery**
- d. Townhill general practice surgery**
- e. Caterham Dene Hospital**
- f. North Downs Hospital**

B. Except on land within the Green Belt, proposals for the relocation or expansion of health services will be supported subject to the following criteria:

- a. the proposal would not have a significant harmful impact on the amenities of surrounding residents and the local environment;**
- b. the proposal would not have unacceptable impacts caused by traffic on the local road network; and**
- c. the proposal is located within or immediately adjacent to the settlement boundary as shown on Figure 15 the Policies Maps.**

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP11; NPPF: 91, 92

Education provision

Purpose

- 9.14. Provision of adequate education provision – including their sports fields for education and community purposes - was also a key issue for the local community, again bearing in mind the growing community across the neighbourhood area.
- 9.15. This policy seeks to ensure the provision of adequate education – nursery, primary and secondary, both state-supported and privately provided - in the neighbourhood area over the next plan period, safeguarding what already exists and supporting expansion or relocation locally where needed.

Justification

- 9.16. The National Planning Policy Framework supports the provision of sufficient school places to serve the community and also protects school playing fields unless they are surplus to requirements, can be relocated to an alternative location or would be redeveloped into an alternative leisure or sports provision that would outweigh the benefits of the previous provision.
- 9.17. Surrey County Council (SCC), as the Local Education Authority, are responsible for planning to deliver sufficient education places across the county. Provision is available in both the state and private sector. In addition, Sport England has a statutory consultee role in protecting playing

fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in their Playing Fields Policy and Guidance document¹³.

Nursery provision

- 9.18. The increasing population will serve to increase the birth rate locally. It will be important to ensure that the neighbourhood area is well-served for nursery and pre-school places, in order to enable families to have the choice to both work and give their children the best start in life.

Primary Schools

- 9.19. There are four state primary schools and one state infant school in the Neighbourhood Plan area. The need for primary school places depends on the local child population. In light of the potential housing growth expected across Tandridge district, that would inevitably lead to an increase in future demand on school places, SCC states that it will continue to work with the District Council to identify how future demand should be met.
- 9.20. Already, Marden Lodge Primary School and St Francis Catholic Primary School have expanded their intake, either permanently or temporarily. It is anticipated that an additional entry form will be required to serve northern Tandridge in the coming years.
- 9.21. There are also three private Preparatory (primary equivalent) schools in the area, one of which (Caterham Preparatory) is linked to a secondary school.

Secondary schools

- 9.22. There is one state secondary school in the neighbourhood area, De Stafford, which serves children aged 11 to 16. There is no longer sixth form provision here, however, which means that any pupil wishing to continue their studies past age 16 has to seek an alternative. The Neighbourhood Plan supports the reintroduction of sixth form provision.
- 9.23. Interestingly, the district as a whole is a net importer of students from outside of the county. This means that there are more children from outside of Surrey attending Tandridge secondary schools than there are Tandridge children attending out of county secondary schools.
- 9.24. From 2018, SCC is exploring options to expand the intake of De Stafford by 30 pupils.
- 9.25. There are two private secondary schools in the neighbourhood area, Caterham School and OneSchool Global.

Special Schools

- 9.26. There are two special schools, serving children from a broader area with special needs.
- 9.27. The schools within the Neighbourhood Area are surrounded by existing built development, so there is very limited scope to extend the existing special school sites. The anticipated population growth expected means it is important to retain the existing educational sites for education use.

¹³ <http://www.sportengland.org/playingfieldspolicy>

POLICY CCW18: EDUCATION PROVISION

A. Except on designated Green Belt land, development proposals which facilitate and enhance existing schools and associated playing fields, as defined on the Policies Map, will be supported subject to demonstration that:

- a. acceptable mitigation measures are offered to overcome access and unacceptable highway impact caused by the development;**
- b. the development would not result in a significant loss of amenity to local residents or other nearby activities; and**
- c. the development does not conflict with other Plan policies or proposals.**

B. Except on designated Green Belt land, where a proposal for a new school is brought forward, the proposal will be supported where it can be demonstrated that the development would:

- a. provide safe access to pedestrians and cyclists and is conveniently related to bus routes with adequate provision for school buses to park where appropriate;**
- b. provide appropriate vehicular access and would not adversely impact upon traffic capacity;**
- c. not result in a significant loss of amenity to local residents or other nearby activities; and**
- d. would not conflict with other Plan policies or proposals.**

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP11; NPPF: 91, 92, 94, 96, 97

10 TRANSPORT AND MOVEMENT

- 10.1. The Neighbourhood area is located in the northwest corner of Tandridge, within the M25 and bounded by the M23 just beyond the neighbourhood area to the west. The A22 road runs north to south through the neighbourhood area, but bypassing Caterham. There are four rail stations serving the area; two local stations in Whyteleafe are on the line terminating at Caterham, while the Upper Warlingham station (in Whyteleafe) is on a line to East Grinstead. Both lines link the area to London with the latter as the faster service and so favoured by commuters.
- 10.2. With the growth in the population that will occur across the area in the coming years, movement by all modes will continue to be a challenge. The key types of movement can be classed as ‘local’ and ‘strategic’:
- ‘Local’ movement is principally within the area, to key locations such as the schools, the railway stations, the community hubs, local shops and health services. It also includes people accessing community infrastructure and leisure activities – even as simple as dog walking; and
 - ‘Strategic’ movement is principally to or from areas outside the area, for instance out-commuting and through traffic to nearby towns or to access the strategic road network road network.

The bulk of strategic movement, and proposals to address this, are outside of the remit of a Neighbourhood Plan. Local movement however is certainly an issue that the Neighbourhood Plan can address, in terms of promoting more sustainable forms of transport, including walking, cycling and public transport provision. Many aspects of local movement do not require planning permission (for example, works within the highway including footways) and thus are more effectively addressed through the Non Policy Actions set out in Section 14 of this Plan. This section includes actions to address road safety, air quality, parking, and community transport as well as encouraging cycling and walking, working with partners such as Surrey County Council, which has overall responsibility for transport, most highways in the area and for Public Rights of Way. The Neighbourhood Plan Design Guidelines prepared by AECOM and referred to in Section 5 of this Plan are also relevant.

11 INFRASTRUCTURE AND UTILITIES

Broadband

Purpose

- 11.1. The Neighbourhood Plan intends to ensure that new development is well connected to the local broadband network.

Justification

- 11.2. Within the neighbourhood area broadband connectivity varies. The network is being improved but this is gradual. To facilitate the upgrade of existing networks, new development should be designed with ducting to facilitate the provision of superfast (fibre-optic) connection to the internet.
- 11.3. The modern economy is changing and increasingly needs good communications infrastructure as a basic requirement. The 2011 Census highlights how people are working differently to a generation ago – across the neighbourhood area, 4% of people work from home and 16% are self-employed. Of these self-employed people, 79% have no employees so effectively work in service activities that simply require computer access to a broadband connection.
- 11.4. Currently broadband provision (and speed is seen as inadequate. Data from Ofcom14 reveals that some rural areas, including parts of Chaldon, are only able to access 10Mbps. In September 2017, the Government announced the trialling of ‘full fibre broadband’, which can provide data at speeds close to one gigabit per second (Gbps); Woldingham is partly connected to this Ultrafast network.
- 11.5. BT has an obligation to provide a landline to every household in the UK and developers want to facilitate high speed broadband provision as a marketable feature. But there have been instances where developers have not contacted BT early enough for fibre and ducting to be laid. Again they may have a national agreement with a cable provider but one that is not active in this area, and fail to deal with this - leaving new housing developments with poor connections.
- 11.6. The Neighbourhood Plan supports an approach to facilitate the upgrade of broadband technologies in new development across the neighbourhood area.

POLICY CCW19: BROADBAND

Subject to compliance with other relevant policies in this neighbourhood plan, new residential, commercial and community development proposals within the Neighbourhood Plan area which are served by a superfast broadband (fibre-optic) connection will be supported.

Where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable, appropriate ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.

Conformity reference: NP Objectives: 4; Core Strategy (2008): CSP15; Detailed policies (2014): DP5, DP6; NPPF: 8, 34, 81, 112

¹⁴ <https://checker.ofcom.org.uk/broadband-coverage>

12 IMPLEMENTATION, MONITORING AND PLAN REVIEW

12.1. The Parish Councils are the official bodies responsible for the Neighbourhood Plan. They established a Steering Group – comprising councillors and residents - to lead on the development of the Neighbourhood Plan. Once the Plan has been ‘made’, that is, once it has been approved in a local referendum and formally adopted by Tandridge District Council, the work of the Steering Group effectively comes to an end. There are, however, a series of actions that will need to be undertaken, not least the early review of the Neighbourhood Plan, in light of the emerging Local Plan and the Revised NPPF published in 2019. For this reason, the Parish Councils might consider extending the role of the Steering Group, which could include the same members or provide an opportunity for new members to join.

12.2. Specific actions that will need to be undertaken are as follows:

- Pursuing the Non-Policy Actions detailed in Section 15 of this document;
- Commenting on planning applications or consultations relating to the Neighbourhood Plan area;
- Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications. See Figure 12.1 for a list of indicators which will be monitored.
- Maintaining a dialogue with Tandridge District Council regarding the timing and content of the emerging Local Plan; and
- Undertaking an early review of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and its policies to take into account the adopted Local Plan, working with Tandridge District Council to take on board its implications, which may include the allocation of development sites.

Figure 12.1 Monitoring Indicators

Objective 1	
<i>To define and protect neighbourhood character areas and promote development within them that respects their integrity.</i>	
Indicator	Source
Average density per annum of housing within the Neighbourhood Plan area	Tandridge District Council Monitoring
Net number of permissions granted for new housing on designated Character Areas (where designated)	Tandridge District Council Monitoring
Review of Heritage Buildings list	Neighbourhood Plan Steering Group
Objective 2	
<i>To support sustainable housing development with a range of design and size that will provide for the whole community, primarily located on brownfield sites.</i>	
Indicator	Source

Number, type and size of houses built each year in the Neighbourhood Plan area, including affordable housing	Tandridge District Council Monitoring
Percentage of housing built each year in the Neighbourhood Plan area on brownfield land	Tandridge District Council Monitoring
Objective 3	
<i>To preserve and enhance green spaces and corridors, keeping them accessible, while improving biodiversity and the protection of endangered species.</i>	
Indicator	Source
Net gains of new build development on designated Local Green Spaces in the Neighbourhood Plan area	Tandridge District Council Monitoring
Net number of permissions granted for new housing on Green Belt land	Tandridge District Council Monitoring
Objective 4	
<i>To encourage the development of infrastructure and services which will support existing and new development: including a range of community, leisure, cultural and educational facilities in locations that are accessible to the local population.</i>	
Indicator	Source
Annual review of changes in infrastructure provision within the Neighbourhood Plan area	Neighbourhood Plan Steering Group using information from Utilities, Education, Health and Highways providers
Gains/losses in community services floorspace in the Neighbourhood Plan area	Tandridge District Council Monitoring
Objective 5	
<i>To help promote reliable and regular public transport that serves all areas of the community.</i>	
Indicator	Source
Metrics of bus and rail service provision and use	Neighbourhood Plan Steering Group using information from bus and rail service providers
Objective 6	
<i>To promote quality employment through the encouragement of flexible business, retail and service centres, including the provision of attractive public spaces.</i>	
Indicator	Source
Annual review of business health, vacancies in offices and shops	BID survey
Changes in retail and employment floorspace in the Neighbourhood Plan area	Tandridge District Council Monitoring
General	
Indicator	Source
Crime within the Neighbourhood Plan area	Neighbourhood Plan Steering Group using Police statistics

13 INFRASTRUCTURE IMPROVEMENTS AND PROVISION

- 13.1. Going forward, the Parish Councils are keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.
- 13.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy. A section 106 agreement (based on that section of The 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms. A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- 13.3. The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and is levied by Tandridge District Council (TDC). Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan.
- 13.4. This could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities. Whilst CIL monies are retained by TDC, the authority is required to put aside a 'neighbourhood portion' of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development where there is no Neighbourhood Plan in place, and 25% (uncapped) in places where there is a Neighbourhood Plan. This portion is to be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'.
- 13.5. The District Council will pass accumulated funds to the lead parish/parishes twice a year. To ensure transparency Parish and Village Councils must publish each year their total CIL receipts; total expenditure; a summary of what the CIL was spent on; and the total amount of receipts retained at the end of the reported year from that year and previous years.
- 13.6. Once the Neighbourhood Plan is "made", the Parish and Village Councils in partnership with TDC, will set out a Spending Priority Schedule for developer contributions to be spent on. This will apply to monies raised from development by any successor mechanism to CIL or other funding from developers e.g. section 106 agreements or other planning obligations, and could include some of the actions identified in Section 14 of this Plan, for example improvements to walking, cycling and bus facilities.
- 13.7. The Parish and Village Councils intend to regularly review the spending on CIL, and CIL priorities. Any proposed changes to the CIL spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Neighbourhood Plan website and in relevant literature.

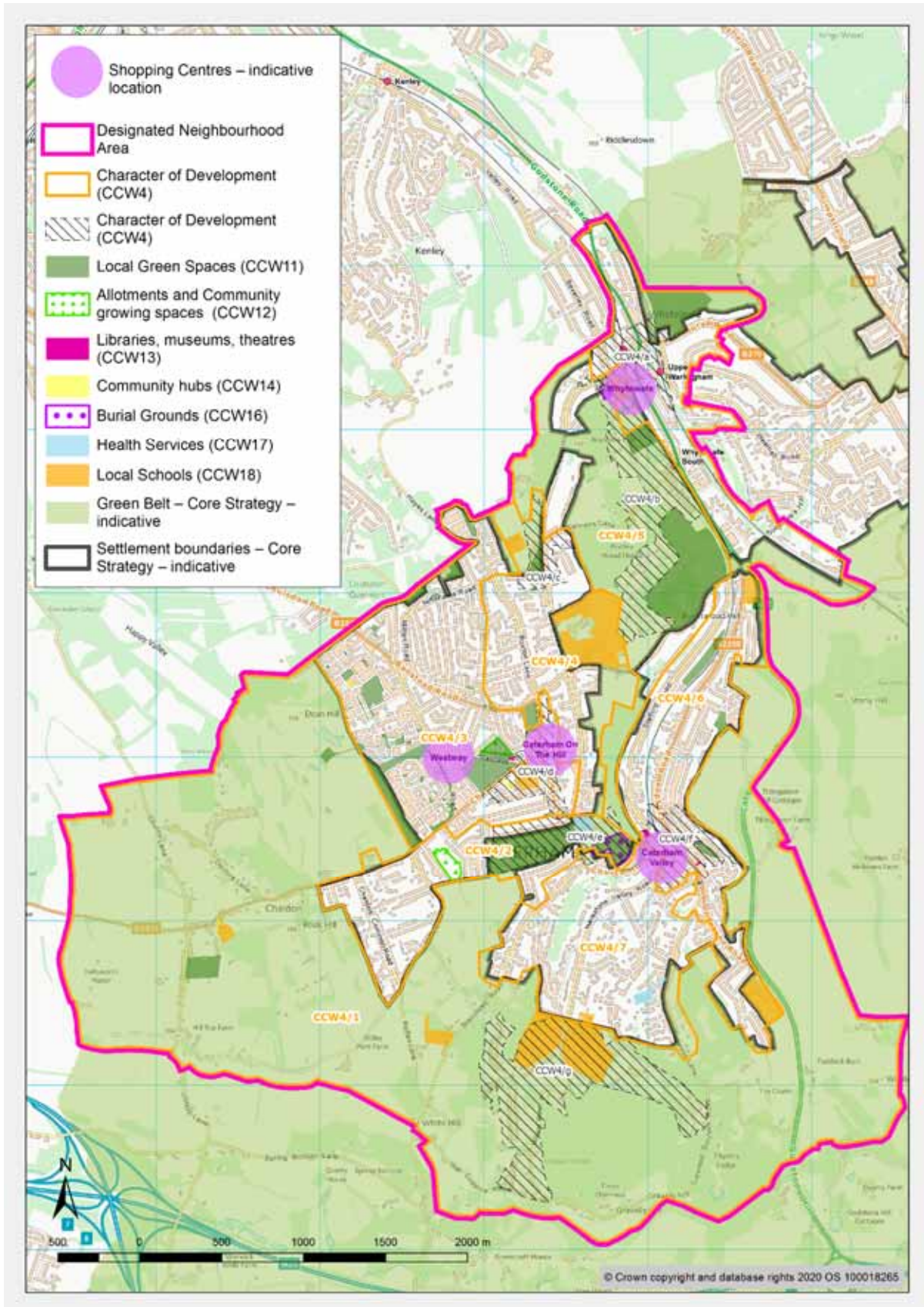
14 NON POLICY ACTIONS

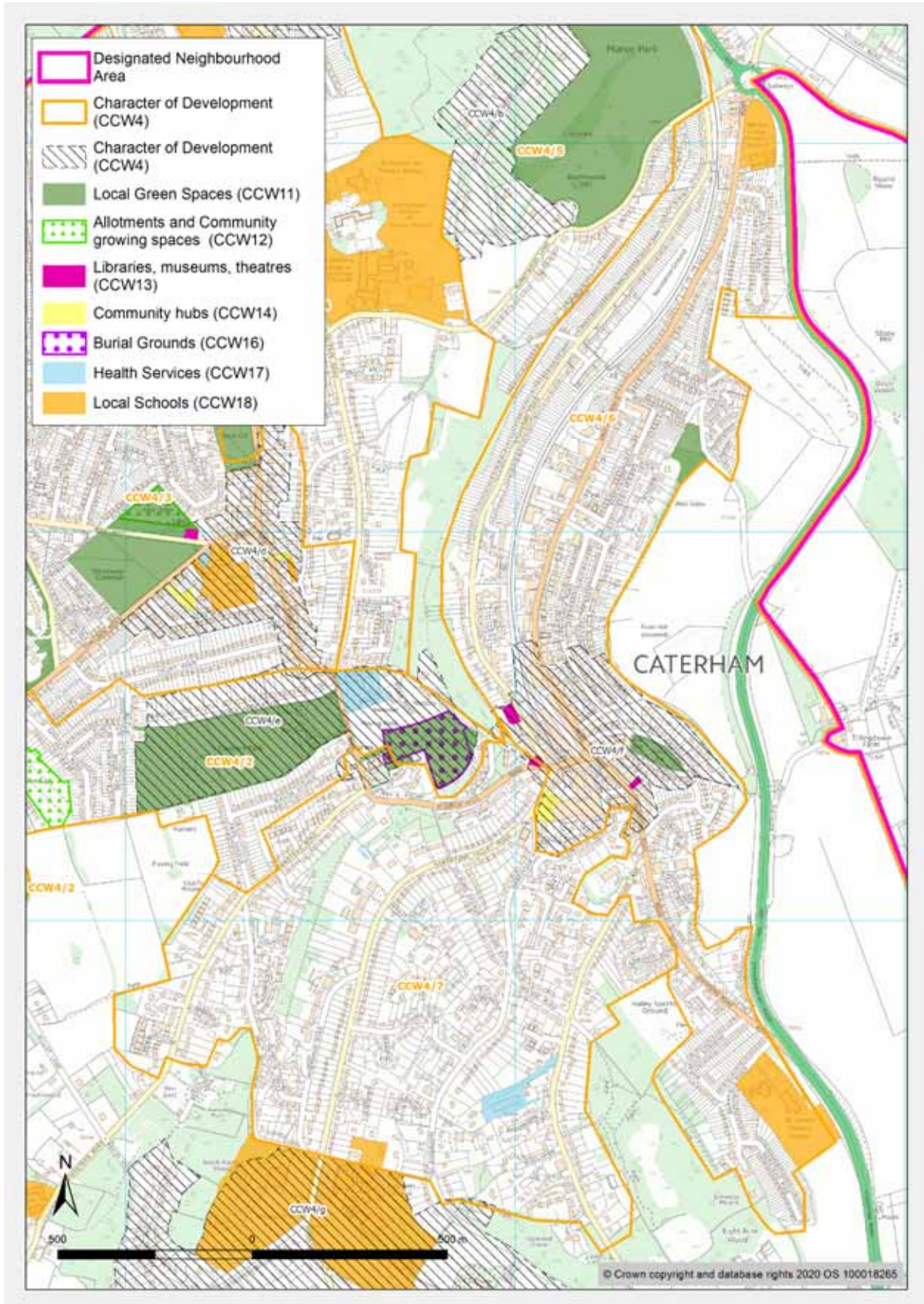
Issue	Possible actions	Lead agencies and partner
Residential Development		
Need to consider implications of Local Plan review on the parishes, particularly in relation to housing need.	Undertake an early review of the Neighbourhood Plan once the new Local Plan has established a new spatial strategy for the district. This will take into account the future housing requirements across Tandridge District and will set out a strategy for delivering the Neighbourhood area's contribution towards this housing requirement.	PC/VCs, TDC
Design and heritage		
Need to identify and protect buildings that are not listed, but which are important assets	Undertake a consultation and local survey to identify potential buildings and structures to add to the Local List held by TDC.	PCs/VCs, TDC, local heritage groups, Historic England
Employment and Business		
Develop a technology and enterprise park	Explore options for land available and funding options to deliver enterprise park.	Coast to Capital LEP, BID, other business/education/leisure oriented funders and agencies
Need for additional flexible office/business space	Identify existing vacant premises, including within retail centres, and explore the potential for their re-use – either on a permanent or temporary basis – as co-working/start-up commercial business space.	PCs/VCs, BID, local agents and others
Countryside and environment		
Risk to natural environment, for instance through Green Belt review and loss of green space to development	Encourage the acquisition of threatened green space, to be vested in the community or a national social enterprise.	PCs/VCs, TDC, local landowners
The need for a more co-ordinated approach, between agencies, to assess valued landscapes, sites of biodiversity or geological value and soils	Work with key agencies involved in the various landscape designations to formulate a co-ordinated response to landscape value, involving the local community	SCC, TDC, PCs/VCs, landowners, Natural England, Environment Agency, Historic England, local community
Leisure and Community		
Seek additional burial space in the area	Work with partners to explore options for how this might be delivered including, for instance, through a Neighbourhood Development Order.	PCCs, TDC, SCC, landowners

Issue	Possible actions	Lead agencies and partner
Develop an all-purpose sports facility in the area	Explore options to identify a suitable site for such a facility and funding options, potentially to be taken forward in the update to the Neighbourhood Plan.	PCs/VCs, TDC, Sports England, local schools, local landowners
Need for additional community hub provision	Bring partners together to identify suitable location for a new community hub	PCs/VCs, local community, existing service providers/local venues
Health and Education		
Threat of closure of the Westway Centre centre	Ensure the capabilities and the site are retained for community purposes, through a thorough review of all possible options.	PCs/VCs, commissioners, TDC, SCC, local community
Lack of sixth form provision within schools in the neighbourhood area	Support the reintroduction of sixth form provision at De Stafford.	PCs/VCs, SCC, De Stafford, Education Funding Authority
Transport		
There is limited public parking availability, particularly near to railway stations.	<p>Develop a parking strategy with partners, to focus on where additional parking might be made available, including for electric vehicles, and the length of stay most appropriate.</p> <p>Work with enforcement agencies to ensure that parking restrictions are followed.</p>	<p>PCs/VCs, TDC, local landowners, businesses/business forums.</p> <p>TDC, police, local landowners</p>
Need to reduce traffic impact on air quality	Explore options to create a low emission zone	SCC, TDC, PCs/VCs, Highways England
Improve road safety for all users	20mph zone(s)/ speed traps; feasibility study of pedestrian areas or shared space	National 20s Plenty group, local residents, PCs/VCs, TDC, SCC
Tackle the number of HGVs/LGVs driving through residential areas	Work with SCC on freight travel plans/ explore option for weight limits on certain roads/ start a lorry watch scheme/ identify public realm amendments that deter lorries/ additional signage	PCs/VCs, SCC, local residents, local businesses, LEP
Expand provision of community bus services	Explore the potential to invest in expanded community bus services which provide publicly available transport to key destinations, including railway stations, local hospitals, shopping centres.	TDC, PCs/VCs, commercial bus operators, East Surrey Rural Transport Partnership
Encourage walking and cycling	Conduct an audit of all existing pavements and footpaths with the aim of improving them and creating links to the main pedestrian walkway routes. Develop a walking/ cycling guide to the area.	PCs/VCs, TDC, SCC, local walking groups, Sustrans, Ramblers Association, VisitSurrey, commercial cycle hire companies, Local Flood groups

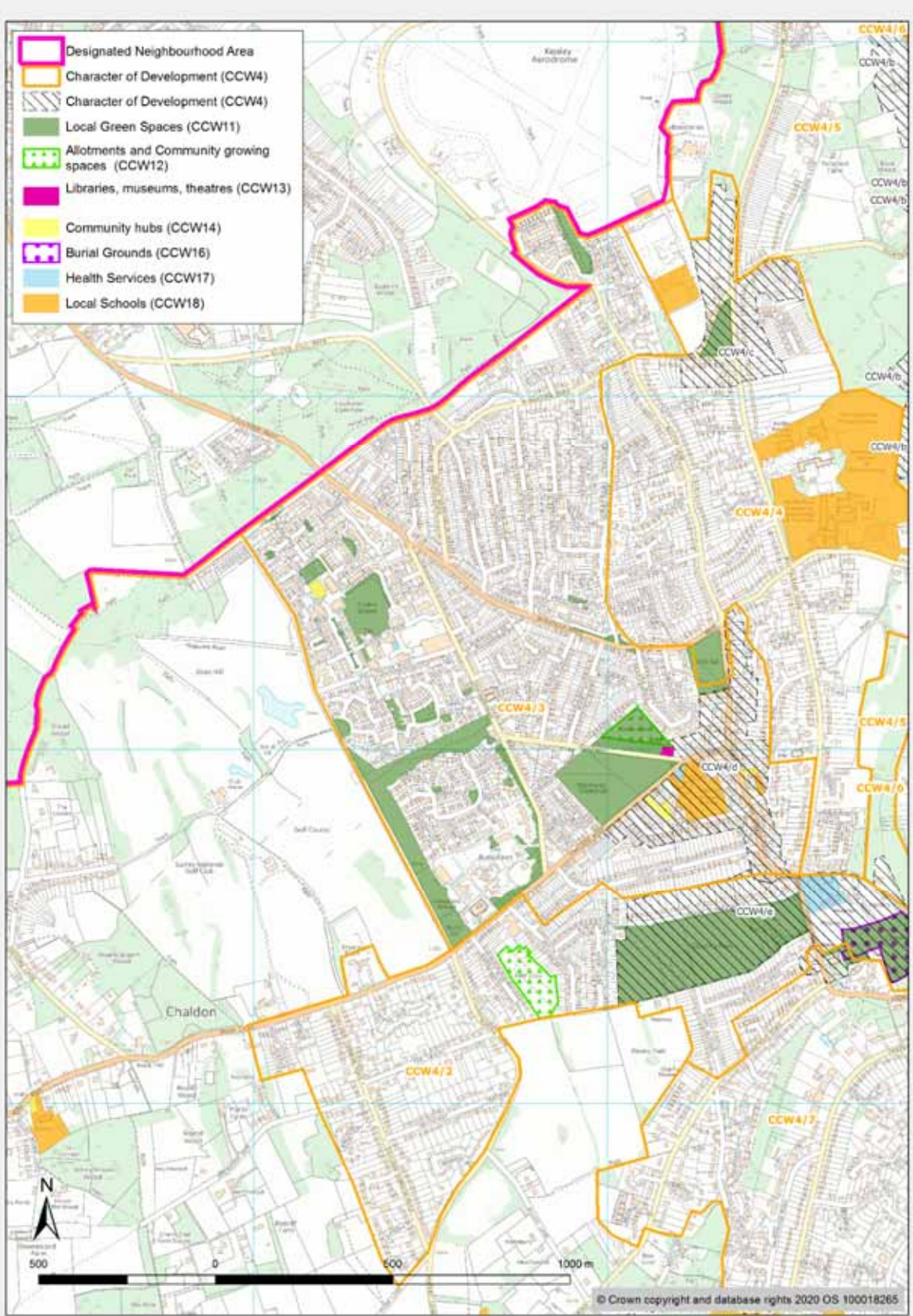
Issue	Possible actions	Lead agencies and partner
	Work with partners to investigate the opportunity to introduce a local cycle hire scheme.	
Infrastructure and utilities		
Need for a more co-ordinated approach to utilities and infrastructure provision to take into account the individual and cumulative impact of development	Work with key partners to understand the cumulative effects of potential development. This could include compiling data on e.g. air quality, traffic flows, parking pressures, flood issues and water management etc.	PCs/VCs, TDC, SCC, utility companies, Network Rail, Highways England, BT/OpenReach, water companies

15 POLICIES MAPS

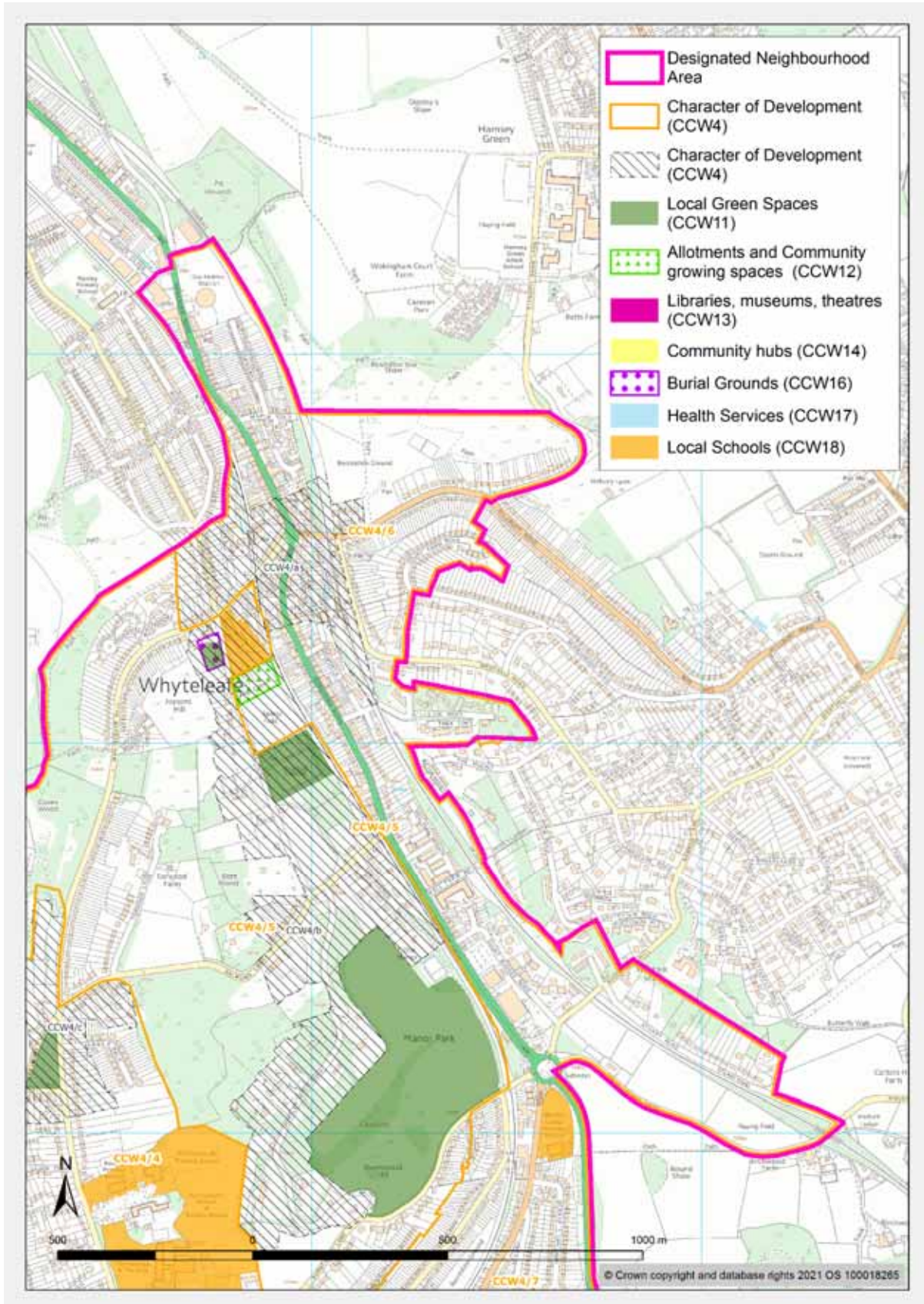




Inset 1



Inset 2



Inset 3

GLOSSARY

- **Affordable housing** - Social rented, affordable rented, shared equity and intermediate housing, provided to eligible households whose needs are not met by the market
- **Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
- **Asset of Community Value:** land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations can nominate an asset to be included on their local authority's register of Assets of Community Value.
- **Brownfield land registers:** Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the District Council. A proportion accrues to the Parish Council.
- **Community Right to Build Order:** An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
- **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Community Hub:** premises which provide space for activities which support the community and different groups within it, including vulnerable and socially isolated people, such as social events, classes, support groups and recreational activities.
- **Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

- **Local Enterprise Partnership:** A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
- **Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.
- **Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Neighbourhood plan:** A plan prepared by a Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
- **Permitted development:** a “blanket” planning permission for certain types of development set out in regulations issued by central government and varied from time to time.
- **Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
- **Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
- **Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing

family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

- **Section 106 agreement** - A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- **Starter Homes** - Homes targeted at first time buyers who would otherwise be priced out of the market. Like shared ownership homes, these should be available to households that need them most, with an income of less than £80,000 (£90,000 for London). Eligible first time buyers will also be required to have a mortgage in order to buy starter homes to stop cash buyers.
- **Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
- **Use Class Order** - The Town and Country Planning (Use Classes) Order 1987 (As amended) in puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.
- **Wildlife corridor:** Areas of habitat connecting wildlife populations.
- **Windfall sites:** Sites not specifically identified in the development plan.

EVIDENCE BASE DOCUMENTS

All background evidence documents can be found on the Neighbourhood Plan website:

<http://www.ccwnp.org.uk>

- Building for Life 12, Birkbeck & Kruczkowski, Nottingham Trent University, 2015
- Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, AECOM, 2018
- Caterham Masterplan Supplementary Planning Document, 2017
- Caterham Valley and Hill Town Design Statement, 2017
- Coast to Capital Rural Statement, Coast to Capital Local Enterprise Partnership, 2016
- East Surrey Rural Tourism Co-operation Project, Tourism South East, 2018
- Harestone Valley Design Guidance SPD, Tibbalds, 2011
- Housing and Economic Land Availability Assessment, Tandridge District Council, 2017-2018
- Local Plan 2033, Tandridge District Council, 2018
- National Planning Policy Framework, 2012 and 2018
- School Organisation Plan, Surrey County Council, 2018
- Settlement Hierarchy (Addendum), Tandridge District Council, 2018
- Strategic Housing Market Assessment, Turley, 2018
- Tandridge District Core Strategy, 2008
- Tandridge District Council, Urban Capacity Study, Ove Arup & Partners Ltd, 2017
- Tandridge Economic Needs Assessment Update, G L Hearn, 2017
- Tandridge Housing Strategy (draft), 2019-2023
- Tandridge Landscape Capacity and Sensitivity Study, Hankinson Duckett Associates, 2017
- Tandridge Local Plan Part 2: Detailed Policies, 2014-2029
- Tandridge Open Space, Sport and Recreation Facilities Assessments, Ethos Environmental Planning, 2017
- Tandridge Parking Standards SPD, 2012
- Tandridge Retail and Leisure Study update, Lichfields, 2018
- Town and Local Centre Review, Tandridge District Council, 2018
- Background Evidence reports from the Neighbourhood Plan Working Groups

Statement of Common Ground

between

Caterham, Chaldon & Whyteleafe Neighbourhood Plan Steering Group

and

Tandridge District Council

regarding

the Examination of the Caterham, Chaldon & Whyteleafe
Neighbourhood Plan – Housing Development

agreed March 2020

NB This Statement of Common Ground, and particularly the table of Housing Site Availability within it, underpins policy CCW1 in Section 4 of this Plan. Section 4 contains a modified version of the table as recommended by the Examiner.

Introduction

This Statement of Common Ground has been developed at the request of the Examiner of the CCW Neighbourhood Plan, Mr. Jeremy Edge, and its main subject is the housing figures set out in the Plan as submitted, particularly Table 5.2.

The Examiner requested that the Table be updated to the end of December 2019 and outlined a number of points he wished to see clarified. More recently he has issued an agenda and notes for the Hearing on 10th March 2020 which pose additional questions. This SOCG sets out agreed notes to the updated table, and answers to a number of questions posed by the Examiner in his agenda paper.

An updated and agreed spreadsheet version of Table 5.2, labelled Housing Site Availability in the Plan Area 2015-2033, is attached to this SOCG. The presentation has been amended from that in the Plan to provide additional information on relevant planning applications, and clearer information on delivery status, numbers of units and to better identify sources of information. It has also been retitled “**Housing Site Availability in the Plan Area 2015-2033**” in order to more accurately reflect its content as it does not solely cover brownfield sites.

Draft iterations of this Table have been checked by TDC and by CCW, and any discrepancies remaining are considered by both parties to be negligible in terms of their impact on the overall figures.

Sources of Data

The original source of the information summarised in Table 5.2 of the Neighbourhood Plan derived from a number of sources. It was compiled by the NP Housing Subgroup from TDC Planning Applications and Monitoring Records. Including: sites contained in the adopted local plan, the emerging local plan, the Caterham Masterplan, sites submitted by “call for sites” exercises and ongoing monitoring of planning permissions granted. As the preparation for the Neighbourhood Plan progressed, the data was checked and monitored to ensure that no double counting was occurring, e.g. the same site appearing under two or more categories and sometimes with differing housing capacities.

The compilation of the data has led to the preparation of Table 5.2, but it was recognised that at each key stage in the Plan's preparation it needed to be re-checked and updated, as indeed has been the case during this Examination.

There is no separate CCW Neighbourhood Plan evidence base document, underpinning Table 5.2, because of the fact that the data is not 'fixed', and would quickly become out of date. However, as set out above and in the following paragraph, it is underpinned by TDC data. TDC and CCW now agree that the latest iteration of Table 5.2 represents the most comprehensive database of large sites with residential planning permission, residential allocations and potential allocations in the Plan area.

Table 5.2 has therefore now been updated by the CCW SG and checked by TDC using the Council's housing monitoring database. Several iterations of the spreadsheet have been checked by both parties to arrive at the final version attached. The sources of information used in the most recent updating have been: published TDC Annual Monitoring Reports, material produced in connection with the recent Local Plan examination in public, the live TDC database (which includes information on developer intentions), and local knowledge, for example the records of the four local parish planning committees which comprise the CCW NP area.

It should be further noted that Completions are monitored several times a year by TDC and checked on site.

The spreadsheet comprising Table 5.2 now includes several small corrections to the original table, and updates it to reflect new large permissions, onsite activity and developer anticipated delivery dates, to the end of December 2019.

In addition, it has been considered appropriate to create greater clarity around windfall sites (1-4 units). The original table contained an estimate of windfall additions of 5% and was based on figures provided by TDC. However, with the passage of time, it has not proved possible to identify and update the source of this estimate. However, TDC have area-specific monitoring information for small windfall sites delivering four or fewer residential units and by working with the CCW, the former estimate has now been replaced by these figures so that the windfall

contribution to housing delivery in the area over the last few years can now be identified. The completed windfalls at 72 are based on monitoring from 2015 to 2019.

Explanatory Notes to the Table and Update

Both Table 5.2 and the attached agreed spreadsheet refer to large sites i.e. of five or more residential units in the CCW NP area, either permitted since 2015 or allocated in the emerging Local Plan.

The housing data was compiled into a spreadsheet which has now become Table 5.2 in the various versions of the Draft Plan. Following comments made by TDC in mid-2018 on an earlier and much lengthier version of the Draft Plan, a significant amount of supplementary housing data was removed from the Plan, but Table 5.2 is felt to have great value and has been retained in the Plan and updated at all key stages.

Sites may be wholly residential or mixed development. While the table is headed “Brownfield Sites” and the vast majority of sites included are brownfield as defined in the NPPF, a small number (identified by an asterisk) are greenfield or a mix of brown and greenfield. Given this, the CCW SG has taken the decision to rename Table 5.2 to assist in the examination process.

In all cases figures given are net additions to the housing stock:

“Completed” means completed net additions to the housing stock.

- “Under construction” means sites that were under construction at the end of 2019. In some cases, construction work will not yet have delivered completed units.

In lines 9-14 of the spreadsheet six additional permissions given between the date of compilation of Table 5.2 and the end of 2019 have been added. One of these, in line 12, is on part of a site allocated in the emerging Local Plan (see line 67).

An early comment from the Examiner asked when the development of 167 units at Godstone Road, Whyteleafe was expected to be completed. As at December 2019 information from TDC is that the owner has indicated a start of heavy ground works in April 2020 and suggests completion by the end 2020 or early 2021, which is more likely given the size of the development.

Spreadsheet lines 33, 34 and 35 give updated details of three sites which in Table 5.2 were marked as a block of “Not started” sites with estimated completion dates in the past, and this was queried by the Examiner. This category heading has now been removed and the three sites added to the overall list (Gadoline House which is

now completed, Tillingdown Farm which is under construction, and the balance of Marie Curie).

Spreadsheet lines 38-49 sets out a block of sites labelled “Revisions since Housing Sub Group Report”, also so labelled in Table 5.2.

The Examiner queried whether it was anticipated that these sites would be delivered by 2025. The spreadsheet updated information shows that most of these sites are complete or under construction. However, if reference is made to lines 66-77 in Table 5.2, some of these sites, at the time of writing, have no planning applications submitted or decided. It is therefore possible that some sites within the section TDC Housing Topic Paper 2018 may not be completed until after 2025, although the estimated dates given are based on current TDC estimations.

The Examiner asked about two specific sites:

- Quadrant House - Since Table 5.2 was produced in July 2018, Quadrant House has been bought by TDC who have elected not to take advantage of permitted development approval originally shown. TDC are intending that the building will be a business hub as opposed to residential, hence the figure is now shown as zero as no housing units will be delivered on the site.
- Westview Avenue - this was shown in an early iteration of the update of Table 5.2 in error, as a small site it has now been included in Windfall figures.

The Examiner asked if Rose and Young site has planning permission for 48 units.

There is a net gain of 48 units for this site under application 2015/1926. There is an earlier approval 2014/15 for 68 flats and a later one 2018/138 for a hotel and restaurant. Demolition and earthworks have taken place but work is currently halted due to Contractor’s financial problems. TDC is working on basis of eventual implementation of 2015/1926 for net gain 48 units but this is unlikely to be before 2021/22.

Spreadsheet lines 56-61 specifically identify a number of new sites taken from the TDC Annual Monitoring Report for 2018, which were not included in Table 5.2.

Line 65 identifies a list of sites from “TDC Housing Topic Paper 2018”. This paper set out a number of sites which were later included in the emerging Local Plan as Allocations, as denoted in the spreadsheet, as well as a number of sites included in the Caterham Masterplan.

Double Counting

Line 12 2018/2445 and Line 67 CAT005/HSG08 156-180 Whyteleafe Rd. Planning permission for 39 units has been given for part of this site as indicated in the spreadsheet line 12, and a further application for 34 on the balance of the site is at appeal. This site is retained in the spreadsheet because it is an emerging Local Plan

allocation, with a nominal capacity of 59. This site is therefore also included in the Table at line 67 with a figure of 20 to agree with the TDC estimate for the whole site. If the appeal application is successful the capacity of the site will be greater than 59, at 73. See notes on page 3 of spreadsheet.

The Examiner has in his agenda notes (para 10) requested that the issue of double counting in Table 5.2, raised by Rydon Homes and TDC, be addressed and this has been done.

To some extent the confusion arises from the title of Table 5.2 which is inaccurate as presented in the submission Neighbourhood Plan because, rather than setting out the contribution expected from brownfield sites, it additionally sets out the contribution from allocations in the emerging Local Plan and Caterham Masterplan, from other TDC policies such as One Public Estate, and from Windfalls (not defining whether these are on brownfield land or all land including garden land). It is therefore agreed that the total figure of 1348 (This should be 1389 to align with Table 5.2) **NB** TDC do not understand CCW's comment in brackets. at the foot of Table 5.2 in the Submission plan did not solely represent brownfield capacity in the Neighbourhood area. It is now hoped that, with the revisions and retitling of Table 5.2, this figure has now altered and there is now greater clarity regarding the content and purpose of the Table.

Inconsistency between paragraph 5.9 of the NP and Table 5.2

The Examiner in his agenda notes has raised the point that paragraph 5.9 mentions 82 dwellings being delivered in the Neighbourhood area as part of the One Public Estate policy, while Table 5.2 suggests that 150 will be delivered, in two tranches of 70 and 80 units.

Paragraph 5.9 is correct, as numbers to be delivered from One Public Estate in the area are estimated at 82 units (as set out in the emerging Local Plan and in associated Examination document TED 05). TDC's current housing trajectory estimates that 32 will be delivered in 2027/8 and a further 50 in 2028/9. Line 74 of the spreadsheet has therefore been updated with this information.

Windfall completions

Table 5.2 included an estimate of 5% for Windfalls - see the comment above regarding data sources, and the table below which sets out how many residential completions have come forward on small Windfall sites within the Neighbourhood Plan area since 2013/14. As garden land is not regarded as "brownfield" in the NPPF, the table gives overall totals and then splits these into garden land/non garden land. The majority of windfalls are derived from non-garden land. The table shows that, regardless of the definition of the original land use, windfall residential development has been delivered at a steady rate. This may be expected to continue and based on the average completion rate of 15 pa would add around another 200

completions over the Neighbourhood Plan period, to add to the 72 already shown in Table 5.2.

Year	Total CCW Small Site (4 units and under) Windfall Completions	Total CCW Small Site Windfall Completions on Residential Garden Land	Total CCW Small Site Windfall Completions Excluding Residential Garden Land
2013/2014	19	10	9
2014/2015	15	6	9
2015/2016	19	8	11
2016/2017	5	4	1
2017/2018	22	3	19
2018/2019	7	0	7
2019/2020 (up to end of Dec 2019)	19	3	16
AVERAGE	15	5	10

Agreed between CCW Steering Group and Tandridge District Council

(signed)

Name

For CCW Steering Group

(signed)

Name

For Tandridge District Council

Date

Data relating to Table 5.2 of the Caterham Neighbourhood Plan

Table 5.2 seeks to demonstrate the availability of large (more than five residential units net) brownfield sites from 2015 in the Neighbourhood Area. While the vast majority of sites are brownfield, as defined in the NPPF, a small number are greenfield and are denoted with asterisks.

The table contained in the Neighbourhood Plan document was created in July 2018. As it contains three Greenfield sites the NPSG has renamed this iteration as Housing Site Availability in the Plan Area 2015 -2033

Following advice from the Examiner, the table has now been amended to reflect the position on brownfield availability (and past delivery) at December 2019.

As part of this process, the original Table 5.2 (July 2018) has been slightly amended to correct a couple of errors that it contained.

Sheet Two of this spreadsheet contains the position at the end of 2019

The figures have been discussed with Tandridge District Council and use their latest evidence base.

Update - The data shows that there are 1389 units of housing expected to be delivered from 2015. Of these, 546 have been completed and 843 are outstanding. TDC COMMENT- THIS FIGURE IS 882 AS NONE DELIVERED YET AT ST ANNE'S WALK

TDC Monitoring have calculated a windfall allowance of 72 over the same period creating a grand total of 1461

The Examiner also posed a series of questions about the data, and the answers are contained in the separate word document.

This sheet updates Table 5.2 to give the position at December 2019						
Sub-headings taken from July 2018 Table 5.2 to enable read across						
2019 figures						
Housing Site Availability in the Plan Area 2015 to 2033. (Note)						
Site Reference	Site name	Units (net)	Expected Deliver	Status	Completions (at December 2019)	Outstanding
2017/2227	70 to 74 Godstone Road, Whyteleafe CR3 0EA	9	2019/20	not started		9
2017/1282	64 and 66 Beechwood Road, Caterham CR3 6NB	6	2020/21	Under construction		6
2018/1444	Land rear of 55-65 High Street, Caterham CR3 5UF	6	2020/21	not started		6
2018/2445	Land off Annes Walk, Caterham see line 67 (Note) **	39	tba	not started		39
2019/1801	Rear of Clearway Court, 139-141 Croydon Rd, Caterham CR3 6PF	9	tba	not started		9
2017/1774	Chaldon Road Clinic, Chaldon Road CR3 5PG	6	2019/20	not started		6
2010/1175	223-227 Croydon Road Caterham	11	2015	Completed	11	
2011/1117	Oaklands Coulsdon Road Caterham (Note)	53	2015	Completed	53	
2013/72	Adult Education Centre Caterham	38	2017/18	Completed	38	
2013/1880	Whyteleafe House Godstone Rd Whyteleafe (Note)	167	2020/21	Under construction		167
2012/505	Caterham Cars Station Ave Caterham	35	2015/16	Completed	35	
2013/761	Pinewood Garage Chaldon Rd Caterham	14	2016	Completed	14	
2013/1196 & 2017/2351	126-128 Harestone Hill Caterham (Note)	15	2016/17	Completed	6	9
2012/697	110 Chaldon Road Caterham (Note)	13	2017	Completed	13	
2012/1168	Applewood House Firs Rd Caterham (Note)	11	2017	completed	11	
2012/1477	9-11 Stanstead Rd Caterham (Note)	12	2016	Completed	12	
2012/939	125 Godstone Rd Whyteleafe	9	2015	Completed	9	
2014/384	Marie Curie Harestone Drive Caterham	28	2017	Completed	28	
2014/491/nc	Orbital House 85-87 Croydon Rd Caterham	19	2016	Completed	19	
2013/1880/nc	1-9 Whyteleafe Business Centre CR3 0AT (Note)	47	2016/17	Completed	47	
2014/1451	St Thomas Station Rd Whyteleafe (Note)	10	2017	Completed	10	
2013/885	Chaldon Mead Rook Lane Chaldon	5	2016	Completed	5	
2013/1504	76 Croydon Road Caterham (Note)	9	2017	Completed	9	
2010/579	200 Coulsdon Rd Caterham	14	2015/16	Completed	14	
2006/312	Gadoline House Godstone Rd Whyteleafe	118	2019/20	Complete	118	
2016/1727	Marie Curie Rear Site	4	est 2020	not started		4
2015/2057 & 2016/1746	Tillingdown Farm (Note)	9	est 2020	Under construction		9
SUB-TOTAL		716			452	264
Revisions since Housing Group Report						
	Bronze Oak (Note)	26	2021	Not started		26
2015/1540	Land at 186 and rear 174-178 Whyteleafe Rd	13	2017/18	Completed	13	
2015/2263	Land at 170/ rear of 162-168 Whyteleafe Rd (Note) **	10	2020	Under construction		10
2015/1334	Ninehams Gardens Caterham	15	2018/19	Completed	15	
2015/1047	Rear of Whyteleafe Business Centre	12	2018/19	Completed	12	
2016/1305	The Gardens Church Hill Caterham	11	2017/18	Completed Oct 2019	11	
	Quadrant House 47 Croydon Rd Caterham (Note)	0			0	0
2015/31/nc	143 Godstone Road Whyteleafe	6	2016/17	Completed	6	
2016/44	Caterham Youth Centre 89a. 91 Godstone Rd	17	2016/7	Completed	17	
	Spire Court Stanstead road	4	2015/16	Completed	4	
2015/1926	Rose and Young Caterham (Note)	48	2021/22	Under construction		48
Permitted development:						
2017/1399/nc	Clear Way Court 139-141 Croydon Road (Note)	16	est 2019/20	Planning permission granted		16
2018/82	Maybrook House Godstone road Caterham (Note)	20	2020/21	Under construction		20
2017/733	Heronwood 51 Harestone Hill Caterham	8	2019/20	Not commenced		8
SUB-TOTAL	(Note)	206			78	128
New Sites 2018 TDC Monitoring						
2017/358	238 Godstone Road Whyteleafe	8	est 2019/20	Under construction		8
2017/240	409-411 Croydon Road Caterham	10	est 2020/21	planning permission granted		10
2017/2076	Hornchurch Hill Whyteleafe (Note)	7				7
2017/1770	57 Tupwood Lane Caterham	18	est 2020/21	Outline planning		18
2018/209/nc	Seltek House 38 Westway Caterham	16	est 2020	Completed	16	
SUB-TOTAL		59			16	43
TDC Housing Topic Paper 2018 (Note)						
Allocations	HSG05 Sandiford House 40 Stanstead Rd Caterham (Note)	14	2021			14
Allocations	CAT005/HSG08 156-180 Whyteleafe Rd. (Note)	20	2021			59
Allocations	CAT040/HSG06 Land off Salmons Rd West. (Note) **	75	2024+			75
Allocations	CAT044/HSG09 Fern Towers	6	2020			6
Allocations	HSG19 Edgeworth Close Whyteleafe (Note)	6	2021			6
Allocations	CAT081/HSG7 Coulsdon Lodge (Note)	14	2021			14
CAT079	Hallmark House Timber Hill Rd Caterham	6	2020			6
	CMP 1 Public Estate Chaldon Rd DBC&RC (Note)	82	2024+			82
	CMP 2 Church Walk Caterham (Note)	150	2022			150
	CMP4 Furniture Store WH (Note)	20	2020			20
Site Assessment	Golden Lion Caterham (Note)	15	2021			15
SUB-TOTAL		408			0	447
OVERALL TOTALS		1389			546	882
	Windfalls completed 2015- end 2019 on all land (Note)	72			complete	outstanding
					22	47
	GRAND TOTAL	1461				

	Notes
12	See line 67. **Greenfield Site
16	The actual site comprises 161 units: 108 were completed prior to 31 March 2015, and 53 were completed from 1 April 2015 onwards
18	Latest TDC Report. Major groundworks commencing April 2020. Completion 2020/21
21	Table 5.2 dated July 2018 stated the number of units as 12. In fact the site comprises net 15 units.
22	Table 5.2 dated July 2018 stated the number of units as 12. In fact the site comprises net 13 units, which were completed in 2017.
23	TDC (AC) confirms this was completed in 2017
24	TDC (AC) confirms this has now been completed.
28	TDC (AC) confirm this is completed
29	TDC confirm this was completed in 2017
31	TDC (AC) confirm completed in 2017
35	The site falls partially outside the Neighbourhood Area (into Woldingham parish). Units shown is therefore an estimate (down from original 16 shown in 2018 table)
39	TDC confirm this is 26 units and is in the Council's House Building Programme for 2021. Site purchased by TDC after July 2018
41	TDC confirm that 10 net units is the figure contained in the AMR, although AC reports that TDC info says 6. 10 has been retained as per AMR report. **Greenfield Site
45	Purchased by TDC July 2018. TDC confirm that this site is no longer residential.
49	The TDC monitoring Report for April 2018 shows a net gain of 48 units for this site under Ta 2015/1926. There is an earlier approval 2014/15 for 68 flats and a later one 2018/138 for a hotel and restaurant. Currently the Contractor has gone bust implementing TA 2015/1926.
51	Expected delivery is an estimate, based on approval date. Est delivery date unlikely to be met. More likely to be 2020/21
52	Latest TDC Report Site completion delayed now expectd 2020/21 Unit confirmed as 20 net
54	The total for Table 5.2 (2018) was 281. The 2019 figures reveal 75 fewer units to be delivered.
59	Site is described as Brownfield/greenfield and in built up area in Officer Report. No reason not to include.
65	name of sub-heading amended and corrected.
66	Unit (net) based on Local Plan capacity estimate/ Delivery date taken from EIP HLS note Oct 19 (AC)
67	Note 1: Unit (net) based on Local Plan capacity estimate. Delivery date taken from EIP HLS note Oct 19 (AC). Note 2: Outline Approval 2018/2445 for 39 units has been granted for the northern part of the site and an outline application for 38 units for the southern part is at appeal. Note 3:HGS08 estimated capacity at 59 to maintain alignment with allocation in LP. ** Greenfield Site
68	Unit (net) based on Local Plan capacity estimate/ Delivery date taken from EIP HLS note Oct 19 (AC). Green Site
69	Unit (net) based on Local Plan capacity estimate/ Delivery date taken from EIP HLS note Oct 19 (AC)
70	Unit (net) based on Local Plan capacity estimate/ Delivery date taken from EIP HLS note Oct 19 (AC)
71	Planning application as yet undetermined
74	This is the current number of units for this project currently included in the TDC Local Plan. Est delivery dates 32 in 2027/8 and 50 in 2028/9.
75	TDC (AC) noted that EIP Inspector indicated this site not suitable for allocation due to uncertainty over delivery dates. Likely to come forward through plg apps. NPSG response: Site owner has put site forward for development, hence included here with estimate on unit numbers. TDC (AC) note on the unit numbers that there is an undetermined plg app for 178. NPSG response: The Master Plan (and local feeling) suggests a lower number which is why 150 used.
76	TDC (AC) noted that EIP Inspector indicated this site not suitable for allocation due to uncertainty over delivery dates. Likely to come forward through plg apps. NPSG response: Site owner has put site forward for development, hence included here with estimate on unit numbers.
77	TDC (AC) noted that EIP Inspector indicated this site not suitable for allocation due to uncertainty over delivery dates. Likely to come forward through plg apps. NPSG response: Site owner has put site forward for development, hence included here with estimate on unit numbers.
83	This figure is calculated from TDC monitoring data from 2015 - 2019 inclusive